

Paula Smith

From: Joel Greene <joelgreeneoly@gmail.com>
Sent: Tuesday, October 16, 2018 7:36 PM
To: Paula Smith
Cc: Leahy Bethany Widener & Dan
Subject: Re: Reject Vo's Automall Mansions (dba Wellington Heights)

Dear Paula,

I'm a long-time resident of the westside, and former member and officer of the Westside Neighborhood Association before it became SWONA (Southwest Olympia Neighborhood Association).

I heartily concur with Dan Leahy's email below. Vo's Automall proposal makes no sense and is incompatible with the neighborhood. Please, please reject Vo's Automall proposal at the Site Plan Review Committee meeting scheduled for October 24th.

Thank You,
Joel

Joel Greene

On Oct 16, 2018, at 7:11 PM, Dan Leahy <danleahy43@yahoo.com> wrote:

Dear Paula,

I hope all my neighbors will send an email to you stating their opposition to this project and asking the staff to reject this proposal at its Site Plan Review Committee meeting on the 24th at 9:00 am. I certainly think you should reject it.

Indeed, there is no basis upon which this project should even be considered, let alone approved and there is certainly no basis upon which a "determination of significance or non-significance" could be issued by the City's environmental officer given the history of erroneous, inconsistent and incomplete engineering reports submitted by Vo over the past year.

No clearer reason exists for the project's rejection than the October 10th email from Vo's engineer, Chris Merritt, to City Engineer Jeff Fant indicating that neither Vo nor his engineer have any feasible plan for dealing with the site's drainage problems. (email pasted below).

First, Vo and his Engineer in their environmental checklist stated to the amazement of our neighborhood that there was no water bodies related to this project. Neighbors pointed out that there was a massive retention pond in Wellington West that drained into the 9.4 acres, that a stream carried water the full length of the site north to south and this storm water eventually entered Percival Creek. How could an Engineer who attests to his familiarity with this site over the past several years have missed all of this when any conscious person could see it even without an engineering certificate. Do the City's "minimum standards" that a consultant's submissions are supposed to meet include fiction writing?

Then, Vo and his Engineer corrected their flagrant omission by acknowledging the existence of the retention pond and the stream (but not Percival Creek), and stated that the proposed on-site infiltration system would absorb all the storm water from the both Wellington West and Wellington Heights. Neighbors pointed out that these infiltration systems clog and overflow and that this one was located in the SW corner of the site just above a failing 10 foot embankment that seeps storm water onto adjacent property.

Neighbors even provided the city with a video of this seeping embankment flooding the service department of the Chrysler/Jeep dealership. (Amazingly, this video had already been submitted to the City prior to Vo's land use application. Nonetheless, neighbors had to resubmit it so City engineers would consider it).

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Amazingly, neither Vo nor his Engineer nor the City have permission for this piping system from the property owner so their latest proposal to deal with drainage is purely speculative, aspirational and provides no legitimate basis for approval by the City.

Thus, there is no viable storm water drainage plan and no basis for a threshold environmental determination by the City's environmental officer. Staff should reject Vo's application.

For over a year, neighbors and its association (SWONA) have stated numerous other reasons why this project is incompatible with our neighborhood and should be rejected by the City's CP&D. Although most of our reasons have all been stated before, here's a list, as I understand them.

I encourage all Parties of Record to join in, add to or correct this list:

1. Discriminatory Planning Process. We were continually denied observer status for SWONA at scoping meetings for storm water and drainage, while people who don't even live in the city were given preferential treatment via private meetings with the city staff we pay for. When the City intentionally ignores community knowledge in the early planning stages, it leads to needless conflict with its own citizens.
2. Discriminatory Planning Process. Despite the public expression of interest on the part of our neighborhood -- 90 householders opposing the development, a resolution of opposition by SWONA and 147 official parties of record from our neighborhood, 145 of whom oppose the project, the City Staff decided to hold its "informational meeting" outside our neighborhood at City Hall. The neighborhood was forced to hold its own informational meeting in Wellington West which was attended by over 70 residents. Again, the City intentionally ignored our requests for a meeting in the affected neighborhood and absented themselves from community knowledge.
3. Discriminatory Planning Process. The City staff have held and planned private, unannounced meetings with an off site property owner and yet has never proposed to meet with SWONA representatives, despite its status as an official, city-recognized neighborhood association.
4. No Demonstrated Financial Viability of Proponent. The City has again refused to investigate or assess the financial viability of a land turnover speculator, this time Alex Vo. Alex Vo's main public presence in our community consists of Chapter 11 Bankruptcies. Alex Vo does not even own the site in question, although the City acts as if he does. It is the height of fiscal irresponsibility for the City to waste our time, city staff time and endanger the loss of \$1.3 million in sales tax revenue by considering a proposal by this bankruptcy specialist. We found no bank in Olympia that would finance 56 homes for Alex Vo. Clearly, his intent is to gain City planning approval as his only saleable asset. Don't give it to him, please.
5. Fern Street Failure. Fern street south of 9th avenue southwest is the main ingress/egress for this proposed project. Fern street from 9th avenue to 14th avenue is a narrow, substandard neighborhood street with no shoulder and no continuous sidewalk that already poses a continual danger to low income residents as they walk to the bus stop at 9th and Fern or negotiate traffic at the stop sign. Jamming more cars and more traffic onto this already broken street is direct assault on pedestrians, the affordable housing complexes like Evergreen Vista and the livability of our neighborhood.
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7. Cut Through Traffic and Neighborhood Viability. For the past eighteen years, this neighborhood, its Association and the majority of its 800 single family households have opposed the opening of Decatur SW and 16th at Fern to automobile traffic. One of the main reasons this neighborhood is so safe, walkable and pleasant is that its southern border is closed to automobile traffic. The placement of 56 high priced/market rate houses with two car garages and Fern Street as its only outlet will lead to demands for opening our southern border to cars. Spend an hour at a stop sign on Decatur, Milroy or Cushing between 4th and 9th to see just how dangerous cut through traffic already is to pedestrians, kids going to school

or seniors who aren't fast enough to get out of the way as cut through drivers race mindlessly in or out of downtown Olympia blowing stop signs in our neighborhood.

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9. Affordability. Is this a City policy goal? There is nothing affordable about the homes Alex Vo says he will build and sell at market rates. Nor will the construction of those proposed homes reduce homelessness. Just recently an 844 sf home sold in our neighborhood for \$298,400. Homes in our neighborhood are selling at \$80 to \$100 thousand above assessed value with sale prices hovering just under \$400,000 as wage rates remain stagnant if not deteriorating. There is no "market remedy" for affordability or for people in need of a home.

Please reject this application.

Dan Leahy, Party of Record
1415 6th Avenue SW
Olympia, WA. 98502

cc: Parties of Record
SWONA Officers
Decatur Raiders

From: Chris Merritt <chris@olyeng.com> Sent: Wednesday, October 10, 2018 4:13 PM To: Jeff Fant Cc: Steve Thompson; Paula Smith Subject: By-Pass Flow Conveyance - Amended Plan Attachments: Prelim Drainage Plan Amendment.pdf
Follow Up Flag: Follow up Flag Status: Flagged
Jeff,

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Please let me know if you have any questions or comments.

Thanks,

Chris

Paula Smith

From: Dan Leahy <danleahy43@yahoo.com>
Sent: Tuesday, October 16, 2018 7:11 PM
To: Paula Smith; Jeff Fant; Steve Thompson; Keith Stahley; Tim Smith
Cc: Cheryl Selby; Nathaniel Jones; Jessica Bateman; Clark Gilman; Renata Rollins; Lisa Parshley
Subject: Reject Vo's Automall Mansions (dba Wellington Heights)

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Please reject this application.

Dan Leahy, Party of Record
1415 6th Avenue SW
Olympia, WA. 98502

cc: Parties of Record
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Please let me know if you have any questions or comments.

Thanks,

Chris

Paula Smith

From: Karen Messmer <karen@karenmessmer.com>
Sent: Tuesday, October 16, 2018 7:56 AM
To: Paula Smith; Sophie Stimson; Michelle Swanson
Subject: Wellington Heights, 2000 Block 18th Ave SW, 18-1315 at SPRC

Paula,

This new development near the auto mall opens up opportunities for connectivity for streets or especially for people who walk and bicycle.

How can this development connect to the Decatur pathway or perhaps open a new walking/cycling connection to the auto mall area? The connectivity is important because there are jobs, some services and different bus service in the auto mall area. The parts of our EDDS where connections must be made for bike/ped even if a full street is not completed could likely apply here.

This area is sorely lacking in connectivity and has lost grid pattern over time. The right of way dedications are very important.

Karen Messmer
Olympia Safe Streets Campaign

Paula Smith

From: Ann M. Vandeman <amvandeman@gmail.com>
Sent: Wednesday, October 17, 2018 3:55 AM
To: Paula Smith
Cc: Jeff Fant; Steve Thompson; Keith Stahley; Tim Smith; Cheryl Selby; Nathaniel Jones; Jessica Bateman; Clark Gilman; Renata Rollins; Lisa Parshley; Dan Leahy
Subject: Re: Reject Wellington Heights proposal

Dear Paula,

As a party of record on the Wellington Heights proposal and a resident of the SW neighborhood I want to once again register my strong opposition to this proposed development. I agree with all of the points laid out in Dan Leahy's email, below. I sat in the meeting where Vo's engineer claimed the development would cause no runoff because all water would be absorbed on site. They made this claim despite empirical evidence in photos and testimony from the adjacent car dealership that rainfall currently drains off the property. Now, in response to this evidence and our objections they submit a plan calling for what is essentially a three foot diameter culvert to carry what is according to Vo nonexistent drainage off the property to Percival creek?!? I am appalled at the prospect of my city accepting this as a plan consistent with our responsibility to protect and enhance precious streams flowing into the already threatened bay. You cannot represent yourself as a city government that values and cares for the environment and accept this plan.

As I have said before in stating my objection to Vo's development proposal, the site is inappropriate for the density of housing proposed. Past planning decisions, such as creating a huge expanse of paved automall and office park at the southern end of a residential neighborhood with no buffer or transition, make this addition totally inconsistent with preserving the livable quality of the SW neighborhood, for its people and its wildlife. The neighborhood is currently a wonderful mix of single family, multiplex, and apartment dwellers, owners and renters. We have everything from affordable housing for very low income families to small estates and view properties. What the neighborhood needs from the city are improvements that actually increase safety, walkability, and access to public transit, protect our natural environment and build a sense of place and community. How about spending our tax dollars on that, rather than accomodating such poorly designed proposals from developers with no experience creating successful projects that actually produce the benefits your city residents want and need?

Thank you for the opportunity to comment.

Ann Vandeman
1609 6th Ave SW

On Tue, Oct 16, 2018, 10:11 PM Dan Leahy <danleahy43@yahoo.com> wrote:
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Chris

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From: clayton woods <clwoods2010@hotmail.com>
Sent: Wednesday, October 17, 2018 11:00 AM
To: Paula Smith
Subject: Reject Vo's Automall Mansions (dba Wellington Heights)

Greetings,

I recently read Dan's above titled letter to you and wanted to let you know that I wholeheartedly agree with him and the sentiments contained therein.

I have witnessed numerous close calls involving law abiding pedestrians and fast moving autos passing though our neighborhood/ around the borders of our neighborhood and believe that more traffic on our narrow little streets is ill advised. I have even witnessed an incident in which a small girl was struck by car near Fern and 13th, and carry the memory of watching her writhe in pain on the asphalt while her mother ran screaming toward her.

There is already too much traffic in our neighborhood; allowing more will result in disaster.

Mr. Leahy has covered many other valid points that are also of concern to myself and other homeowners, but the safety of our children is of greatest concern to me.

Kindly take this matter seriously.

Thank you,
Clayton.

Paula Smith

From: Angela Rush <arushangela@gmail.com>
Sent: Thursday, October 18, 2018 11:49 AM
To: Paula Smith
Cc: Jeff Fant; Steve Thompson; Keith Stahley; Tim Smith; Cheryl Selby; Nathaniel Jones; Jessica Bateman; clarkgilman@gmail.com; Renata Rollins; lisa.parshley@ovccpets.com
Subject: Proposed development, Wellington Heights

Paula,

I am one of the Parties of Record for the proposed Wellington Heights development, 2000 Block 18th Ave SW, 18-1315, and am writing to express my strong opposition to this project.

There seem to be multiple difficult issues existent in the Wellington Heights development project, and none of them appear to present a successful outcome.

Congestion and traffic flow may top the list of issues. Fern Street SW is already a very busy and narrow roadway, and it is the main entrance and exit for residents of the area. There is no sidewalk from 9th Avenue to approximately 14th Avenue, and pedestrians have little to no safe walking space. Adding a large number of residences to an already densely built area would bring a marginal, and likely substandard, street to its knees along with the safety and livability of the neighborhood overall.

The proposed solution of opening of the Decatur Pedestrian/Bike Pathway as an additional roadway and connection is in direct violation of the City's Comprehensive Plan, which closed the road stem some years ago. In a time when pedestrian, bicycle, and public transportation need to be encouraged as a lifestyle change and planned into our built environment, this proposal seems to run directly counter to that need.

To this point in time, the Southwest neighborhood is and has been regarded as a highly livable area, with walkable and safe streets. In the areas closer to Fern Street SW and Decatur St from 14th to Harrison Streets, traffic is already becoming a steadily increasing challenge. Whole blocks of residents have resorted to placing Drive As Though Your Kids Live Here signs along the street as a barely plausible means of slowing those drivers who speed through, ignoring stop signs and the residential nature of the area.

Increasing density within the City's boundaries is a need that I acknowledge and support, but it needs to be accomplished wisely and sanely. There are areas of the City in which development or increasing density for density's sake are perhaps simply not suitable. Sensible and future-looking planning would seem best accomplished by City policies that firmly guide development, and developers especially, in the creation and maintaining of sustainable and livable neighborhoods.

The location of the parcels proposed for the Wellington Heights development seem by all facts presented to be highly unsuitable for the addition of 56 additional houses. It is unfortunate that this area has been painted into something of a development corner, and attempting now to force (or allow) an incompatible project into place would be wrongheaded and shortsighted.

I would ask that you do all possible to scrutinize this development very closely for its effects on the existing neighborhood, streets, and overall sustainability of our urban area. The City of Olympia has a prime opportunity before it to accomplish wise and effective growth within its boundaries, but not if that growth is unthought-out or blind to the current *and future* needs of each area or for the principles of livability, walkability, and a healthy environment. Consider rejecting the Wellington Heights project outright since it does not, in its current form, meet what need to be goals for livability and a vision for a healthy future.

Thank you,
Angela Rush
604 Cushing St SW
Olympia, WA 98502

Paula Smith

From: Bob Delastrada <bobdelastrada@gmail.com>
Sent: Thursday, October 18, 2018 2:53 PM
To: Paula Smith
Cc: Clark Gilman; Lisa Parshley; Jeff Fant; Tim Smith; Cheryl Selby; Jessica Bateman; Nathaniel Jones; Renata Rollins; Keith Stahley
Subject: Wellington Project

Dear Paula

I'm writing with urgency to register my objection to the proposal by Alex Vo. The basis for my note is simply to underscore the resistance from many of us in the SW neighborhood. We would like to believe our opinion matters in such an important determination. You well aware of the issues pertaining to storm water, increases in traffic and destruction of the environment. I believe that the designers of the plan are lacking in concern for the community. If something eventually needs to be done with the property, it should be something that first targets the needs of the community and that the time is taken for people's approval. The current situation has an element of being forced on residents, involving a developer of unpopular reputation. To approve the proposal will erode trust in your department as caring for the welfare of our neighborhood. To conclude, with all due respects I'm asking you and your group to reject the Wellington Heights proposal!

Bob Delastrada
1516 Decatur St. SW

Paula Smith

From: Diane Mauerman <rdmauerman@gmail.com>
Sent: Thursday, October 18, 2018 9:37 AM
To: Paula Smith
Subject: Wellington West growth

Hello.

I recently received a copy of a letter sent to you by Dan Leahy, I agree with everything he wrote,

I've lived in Wellington West 2 for 18 years and have fought hard to have a safe area for myself, my child, and my neighbors. Closing 16th was a major issue as cars would stream through here top speeds. Children and pedestrians had to be super vigilant about their safety. Leaving Fern St. to get onto 9th is a serious issue now. We don't need an additional 100+ cars streaming through/out of here. 9th SW is already an extremely busy street and we don't need to add to it.

I also have sent in my views on Mr. Vo's expansion dreams, and the City Council's wishes to allow the over-building of vacant properties. Wellington West is already experiencing problems with street parking (especially on Fern and Division). And, once again, we have a large number of children under 10 in our neighborhood (Wellington West 2). We don't need more vehicle traffic. And, important to consider, large vehicle traffic is already hindered due to the roundabouts and narrow streets. I speaking of school busses, Fed Ex trucks, and fire trucks.

Please give Mr. Leahy's letter a good deal of consideration. Look at each and every one of the nine issues he has listed. Don't just shelve them under a stack of files or dump the letter into File 13. They are all important and deserve careful consideration.

Thank you for taking the time to consider my requests and those of Mr. Leahy.

R. Diane Mauerman

Paula Smith

From: Derek Pohle <ddpohle@hotmail.com>
Sent: Thursday, October 18, 2018 10:38 AM
To: Paula Smith
Subject: Re: City of Olympia- Wellington Heights Proposal, Alex Vo

Paula,

It seems clear that Alex Vo's proposal has fatal flaws and is out of character with the existing neighborhood. It also seems clear that his intent is to gain City approval that he can then market, he does not own the property in question. There is also no significant nor reasonable way for the direct and pass-thru traffic to be mitigated to prevent significant negative impact to the immediate surrounding neighborhood. The City should deny approval or, require the development to match the existing character of the neighborhood and deal realistically with traffic and stormwater. Deference should be given to your tax/fee paying citizens before outside investors/land development speculators!

Sincerely,

Derek Pohle
2016 14th Ave SW
Olympia, WA 98502

Paula Smith

From: Angela Rush <arushangela@gmail.com>
Sent: Thursday, October 18, 2018 11:49 AM
To: Paula Smith
Cc: Jeff Fant; Steve Thompson; Keith Stahley; Tim Smith; Cheryl Selby; Nathaniel Jones; Jessica Bateman; clarkgilman@gmail.com; Renata Rollins; lisa.parshley@ovccpets.com
Subject: Proposed development, Wellington Heights

Paula,

I am one of the Parties of Record for the proposed Wellington Heights development, 2000 Block 18th Ave SW, 18-1315, and am writing to express my strong opposition to this project.

There seem to be multiple difficult issues existent in the Wellington Heights development project, and none of them appear to present a successful outcome.

Congestion and traffic flow may top the list of issues. Fern Street SW is already a very busy and narrow roadway, and it is the main entrance and exit for residents of the area. There is no sidewalk from 9th Avenue to approximately 14th Avenue, and pedestrians have little to no safe walking space. Adding a large number of residences to an already densely built area would bring a marginal, and likely substandard, street to its knees along with the safety and livability of the neighborhood overall.

The proposed solution of opening of the Decatur Pedestrian/Bike Pathway as an additional roadway and connection is in direct violation of the City's Comprehensive Plan, which closed the road stem some years ago. In a time when pedestrian, bicycle, and public transportation need to be encouraged as a lifestyle change and planned into our built environment, this proposal seems to run directly counter to that need.

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Thank you,
Angela Rush
604 Cushing St SW
Olympia, WA 98502

Paula Smith

From: Mauri Shuler <maurishuler@me.com>
Sent: Thursday, October 18, 2018 11:12 AM
To: Paula Smith
Subject: oppose development proposal

I own a home in Wellington West on Fern St and I strongly oppose the Alex Vo proposal to build new homes south of our neighborhood.

The process was not open from the beginning. The neighborhood most effected was not given proper notice and inclusion. And the city did not hold informational meetings in our neighborhood. The city has not met with our neighborhood representatives.

I would like to know if the city has properly vetted the financial viability of the developer. His bankruptcies lead me to believe we might be left with a blighted neighborhood.

Fern Street cannot support the additional traffic that would be generated by this project. The Decatur connection that is proposed is in violation of the Comp Plan.

Has the SEPA analysis shown the real effect of destroying a natural buffer between single family homes and the highly commercial area of Auto Row?

This project will disrupt the peace of the neighborhood for years as these houses are constructed, adding heavy trucks to the traffic along our street and creating homes that are not affordable for the vast majority of people ... nor will it help solve the homeless crisis.

Mauri
206-819-3819

Paula Smith

From: Nancy Sullivan <synodis@gmail.com>
Sent: Thursday, October 18, 2018 7:38 PM
To: Paula Smith
Subject: Wellington Heights

Thank you very much for seeing that I was kept in the information loop. I read the new information submitted, and am dismayed at the storm water 'plans', which seem to send the storm water right in to the creek? Isn't that illegal? Won't it kill the creek? I walk by the block sized lake formed in Wellington Heights every winter when there are heavy rains, and it looks to me like there is a lake full of water being sent downhill in the "Wellington West" site. How can these drainage problems be dealt with BEFORE the project is approved after which the damages will be dumped on us city citizens to fix? If they even can be?

Please pass on to the city council and everyone involved that we need to deny this speculative project, which so clearly isn't in Olympia's best interests.

Sincerely,
Nancy Sullivan
1718 8th Ave SW

Paula Smith

From: Steven Kant <StevenK@workingsystems.com>
Sent: Wednesday, October 17, 2018 4:11 PM
To: Paula Smith; Jeff Fant; Steve Thompson; Keith Stahley; Tim Smith; Cheryl Selby; Nathaniel Jones; Jessica Bateman; Clark Gilman; Renata Rollins; Lisa Parshley
Subject: Wellington Heights Proposal

I am writing to urge the Site Plan Review Committee to reject this proposal.

The original documents were shoddy, incomplete, and incompetent. They did not include much of the required information and clearly demonstrated that the developers and their consultants were barely aware of the details of the site and the neighborhood.

The subsequent revisions are generally cosmetic and/or ridiculous. No real effort was made to deal with traffic problems; the proposals for stormwater drainage were profoundly ignorant.

If this proposal is approved, the development will contribute significantly to our neighborhood problems with traffic and stormwater. The plan will invalidate the work of our neighbors in creating the Decatur Pathway. If past history is any guide, there is a strong possibility of another fake bankruptcy by Alex Vo and another unfortunate trail of unpaid contractors.

Please reject this proposal. It only benefits the developers and consultants. It has no benefits for our neighborhood or the other residents of the city.

Sincerely,

Steven Kant

Home:

103 Thomas St NW
Olympia WA
360-561-5372

Business:

Owner, Working Systems Inc.
101 N. Capitol Way Ste 302
Olympia WA 98501
(360) 943-7640 x103
Toll-Free: (866) 396-6767 x103
Fax: (360) 943-0596
<http://www.workingsystems.com>

Paula Smith

From: Dan Leahy <danleahy43@yahoo.com>
Sent: Friday, October 19, 2018 9:46 AM
To: Paula Smith
Cc: Keith Stahley; Tim Smith; Jeff Fant; Steve Thompson; Cheryl Selby; Nathaniel Jones; Clark Gilman; Lisa Parshley; Jessica Bateman; Renata Rollins
Subject: No Site Acquisition by Vo/Leung

Hi Paula,

It has just come to my attention that there is no apparent agreement between the two owners (Coffee Creek LLC and Lemon Properties LLC) of the 9.4 acres to sell it as a unit to anyone.

I think your Department should ask Vo/Leung if in fact they have an agreement to purchase the entire 9.4 acres before proceeding with a Site Plan Review Committee.

Or perhaps you should ask the principals of these two LLCs whether there is an agreement between them to sell the 9.4 acres as a unit.

Don't you think this would make sense? It seems like the old cart is way out in front of the horse.

Why would the City consider approving use of a 9.4 acre site when there isn't one to be purchased?

Dan

Paula Smith

From: Sigrid Sechrist <sfsec1212@gmail.com>
Sent: Friday, October 19, 2018 3:44 PM
To: Paula Smith
Subject: Stop City Approval of Wellington Heights / 10/19/2018

Robert & Sigrid Sechrist
1405 Fern St. SW
Olympia, WA98502

Dear Paula Smith:

We vehemently and categorically oppose Ale Vo's proposal to build 56 market rate houses in the 9.4 acres south of Wellington West. This project is incompatible with our neighborhood. Fern Street south of 9th avenue southwest is the main ingress/egress for this proposed project. Fern Street south of 9th avenue is a narrow, substandard neighborhood street with no shoulder and no continuous sidewalk that already poses a continual danger to the low income residents as they walk to the bus stop at 9th and Fern or negotiate traffic at the stop sign. Jamming more cars and more traffic onto this already broken street is a direct assault on pedestrians, the affordable housing complexes like Evergreen Vista and the livability of our neighborhood.

For the past eighteen years, this neighborhood, its Association and the majority of its 800 single family households have opposed the opening of Decatur SW and 16th at Fern to automobile traffic. One of the main reasons this neighborhood is so safe, walkable and pleasant is that its southern border is closed to automobile traffic. The placement of 56 high priced /market rate with two car garages and Fern Street as its only outlet will lead to demands for opening our southern border to cars.

It is a disruption of Wellington West. The 110 households that make up the Wellington West section of our neighborhood enjoy a very quiet and secure neighborhood, especially since we successfully closed 16th and Fern to automobile traffic. The proposed multi-year construction phase of this project will turn its narrow street (Division and Fern) into conduits for construction equipment. The elimination of the 9.4 acre buffer to the auto mall will increase its noise and air pollution. Its many alleys will become alternative routes for frustrated drivers trying to get out of a clogged Fern or Division street. It makes little sense to destroy a lovely, peaceful neighborhood for a project that doesn't belong there. In fact, we view it as a pretense by Mr. Vo to "improve" the neighborhood by recklessly destroying our peaceful way of life.

Mr. Vo's proposal SHOULD NOT be approved!

Sincerely, Robert and Sigrid Sechrist