

Catherine McCoy

From: LINDA WOZNIAK <lswozniak@comcast.net>
Sent: Tuesday, August 7, 2018 5:31 PM
To: Catherine McCoy
Subject: The Village @ 22nd/Cain

Dear Ms McCoy,

Thank you for the notification re the above. I live directly in back of the proposed development on Nut Tree Loop. I am one of 3 houses that border the project on Nut Tree Loop. The Preliminary Plat Map shows 7 of the 24 proposed homes to be built on the property line of 3 house's "back doors" one of which is mine.

I am the original owner of my home and have lived in it for 36 years. I have enjoyed the woods in back of my house and have added plants and flowers in the area directly in back of me. The woods have owls that live in them that I and other neighbors enjoy seeing and hearing. I have even had 2 baby owls visit my bird bath! I wish the woods could remain woods forever.

I most ardently object to the "high density" in this development. Following are the reasons why. There are not many green spaces like this in our city. The woods provide much needed protection from the sun. The woods help soak up the rain in our wet, rainy climate. The woods help with pollution and help keep our area from flooding. They bring natural beauty to the neighborhood. The high density of homes proposed will bring much more traffic, pollution and possibly flooding. The corner of Cain and 22nd is already busy. Traffic from Nova school when in session and the JWC church generates a lot of traffic.

I wonder if a Round About will be necessary to help with the traffic? The round about on 22nd/Boulevard and the one on 18th have not added to the beauty of our city because they are not maintained. It is disheartening to think of another one near by that will detract from the beauty and value of our neighborhood. It seems likely something will have to be done to help the traffic flow.

It is my hope that the plan will not be approved as submitted. I am requesting that a 20 foot green belt be added to protect me and my neighbors homes. I think the proposed homes that border the Nut Tree development should be eliminated.

Thank you for consideration of my suggestions.

Linda Wozniak

2205 Nut Tree Loop SE

Olympia 98501

360 352-5207 (home PH)

Catherine McCoy

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Wednesday, August 8, 2018 4:51 PM
To: Yona Makowski
Cc: Catherine McCoy
Subject: Re: Village at Cain Road

Thank you!
Very well written, Yona.

On Wed, Aug 8, 2018 at 4:03 PM Yona Makowski <yonamakowski@gmail.com> wrote:
Dear Ms. McCoy:

We live at [2010 Forest Hill Drive SE](#), which is on the corner of Cain Road. We're just down the road from the proposed development called "Village at Cain Road".

We've been living here for over 29 years. When we moved here, there was no Burnaby Park development across the road from us. We weren't happy that greenbelt was getting developed, but we didn't oppose it.

We do oppose the development down the road. Putting 24 houses onto that property is simply too many. It will completely change the character of this neighborhood. It's a very small piece of property. If I had heard there were five or ten houses going in, I wouldn't be upset.

The intersection of Cain Road and 22nd Avenue, with Wilson Street adjoining closely, is very busy. It is already very difficult to make a left turn onto 22nd Street from Cain Road. Traffic backs up very quickly. I can't imagine what it will be like when you add another 24 houses there.

I plan to attend the meeting on August 21.

Sincerely,

Yona Makowski
yonamakowski@gmail.com
(360) 789-5487

Catherine McCoy

From: Yona Makowski <yonamakowski@gmail.com>
Sent: Wednesday, August 8, 2018 4:03 PM
To: Catherine McCoy
Cc: Denise Pantelis; Yona Makowski
Subject: Village at Cain Road

Dear Ms. McCoy:

We live at 2010 Forest Hill Drive SE, which is on the corner of Cain Road. We're just down the road from the proposed development called "Village at Cain Road".

We've been living here for over 29 years. When we moved here, there was no Burnaby Park development across the road from us. We weren't happy that greenbelt was getting developed, but we didn't oppose it.

We do oppose the development down the road. Putting 24 houses onto that property is simply too many. It will completely change the character of this neighborhood. It's a very small piece of property. If I had heard there were five or ten houses going in, I wouldn't be upset.

The intersection of Cain Road and 22nd Avenue, with Wilson Street adjoining closely, is very busy. It is already very difficult to make a left turn onto 22nd Street from Cain Road. Traffic backs up very quickly. I can't imagine what it will be like when you add another 24 houses there.

I plan to attend the meeting on August 21.

Sincerely,

Yona Makowski
yonamakowski@gmail.com
(360) 789-5487

Catherine McCoy

From: Stephen Slaughter <stephen.slaughter@gmail.com>
Sent: Thursday, August 9, 2018 9:14 PM
To: Catherine McCoy
Subject: The Village at Cain Road

Ms. McCoy-

I wanted to voice support for the building of the Village at Cain Road complex in our neighborhood. I feel that a higher density development would compliment our neighborhood well and may help with the ever competitive and expensive housing market. The higher density will create more daily traffic, so I would like to voice concerns for the lack of pedestrian infrastructure around this development. That, in addition to the odd street layouts, makes for hazardous non-motorized travel. I live on Wilson between 18th and 22nd and we have no sidewalks and no shoulder along sections of the road. It is not possible to walk along one side of the road between 22nd and 18th without actually walking on the road or crossing to the other side. If this development is approved, is there an analysis that has or could be performed to assess the increased traffic and pedestrian usage, especially on Wilson St? Also, will there be any improvement made to the Cain/Wilson/22nd interchange?

Thanks,
Stephen Slaughter
1815 Wilson ST SE

Catherine McCoy

From: Claude Flowers <claudio@nwlinc.com>
Sent: Friday, August 10, 2018 1:30 PM
To: Catherine McCoy
Subject: Concerns about Project#18-3178

Good afternoon:

My family and I live right off of Log Cabin Road, which becomes Cain Road. Today I saw a sign near McGrath Woods Park saying 5.01 acres of land are to be subdivided into "The Village at Cain Road," Project #18-3178.

The area already suffers from bad traffic which will only be exacerbated by adding 24 homes. The forested area that is to be developed is home to owls (which are not mentioned in the [ENVIRONMENTAL CHECKLIST \(SEPA\)](#)), and it contributes greatly to the charm of our community, especially given its proximity to McGrath Woods Park. I respectfully ask that the area be undeveloped and left as-is.

Thank you.

Claude Flowers

Catherine McCoy

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Saturday, August 11, 2018 5:31 PM
To: Catherine McCoy
Subject: Re: Village at Cain Road Subdivision _081118

Hi Catherine,

Thank you for providing a summary of the some of the comments received to date on the proposed "Village at Cain Road". In order to prepare my comments, additional information is needed. Please let me know if you can respond to the following:

Of the 5.1 acre parcel, how much of it has been determined to be 'buildable'? My understanding is that net density is calculated after frontage easements, soil and vegetation areas, transportation infrastructure (roads, sidewalks, alleys, etc) have been subtracted from the total acreage of the parcel.

I presume traffic counts and studies have been done recently in the area of Cain, 22nd and Wilson Streets. Could you please share the most recent information, including the time period of the study? While vehicle counts are one measure, a study of traffic patterns is requested as well (the volume of E-W traffic on 22nd and the percentage of that traffic turning N and S onto Wilson and Cain). Please share what you have available.

Please let me know if additional clarification is needed.

Thank you.

Denise Pantelis, President
Cain Road Area Neighborhood Association

On Thu, Aug 9, 2018 at 8:56 AM, Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Dear Community Members,

Thank you for taking the time to share your concerns and interests related to the proposed Village at Cain Road subdivision, File 18-3178. I've received a few letters to date with concerns related to the density of 24 lots on the 5.01 acre parcel, traffic issues along Cain Road and the intersection, loss of trees, and impacts to McGrath Woods Park, to name a few. Please note that I will accept comments throughout the review of the project, until a decision is made by the Hearing Examiner (the date of which has not been scheduled).

I hope you will attend the neighborhood meeting scheduled for Aug. 21, 6:00 p.m., conference room 207, here at City Hall – 601 4th Ave E. The meeting is designed to provide you with information about the process of review and subdivision requirements (including addressing your concerns to date), the designs of the project, with the bulk of the meeting held for your questions and comments.

If you have the chance, please also stop by City Hall to review the project submittal including the site plan and reports. I've added your name to the "Parties of Record", which means you will be *notified* of public meetings, and the public hearing when dates are scheduled.

I look forward to seeing you on Aug. 21, or hearing from you during the review process. Please don't hesitate to forward questions and comments.

Thank you,

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : cmccoy@ci.olympia.wa.us

Note: Emails are public records and are eligible for release and disclosure.

Catherine McCoy

From: Barbara Whitbeck <rhubarb5@comcast.net>
Sent: Sunday, August 12, 2018 6:54 PM
To: 'LINDA WOZNIAK'; Catherine McCoy
Subject: RE: The Village @ 22nd/Cain 081218

Dear Ms. McCoy,

We appreciate, and concur with, Linda Wozniak's concerns. In addition to the legitimate issues she addressed regarding ground saturation, increased exposure to light (and wind,) and noise and traffic considerations, we have an additional concern. We have two very large alder trees just inside of our fence line. The concern is that, if all the trees in the proposed development are removed using heavy machinery, the possibility of damaging the root system of our trees is very high. We would like assurance that there is an arborist overseeing this project, and that we would have the opportunity to consult with that individual prior to - and during - construction. Obviously, given our concern, we would agree with Ms. Wozniak's request for a 20-foot green belt between the three affected Nut Tree Loop homes and the new development.

Sincerely,

Barbara and John Whitbeck

2201 Nut Tree Loop SE

Olympia, WA 98501

(360-357-4339)

(Please feel free to call or leave a message at either this e-mail or the phone number above)

From: LINDA WOZNIAK [mailto:lswozniak@comcast.net]
Sent: Tuesday, August 07, 2018 5:31 PM
To: cmccoy@ci.olympia.wa.us
Subject: The Village @ 22nd/Cain

Dear Ms McCoy,

Thank you for the notification re the above. I live directly in back of the proposed development on Nut Tree Loop. I am one of 3 houses that border the project on Nut Tree Loop. The Preliminary Plat Map shows 7 of the 24 proposed homes to be built on the property line of 3 house's "back doors" one of which is mine.

I am the original owner of my home and have lived in it for 36 years. I have enjoyed the woods in back of my house and have added plants and flowers in the area directly in back of me. The woods have owls that live in them that I and other neighbors enjoy seeing and hearing. I have even had 2 baby owls visit my bird bath! I wish the woods could remain woods forever.

I most ardently object to the "high density" in this development. Following are the reasons why. There are not many green spaces like this in our city. The woods provide much needed protection from the sun. The woods help soak up the rain in our wet, rainy climate. The woods help with pollution and help keep our area from flooding. They bring natural beauty to the neighborhood. The high density of homes proposed will bring much more traffic, pollution and possibly flooding. The corner of Cain and 22nd is already busy. Traffic from Nova school when in session and the JWC church generates a lot of traffic.

I wonder if a Round About will be necessary to help with the traffic? The round about on 22nd/Boulevard and the one on 18th have not added to the beauty of our city because they are not maintained. It is disheartening to think of another one near by that will detract from the beauty and value of our neighborhood. It seems likely something will have to be done to help the traffic flow.

It is my hope that the plan will not be approved as submitted. I am requesting that a 20 foot green belt be added to protect me and my neighbors homes. I think the proposed homes that border the Nut Tree development should be eliminated.

Thank you for consideration of my suggestions.

Linda Wozniak

2205 Nut Tree Loop SE

Olympia 98501

360 352-5207 (home PH)

Catherine McCoy

From: Andrea Pareigis <andrea.pareigis@gmail.com>
Sent: Monday, August 13, 2018 2:36 PM
To: Catherine McCoy
Subject: Village at Cain Road_2

To Whom it May Concern

I am writing to voice my opinion on the proposed development "Village at Cain Road". I have been a resident of the neighborhood for several years and have a few concerns. While I understand that location is a prime place for development, going forward we need to plan carefully to ensure the character and safety of the neighborhood does not get compromised.

The most drastic change will obviously be the loss of the woodlands. While looking at the plans I appreciate the developers plan to green belt along the existing park. I saw that the initial environmental study mentions mostly common wildlife that can easy coexist or relocate. The only animal that I am concerned about and did not see mentioned were owls. I have seen, and more often heard, several owls using those woods as territory. I am no ornithologist and can not speak of the species of owls that habitat the area. But I am aware that many owls are endangered, or close to. As such, it is our responsibility to ensure that this development does not impede on this wildlife. I request that the proper studies be conducted before moving further.

The intersection of Cain and 22nd is a busy one. It is a main throughway from downtown to suburbia and as such is traveled extensively. While this is one of the appeals to develop this area, again we must move forward in a well thought and responsible matter. Twenty-four more homes brings new vehicular and pedestrian traffic. The plans submitted include the addition of a left turn lane. While that may help alleviate vehicular traffic, it may make the intersection more dangerous for pedestrians. There are several studies indicating that wider roads increase driver's speeds, and accidents.

(https://www.academia.edu/12488747/Narrower_Lanes_Safer_Streets_Accepted_Paper_for_CITE_Conference_Regina_June_2015) On a road where average traffic already commonly exceeds posted speed limits and with a school in the immediate vicinity we cannot afford to danger our pedestrians. This will also increase our commuters who use public transit. The bus stop traveling towards downtown is on the side of 22nd Ave SE without a sidewalk, and a couple blocks from proper crosswalks. The current plans add more pedestrians, add more cars and add more danger for both. I request that more research is placed to ensure a safer intersection. I propose increased sidewalks, and a three way stop at Cain and 22nd.

The final caution I would like to discuss is the character of the neighborhood. Olympia is a unique city full of unique people. The majority of the homes in the area are individually designed and speak to the hodgepodge of personalities that we have here. I would be extremely disappointed to lose the history and feel of the neighborhood with a "cookie cutter" addition. I just hope the developers take the current aesthetics in mind with design.

Thank you for your time, and considering my thoughts on this project.

Andrea Pareigis

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Tuesday, August 14, 2018 1:11 PM
To: Catherine McCoy
Subject: Re: Village at Cain Rd....your follow-up

Surprised that I still haven't heard from you, will be giving you a call.

On Thu, Aug 9, 2018 at 11:18 AM, Jean Meyn <jeanmeyn3@gmail.com> wrote:

Catherine - I appreciated meeting with you on August 2 and gaining understanding of the permit process. Through the NextDoor app, I have shared with neighbors your interest in getting us accurate information and ready willingness to answer our questions. As you may recall, my expressed concerns with this 24-lot, 5 acre development were traffic and noise.

The city only, it appears, requiring right turn lane onto 22nd from Cain and allowing main entrance onto Cain with no traffic devices, seems shortsighted. Living on Parkwood on corner of Cain right near proposed entrance, I am well aware of the increase in traffic on Cain and 22nd in the 9 years I've lived here. At certain times, it is a long wait to turn onto 22nd, especially with cars coming from Wilson, less than a block from Cain. We already need a traffic device.

On the Notice to homeowners, the studies listed did not include Traffic Impact Study. You indicated this was up to Transportation Department (City?) and said you would check with them and get back to me - on study and why only right turn lane.

What did you find?

Jean Meyn
1934 Parkwood Dr SE
360-280-2928

Catherine McCoy

From: LINDA WOZNIAK <lswozniak@comcast.net>
Sent: Tuesday, August 14, 2018 9:04 AM
To: Catherine McCoy
Subject: Re: Village at Cain Road Subdivision

Thank you so much for taking time to see me Catherine regarding "The Village". You were very helpful in explaining some of the particular designs of the project. It was also helpful to know that the plan may undergo further changes that will address some of my concerns.

You mentioned you would like to walk on the parcel so you would have first hand knowledge of the site. Please feel free to enter the property from my property any time. There is no fence between my house and the parcel. It may be easier to access the area from my house on Nut Tree Loop than from Cain Road. You asked me how "dense" the woods were and I honestly have never walked very far into the property in back of my house. It seems to me that a lot of the trees have fallen so it may be hard to walk around. I think the deer have made some paths through the woods but I've never walked on them.

Again, thank you for seeing me to address my concerns. I plan on attending the neighborhood meeting scheduled for August 21 at 6:00 pm.

Linda Wozniak

2205 Nut Tree Loop SE (3rd house on the right as you enter Nut Tree Loop.)

98501

On August 9, 2018 at 8:56 AM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Dear Community Members,

Thank you for taking the time to share your concerns and interests related to the proposed Village at Cain Road subdivision, File 18-3178. I've received a few letters to date with concerns related to the density of 24 lots on the 5.01 acre parcel, traffic issues along Cain Road and the intersection, loss of trees, and impacts to McGrath Woods Park, to name a few. Please note that I will accept comments throughout the review of the project, until a decision is made by the Hearing Examiner (the date of which has not been scheduled).

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If you have the chance, please also stop by City Hall to review the project submittal including the site plan and reports. I've added your name to the "Parties of Record", which means you will be *notified* of public meetings, and the public hearing when dates are scheduled.

I look forward to seeing you on Aug. 21, or hearing from you during the review process. Please don't hesitate to forward questions and comments.

Thank you,

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : cmccoy@ci.olympia.wa.us

Note: Emails are public records and are eligible for release and disclosure.

Catherine McCoy

From: Larry H. <lhadz37@gmail.com>
Sent: Wednesday, August 15, 2018 4:50 PM
To: Catherine McCoy
Subject: 081518Village at Cain Road_LH

Attn. Catherine McCoy

We have concerns about the proposed project, Village at Cain Road, file number 18-3178.

The intersection at Cain Road and 22nd already has traffic congestion problems, especially during the school year. Traffic is backed up on Cain Road since individuals are stopped there waiting to pull out on 22nd. We think the proposed development will add to the already serious traffic issues. From the informational letter the City sent out, it is unclear how traffic and parking issues will be addressed. It appears that a turn lane will be implemented but the preliminary plat map was too small to actually see the complete plan.

The number and density of homes proposed for the corner of Cain and 22nd Street is much too high. Twenty-four homes in a 5 acre plot is too high for that location. In addition, it is worrisome that our current property taxes continue to rise at an alarming rate to pay for schools and infrastructure issues, but the city is determined to encourage a larger number people to live within the area adding even more pressure to schools and the existing infrastructure.

There is also the issue of how many trees and forests are being destroyed within our city to provide more and more developments. Many people move to Olympia because of its natural beauty but small wooded areas are disappearing all over this city in the name of progress.

For the above reasons we are opposed to the current preliminary plat map for the development. This congestion requires more infrastructure, will produce more pollution in the area and will result in higher property taxes within the district. Zoning needs to be well thought out and a long term plan developed that represents the majority of the residents before further development occurs.

We appreciated that we were mailed the notice of land use application and would like to be further appraised of plans and the final Decision. Thank you.

Sincerely,

Larry Hadley and Judy Brunson-Hadley

2244 Nut Tree Loop SE
Olympia, WA 98502

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Thursday, August 16, 2018 2:32 PM
To: Catherine McCoy
Subject: Re: Village at Cain Rd...your follow-up

I am on the City website, but need help finding things - Village at Cain Road as a search term got nothing helpful and our neighborhood meeting is not on the city calendar for August 21st.

In notes from our meeting, I believe I see where you were going to send me some helpful links. I would appreciate it. I'm trying to get informed before the 8/21 meeting so I can ask the most helpful questions and, it's less than a week away.

thank you

On Thu, Aug 9, 2018 at 11:18 AM, Jean Meyn <jeanmeyn3@gmail.com> wrote:

Catherine - I appreciated meeting with you on August 2 and gaining understanding of the permit process. Through the NextDoor app, I have shared with neighbors your interest in getting us accurate information and ready willingness to answer our questions. As you may recall, my expressed concerns with this 24-lot, 5 acre development were traffic and noise.

The city only, it appears, requiring right turn lane onto 22nd from Cain and allowing main entrance onto Cain with no traffic devices, seems shortsighted. Living on Parkwood on corner of Cain right near proposed entrance, I am well aware of the increase in traffic on Cain and 22nd in the 9 years I've lived here. At certain times, it is a long wait to turn onto 22nd, especially with cars coming from Wilson, less than a block from Cain. We already need a traffic device.

On the Notice to homeowners, the studies listed did not include Traffic Impact Study. You indicated this was up to Transportation Department (City?) and said you would check with them and get back to me - on study and why only right turn lane.

What did you find?

Jean Meyn
1934 Parkwood Dr SE
360-280-2928

Catherine McCoy

From: Barbara McConkey <informbarb@comcast.net>
Sent: Thursday, August 23, 2018 11:47 AM
To: Catherine McCoy
Subject: 082318Cain road development

Hello, I want to voice my concerns about the new development on Cain and 22nd. I am an advocate of more housing and especially more affordable housing but the location of this development — most especially the entrance/exit — is not good.

I live on Forest Hill Circle and that intersection on 22nd & Cain already gets incredibly congested as it is laid out now. I can't imagine what traffic would be like with an added entrance/exit. I have a concern about the amount of traffic, (the proposed traffic light "solution" planned for over a decade away?) and difficulty with emergency vehicles being able to access my neighborhood as well as other nearby neighborhoods.

I also have concerns about cutting down so many trees in McGrath woods. Removing trees will increase stormwater runoff from impervious surfaces like the very driveways, streets, sidewalks and rooftops that come with such a development. Stormwater runoff carries pollutants into our streams, lakes rivers and Puget Sound. I saw there was a fraction of an acre of trees being left on the site (which doesn't seem like enough). How much other "green space" will be in the new development?

At the very LEAST, I hope you will please consider moving the entrance to 22nd PAST the Nova School entrance. For the safety of both cars AND pedestrians — many of whom walk or ride their bikes across the intersection.

Barbara McConkey

Catherine McCoy

From: Brian Gmail <bconsidine@gmail.com>
Sent: Thursday, August 23, 2018 6:37 AM
To: Catherine McCoy
Subject: 082318Village at Cain Road _c

Ms. McCoy,

My name is Brian Considine and my family lives on Cain Road a little down from the proposed Village at Cain Road development. I was unable to make the August 21st Public meeting and will there be minutes posted or a summary of the meeting posted?

Additionally, I understand that comments are accepted during the land use review process and when is the process expected to close?

Lastly, I see that the public meeting had a sign-in sheet for residents to provide contact information to receive updates and my information is below in case I may also sign up to receive information/updates from the city about this project.

Thank you for your time,

Brian

Brian Considine
2705 Cain Rd SE
Olympia WA 98501
206-499-5084 (cell)
Bconsidine@gmail.com

Catherine McCoy

From: Christina Lock <christinalock@gmail.com>
Sent: Thursday, August 23, 2018 11:40 PM
To: Catherine McCoy
Subject: 082318Housing development : 22nd Ave and Cain road

Hello Catherine,

I'm writing regarding the planned development on 22nd Ave and Cain rd in Olympia. I was disappointed to hear that a single family development with only 24 homes was planned for this parcel. With such good transit connection and being so close to town, it's a great location for higher density housing. I am honestly also disappointed that no retail is planed for the parcel. It would be a great location for a small coffee shop and/or market.

The 22nd Avenue corridor bisects Indian Creek and Cain neighborhoods, it is uniquely positioned close to town but still, sometimes frustratingly, unwalkable. Traffic also moves very quickly through this corridor. It's natural for cars to drive above 35 mph although the posted speed is 25mph. Posted speed has very little impact on driver behavior although the way the road is constructed can have a large impact. From the notes I read it looks like a stoplight could be planned many years from now, I'm wondering if traffic calming measures could be incorporated in this development now. There is no reason why cars need to drive 35+ through this corridor although almost nothing prevents them from doing so. Even though I live on the street and hate when people speed I still find myself speeding on the road! The road was clearly not built as a residential 25mph street.

I am wondering if there is a plan to connect the new development to McGrath woods park with a walking trail? This would be a natural connection and I think a real shame to miss an opportunity to connect a residential development to a neighborhood park. Also will the developer be required to include a sidewalk on Cain road and 22nd Avenue?

Thank you for your time,

Christina Lock Noddings

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Sent from Gmail Mobile

Catherine McCoy

From: Jill Van Hulle <jill@PGWG.COM>
Sent: Thursday, August 23, 2018 9:52 AM
To: Catherine McCoy
Subject: 082318Village at Cain Road_a

I'm sorry but the Village at Cain Road is really a hideous idea! I realize that we don't get a vote on what the City allows and I understand the rationale behind allowing high level density, but this project basically involves scraping every last tree off of a nice forested 5 acre lot, and paving or building over every last square inch and digging a big hole for a stormwater pond!

Olympia can do better! We can build nice liveable developments that are appropriate for the scale of the neighborhood. I live at 2909 Sherwood Drive on a ¼ acre lots and I can tell you that is too small . . . and these lots will be a lot smaller. There are no areas for kids to place, or places for people to walk dogs. AND the traffic at that Cain Road/22nd Street intersection is already really bad during the morning and evening commute.

Make the minimum lot size consistent with the other neighborhoods, triple the set back from McGruff Woods, and consider passing a regulation that says that open space needs to be at least equal to the size of the stormwater pond!

Whatever you can do to save us from this hot mess would be greatly appreciated.

Jill

Catherine McCoy

From: Mary Dussol <mary.dussol@yahoo.com>
Sent: Thursday, August 23, 2018 7:08 AM
To: Catherine McCoy
Subject: 082318 Concern about Cain Road development_b

Good morning,

My name is Mary Dussol and my family lives on Parkwood Drive, very near the proposed new development on Cain Road. I was unable to attend the meeting the other night, but have read the summary and want to add my voice to those of others concerned about the traffic impact of this proposed project. To add more houses and cars to a spot that is already congested and difficult to navigate is deeply concerning. Residents of my street have no option other than using Cain Road, and I can't imagine how much more difficult it will become.

Is it correct that the plan is to install a traffic light in 2030? That is not timely. A turn lane is insufficient, and I second all the concerns about pedestrian safety. We already feel challenged crossing roads in this area.

My question is, why won't this development be accessed via 22nd rather than Cain? That would take the issue of the Cain / 22nd intersection off the table.

I urge you to reconsider the configuration of this development. That spot already needs a traffic light or circle- or at least a three-way stop.

Thank you,
Mary Dussol

Catherine McCoy

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Friday, August 24, 2018 4:06 PM
To: Catherine McCoy
Subject: DenisePantelis 082418

Categories: CRM TO-DO

Hi Catherine,

I was notified of this development as President of the Cain Road Area Neighborhood Association (CRANA). However, my comments are not to be construed as a statement of the CRANA Board, its Officers, nor its Members.

Thank you for arranging Tuesday's neighborhood meeting with Rob Rice to discuss The Village at Cain Road. Rob has earned an excellent reputation in the community for building quality homes and I genuinely hesitate to raise objections, but the proposed development and landscape design raise some concerns that I believe the city is obligated to consider in making any permitting decisions.

Below are a few questions as well as my comments. Thank you for your consideration and reply.

- 1) From the meeting and presentation held on Tuesday, my understanding is that the net density is 3.7 acres. Please confirm.
- 2) Also, can you clarify whether or not a traffic study has been/or will be done in the vicinity of 22nd Avenue, Cain Road, and Wilson Streets?
- 3) During Tuesday night's discussion, I recall the developer stating that 137 tree units would be part of the development. Could you please explain how tree units are calculated? Further, please quantify the existing number of trees on the site and how many trees (not tree units, but existing trees) will be preserved?

Additional Comments:

During Tuesday's meeting, the developer expressed a distinct bias against townhomes and sole preference for building single-family detached homes, even when existing code in R 6-12 allows for other options. Has the city considered requiring a mix of housing types when platting a development of a certain minimum size? The proposal to largely tear down the 5-acre wood on the corner of Cain and 22nd and develop it into a high-end neighborhood for 24 families who can afford to pay \$400,000+ per unit may pencil out, but the small lots and destruction of mature trees, and loss of tree buffer does not fit well with the existing neighborhood character nor with the City's Comprehensive Plan.

What I also noticed during the meeting, and will focus on here, is the emphasis placed on landscaping. I find this perplexing. The property is and has been landscaped since long before many of us were born. Nature designed it and it fulfills important functions like stormwater management, air filtration, shade and cooling that protects adjacent homes from strong western exposures, provides sound buffers, a rest stop along the wildlife corridor, and habitat for many creatures.

Destroying the existing woods and eradicating all of its functions to create 24 detached residential units with a cul de sac, storm water retention pond, a privacy fence on the eastern perimeter, and 137 tree units does not preserve the neighborhood's existing character. In contrast, the Chalet Townhomes, developed by a long-time CRANA resident and builder, has co-existed in the neighborhood for decades with nary a complaint about 'renters'. Was it

built to the maximum allowable density and minimum set back requirements? No. Did the developer preserve considerable tree buffer on all sides? Yes.

Please consider the following provisions of the Comprehensive Plan and associated comments: **PL1.2 Focus development in locations that will enhance the community and have capacity and efficient supporting services, and where adverse environmental impacts can be avoided or minimized.**

Adverse environmental impacts from this proposal include:

- loss of a carbon sink
- loss of shade will likely lead to increased cooling costs
- loss of a natural sound buffer
- loss of wildlife habitat
- disruption and loss of the wildlife corridor

PL1.8 Buffer incompatible industrial, commercial and residential uses by requiring landscaped buffers or transitional uses, such as plazas, offices, or heavily landscaped parking; use natural buffers where possible and require clustering where warranted.

It is possible to use the existing stands of trees to preserve natural buffers.

“Studies of Olympia and other communities also reveal that including open space and appropriate landscaping within site designs improves developments by providing places for relaxing, restoration and outdoor activities in general. In particular, trees provide a valuable public resource, enhance the quality of the environment, provide visual buffers and natural beauty, preserve the natural character of an area, and soften the impact of buildings and streets. Trees and other landscaping help reduce air pollution, noise and glare, provide cooling in summer and wind protection in winter, and in some cases provide materials and food for wildlife and humans. The goals and policies below encompass all of these elements of good design.”

An example of this is the neighboring Chalet Townhomes located just south of McGrath Woods Park on Cain Road. The townhomes were developed at less than maximum allowable density and with more generous setbacks than required. This enabled the preservation of existing tree buffer on all sides of the development, preserved the natural character of the area, softened the impact of the buildings, buffered against noise and glare, and preserved the cooling shade and health benefits for humans as well as habitat for wildlife.

PL3.5 Encourage development that is compatible with historic buildings and neighborhood character, and that includes complementary design elements such as mass, scale, materials, setting, and setbacks.

CRANA's neighborhood character is generally seen in large lots with more than minimum set backs, mature trees, and many wooded buffers. This current development proposal is not compatible with the existing character of neighborhood.

PL3.7 Identify, protect and maintain historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.

Has an urban forester inventoried the number of trees, by species, estimated age, height, and health as well as an accounting of the 137 tree units proposed for the development (how many are pre-existing trees and how many are proposed as new).

PL6.2 The design review process should recognize differences in the city with the objective of maintaining or improving the character and livability of each area or neighborhood.

The proposed development does not maintain or improve the character of the neighborhood. A privacy fence is no replacement for 80+foot trees that provide shade from western exposures. Removing so many trees

removes the existing sound buffer. Developing to densities proportionally higher than surrounding areas does not maintain existing character. Increased vehicle trips originating so close to an intersection that already experiences bottlenecks and safety concerns does not increase livability.

PL7.4 Increase the area of urban green space and tree canopy within each neighborhood proportionate to increased population in that neighborhood.

The proposal drastically decreases the urban green space and tree canopy.

PL7.5 Establish urban green space between transportation corridors and adjacent areas.

Preserving not just green space, but wooded buffer along all sides of the development should be required.
Thank you.

Denise Pantelis

Catherine McCoy

From: kathryn turpin <kathrynturpin@gmail.com>
Sent: Saturday, August 25, 2018 11:07 AM
To: Catherine McCoy
Subject: KathrynTurpin 082518

Good morning Catherine,

Form my understanding you are the Lead Project Manager for the development "The Village at Cain Rd". I was unable to attend the council meeting and hope you will consider my concerns with this development.

My biggest concern is eliminating the existing vegetaion. I believe that their is a plan to leave an acer of vegetation as a surrounding boarder. I do not believe this is sufficient and would like to minimize the amount of homes build. From an environmental stand point, building less homes on larger lots preserves the land by minimizing the amount of foundations, driveways, and roads. Larger lots will also make it possible to leave more of the mature trees.

I would like to note that last night I witnessed a 3 point buck walk out of that lot and continue down 22nd. To densify Olympia with large homes on tiny lots will remove these animals along with many other native wildlife.

Thank you for your time.

Kate Dickinson

Catherine McCoy

From: Henry Carson <dr.hank.carson@gmail.com>
Sent: Sunday, August 26, 2018 7:57 PM
To: Catherine McCoy
Subject: HenryCarson 082618

Ms. McCoy,

I hope it is not too late to comment on the proposal for the development of the Village at Cain Road. Although I am disappointed that the land could not be purchased to expand green space / McGrath Woods Park, I do have a couple specific comments on the proposed construction.

1) I believe the number of existing, mature trees planned to be left standing is insufficient. I know space is tight with 24 lots going in, but the value of the properties on both the Village side and the Nut Tree Loop / 22nd Ave sides would be greatly enhanced / preserved by leaving a buffer of existing trees on all sides. The neighborhood unnecessarily lost many wonderful trees as a result of the 22nd sidewalk project - it would be a shame to lose more than necessary here.

2) I applaud the project's design to place pedestrian trails connecting the Village to both McGrath Woods Park and Nut Tree Loop. I believe that in general our neighborhoods are not well connected for pedestrians - which encourages driving and creates higher risk for children on busy roads. I hope these trails are retained in the final design.

Thanks for your work on this project,
Henry

Catherine McCoy

From: Rick Perry <tucoyohei@gmail.com>
Sent: Wednesday, August 29, 2018 1:26 PM
To: Catherine McCoy
Subject: 082918 RickPerry

Dear Catherine McCoy,

I am writing a quick note to say that I am very very opposed to the proposal on Cain and 22nd. In an age where Olympia is rapidly growing, any development that only includes single family homes should be vetoed out of hand. In an era where climate change is ripping the world apart, and use of land that doesn't encourage more environmentally responsible options should likewise be vetoed out of hand. Right now we have a copse of trees, which have significant value to the people who live in Olympia. Trees and wilderness within the city, within our neighborhoods, are the thing that makes Olympia Olympia. When people talk about our neighborhoods being special, this is what they're talking about. Those trees, that nature, is precious to us, and selling it for a few homes is a crime against the community.

I'm not advocating that we do nothing with this property, only that that land is something very precious, and it should not be sold lightly. If we care at all about Olympia, the world, or our children's future, then we need to stop building these little developments. The trees are worth far more than a few single family homes. Do not let that land be developed for anything less than denser housing, and a wildwood market style complex to serve the people living here. We need food we can walk to. We need rational places for people to live. We do not need a development designed to line some developers pockets at the expense of what makes Olympia great.

Thank you for your time,
-Rick Perry
2711 Fir St SE,
Olympia, WA.

Catherine McCoy

From: jillopy28 <jillopy28@aol.com>
Sent: Tuesday, September 4, 2018 7:46 AM
To: Catherine McCoy
Subject: JillHulbert 090418

Catherine,

IT was brought to my husband and my attention at the meeting that a major concern was the traffic at the corner of 22nd/Cain/Wilson. When driving by that area daily, we noticed that the city bus stop is at that intersection, causing more traffic delays. Maybe it would be a good decision for the city to move the city transit stop further West.

Just a suggestion.

I was in favor of the three-way stop. Turning left at that corner is very frustrating. Your right lane turn is nice, but people turning left on 22nd is a nightmare.

Thank you for all your time with this project.

Blessings,

Jill & Steve Hulbert

Sent from my Galaxy Tab A

Catherine McCoy

From: BHutton <BHutton@novaschool.org>
Sent: Monday, September 10, 2018 12:50 PM
To: Catherine McCoy
Cc: BHutton
Subject: Barbara Hutton 091018

Good afternoon Cindy,

I attended the neighborhood meeting on August 21 regarding the development of the Village at Cain Road. As the Head of School at NOVA Middle School, which occupies the north east corner of the intersection of Cain, Wilson and 22nd., I spoke about my concern about the proper design of the streets and lanes to accommodate the likely increase of traffic at that intersection. This email is to formalize my comments.

NOVA serves 108 middle school students. They travel here from the local neighborhood on foot and via bikes, Intercity bus route 94 and multiple car pools that bring students from further away in Olympia plus surrounding communities. The traffic created by NOVA between 7:30 am - 8:15 am and 2:30 p.m.- 3:15 p.m. is compounded by neighborhood traffic and commuters traveling into and out of downtown Olympia and families and students attending Washington Middle School which is four blocks, less than a mile away on Cain. It is quite intense during those 45 minute windows. The traffic from the Village at Cain Road will no doubt add more traffic to that already complicated mix.

The City created a sidewalk along the north side of 22nd which ends at Wilson. That greatly improved the safety of pedestrians on that segment of 22nd. There is no sidewalk west of Wilson to the Intercity bus stop which neighbors and students ride. There is a crosswalk from the east side of Wilson to the south side of 22nd at the school. There is no direct crosswalk from the south side of 22nd to the bus stop west of Wilson. There are international school crossing signs on 22nd in each direction on 22nd approaching the crosswalk. There is no flashing, school zone or other indication of a school crossing.

The plan presented by the developer of the Village at Cain Road indicates a right turn lane from Cain onto 22nd. The plan, as I understand it, deposits cars directly into the school crosswalk. The movement of cars between Cain, 22nd and Wilson is often crowded and complex and the streets are not in perfect alignment. The potential for a car/pedestrian accident is high given the speed, density and signage at the intersection.

I request that safety for pedestrians and cyclists be the highest priority for the design and construction of sidewalks, signage and roads in the area of the intersection of Cain, 22nd and Wilson.

Sincerely,

Barbara Mitchell Hutton

Barbara Mitchell Hutton, MBA
Head of School

NOVA Middle School

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