

## Paula Smith

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**From:** Northwest Beerwerks <olympia@northwestbeerwerks.com>  
**Sent:** Saturday, October 20, 2018 6:49 PM  
**To:** Paula Smith  
**Cc:** Tammy Williams  
**Subject:** Opposed to Alex Vo's Proposal

I own a house on Fern Street and I am opposed to the proposal to build 56 houses south of Wellington West for the following reasons:

- 1- Fern Street is not large enough to safely manage the additional capacity or trips that 56 houses would add.
- 2- Increased through traffic
3. Disruption of the neighborhood.

I am happy to answer any questions pertaining to the impact of this proposal.

Thank you for your consideration.

## Paula Smith

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**From:** Tony Belesiotis <tonyb1963@comcast.net>  
**Sent:** Sunday, October 21, 2018 9:15 AM  
**To:** Paula Smith  
**Cc:** danleahy43@yahoo.com  
**Subject:** Proposal for Wellington Heights

10/21/2018

Dear Paula Smith,

I was shocked to hear that this proposal would even have a chance of going through after the experiences with having Fern street open to the auto mall. I had personally watched vehicle traffic treat Fern street like a major arterial attaining speeds of forty miles per hour or faster. Several times I had seen close calls where speeding traffic had almost run over children, seniors and pets. The police had to come to multiple fender benders at the round about at Fern and 15th avenue.

This proposal would absolutely destroy this very livable and quiet neighborhood. Mr. Leahy has laid out more than enough other reasons why this expansion of the neighborhood should not happen. I am sorry to say that it really appears as though the City is ignoring the incompetent efforts of this Vo's engineer. He has put forth information that isn't even accurate. How can you put forth viable solutions to the issues when you don't know what your talking about in the first place?

The question I have is who benefits from this proposal should it go through at the cost of the residents safety and well being? Because it sure isn't in the residents best interests. My work forces me to stay informed regarding the growth in Thurston County. I have watched new neighborhoods go up all over the place. The trend is to have limited size and access to a neighborhood so that primarily only the residents themselves provide the regular traffic besides necessary services. Residents of a neighborhood tend to actually obey the speed limits. Wellington West is already fully developed.

I have lived here since February of 2001. Should this proposal go through, I will be convincing my wife to sell and move on. This neighborhood will no longer be a viable place to live.

Sincerely,

Anthony Belesiotis

1614 Division St. SW

Olympia, Wa. 98502

## Paula Smith

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**From:** mark toy <mctoy6@hotmail.com>  
**Sent:** Sunday, October 21, 2018 8:55 PM  
**To:** Paula Smith  
**Cc:** secamp2@gmail.com  
**Subject:** Fwd: City of Olympia- Fern Street Townhomes  
**Attachments:** 18-1686 Rvw Comments\_1.pdf

Hi Paula - For the third time I am writing to you to voice our (Susan Camp and my) opposition to this project. The only update I have seen on the City of Olympia website since my last e-mail on this topic in August was a revision to the drainage plan that Dan Leahy has already commented on. The most recent site plan still has the 'future' road opening to Decatur which our community has already commented on. Again, I feel that the submittal underestimates construction and traffic impacts and am very disappointed that there have been no comments on the revised submittals by City Staff to Parties of Record. Those of us that live on Fern Street will see the brunt of the impacts from oversized construction vehicles on our narrow streets. I plan on attending the Wednesday Site Review Committee meeting and hope that City staff will take seriously the reservations of the immediate community in making their recommendations to the Hearing Examiner.

Begin forwarded message:

**From:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>  
**Subject:** City of Olympia- Fern Street Townhomes  
**Date:** September 27, 2018 at 8:44:51 AM PDT  
**To:** mark toy <[mctoy6@hotmail.com](mailto:mctoy6@hotmail.com)>

Mark- Sorry I had not responded to you, my apologies. The other project the city has issued out a request for additional information. See attached letter. If you have questions about that project, the lead planners contact information is on the letter.

Have a nice day.  
Sincerely, Paula

-----Original Message-----

**From:** mark toy <[mctoy6@hotmail.com](mailto:mctoy6@hotmail.com)>  
**Sent:** Wednesday, September 26, 2018 9:14 PM  
**To:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>  
**Subject:** Re: Wellington Heights

Hi Paula - Did not hear back from you so wondering about status of this project

On Aug 27, 2018, at 10:11 AM, Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)> wrote:

Mark- I am not sure what the status of the other project is. I will check with the lead planner on that project.  
Thanks Paula

-----Original Message-----

From: mark toy <[mctoy6@hotmail.com](mailto:mctoy6@hotmail.com)>  
Sent: Sunday, August 26, 2018 4:41 PM  
To: Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>  
Subject: Wellington Heights

Hi Paula - Just to let you know, we are still opposed to this project. Going through documents now - does not look like much has changed.

Really feel this submittal underestimates construction impacts based on past experience with Little Tuscany and Evergreen Vista apartments, as well. I notice the signage for the 8 lot development next to Evergreen Vista has been taken down - has that change?

Implicit in the Wellington Heights submittal is future opening of Decatur and 16th/Fern which our neighborhood adamantly opposes.

Sincerely,

Mark Toy and Susan Camp  
1527 Fern Street SW

Sent from my iPhone

## Paula Smith

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**From:** Steve Brink/Liz Dalton <stevenliz@comcast.net>  
**Sent:** Monday, October 22, 2018 10:17 AM  
**To:** Paula Smith  
**Subject:** NO to the Wellington Heights development proposal

We have lived in a much remodeled home for 29 years directly above the Fourth Ave. bridge and round-about. We and our long-time neighbors on both sides of Fourth Ave. have all watched the traffic flow increase in volume as cars "cut through" up and down the hill that runs directly through to and from Division-therefore avoiding Harrison Ave.-the intended route to and from downtown and the Westside neighborhood.

The ill-conceived plans for opening additional traffic is a travesty for any and all of the neighborhoods that have been carefully developed over many years -accommodating the families who have raised their children and cared for their homes, in some cases as early as the 1920's.

We clearly understand the critical importance concerning water destruction, destroyed yards to enable road widening,

bumper to bumper cars waiting to get through the round-abouts, or sitting through several light changes waiting for clearance on 9th ave. To consider greatly expanding the housing here by extending roads and through-ways and paths for ground water is not exceptable under any planning effort.

We are a proud neighborhood; tax records reveal the long length of time this neighborhood has been one of the strong-holds that make Olympia great. Do not continue to support any consideration from Vo (current) or other non-invested (example: the engineering proposal concerning water issues) "contractor" .

Thank you

Liz Dalton/Steve Brink

125 Olympic Way NW

CC: Mark Toy

[swona2007@yahoo.com](mailto:swona2007@yahoo.com)

[danleahy43@yahoo.com](mailto:danleahy43@yahoo.com)



**October 22, 2018**

Paula Smith  
Lead Planner, Olympia Community Planning & Development Department  
City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Re: Reject Wellington Heights development application**

Dear Ms. Smith:

We urge the Olympia Community Planning & Development Department's Site Plan Review Committee to reject the Wellington Heights development application.

We were amazed at the amount of detail your office provided to the applicant in your 6/4/18 Land Use Review letter, Substantive Review Comments and other attachments. Clearly the planning professionals in your department know the City of Olympia codes quite well. Imagine our surprise when we saw the applicant's inability to submit a coherent, complete application revision addressing all the details, even after your professionals all but spoon-fed the city code requirements—using easy to understand references that resembled paint-by-number directions for a child's art project. And still we see, from your 10/12/18 email to the parties of record, that you allowed this incompetent development entity to submit additionally revised documents.

The Olympia Community Planning & Development Department's Site Plan Review Committee must reject the Wellington Heights 8/17/18 application revision and the additional application revisions your office received on 10/11/18.

The land use applicant and their engineer haven't adequately addressed the well-known, well-documented site drainage issues that will clearly affect the storm water flow from the Wellington West drainage pond to the stream running the full length of this site and Percival Creek. The proposed on-site filtration systems don't work, as evidenced by the failing 10 foot embankment that seeps storm water onto the adjacent property.

The Wellington Heights development application, along with all of its revised submittals, must be rejected. Please stop spending so much of the City of Olympia's resources on this pathetically flawed application!

We believe the Wellington Heights development application poses serious public health risk to the residents in our neighborhood and will lead to detrimental degrading of our environment from the inevitable additional traffic, air pollution, artificial light pollution, noise pollution, and water pollution. The planned development would put undue pressure on already overcrowded roads during peak travel hours. This parcel is a green space buffer between the southwest Olympia neighborhood and the commercial auto mall area. Do your job! Keep the buffer in place! Protect the southwest Olympia residents and our environment!

The applicant's street plan violates the Pedestrian/Bike Pathway and the City of Olympia Comprehensive Plan. Why would the City of Olympia proceed with a land use application that proposes an extension of 18<sup>th</sup> Avenue SW to the established Decatur Pedestrian/Bike Pathway? This plan would open our neighborhood to unacceptable traffic levels, which our neighborhood has strongly opposed for decades.

The Olympia Community Planning & Development Department's Site Plan Review Committee must make land use decisions consistent with our city's comprehensive plan values of increased urban green space and more routes for walking and biking.

We urge you to protect us, our neighbors, and our shared environment from the numerous unavoidable public safety risks the Wellington Heights development would generate. We urge you to reject the Wellington Heights land use application and the revised application documents.

Sincerely,



Linda Condon  
1417 – 9<sup>th</sup> Ave. SW  
Olympia WA 98502  
360-481-4603  
[LMKCondon@gmail.com](mailto:LMKCondon@gmail.com)



Rick Hoonan  
1417 – 9<sup>th</sup> Ave. SW  
Olympia WA 98502  
360-763-1031  
[RHoonan@gmail.com](mailto:RHoonan@gmail.com)

cc: Olympia Mayor Cheryl Selby  
Olympia Council Members

## Paula Smith

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**From:** Corey Gauny <corey.gauny@gmail.com>  
**Sent:** Monday, October 22, 2018 10:10 AM  
**To:** Paula Smith  
**Subject:** Wellington Heights Development

Hello and good morning Paula,

I am writing you this morning as a homeowner in SW Olympia as well as a member of the South West Neighborhoods Association.

I understand that you are the assigned city planner to this proposed project. I understand that there are many different stakeholders involved in this project and a multitude considerations to be taken into account. I also understand the importance of an adequate return on investment for development, profit margin and the impact that more housing will have on the local economy. All of these considerations are typically quantifiable, what this project is missing is a qualitative analysis, which is why I am writing you today.

I am opposed to the current plan for Wellington Heights Development project as it is proposed today. The plan does not align with the layout of the SW neighborhood, it does not take into consideration the congestion, storm water considerations and how the traffic is going to negatively impact our neighborhood (when Decatur Ave is eventually opened up to the Capital Auto Mall). I am all for responsible building and development and under the current plan, I do not feel that the Wellington Heights project meets that criteria, the project is all about cramming in as many cheap units as possible with little consideration for the fabric of the community. I believe we all know that eventually houses will be built on this property, however we want them to be thoughtfully designed and built with the consideration of the greater community taken into account. Honestly I would rather see a homeless facility there with a connecting bus to downtown rather than the proposed project.

Please do not let this project go forward as designed.

Very Respectfully

Corey W. Gauny, MBA, PMP  
MSG USAF (Ret)

## Paula Smith

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**From:** sharabyte@comcast.net  
**Sent:** Tuesday, October 23, 2018 5:02 PM  
**To:** Paula Smith  
**Subject:** Wellington West says NO to VO

I am a resident of Wellington West and I want you to know I am disappointed that we are still fighting the proposed expansion of our subdivision by Alex Vo. Big issue#1: There are obvious drainage problems according to written documentation by Vo, his Engineer, Chris Merritt and our City engineer. Jeff Fant is aware that they have NO PLAN to deal with it.

On a personal note, we have many small children, domestic and wild animals and elderly in our neighborhood and traffic is very reasonable at this point but several years ago 16th St that leads people to and from the Auto Mall was opened and added massive traffic for people cutting through on their way home or others test driving cars. It became a freeway, ridiculous and totally unsafe. When I think of adding 56 houses with the potential of adding double that in additional cars, the traffic would be unmanageable and that is beyond what it would do to the quiet neighborhood people thought they were moving to years ago. There are information sheets available to you all about this guy and what he is trying to do. It is not pretty and I cannot believe anyone would work with him on a project so big and disturbing to the whole neighborhood association . Let's be fiscally responsible and with good common sense put this idea where it belongs, no where near us. Thanks for listening and hopefully understanding our passion for keeping our homes and families safe and secure.

Sincerely, Sharron and Don Cohen

1920 15th av, SW

Olympia, Wa. 98502

## Paula Smith

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**From:** Kate Fehsenfeld <katefeh1@gmail.com>  
**Sent:** Tuesday, October 23, 2018 12:49 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

-- Dear Paula Smith and others associated with the Wellington West development proposal by Alex Vo,

I am writing to ask that you reject the Wellington West development proposal at the site plan committee meeting tomorrow. This development is not in the best interest of our city or neighborhood. I am not against development of this piece of property in general. But this particular proposal would be detrimental to our current neighborhood. The character of the buildings, the cost of the houses, the environmental impact and the traffic impact would all disrupt the tenuous quality of life that the west side of Olympia currently provides.

I am disappointed that included in this proposal is a plan to use the park/path that our neighborhood made at the end of Decatur as part of the ingress and egress. As someone in the neighborhood who helped create this community area, I have a personal stake in keeping it closed to traffic. I use this as a bike path and a place to walk to and through. It is especially disappointing that opening this connection to automobile traffic was removed from the Comprehensive Plan by the City Council and now the city staff and Mr. Vo are planning to open it up to automobile traffic. The traffic on Decatur is already a problem; making Decatur a major access route to this area will make Decatur traffic even worse. Do you have the right to open this to automobile traffic?

The pedestrian traffic on Fern street has never been addressed and will only be worsened.

This is not affordable housing. It is big ugly characterless housing. It is a developer cramming as many big boxes he can into a space next to a perfectly nice neighborhood. This particular developer has not bought the property and has a family legacy of bankruptcy. I hope the city considers the funding source if they haven't already.

I have seen the drainage ditch and overflow problem into the auto mall and Percival creek. I know that if flooding worsens in the auto mall businesses will move. I hope that the health of Percival Creek is considered. So far it has not been adequately addressed in any plan.

All in all, I value the Southwest Olympia Neighborhood that I live in. I would like to prevent poor decisions about how we develop the area. I would like an environmentally sound proposal that takes into account the history and character of the neighborhood as well as considering what kind of housing does Olympia NEED. I want a plan that thoughtfully and carefully considers the flooding, runoff and pollution this development would bring to our streams and neighbors. I would like a sound traffic plan that protects the current assets and projects already valued by the neighborhood.

Thank you for considering my concerns. **Please DO NOT accept this proposal tomorrow at the meeting.**

Kate Fehsenfeld  
EAMP, PA-C, MAc, LAc.  
103 Thomas St NW  
Olympia, WA 98502  
360-584-0400  
East Asian Medicine Practitioner  
Acupuncture and Acutonics

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## Paula Smith

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**From:** Eric J. Fox, Ph.D. <fox@ericfox.com>  
**Sent:** Tuesday, October 23, 2018 2:31 PM  
**To:** Paula Smith; CityCouncil; Cheryl Selby  
**Subject:** Wellington Heights project

To: The Mayor, City Planners, and Council Members

My family and I recently purchased and moved into a home in the Wellington West neighborhood. One of the primary reasons we moved to Olympia from Ohio is for the superior air quality. Everyone in our family suffers from allergies and asthma, and the frequently poor air quality and high allergen levels in Ohio contributed to numerous health problems for us. Our young daughter was particularly affected by the climate and air quality in Ohio, missing many days of school last year with respiratory problems. Since we moved to Olympia several months ago, our asthma and allergies have greatly improved and our daughter has not yet missed any days of school. We love Olympia and our neighborhood!

However, we are very concerned about the Wellington Heights proposal from ABS Investment, LLC and Alex Vo. The clearing of 8+ acres of trees and vegetation required for this project--in conjunction with the drastic increase in traffic it will produce--will undoubtedly have a negative impact on the air quality of our neighborhood. In addition to this specific concern, we also agree with the litany of complaints already submitted by our neighbors in the public comments for this project, such as:

- Strong neighborhood opposition
- A discriminatory planning process
- Violations of both the Washington State Environmental Policy Act and the city's own Comprehensive Plan
- The questionable business practices and financial history of Alex Vo

The letter recently sent to you from Dan Leahy nicely summarizes many of these concerns.

We strongly urge you to reject the Wellington Heights proposal. If the City decides to shirk its responsibility to protect the public and the environment by approving this project, we will encourage the neighborhood associations, local businesses, fellow neighbors, and any other interested parties to pool our resources to file a lawsuit against the City to block the project. We hope you choose to do the right thing, however, by listening to your constituents and rejecting this disastrous proposal.

Thank you for your time and consideration.

Sincerely,  
Eric J. Fox, Ph.D.  
Stephanie M. Fox

1502 Division St SW  
Olympia, WA 98502

## Paula Smith

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**From:** Audrey Pitchford <marinazaira@comcast.net>  
**Sent:** Tuesday, October 23, 2018 6:22 AM  
**To:** Kenneth Haner  
**Cc:** Paula Smith; Catherine McCoy  
**Subject:** Re: City of Olympia - Site Plan Review Committee Agenda - October 24, 2018

Hi Ken, Paula and Catherine, my name is Audrey Pitchford and my husband, Greg Valenti, and I live at 1530 Division St. SW. This email is to voice our opposition to Mr. Alex Vo's proposal to develop land in Wellington West for the construction of 56 homes.

We have concerns that the environmental impact of this proposal has not been well-researched, and that this plan could have a negative impact on existing wildlife, water quality, and noise of this area. My understanding is that the existing plan does not take into account a significant-sized drainage pond in our neighborhood, between Division and Fern Streets and 15th-18th streets. This pond dries in the summer, but is full in the winter. It is unclear what the impact to the existing neighborhood would be if new construction were put in place, disregarding the existence of this pond.

We also have concerns about the impact of the resulting traffic to the existing neighborhood, if this plan were implemented. Currently, very few streets enter and exit this area. A series of alleyways serve existing homes such as ours, which have garages behind the homes. While "One way" signs are posted in the alleys, it is likely that, if this development went forward, resulting traffic frustrated by the limited street availability would soon turn to short-cutting down the alleys, creating safety impacts.

Please do not approve this project. Please require any developer to produce an accurate, well-researched environmental plan and traffic plan, with realistic, viable strategies to mitigate impacts. Thank you in advance for your consideration. Sincerely, Audrey Pitchford

On October 15, 2018 at 8:19 AM Kenneth Haner <khaner@ci.olympia.wa.us> wrote:

The Site Plan Review Committee Agenda for October 24, 2018 may be of interest to you.

You can view the agenda on the city website at the following link: [City of Olympia - Meeting of Site Plan Review Committee on 10/24/2018 at 9:00 AM](#)

Ken Haner  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
Email: khaner@ci.olympia.wa.us

## Paula Smith

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**From:** Gary Wiles <wilesharkey@yahoo.com>  
**Sent:** Tuesday, October 23, 2018 10:55 AM  
**To:** Paula Smith; Keith Stahley; Tim Smith  
**Subject:** comments on Wellington Heights proposal

Dear Ms. Smith,

We wish to submit comments on the proposed Wellington Heights development project in Southwest Olympia. We previously sent you comments voicing our opposition to this project on May 20, 2018. Since then, we've reviewed the developer's revised traffic impact analysis and find that it doesn't reduce any of our concerns about the impacts of the project. Our main concern is the increased vehicle traffic that will occur in the general area, especially in the Southwest Olympia neighborhood where we live. We've lived in the neighborhood for almost 15 years and greatly value its relatively quiet atmosphere and its safe streets for children and pedestrians to walk and bike. These characteristics greatly enhance the desirability of living in the neighborhood. Additionally, the project will undoubtedly increase traffic levels on the main road of Black Lake Boulevard, which is already too congested, especially at existing intersections with 9th Street, Harrison Avenue, and Cooper Point Road. We therefore continue to strongly oppose the building of Wellington Heights.

If Wellington Heights is approved and built, we believe it's inevitable that the resulting traffic increase will force city planners within a few years to push for the separate openings of Decatur and 16th Streets into the Auto Mall and adjacent Caton Way office complex to alleviate traffic flow problems. This in turn will lead to even greater traffic volumes passing through the Southwest Olympia neighborhood. Residents of the neighborhood, including the Southwest Olympia Neighborhood Association, have fought against this threat for a number of years already and we are well aware of the city's continuing desire to open these streets. The traffic impacts analysis, which is also supposed to review "long range effects" of new developments, is too narrowly focused on immediate impacts and gives no longer term (e.g., 5-10 years) perspective on how traffic patterns will change as a result of this project. This is an important flaw with this document.

To our knowledge, city planners have not put forth any viable solutions for mitigating the problems associated with Wellington Heights that we've described here, and in fact they suggested at the April neighborhood meeting that the resulting traffic increases wouldn't cause any inconvenience to residents of the area. We strongly disagree with this opinion and therefore ask that the city deny the proposal to build Wellington Heights.

Sincerely,

Gary Wiles and Jan Sharkey  
521 Rogers St SW  
Olympia, WA 98502  
[wilesharkey@yahoo.com](mailto:wilesharkey@yahoo.com)  
360-943-8786