

Grant Beck

From: Curtis Richardson <crr7735@gmail.com>
Sent: Monday, March 7, 2022 10:27 PM
To: Samra Seymour
Subject: Objection to 20-310: Meridian Market and Gas
Attachments: Market and Fuel Complex.docx

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I oppose the gas station proposed at Willamette and Campus Glen. The proximity to Salish Middle School and Campus Glen Park is very unsettling because studies show that proximity to a gas station may have negative impacts on the health of children.

The attached document lists my concerns with this proposal.

Curtis Richardson
360-818-4776

Objection to the Proposed Meridian Market and Gas Complex

Proposal Response

20-310 Meridian Market and Gas Proposal

[Projects Under Review](#) | [Community Development](#) | [City of Lacey, Washington, USA](#)

Build the Meridian Market and Gas without gas pumps so that it is like the Metropolitan Market in Tacoma without alcohol.

Introduction

Build the Meridian Market and Gas without gas pumps like a corner store and similar to the Metropolitan Market in Tacoma. The application indicates that the complex is similar to the Metropolitan Market in Tacoma. There are differences in the Metropolitan features than what the Meridian Market and Gas can provide.

1. The lot size will not facilitate a significant number of products to satisfy resident needs. Some convenience items such as milk and bread will be satisfied. However, this will be nothing more than a large corner store. The retail space is a cover for a gas station, representing health issues for the residents. If Chevron intended to provide a convenience store for neighbors to grab food, they would not waste space to serve gasoline which represents the root of significant issues for the residents.
2. The Metropolitan Market in Tacoma does not have gas pumps because the store only offers goods.

The proximity of gas pumps to residential areas is the actual offering for the proposed complex. This large corner store will only serve a small part of our neighbor's needs and is a front for increasing gas sales closer to the Meridian community.

Environmental Response

Health Impacts

Several studies have found that living near hazardous wastes sites, industrial sites, cropland with pesticide applications, highly trafficked roads, nuclear power plants, and gas stations or repair shops is related to an increased risk of adverse health outcomes. (Brender, Maantay, & Chakraborty, 2011) I added emphasis to "gas pumps" to draw your attention to the issue of placing this Meridian Market and Gas complex near residential homes. The article encourages government agencies to consider these findings in establishing rules, permitting, and enforcement procedures to reduce pollution from environmentally burdensome facilities and land use. (Brender, Maantay, & Chakraborty, 2011) While ten years old, this study is relevant because the Meridian Market and Gas will be close to homes with people and children.

The study cautions that an "increased risk of childhood leukemia was found with residential addresses near gas stations." (Brender, Maantay, & Chakraborty, 2011) I recommend that the City of Lacey deny the proposal until the proposer conducts a independent third-party study to determine the likelihood that contamination will not happen. A decision based on an independent study will avoid unnecessary health issues and an increase in city taxes because of a health-related lawsuit in the next five to ten years.

In addition, climbing levels of traffic could cause an increase in air pollution. While I am unsure what levels would cause such an issue, it is up to the proposer to ensure no negative impact on Meridian Campus residents.

Air Quality Impact

The proposal does not suggest how to handle the increase in toxins and noise emissions into the air that will affect the residential community. The proposal anticipates six gas pumps with no physical barrier between the complex and the residential neighborhood or city park. It also expects an increase in traffic and fails to propose how to mitigate the impact on residential homeowners. While it is not apparent, current social norms compel people to purchase homes in a residential area for privacy. Harmful toxins and noise pollution expected from the Market and Gas complex is not a feature. In addition, the proposed water flow does not represent gasoline runoff going into the stormwater drains.

Wildlife Impact

The proposal does discuss how to reduce the impact on the wildlife in the area. The Market and Gas would interrupt the migration of deer in the area.

Energy Impacts

The market and gas will increase the use of electricity. There was no indication that the owner would pay for their electricity use separate from the residential homes. There are no known impacts on natural resources. I don't know how this works and want to ensure residents don't have to pay any portion of the electricity bill.

Sensitive Environment Impacts

There is a park within 500 ft. of the proposed location. Customers typically spill gasoline on the ground. Fumes from pooled fumes will make their way to the park. In addition, an increase in traffic will increase the danger of a careless driver hitting someone as they pull out of the lot. It only takes one driver who is not paying attention because they have a sandwich or other product that draws their attention while pulling out of the complex.

It is important to note that the sale of alcohol from this location would violate Washington State laws: RCW 66.24.010 – Licensure, Issuance, Conditions and restrictions, limitation, and temporary licenses, which states Section 9, subsection (a) which prevents the sale of alcohol within 500 ft. of a public institution such as a park.

The Meridian Market and Gas is not permitted to sell spirits.

(9)(a) Before the board issues any license to any applicant, it shall give (i) due consideration to the location of the business to be conducted under such license with respect to the proximity of churches, schools, and public institutions and (ii) written notice, with receipt verification, of the application to public institutions identified by the board as appropriate to receive such notice, churches, and schools within five hundred feet of the premises to be licensed. The board may not issue a liquor license for either on-premises or off-premises consumption covering any premises not now licensed, if such premises are within five hundred feet of the premises of any tax-supported public elementary or secondary school measured along the most direct route over or across established public walks, streets, or other public passageway

from the main entrance of the school to the nearest public entrance of the premises proposed for license, and if, after receipt by the school of the notice as provided in this subsection, the board receives written objection, within twenty days after receiving such notice, from an official representative or representatives of the school within five hundred feet of said proposed licensed premises, indicating to the board that there is an objection to the issuance of such license because of proximity to a school. The board may extend the time period for submitting objections. For the purpose of this section, "church" means a building erected for and used exclusively for religious worship and schooling or other activity in connection therewith. For the purpose of this section, "public institution" means institutions of higher education, parks, community centers, libraries, and transit centers.

Note: The administration at Salish School may have objections to the market and gas complex. However, they may prefer not to comment because the complex is not within 500 ft. of their building. However, the school may be impacted if there is a significant increase in traffic that prevents school buses from transporting children efficiently and safely.

This is information is notice to the City of Olympia that the Meridian Campus residents object to the sale of alcohol across from the Campus Glen Park.

Public Service Impacts

The complex will increase the use of sewage. The proposed study related to the storm water drains appears to be reasonable. Again, I hope the residents don't have to pick up the cost of storm water maintenance to the complex's increased use.

Conclusion

The Meridian Market and Gas should be built like a corner store that does not sell gas or spirits. This will test the proposers resolve to provide services for Meridian Campus home owners.

Note: The term complex is used to represent the Meridian Market and Fuel buildings and gas pumps.

Grant Beck

From: C. Labrecque <labrecqc@hotmail.com>
Sent: Monday, March 7, 2022 3:14 PM
To: Ssyemour@ci.lacey.wa.us
Cc: City Council
Subject: REFERENCE: Project 20-310

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Some people who received this message don't often get email from labrecqc@hotmail.com. [Learn why this is important](#)

Dear Ms. Seymour and fellow City council members,

As a resident of the Campus Highlands neighborhood, I oppose the construction of a gas station on the corner of Willamette and Campus Glen because it lies in the middle of a residential area. Not only is it to be located directly across from a heavily used community park but it will be located on an already very busy intersection. Salish Middle School is located in close proximity, requiring students to have to cross in close proximity. In addition, another school is planned to be built just down the same street and much closer to this proposed gas station. Due to this being smack dab in the middle of a residential community and so close to a local school it will have an extremely adverse effect on an already extremely busy road and cause undue danger to the neighborhood and its residents.

Please add my concerns to the growing list provided by other homeowners in the area. We would like the Council to be aware of our objections to this proposed plan and look forward to addressing these at the future City Council Meeting.

Respectively,
Chris Labrecque
98516

Sent from [Outlook](#)

Grant Beck

From: RL LaM <2lamrs@gmail.com>
Sent: Monday, March 7, 2022 12:52 PM
To: Samra Seymour
Cc: City Council
Subject: request to be added to list re project 20-310

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Ms Seymour,

I previously wrote to you regarding Project 20-310, but didn't specifically request to be a party of record or that my opposition to this project be added to the list of community concerns. This is simply an addendum to that previous letter of February 26, 2022, requesting those conditions if not met otherwise. My husband and I both oppose construction of a gas station across from a playground/park because it simply isn't a good fit for the location, in our opinion.

Thank you,

Regina LaMar,
homeowner on Campus Meadows Loop NE,
Lacey

Grant Beck

From: Randy Wirtz <rwirtz@systemthree.com>
Sent: Monday, March 7, 2022 6:49 AM
To: Samra Seymour
Subject: No Gas Station Near Park!

Ms. Seymour,

I'll make this short. The proposed gas station on the corner of Willamette Drive and Campus Glen is in my opinion a terrible idea for the community.

1. The biggest concern is that our children who frequent the park will be less safe due to increased traffic.
2. A gas station is not needed on that small plot of land. It will degrade our community and possibly bring unsavory individuals near the park.
3. The proposed gas station will also cause traffic issues for those of us leaving or entering the community. The last thing we need is a traffic light to diminish the community.

Thanks for your time and consideration.

Sincerely,

Randy Wirtz

Grant Beck

From: Reggie Smith <reginald.smith@juno.com>
Sent: Sunday, March 6, 2022 9:35 PM
To: Samra Seymour
Subject: Proposed Chevron Gas Station Near Camus Glen Neighborhood

You don't often get email from reginald.smith@juno.com. [Learn why this is important](#)

Dear Ms. Seymour,

Thank you for taking the time to review my correspondence regarding the proposed Chevron gas station and convenience store located at the corner of Campus Glen and Willamette drives NE. I am writing to you in opposition of this project as I strongly believe it is not in the best interests of the community. Additional details concerning my opposition to the project are outlined below. I appreciate the role of the Lacey planners and city commission in supporting the best interests of the community and its residents; I trust these best interests will be considered resulting in a denial of the proposed project.

1. **Noise and pollution.** I specifically chose this neighborhood for the excellent planning evident in the community; peace and quiet is tops on my list of desired qualities. The neighborhood is shielded from the noise typically associated with commercial development in close proximity to residential development. Addition of the Chevron station with associated vehicular traffic, resulting noise increase, and inevitable loitering and associated "people" noise will destroy this peaceful ascetic which makes Campus Glen so desirable. In addition, increase in vehicular traffic, periodic deliveries of petroleum fuel, and emissions from the operation of a fueling station and convenience store will significantly increase the pollution and toxicity of the neighborhood area, an obvious health hazard to residents. Similarly, run off from the station will add to surface and sub-surface pollutants creating an additional health hazard to residents.
2. **Safety and Security.** With an increase in vehicular traffic, there will be an inevitable increase in potential for pedestrian accidents. The risk is especially concerning due to the number of children walking from home to school and return. The risk is further exacerbated by the existence of Meridian Neighborhood Park and William Ives Trail both less than 500 feet from the proposed Chevron location. Another safety concern is the availability of tobacco, vaping, and alcohol products to minors; all it takes is one unscrupulous clerk to potentially ruin a young life. In addition, convenience stores often promote loitering which can also lead to disturbances and potential illegal activities.
3. **Community Ascetics and Standards.** The Chevron proposal does not mesh with the guidelines set forth in the Meridian Campus nor Campus Glen CCRs and design guidelines. While residents are bound by law to abide by the association rules and design guidelines, this commercial entity is not. Regardless of best intentions, the Chevron station will be an eye sore, source of garbage, source of noise pollution, source of light pollution in the evenings, and will not conform to the same standards that everyone else in the area must follow. The potential for reduced property values and sales in the area is a real threat ... one that could cost the city of Lacey much more in the long run than the possible revenue from the proposed station.
4. **Practicality and Necessity.** The community is well apportioned with two existing gas station/convenience store facilities within approximately 2 miles of the proposed Chevron station. There is literally no practical need for another facility of this type in this location. The existing facilities were planned and situated purposely away from the residential portion of the Meridian Campus development in accordance with the master plan. Approving this facility would deviate from the separation of commercial and residential development standard currently enjoyed by both residents and commercial interests alike. Ultimately, the residents would bear the brunt of the negative consequences of the proposed gas station, a proposal opposed by all residents with which I have conversed since its inception.

Thank you for your service to our community and to the dedication of all the Lacey city planners and commissioners. I respectfully request the proposal for the Chevron gas station and convenience store be denied and not allowed to proceed.

Sincerely,
Reginald Smith
3507 Becket St NE
Campus Glen Neighborhood

Grant Beck

From: JordanIlicia Damschen <damschen.atkinson20@gmail.com>
Sent: Sunday, March 6, 2022 11:38 AM
To: Samra Seymour
Cc: City Council
Subject: Opposing Gas Station

Some people who received this message don't often get email from damschen.atkinson20@gmail.com. [Learn why this is important](#)

Dear Ms Seymour & Lacey Council,

I am writing to voice my opposing opinion as a member of the Puget Meadows West Neighborhood about the plans for the gas station on the corner of Willamette & Campus Glen.

My three small children and I often walk to the Meridian Campus Park (the closest park to our home). The traffic to get to the park is already overloaded and dangerous. Adding a gas station/convenience store would only heighten the traffic including an increase in trucks and larger commercial vehicles.

It also concerns me that the sale of alcohol and tobacco would be so close to a park and middle school.

Please add my concerns to the minutes for the upcoming City Council Meeting. I want my opposition as well as my neighbor's concerns and opposition on record.

Respectfully,
Ilicia Damschen
98516
Puget Meadows West Home Owner

Grant Beck

From: jimlynne@hotmail.com
Sent: Saturday, March 5, 2022 1:43 PM
To: Samra Seymour
Subject: MERIDIAL CAMPUS COMMERCIAL - GAS STATION ON WILLAMETTE

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Dear Ms. Seymour:

We have lived in Campus Glen for over 15 years and have watched the area grow. As you know, this is a residential area with several small businesses that serve our community extremely well.

The Willamette & Campus Glen intersection is not a suitable area for a gas station. It is across the street from our neighborhood park.

There are many children in the area - not to mention the additional traffic, noise, and the disruption a gas station would cause in the evening hours for the residents living right next to the area.

This is not a suitable place for a gas station and convenience store so close to Salish Middle School. We are also concerned about the possibility of a plan to build an elementary school very close to this site.

There is a 711-gas station and mini mart nearby and this area does not need the increased traffic and safety concerns for all the residents and especially the CHILDREN.

We look forward to having these issues added to the minutes of the upcoming City Council meeting.

Respectfully,

James & Lynne England
Zip Code: 98516

Grant Beck

From: Mark Anthony Claudio <markanthony.l.claudio@gmail.com>
Sent: Friday, March 4, 2022 7:39 PM
To: Samra Seymour
Subject: Project 20-310

You don't often get email from markanthony.l.claudio@gmail.com. [Learn why this is important](#)

Dear Ms. Seymour,

As a citizen in the highland campus neighborhood, I oppose adding a gas station to the corner of Willamette and Campus Glen. Adding a gas station in the location could result in a safety hazard for kids and families walking to and from the neighborhood and parks. The close proximity of the gas station from Salish middle school also poses a safety threat to children walking to/from school.

Please add my concern to the list of objections brought before the city council meeting. We want the city council to be aware of each and every objection. Thank you for considering my input.

Respectfully,
Mark Anthony Claudio
4069 Cameron Lane NE
Lacey, WA 98516

40A - 9

Grant Beck

From: Brittany Joseph <brittanyjoseph1@yahoo.com>
Sent: Thursday, March 3, 2022 8:56 PM
To: Samra Seymour
Subject: Gas Station 20-310

[You don't often get email from brittanyjoseph1@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Samra,

I am against a gas station with ref 20-310. We have a middle school and park in close proximity. It isn't safe for our families.

Thanks,
Brittany

Sent from my iPhone

Grant Beck

From: Brad M. <bmartell@antioch.edu>
Sent: Thursday, March 3, 2022 6:57 PM
To: Samra Seymour
Subject: Proposed Chevron Gas Station/Store Willamette Blvd & Campus Glen Dr

You don't often get email from bmartell@antioch.edu. [Learn why this is important](#)

TO: Samra Seymour, Senior City Planner of Lacey, WA
RE: Proposed Chevron Gas Station/Store Willamette Blvd & Campus Glen Dr

Dear Ms. Seymour and Lacey City Council:

I'm ARDENTLY OPPOSED to the proposed Chevron Gas Station/Store at Willamette Blvd & Campus Glen Dr. I offer a number of reasons why this proposal would be detrimental to the Campus Glen and surrounding neighborhoods. Please consider my reasons in opposition as part of the community comments/questions at the next city council meeting discussing this proposal.

My neighborhood of Campus Glen and the surrounding neighborhoods were planned with deliberate community-shared greenspace. This was a major reason why my family decided to make our home in this community of Lacey.

My family and our neighbours appreciate living in this safe and quiet community. It provides the Williams Ives Trail and other walking trails and the Meridian Neighborhood Park that would be adjacent to where the Chevron Gas Station/Store at Willamette Blvd & Campus Glen Dr is proposed. Additionally, the Salish Middle School is only a few blocks away from Willamette Blvd & Campus Glen Dr.

The proposed gas station/store near these pleasant and inviting greenspaces, where people and families of all ages walk, bike, play, look at birds, have picnics; where children & teenagers walk to and from school; and where relationships and community is being built, would cause and potentially cause the following adverse effects to our community:

- It will contribute to undesirable air and noise pollution that will diminish the quiet and health of this community by having frequent gas & diesel fuel trucks and commercial delivery trucks coming in and out of the community. There exists two major commercial warehouse and distribution districts; one district to the west/southwest & one to the east/southeast of the Campus Glen neighbourhood and surrounding neighborhoods. Already the number of commercial semi and delivery trucks coming in and out of these distribution centers are contributing to increased air and noise pollution for our community. There are plenty of gas stations/stores along the I-5 corridor only a few miles away.

- It will increase traffic making that street intersection more dangerous for crossing. This intersection is a major crosswalk for the community and especially the children and teenagers coming and going to the Salish Middle School.
- It will increase health concerns and additional safety considerations for our children/teenagers -- giving easier access for children/teens to junk food, sugar, and caffeine. Also, potentially increasing illegal underage access and use of alcohol, tobacco, and vaping supplies.
- It could potentially increase the risk of child/teen abduction and/or human trafficking.
- It may encourage loitering and panhandling.
- It will increase the amount of litter and debris.
- It could possibly negatively impact property values to the homes that are closest.

I appreciate the opportunity to voice my reasons and concerns in OPPOSITION to the proposed Chevron Gas Station/Store. I hope you (as Lacey's Senior City Planner) and Lacey's City Council will make the decision that is best for preserving the safety (especially for our children), the quiet neighborhoods, and enjoyable greenspaces for our community. An alternative proposal would be to extend the community greenspace incorporating the area at Willamette Blvd & Campus Glen Dr.

Thank you for your careful consideration of this proposal and what is best for the health and wellbeing of this community.

Sincerely,
Dr. Brad A. Martell, Ph.D.
Resident of Campus Glen neighborhood

Grant Beck

From: cassy Randolph <doreimo@yahoo.com>
Sent: Thursday, March 3, 2022 8:16 AM
To: Samra Seymour
Subject: Chevron Gas Station and Convenience Store to be Built at Willamette Blvd and Campus Glen Dr

You don't often get email from doreimo@yahoo.com. [Learn why this is important](#)

Ms. Seymour:

Good morning. Please reconsider the location for the chevron gas station and convenience store and move them away from the neighborhood park.

It will create unnecessary stress to the parents and residents as to our children and neighborhoods safety.

Understand parts of willamette drive are considered as commercial and industrial, why not keep the gas station and convenient store to that part, so less traffic and people to the residential side.

Many families use the park daily and planning events such as Easter egg hunts, BBQs, and daily walks and outdoor play for little kids, so it is a high foot traffic area, gas station and convenience store will bring more traffic to campus glen road and endanger the families walking to park, also the safety of our children. Homeless is also a big issue in WA, there are always homeless people around gas station, no matter the location. It may sounds cold hearted, but in reality, no one wants homeless people in their neighborhood, as it will decrease the property value and increase safety concerns of their home and families. Please reconsider this project and the many negative impacts to the neighborhood.

Thank you.

Cassy Randolph
Resident of Campus Green Community

Grant Beck

From: Nicole Williams
Sent: Wednesday, March 2, 2022 5:10 PM
To: Samra Seymour; Rick Walk; Grant Beck
Subject: Project 20-310 email
Attachments: email from Mayor Ryder.pdf

Good afternoon,

Please find attached an email received by Mayor Ryder regarding project 20-310. I apologize but I am unable to forward messages from Council directly.

Thanks,

 **Nicole Williams**
Executive Assistant to City Manager Scott Spence
360.438.2620
NWilliam@ci.lacey.wa.us

This email and any attachments hereto may be considered records subject to public review.

Sandra Redd Grant

Nicole Williams

From: roberta shawver <rashawver@gmail.com>
Sent: Saturday, February 26, 2022 4:04 PM
To: Andy Ryder
Subject: Meridian campus gas and market

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr. Ryder:

I am writing to express my deep concerns and strong disapproval of the development of the Meridian Campus Chevron project. The the Hawks Prairie expansion was created with a two-fold purpose: 1) to accommodate light industry in the form of large warehouses, and 2) to construct an expansive new housing community. It is my opinion that if this expansion is to continue to be successful, strict attention must be paid to the health and well being of the residential area. It needs to be preserved as an attractive, safe and thriving place where people will want to live and raise their families.

One of the most attractive amenities in this area is the lovely Meridian Neighborhood Park. It is well used and enjoyed by community members of all ages for its nature, playground and sports facilities. If, indeed, a gas station is needed in this community, it is my adamant opinion that locating it directly across the street from this park is absolutely the wrong place.

Many studies have shown that increased criminal activity is associated with gas/convenience store facilities, including kidnapping, sexual predatory actions, drug dealing, theft, robbery and late-night vandalism. Many convenience stores also sell alcoholic beverages, adding to concerns about sales to minors. This is not beneficial community life or property values.

In addition, there are serious safety issues for children and others crossing the street to access the park. There is no crosswalk on this corner and pedestrians, young and old, make this crossing at great peril. The traffic is already heavy and prone to excess speed. An increase in traffic to a gas station at this particular location seems like a tragedy waiting to happen.

Salish Middle School is located just two blocks away and across Willamette Drive. As a volunteer Safety Patrol monitor, I have personally witnessed several close calls between young pedestrians and careless drivers. I have great concern that not only will vehicle traffic be increased on this corner, but student crossings of this busy intersection will also increase as students will be attracted to purchase after school snacks.

An additional concern is that this service station abuts single family homes, and is directly across the street from many others. The current businesses in this area fit into the rhythm of the community. As night falls, their lights are dimmed and traffic ceases. The impact of all night bright lights and noise from a constant influx of customers would have a dramatic and negative impact on the families living in these homes.

I also strongly question the need for a gas station in this community at all. There are at least six gas stations within a one to three mile radius of Willamette Drive. There are many more if the radius is just slightly expanded. There is certainly not a need for another gas station, and one has to wonder if it makes good business sense to have a glut of the same type of business in such close proximity. **I believe this to be especially pertinent in view of our commitment to decrease gas powered vehicles over the coming years. Thurston County specifically is in the midst of building electric charging stations. I wonder how building another gas station in this area can be justified.**

Thank you for your interest and attention to the concerns of our community. I sincerely hope the application for development of the Meridian Campus Chevron is not approved.

Sincerely,
Roberta Shawver
8629 Christa Drive N.E
Lacey, WA 98516

Grant Beck

From: King Palomar <king.palomar@gmail.com>
Sent: Wednesday, March 2, 2022 4:27 PM
To: Samra Seymour
Subject: STOP GAS STATION FROM MCROA!

You don't often get email from king.palomar@gmail.com. [Learn why this is important](#)

Hello Samra Seymour, I am contacting you in regards to the proposed gas station to be built across Meridian Park. I would like to loudly go against to the proposal. I do not think the neighborhood would be pleased to add even more traffic and noise in our neighborhood. WE as a COMMUNITY, appreciate and take pride with the quiet nature of our neighborhood. And I strongly believe the people who live here do not mind the distance between us and other retail stores or in this case gas station. This gas station will not be supported by the neighborhood even if they push to build. My family and I have owned our home since 2010. Actually our home was one of the first homes in the community and we have been one of the first family who has moved and kept this community safe and quiet away from the chaos and Huggle and bustle. Arguably the area has been developing rapidly and we cannot control that. However, this proposal is LITERALLY too close to home and we would like to be heard about our disagreement to this proposal. Thank you very much and with much hope. HEAR US OUT AND STOP THE GAS STATION!

Sent from [Mail](#) for Windows

Grant Beck

From: Pov Sam <povsam81@gmail.com>
Sent: Wednesday, March 2, 2022 3:20 PM
To: Samra Seymour
Subject: Meridian Campus gas station

[You don't often get email from povsam81@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hi Samra,

I am a resident/homeowner in meridian campus and I opposed another gas station, especially in my residential community! Please do not let the city move forward with this gas station. This is a residential community that should stay as is and not bring any more foot or car traffic to this area. The park is across from this proposed gas station which can caused a dangerous situation for kids crossing the street if the area becomes busier. Also, we want to preserved this community as a residential area and not a busy commercial area!

Regards
Cameron and Pov Grunberg

Sent from my iPhone

Grant Beck

From: MIRCHELLE MC KOY <mmckoy123@comcast.net>
Sent: Wednesday, March 2, 2022 2:46 PM
To: Samra Seymour
Subject: Project 20 - 310: MERIDIAN MARKET AND GAS)

You don't often get email from mmckoy123@comcast.net. [Learn why this is important](#)

As a 14 year resident of Campus Meadows. I reject, disapprove, and do NOT support any current and future planning of a Gas Station where Schools is in close proximity. There is NO benefit to Campus Glenn and Campus Meadows having a Convenience store and gas station located right beside our neighborhood and Park, where kids play and ride their bikes all the time. Besides the recurring theme that has been voiced by most residents about Cancer causing agents of petroleum. I have my own.

I want my opinions added and stated. Convenience stores accounted for about 3% of violent crimes overall in 2020, and gas stations accounted for about 2%, according to new statistics released by the Federal Bureau of Investigation (FBI). Out of a total of 675,715 violent crimes represented by National Incident-Based Reporting System (NIBRS) data, 20,108 incidents occurred at c-stores in 2020, and 11,795 occurred at gas station, the data shows.

These are the facts and can't be disputed. That means we will see an increase in violent crimes which puts our entire community in danger and at risk. This would be considered a clear and present danger once it goes into operations. This community is mostly families with kids. Nobody want's to live in fear of their health and safety. The City of Lacey should deny the request to build, because this project doesn't meet EPA compliance and no documented Risk Assessment has been performed and shared with the residents of Campus Glenn and Campus Meadows to show that this project has no qualitative or quantitative risk that would show low probability and low impact to humans.

Thank you,

Mirchelle McKoy
8964 Campus Meadows LP NE

Grant Beck

From: Ryan Andrews
Sent: Wednesday, March 2, 2022 8:44 AM
To: Peri Edmonds; Samra Seymour
Cc: Elissa Fontaine; Grant Beck
Subject: RE: Gas Station

Good morning Peri. This e-mail needs to go to Samra as part of the record on the proposed project. Since it is quasi-judicial this cannot go to the council at this time.

If you get any others you can send them on to Samra for the project record.

Thanks,
Ryan

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

From: Peri Edmonds
Sent: Wednesday, March 02, 2022 8:14 AM
To: Ryan Andrews <Randrews@ci.lacey.wa.us>
Cc: Elissa Fontaine <efontain@ci.lacey.wa.us>
Subject: FW: Gas Station

Ryan,

The following email was sent to our Public Comment inbox. I have a couple of questions:

- 1) Is this something you or your staff want to respond to?
- 2) Would this be considered quasi-judicial and, therefore, it should not be submitted to the City Council for the 3/3 Council meeting?

Thank you.
Peri

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

From: mims gordon <mimsgo@yahoo.com>
Sent: Tuesday, March 1, 2022 9:27 PM
To: PublicComment <PublicComment@ci.lacey.wa.us>
Subject: Gas Station

[Warning! External Email]

[You don't often get email from mimsgo@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hello, my wife and I live in Jubilee in the Hawks Prairie community. The surrounding neighborhoods are the places my wife and I ride our bikes, walk our dogs, have picnics, participate in community activities and enjoy garage sales, helping neighbors find lost pets, and take sick neighbors care packages. In other words, we don't just live in a house in Jubilee; we live in the community of Hawks Prairie.

As such, we've so enjoyed our quiet community, watching children play, and taking care of our fellow neighbors. So hearing of a possible gas station at the proposed setting has been a kick in the gut. Not only is it unnecessary (we have plenty of gas stations nearby), the placement across from a park? Makes it shocking. Gas stations don't just attract people who want to buy gas, after all. They invite much more, and our community is already seeing an uptick in crime such as break-ins, stolen cars and vandalism. We don't need another gas station, and we really don't need the 24/7 activity it would bring. ESPECIALLY right across from a children's park. My wife and I strongly vote NO on this, and I truly hope the city council pays attention to what their constituents want.

Sincerely,

Mims Gordon and Marie Williams

40A - 17

Grant Beck

From: Marcena Fuller <marcenafuller@gmail.com>
Sent: Tuesday, March 1, 2022 10:31 PM
To: Samra Seymour
Subject: Campus Glen

You don't often get email from marcenafuller@gmail.com. [Learn why this is important](#)

Please consider the children crossing this busy road to get to school. If a gas station is built in this neighborhood it will become a Diaster for this community. The safety of children crossing the busy street to school, the access to a convinence store and gas station doesn't belong in this park where we walk our dogs, kids play. There is a store less than 1/2 mile that provides these services. Put these things along Martin Way. Not in a community that utilizes the park for comfort. Thank you

Grant Beck

From: brad-n-lori@juno.com
Sent: Tuesday, March 1, 2022 5:50 PM
To: Samra Seymour
Subject: Proposed Chevron Gas Station/Store Willamette Blvd & Campus Glen Dr

You don't often get email from brad-n-lori@juno.com. [Learn why this is important](#)

TO: Samra Seymour, Senior City Planner of Lacey, WA
RE: Proposed Chevron Gas Station/Store Willamette Blvd & Campus Glen Dr

Dear Ms. Seymour and Lacey City Council:

I am writing in opposition of the proposed Chevron Gas Station/Store at Willamette Blvd & Campus Glen Dr. Please consider my reasons for this opposition and include them as part of the community opinion at the next city council meeting on this topic.

My family chose to move to this neighborhood because of the strong emphasis on greenspace. The excellent planning of this residential area makes it feel insulated from the hustle and bustle of local commercial corridors. Families enjoy the easy and surprisingly quiet walk to the William Ives trail and Meridian Neighborhood Park. We enjoy knowing our young teenagers can walk to and from school without excessive danger to traffic.

Locating a gas station/convenience store on the corner of Willamette Blvd & Campus Glen Dr would negatively impact this community in the following ways:

- It would bring unwanted air pollution and noise pollution to an otherwise quiet nature-focused area.
- It would endanger the health of middle school children by increasing access to excessive caffeine/sugar/junk food and possibly illegal access to alcohol, tobacco, and vaping supplies. (All it takes is one irresponsible older sibling working at the station to provide youngsters with beer or vape cartridges.)
- The pedestrian crossing at Willamette Blvd & Campus Glen Dr would become exponentially more dangerous to cross.
- It would encourage loitering.
- It could lower the property value of nearby homes.

My family and friends feel the lot would be better served to expand the greenspace of the neighborhood.

Thank you for your time and attention, and for allowing local residents to have a stake in this locally important decision.

Lori Martell
Resident of Campus Glen neighborhood

Grant Beck

From: John Matykowski <mattyjj@comcast.net>
Sent: Tuesday, March 1, 2022 4:22 PM
To: Samra Seymour
Subject: Project #20-310 - Meridian Market

[You don't often get email from mattyjj@comcast.net. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Ms. Seymour,

My name is John J. Matykowski and I live at 3537 Lanyard Dr. NE, Lacey. My home is in the Campus Glen neighborhood which is located immediately west of Willamette Dr. and directly north of Campus Glen Dr. and Salish Middle School.

I am writing to comment on the proposed gas station/convenience store destined for the corner of Willamette Dr and Campus Glen Dr. I would like to voice my opposition to a gas station at this location for many reasons.

The primary reason for my opposition is the negative impact it will have on traffic in the area. The Willamette Dr / Campus Glen Dr. intersection is the primary juncture for four separate communities within the Meridian Campus Residential Development. This intersection is also the primary ingress/egress point for the Salish Middle School which is located just west of the intersection. The primary traffic control elements are stop signs on Campus Glen Dr. at Willamette Dr. The traffic congestion present at school opening and closing times approaches unbearable even now. Hopefully any traffic studies done in conjunction with this permit request took place when school was actually in session (to include end of school day timeframe). Additionally there is a regulated cross walk on Willamette Dr. just north of the proposed site. At times, traffic on Willamette gets backed up into the intersection while waiting for pedestrians to cross. The entrance/exit onto Campus Glen Dr. from the proposed site is in very close proximity to the stop sign at Willamette and will only exacerbate the traffic issues experienced right now. Before approval, recommend an in-depth traffic study be completed. Should this permit request be approved, a traffic light at that intersection and a speed limit reduction on that portion of Willamette Dr. should also be seriously considered to mitigate the traffic impact. Obviously, traffic impact is my primary concern.

Of course my opposition is based on other factors as well. The proximity to the Meridian Neighborhood Park (directly across Campus Glen Dr. to the south) as well as the residential areas immediately nearby is another concern. The potential danger and impact on residents from fuel spills and fumes must be considered. The retail environment with increased lighting and noise this will generate in the area is an additional component of my opposition. The possible sale of alcohol and tobacco products so close to a public park heavily utilized by children of all ages and the Salish Middle School is also a concern.

In closing I ask that serious consideration be given to denying this permit request. There is overwhelming opposition evident among many residents of the area. The fact there are at least four existing gas stations/convenience stores within 3-4 miles from this location is another factor to be considered. I would respectfully ask to be notified of any public hearings that may take place in relation to this permit approval process.

Thank you for your time,
John J. Matykowski

Grant Beck

From: Jan Johnston <mandjohnston@comcast.net>
Sent: Tuesday, March 1, 2022 4:09 PM
To: Samra Seymour
Subject: Gas Station and convenience store

[You don't often get email from mandjohnston@comcast.net. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Ms Seymour,

My husband and I live in Campus Glen for 15 years now, and in the last few years they have built a middle school, Salish middle school which is great for our neighborhood but then Amazon put in a warehouse next door to the school and now we have semi trucks going by several times a day and if that is not stressful enough now they want to put in a gas station and convince store across from the park where children are in that park all the time and is right up the street from Salish Middle School. This is a very dangerous move for the city, kids are crossing back and forth all the time and that corner is so busy right now it will be a mess if that gas station goes in. We don't need a gas station in the middle of our neighborhood.

Thank you,

Sincerely,

Mike and Jan Johnston

Grant Beck

From: Gt K <emergern1196@yahoo.com>
Sent: Tuesday, March 1, 2022 3:30 PM
To: Samra Seymour
Subject: Convenience Store Willamette & Campus Glen---ALL FOR IT

You don't often get email from emergern1196@yahoo.com. [Learn why this is important](#)

Dear Lacey City Council member,

I am all for a new convenience store and gas station on the corner of Willamette & Campus Glen.

I think the flyer I found on my front door 03/01/2022 is ridiculous and makes many unproven assumptions.

There are probably several thousands of extra miles driven to get to another convenience store if you consider all of the households and families in this development.

I vote for the store.

Gregory Kidwell
4263 Dudley Dr NE
Lacey, WA 98516

Grant Beck

From: Art McCluskey <artjmccluskey@comcast.net>
Sent: Tuesday, March 1, 2022 6:48 AM
To: Samra Seymour; Ava McCluskey
Cc: Ava McCluskey (Wife)
Subject: City of Lacey Project 20-310 -- Opposition to Project (Traffic Concerns)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour

Thanks for your recent email update on the subject project and guidance on submitting comments.

As a resident of the Campus Park neighborhood in Meridian Campus, I oppose adding a gas station and convenience store at the corner of Willamette Dr. NE and Campus Glen Dr. NE because of the additional traffic it will generate. The market analysis provided by the developer and available on the City's website indicates thousands of potential customers north of the proposed location. Very few of these customers will be within walking distance of the convenience store and in order to utilize the gas station, they will obviously need to drive to the site. This large customer base (18,000 according to the market analysis document) will greatly increase traffic in this quiet residential area.

I respectfully request that our concern be added to the compiled list of concerns from the Meridian Campus community and become part of the minutes of the upcoming City Council meeting. The community requests that all of our opposition be on record in order for the Council to be aware of each and every objection.

Thank you,

Respectfully submitted,
Ava and Art McCluskey

Grant Beck

From: regncheri <regncheri@protonmail.com>
Sent: Monday, February 28, 2022 6:08 PM
To: Samra Seymour
Subject: Gas station across from our community

External Email Warning! Use caution before clicking links or opening attachments.

Cheri Smith
3507 Beckett ST NE.
Lacey, WA 98516
770-289-7759

Samra Seymour,

I am heart sick at the thought of a Gas station right across from our beautiful neighborhood! I have to believe that it will reduce the values of our homes. Right now we have beautiful trails winding through peaceful woods that allows us to embrace and enjoying nature. A children's playground that both children and parents may enjoy their time together outdoors; without smelling gasoline and enduring the noise that accompanies these types of business.

Please do not destroy our neighborhood!

Cheri Smith

Grant Beck

From: Nicole Williams
Sent: Monday, February 28, 2022 8:29 AM
To: Samra Seymour
Cc: Rick Walk; Grant Beck
Subject: FW: NE Lacey development

Hi Samra,

Below is an email sent to the City Council regarding project 20-310.

Thanks,

 **Nicole Williams**
Executive Assistant to City Manager Scott Spence
360.438.2620
NWilliam@ci.lacey.wa.us

This email and any attachments hereto may be considered records subject to public review.

From: Joe Rinehart
Sent: Saturday, February 26, 2022 10:18 AM
To: City Council
Subject: NE Lacey development

External Email Warning! Use caution before clicking links or opening attachments.

Excerpted from The Washington Post, 2/26/2022:

CO₂ pushes temperatures higher, but **carbon “sinks,” including forests and in particular the oceans, absorb almost half of the CO₂ that is emitted, causing atmospheric CO₂ levels to drop, offsetting the delayed warming effect.** Knowing that 30 more years of rising temperatures are not necessarily locked in can be a game-changer for how people, governments and businesses respond to the climate crisis. Understanding that we can still save our civilization if we take strong, fast action can banish the despair that paralyzes people and instead motivate them to get involved. Lifestyle changes can help, but that involvement must also include political engagement. Slashing emissions in half by 2030 demands the fastest possible transition away from today’s fossil-fueled economies in favor of wind, solar and other non-carbon alternatives. That can happen only if governments enact dramatically different policies. If citizens understand that things aren’t hopeless, they can better push elected officials to make such changes.

The Meridian commercial plan for NE Lacey, which includes a gas station, does not comply with the vision statement of Lacey City Council as it relates to environmental protection as well as quality of life issues. Development in NE Lacey has eliminated large amounts of carbon sinks and replaced them with asphalt, concrete, increased carbon emitting vehicle traffic all of which add to increasing temperatures in the area. Lacey desperately needs to amend its zoning requirements to stop this unbridled destructive development.

Joseph Rinehart 8423 Vashon Dr NE, Lacey

Grant Beck

From: Krista McClellan <mosskrista@gmail.com>
Sent: Monday, February 28, 2022 5:14 AM
To: Samra Seymour
Subject: Constituent Request

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To whom it may concern:

I am a resident of the hawks prairie area. I have a child that attends Salish Middle School and two other children that will be attending Salish Middle School in the future.

I am writing to request review of the development of a gas station across from Meridian park and Salish Middle School. This area regularly has kids playing and traveling on foot and bike. There is a meridian in the road that makes turning in and out of this street difficult. There have been concerns as is when turning out of the school into this intersection. Increase traffic from a gas station would be dangerous on this corner.

This location should be reconsidered. There are many areas of development a few blocks down the road in multiple directions that would be much more suitable for a gas station. Please do not bring more cars and traffic into an area regularly frequented by children.

Sincerely,

Krista McClellan
Lacey resident

Grant Beck

From: mksantiago09@gmail.com
Sent: Sunday, February 27, 2022 9:29 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

External Email Warning! Use caution before clicking links or opening attachments.

No to the gas station! As a home owner in this neighborhood I do not want this as I feel it will create more traffic at a busy intersection and unsafe for children at the park and unsafe for the children who walk to Salish Middle School.

Thank you,
Melinda Santiago

Sent from my iPhone

On Feb 23, 2022, at 4:23 PM, Samra Seymour wrote:

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members.

Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

420 College St SE

Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: John Jeffreys <jeffreys741@comcast.net>
Sent: Sunday, February 27, 2022 7:31 PM
To: Samra Seymour
Cc: jeffreys741@comcast.net
Subject: Gas Station Convenience Store

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

We have been citizens of Lacey and resided in Meridian Campus since 2001. We strongly oppose adding a gas station and convenience store at Willamette Blvd NE and Campus Glen NE for two main reasons. The first reason (and most obvious) is an additional gas station and convenience store is not needed. Residents currently entering/departing Meridian Campus on Marvin Road or Meridian pass numerous gas stations and convenience stores. For example, gas stations and convenience stores already exist at the intersection of Meridian Road and Martin Way and a 7-Eleven with gas pumps exists nearby on Marvin Road.

Our second reason (and most important) is maintaining child safety. A playground is located across the street from the proposed site and Middle School children walk to/from school passing the proposed site. Adding a gas station and convenience store across the street from the playground with the associated additional vehicular traffic turning in and out will only increase the potential for pedestrian accidents.

We are not sure what analysis was used to determine building an additional gas station and convenience store was the best use of this site. A better use of this site (and a real community service) would be to build a skate park and additional basketball courts for youth/residents to use.

Please add our opposition to the minutes of the upcoming City Council meeting as we want our opposition on record. We want the Council to be aware of every objection.

Thank you for considering our input.

Sincerely,

John & Teresa Jeffreys
98516

Grant Beck

From: Marysa Stevens <marysa.stevens@gmail.com>
Sent: Sunday, February 27, 2022 1:38 PM
To: Samra Seymour
Cc: William A. Stevens
Subject: Oppose planning of commercial buildings in Hawks Prairie

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Ms. Seymour,

We are writing to voice our opposition to the proposed development of a gas station/mini market in Meridian Campus. Our family frequents the restaurants on Britton and appreciates having a pharmacy and medical clinic there. This community desperately needs a grocery store that doesn't require crossing the I-5 or going down to Sleater Kinney. However, the proposed location off Willamette and London Loop is unacceptable.

- The traffic there is already difficult to maneuver when parents and buses of middle school students are doing twice a day drop off/pick up.
- There are hundreds of students who walk home, crossing that busy intersection that only has a two-way stop.
- Additionally, we have a young daughter who loves going to the big Meridian park, but I fear this development will cause safety concerns with additional traffic.
- This is a residential neighborhood, and the homes and residents will now have a gas station as their view. This is unacceptable for what Hawks Prairie is designed to be: a comfortable, beautiful, safe community.
- The proposed commercial buildings **are not** meeting the needs of our community: we don't need another coffee shop, there is one just a block down the road from this one that residents love, we don't need a dental clinic in the middle of a housing community, this is not a good fit for a restaurant that would have patrons in the evenings and on weekends in a quiet community.
- That lot would be better suited to give back to the community and environment by planting native species; we have lost tremendous amount of forest in Hawks Prairie, most recently off Marvin Way, for another proposed commercial development.
- The construction process itself would be a massive inconvenience and dangerous situation for the many children, pets and families who walk this neighborhood.

We support the idea of a market and what is proposed by the developers, but this is not the right location. This community has grown tremendously since we first moved here in 2013, and we appreciate progressive initiatives to provide for the community. However, we have had to make adjustments to become an "industrial community" with semi trucks, self-storage and factories.

The development of this market would irrevocably alter the culture, landscape, safety and home values of this neighborhood.

Please reconsider this proposal and build it on another open lot that is not right next to homes and a busy intersection.

Thank you for your consideration,
Dr. and Mrs. Stevens

Grant Beck

From: Dan K <dankurtz@gmail.com>
Sent: Sunday, February 27, 2022 10:53 AM
To: Samra Seymour
Subject: Revised and added comments regarding "20-310: MERIDIAN MARKET AND GAS"

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I am writing with revised and added comments to my original email regarding the project "20-310: MERIDIAN MARKET AND GAS".

Comments regarding 20-310 Meridian Market and Gas:

1. Are the developers local citizens as stated in their narrative?

In the 'Meridian Market Narrative' file it states that Northwest Investors LLC live in Thurston County and are local citizens.

According to the LLC registration with the state of Washington, Northwest Investors LLC is located in Federal Way and the registered agent for that LLC is Kulvinder Singh with the mailing address of 30514 25TH PL SW FEDERAL WAY, WA 98023 and is linked to a 206 area code phone number (<https://www.sos.wa.gov/corps/business.aspx?ubi=604552098>).

The applicant on the General Land Use application is named Navi Grewal with the same mailing address in Federal Way along with a 206 area code phone number. According to a simple Google search, the mailing address associated with Northwest Investors LLC is a single family residential home in Pierce County.

I am commenting to ensure that what was stated by Northwest Investors LLC is true and that they (Navi Grewal and/or registered LLC agent Kulvinder Singh) are citizens of Thurston County. If it's found that they are not actual local Thurston County citizens as stated, how can we the local citizens trust that they truly do have the community as a priority and "want to give back to the community" as stated in their narrative. If they aren't telling the truth about their county of residence, how can it be expected that the local citizens and community can trust the rest of what they have written about this project?

2. Are you able to submit a land use application for a project with the City of Lacey before ownership has officially been recorded by the Thurston County Assessors office?

According to the Thurston County assessor's website, the property (**11936340200**) was sold in April of 2021 to Northwest Investors LLC. The General Land use application from Northwest Investors LLC and Brad Kauhl is dated February 2021, two months before the sale was officially complete according to the county assessors website.

3. The LLC's provided market analysis states that there is a long-term decline in the sale of gas and tobacco. If this is true, why do the developers want to sell gas if the outlook of the gasoline retail industry is declining?

The inclusion of gasoline in this project is concerning to me as a local citizen due to environmental factors, traffic concerns, and the future decline of gasoline sales resulting in the pumps and gasoline storage tanks no longer being needed in the future. With the USA and Washington state wanting to end the sales of gasoline powered vehicles by 2035, the Boston Consulting Group is predicting that the sales of electric vehicles will outnumber gas powered vehicles by 2030, this same group calculates that 25-80% of gas stations becoming unprofitable by 2035 (the LLC's own market analysis also states there will be a long term decline in gas and tobacco sales), I do not see the benefit of the installation of gas pumps and underground storage tanks at this location. While the sale of gas may help Northwest Investors LLC profits in the very short-term future, the prediction of declining sales resulting in gas pumps and gas storage tanks no longer being used and ultimately needing to be removed; as a local citizen I am worried about the environmental risk of possible leaks from the storage tanks and/or spills and don't see how the short-term profitability for one LLC outweighs the threat of long-term environmental impact to the many local residents.

While the LLC's market analysis states that there will be a decline in gasoline sales, they also say that the sale of gasoline is needed to get people/traffic to come to this location. Unfortunately, the location of this proposed market and gas station is located across from a city park, within a mile of a local middle school and it sits at the intersection of a local road that consists of 4 lanes with a median in the middle and only a stop sign controlling the traffic at Willamette. This intersection is already difficult for drivers to make left turns and/or go straight across to and from Salish Middle school. The added increase of traffic due to this project will only further the difficulty for drivers and pedestrians such as children walking to school as they attempt to pull out into or cross Willamette.

As a local citizen, I do not believe the need for a convenience store gas station is justified for the local area, while I understand that the property is zoned for commercial retail, I would like to see the developers work with the 9500+ local residents and build something that will not threaten the area with potential long term environmental impacts due to gas tanks/pumps and increased traffic.

Thank you,

Dan Kurtz

3929 Amelia Court NE

Lacey, WA 98516

On Fri, Feb 25, 2022 at 11:23 AM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

I am out of the office and will return Monday, 2/28. If you need immediate assistance please call 360.491.5642.

Grant Beck

From: Rene Savage <RSavage@stellarindustrial.com>
Sent: Sunday, February 27, 2022 9:48 AM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

External Email Warning! Use caution before clicking links or opening attachments.

Good morning. I love everything about the plan with the exception of the gas station.

Rene Savage
 V.P. Technology Solutions
 T:253-593-3411 | C:253-307-9623 | F:253-383-0943
www.stellarindustrial.com



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Stellar Fundamental of the Week: [SPEAK STRAIGHT](#). Speak honestly and with a giving spirit – in a way that helps to make progress. Be sincere, say what you mean, and be willing to ask questions, share ideas, or raise issues that may cause conflict when it’s necessary for team success. Mine for constructive conflict. Be courageous enough to say what needs to be said. Address issues directly with those who are involved or affected. Use face to face or phone communication to create clarity; emails do not promote effective two-way communication. FOUO

From: Samra Seymour
Sent: Wednesday, February 23, 2022 4:23:12 PM
To: Samra Seymour
Subject: City of Lacey Project# 20-310: Meridian Market and gas

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner’s docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City’s website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | [Senior Planner](#)

(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503
www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department
360.413.3541 direct

Grant Beck

From: Leif Erixson <erixonleif78@gmail.com>
Sent: Sunday, February 27, 2022 8:47 AM
To: Samra Seymour

External Email Warning! Use caution before clicking links or opening attachments.

Good morning my name is Dennis Erixson and I am writing this email in regards to project number 20-310 the proposed gas station on campus Glenn and Willamette Drive. I'm a pretty private person I've actually never reached out to my local city council before but when I heard of this proposal I felt obligated to write this email.

I'm sure you've received many emails that have many reasons why this proposal is wrong for our community. I have a family and children like many of my neighbors and so for me there's a couple main issues that keep me up at night. First off I'm sure that you've been out to the proposed site and seen the area. There is beautiful scenery out here and a park right there and a school across the street. The reason why I bought my house in this neighborhood is because there was no commercial businesses around. Adding a gas station right there would drastically increase the volume of traffic which will endanger the kids that walk to the park and go to school and also create a lot of noise and extra light at night that will be a horrible addition to the homeowners in that immediate area.

The other main issue that I have is what type of people that will bring to our neighborhood. Gas stations are magnets for transient people. I truly believe the reason why the homelessness population has not come on the water side of the freeway is because there's not a lot of panhandling they can do out here. Adding that gas station in the proposed location will make our neighborhood less safe.

Lastly I don't see the need for a gas station in this area. As I said before I'm a private person and I admittedly don't know all of my neighbors but I have spoken to about 20 of my neighbors and all of them strongly disagree on this proposal. None of them feel like there's even a need for a gas station over here. There are gas stations literally 5 minutes down the street on Meridian and Martin Way. If you traveled the other way there's an Arco station and a 7-Eleven station with in a 5 min drive. There are plenty gas stations!! I would rather keep the park nice and keep our children safe and keep our neighborhood small and local and quiet. Just my two cents thank you for your time.

I've also heard of a mailing list that I could be put on or an email list so I can get updates about this proposal. If that's possible I would greatly appreciate it.

Dennis Erixson
9134 Deni Dr NE, Lacey, WA 98516
erixonleif78@gmail.com

Grant Beck

From: RL LaM <2lamrs@gmail.com>
Sent: Saturday, February 26, 2022 11:08 PM
To: Samra Seymour
Subject: Say No to Gas Station!

External Email Warning! Use caution before clicking links or opening attachments.

Hello Samra,

I saw you at the Lacey Timberland library ribbon-cutting and understand that as city planner, you are the person to share concerns with about a gas station proposed for our Campus Glen neighborhood. As a new resident here of only 5 months, I and my husband were at the protest today pictured in part below, because we believe a gas station with its extended hours, lights, noise and traffic increase is definitely not a sound idea for this location. We live a little more than a football field down the road, but often walk from our home at 9028 Campus Meadows Loop NE the short distance to the William Ives trailhead to walk the trail, and that's only a football field away from the London Loop bus stop which will be at the border of the gas station. A park and playground is directly across the street. Our 7-year old grandson lives within a couple of miles of the park and sometimes rides his bike there with a parent, where we meet up. A school is just across the way with another one planned close by as well, I was informed by an old-timer here. With all that in mind, I'm sure it's clear that quality of life will be majorly impacted if this proposal goes through, a very important factor for your consideration!

The impermeable surface required for the project construction is another troubling issue since the retention pond up Willamette Dr in Jubilee neighborhood was completely full last month and there was essentially a river feeding it, a resident there told me, showing pictures of both. With more tree cutting to further erode soil, flooding could perhaps occur in lower elevations by the gas station - another reason to reject it, especially since there are 5 gas stations within less than 3 miles of the proposed one, not counting the nearby 7-11 which is already a convenience store with gas pumps.

Flooding, noise, pollution and quality of life concerns...can you think ice cream store?

Thanks for seriously looking at the future,
Regina LaMar



Grant Beck

From: Peter Manibusan <notespjm@icloud.com>
Sent: Saturday, February 26, 2022 10:20 PM
To: Samra Seymour
Subject: Re: 20-310 Meridian Campus Chevron and Retail
Attachments: A100 SITE PLAN FLAT.pdf; ATT00001.htm; CUP-2
 _Conditional_Use_Permit_Application.pdf; ATT00002.htm

External Email Warning! Use caution before clicking links or opening attachments.

Samra whats the deal? As a senior planner, You can just say no to the gas station? This location would be better suited for a dog park or green belt.

Near a middle school and future elementary school? Really?

-Peter

Sent from my iPhone

On Apr 1, 2021, at 20:23, Samra Seymour wrote:

Good evening,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Louis Stout <loustout@hotmail.com>
Sent: Saturday, February 26, 2022 6:59 PM
To: Samra Seymour; Rick Walk; Sarah Schelling; Reace Fant
Cc: CD-Planning
Subject: Meridian Gas Station

[Warning! External Email]

I'd like to record my support for the proposed gas station at the corner of Meridian Drive NE and Campus Glen Drive NE. It's a perfect location and much needed.

Louis Stout
loustout@hotmail.com
(360) 228-8835

Grant Beck

From: roberta shawver <rashawver@gmail.com>
Sent: Saturday, February 26, 2022 4:19 PM
To: Samra Seymour
Subject: Meridian Campus Gas & Market

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

I am writing to express my deep concerns and strong disapproval of the development of the Meridian Campus Chevron project.

The the Hawks Prairie expansion was created with a two-fold purpose: 1) to accommodate light industry in the form of large warehouses, and 2) to construct an expansive new housing community. It is my opinion that if this expansion is to continue to be successful, strict attention must be paid to the health and well being of the residential area. It needs to be preserved as an attractive, safe and thriving place where people will want to live and raise their families.

One of the most attractive amenities in this area is the lovely Meridian Neighborhood Park. It is well used and enjoyed by community members of all ages for its nature, playground and sports facilities. If, indeed, a gas station is needed in this community, it is my adamant opinion that locating it directly across the street from this park is absolutely the wrong place.

Many studies have shown that increased criminal activity is associated with gas/convenient store facilities, including kidnapping, sexual predatory actions, drug dealing, theft, robbery and late-night vandalism. Many convenience stores also sell alcoholic beverages, adding to concerns about sales to minors. This is not beneficial community life or property values.

In addition, there are serious safety issues for children and others crossing the street to access the park. There is no crosswalk on this corner and pedestrians, young and old, make this crossing at great peril. The traffic is already heavy and prone to excess speed. An increase in traffic to a gas station at this particular location seems like a tragedy waiting to happen.

Salish Middle School is located just two blocks away and across Willamette Drive. As a volunteer Safety Patrol monitor, I have personally witnessed several close calls between young pedestrians and careless drivers. I have great concern that not only will vehicle traffic be increased on this corner, but student crossings of this busy intersection will also increase as students will be attracted to purchase after school snacks.

An additional concern is that this service station abuts single family homes, and is directly across the street from many others. The current businesses in this area fit into the rhythm of the community. As night falls, their lights are dimmed and traffic ceases. The impact of all night bright lights and noise from a constant influx of customers would have a dramatic and negative impact on the families living in these homes.

I also strongly question the need for a gas station in this community at all. There are at least six gas stations within a one to three mile radius of Willamette Drive. There are many more if the radius is just slightly expanded. There is certainly not a need for another gas station, and one has to wonder if it makes good business sense to have a glut of the same type of business in such close proximity. **I believe this to be especially pertinent in view of our commitment to decrease gas powered vehicles over the coming years. Thurston County specifically is in the midst of building electric charging stations. I wonder how building another gas station in this area can be justified.**

Thank you for your interest and attention to the concerns of our community. I sincerely hope the application for development of the Meridian Campus Chevron is not approved.

Sincerely,
Roberta Shawver
8629 Christa Drive N.E
Lacey, WA 98516

Grant Beck

From: Chris McAnnally <smithchris6@gmail.com>
Sent: Saturday, February 26, 2022 4:14 PM
To: Samra Seymour
Subject: proposed gas station at corner of Willamette and Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

I'd like to be included in your email list for information regarding this proposed build at the corner of Willamette and Campus Glen Drive. I've lived in this area for 13 years and am adamantly opposed to this build. Over the years I've contacted the DOT for City of Lacey repeatedly regarding how fast people drive on this road (Campus Glen). A usual speed is 35-50 mph. If this gas station was built, it would entice children to cross the road to get to snacks, candy, etc. It would endanger them, our environment with more trash, and pull in more traffic in a residential area. Why not build something that would ENHANCE our neighborhood? How about a swimming pool? Or skate board park? Or dog park?
Thanks-

Chris McAnnally
email: smithchris6@gmail.com

Grant Beck

From: jeannine leitch <jjheersink@hotmail.com>
Sent: Saturday, February 26, 2022 3:08 PM
To: Samra Seymour; City Council
Subject: Objection to gas station at Willamette and Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour, City of Lacey Council Members,

I'd like to add my name to the list of objectors to the proposed gas station at the corner of Willamette and Campus Glen. This is an extremely dangerous proposition due to the increase of vehicle traffic directly across the street from a busy park and at the major intersection where middle school students travel by foot/bicycle to and from Salish Middle School. I have three children who have walked to and from this park independently. I have also witnessed countless middle school children who pay little mind to oncoming traffic when school gets out. I also witness daily the speed limit of 35 being surpassed and the existing crosswalk being ignored by vehicle traffic. These factors alone make adding a gas station into the mix a dangerous proposition. As a child, I witnessed my own twin sister hit by a car, nearly dying. It isn't difficult to do the math on child vs car outcomes.

There are countless other reasons to oppose this gas station, of which I also agree: environmental hazard, drop in adjacent property value, noise pollution, attraction of unwanted crime.

I respectfully ask you to reconsider this addition to the community. It is unwanted and unnecessary given the number of gas stations nearby.

Please add this request to the minutes of the upcoming City Council meeting. I want my opposition on record. I want the Council to be aware of each and every constituent objection.

Thank you for considering my input.

Respectfully,

Jeannine Leitch

Grant Beck

From: Dennis Christianson <dennischristianson@outlook.com>
Sent: Saturday, February 26, 2022 10:51 AM
To: City Council; Samra Seymour
Subject: Say YES! Project 20-310 Meridian Market and Gas

External Email Warning! Use caution before clicking links or opening attachments.

To Lacey Planning and Council,

I am emailing again to express my STRONG support of the proposed project at Willamette/Campus Glen Dr/London Loop.

First off, let me thank those opposed for taking the time and spending the money to leave an unsolicited flyer at my front door. Because of their efforts I was reminded to once again express SUPPORT for this project.

As a 22 year resident of a home less than a mile from this site and as one who has watched and admired the City of Lacey for continually improving this area according to its master plan established decades ago, I am pleased with the options that should soon be approved on this site.

As near as I can tell by actually spending time on the planning webpages, this site has ALWAYS been zoned as NEIGHBORHOOD COMMERCIAL. Granted, the gas station is a conditional use, but it is certainly not the primary use. From reading the submissions of the applicant it is clear that the gas station has some business utility for the owners and offers some convenience for their customers; however, the owner's main goals on this site are to provide many other things I would like within a mile of my house – including the option to get gas. That is a good partnership.

I have no connection to the applicant whatsoever, but I do have a desire to see my neighborhood and Lacey, in general, continually IMPROVE. The City of Lacey made a decision and an allowance for Neighborhood Commercial at that location long before most of us moved here. It was a good decision. Hawks Prairie is a great place to live with improving home values. Let's keep that going.

Dennis Christianson
9216 Lewis Dr NE
Lacey, WA 98516

PS: I moved into my Campus Park home 22 years ago when much of the neighborhood areas were still trees and dirt including many acres directly behind me. My kids enjoyed playing free back there for several years. However, because I informed myself of the master plan I knew I would one day watch the trees come down and homes erected in their place. It didn't bother me. I chose to live here. However, when my neighbors complained about the trees coming down and nature being impacted and the master plan being enacted, I reminded them that the same thing happened in the late 1990s so we all could be living in our nice houses. I asked them why should we complain about someone else being given the exact same opportunity we were given? They had no answer. We now have some nice neighbors living behind us where there once were only trees. That's good. That was the plan all along.

Grant Beck

From: vlad.wic@comcast.net
Sent: Friday, February 25, 2022 4:23 PM
To: Samra Seymour
Subject: Gas Station & Convenience Store

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms Seymour,

As a citizen of Campus Reserve neighborhood, I would like to express my opposition to building the Gas Station at the corner of Willamette and Campus Glen because Gas Station in the residential area would be a source of extra:

- Traffic
- Noise
- Pollution

Also, building the Gas Station next to children park, middle school (and future elementary school across the street) would definitely have serious children safety concerns.

...not to mention that there is absolutely no demand for the gas station here...

Thank you for considering my voice.
Vlad Ivanenko

Grant Beck

From: charles clapp <chassuzziepizza@yahoo.com>
Sent: Friday, February 25, 2022 12:23 PM
To: City Council; Samra Seymour
Subject: Addendum to "Proposed gas station/convenience store at Willamette and Campus Glen - a bad idea"

External Email Warning! Use caution before clicking links or opening attachments.

Hello again to the Lacey City Council members and the Lacey planning Department,

This morning as I reread my email yesterday regarding the proposed gas station idea with suggestions as to where it would be better placed to minimize its commercial effects in a fully residential area, I realized I'd not suggested uses for the land the current proposal is focused on, the corner of Campus Glen and Willamette.

It appears this parcel was set aside for commercial development rather than be included in the housing area that surrounds it. To maintain the neighborhood quality already in place, perhaps this should be rezoned and a housing build-out take place. Based on the current housing density that surrounds the parcel, easily another dozen homes could be built.

Another idea is to make the parcel an extension of Meridian Park by increasing the outdoor amenities already offered, perhaps an water splash play feature or wading pool or an exercise lap pool. Perhaps put in a community building much like, but smaller in scale, the Lacey Community Center or like the Harbor House building at Percival Landing Park.

Another idea, if the commercial aspect of the parcel is desired, develop a structure or structures housing businesses or services complimentary to the residential quality, not harming it. Examples might include a medical practice, a vet clinic, administrative offices such as those on Willamette between Orion and 31st Avenue, insurance services, day care, etc., or other kinds of operations that don't rely on or attract increases in traffic with the only traffic being employees and much lesser need for customer parking.

Bottom line - If anything is to happen, building out the parcel residentially is the simplest solution with a Meridian Park extension being the second choice. Any commercial development should be of a type not increasing traffic

We don't need car based retail in this area.

Thank you again,
 Charles Clapp

 I am a resident in the Classic Heights subdivision that adjoins the Meridian Campus residential subdivisions and regularly walk, bicycle, and drive the entire area as I go about my daily affairs. Today I was enroute to the Timberland Library book return box at the fire station when I noticed a small group of area residents holding informational signs about the proposed gas station at Willamette & Campus Glen.

I'm pretty reserved about getting involved in such efforts because there can be so many valid points of view but not in this case. At first glance at some of the informative signs I was simply repulsed at such a terrible idea.

The best quality of the subdivisions north of 31st Ave. and between Meridian and Willamette up to 41st and then continuing further north, more residential areas between Meridian and and Marvin Rd. up to the shoreline, again the best quality of these areas is that all is residential.

The current injection of all the mega-warehouses in the area has already diminished a good deal of the quality due to the sizes of the buildings, the strip deforestation done to facilitate these developments, etc. One question could be, with all this commercial development, why not put this proposed project in such an area with an example being the current ARCO station at Marvin & Hawks Prairie. Why not consider the small commercial area where Juniper Coffee is located between Willamette & Hercules or in the warehouse commercial area along Willamette from Hogum Bay to Orion or even in the newly logged area between Marvin & Hogum Bay that's being developed for commercial purposes? Yes, I know there's already a 7-11 store across the street.

Which leads me to ask, what with so much retail just across I-5 in the Martin/Marvin corridor, why is another gas station needed anyway? I would think most of the population that the proposed facility would serve, pass through the retail opportunities (including fuel) already existing.

I don't believe another fuel/convenience stop is needed. It would take business away from the existing stops weakening their existing business No commercial center is needed at this location due to the presence of the Meridian Park across the street. Why enroach on the current safety of the park's users? Such a place could become a hangout for students of Salish Middle School with possible negative outcomes. Currently large trucks serving the warehouses on Campus Glen and Hogum Bay are not permitted on Willamette. Barring a change in this restriction, how would tanker trucks be able to serve the proposed facility? Such traffic isn't needed in this area.

I for one truly enjoy living in an area that is so residential with no commercial inroads to coexist with but having existing commerce available not too far away and concentrated along main roads, ie.Martin & Marvin, All these new warehouse developments are worrisome enough for the neighborhoods. We don't need further erosion of neighborhood quality by inserting smaller commercial pockets to wear the quality down.

For an exchange of ideas, please attend the informational demonstration by neighborhood residents at the proposed location on Saturday, February 26th, between 9AM to Noon.

Thank you,
Charles Clapp

Grant Beck

From: Alan Rathbun <ebert1951@yahoo.com>
Sent: Friday, February 25, 2022 11:37 AM
To: Samra Seymour
Cc: City Council
Subject: Opposition to gas station/convenience store @ Willamette Blvd and Campus Glen

[Warning! External Email]

Dear Ms Seymour

My fiancé and I are residents of the Campus Peak development and have lived here for nearly 3 years. We understand that Lacey is considering the development of a gas station/convenience store at the above referenced intersection across from Meridian Campus Park.

We are opposed to such development for a variety of public safety reasons but wish to highlight one specific concern. Both Lacey and Olympia continue to struggle with homelessness and the areas in which these people choose to shelter themselves. We are empathetic with their circumstance and hope our municipalities can develop solutions, however we think the addition of a convenience store in this location will simply attract another homeless encampment to the City and in our community.

I have dealt with such communities in my previous employment with the state of Washington and understand that such encampments need both open space and relatively close access to food and drink. This location has numerous open spaces in the vicinity including a park across the street. Adding a convenience store will significantly increase the potential of homeless encampments in the immediate area.

Thank you for consideration of our input and please feel free to contact me if you should have any questions concerning this email.

Alan Rathbun
Resident of Campus Peak
Zip code 98516
Phone 360-339-3363

Sent from my iPad

40A - 42

Grant Beck

From: Steve Lake <salake@comcast.net>
Sent: Friday, February 25, 2022 11:31 AM
To: Samra Seymour
Subject: Project number 20-310,

External Email Warning! Use caution before clicking links or opening attachments.

I wish to be added to the notification list for all hearing concerning this project in Meridian Campus.

Steve Lake
Jubilee
salake@comcast.net

Sent from [Mail](#) for Windows

Grant Beck

From: Bob ROTHWELL <bobz28@msn.com>
Sent: Thursday, February 24, 2022 10:05 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

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I also want to add that Met Market doesn't have gas pumps with cars going in and out at busiest times of day. They have flowers outside? that traffic? All pedestrian. People can get gas at Marvin and Hawks Prairie rd, and at the 7-11 on Marvin, just a few minutes, either direction. No more gas stations needed in this neighborhood with so much pedestrian traffic. Thank you.

From: Bob ROTHWELL
Sent: Wednesday, February 23, 2022 9:39 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

Dear Ms. Seymour, thank you for the update. I am even more firmly opposed to siting a convenience store and gas station at the intersection of Willamette and Campus Glen drive, the site of Meridian Community park. I have been picking up my grand daughter from Salish School in the afternoons. That intersection has fast traffic that I have seen nose dive when stopping for the RED signal at the crosswalk. I fear for the safety of the children and parents, and grandparents as pedestrians who are crossing there, even with the light. I am sure the traffic would be even worse with impatient drivers trying to pull out after refueling, right into the after school pedestrian and parent (and grandparent) traffic student pick up lines. The left turns and fast crossing traffic as I am sure you are aware from the traffic people, is fast, and crowded at school hours. It is getting lighter, but when winter comes again with morning darkness, with students not wearing bright reflective markers, their danger will once again increase.

I encourage the city council to find another site for that enterprise away from parks and school area crossings.
 Robert M Rothwell
 Lacey

From: Samra Seymour
Sent: Wednesday, February 23, 2022 4:23 PM
To: Samra Seymour
Subject: City of Lacey Project# 20-310: Meridian Market and gas

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package. Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication.

All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | [Senior Planner](#)

(she/her)

City of Lacey

420 College St SE

Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Mike Langston <michaellangston.ml.ml@gmail.com>
Sent: Thursday, February 24, 2022 9:07 PM
To: Samra Seymour
Subject: Project #20-310

External Email Warning! Use caution before clicking links or opening attachments.

We wish to be on the mailing list for this project. And, to be clear where we stand is 100% AGAINST!! There is a lovely little city park across the street and dozens of children play there daily. It is our absolute belief that this children's park will be destroyed in less than one year. This gas station grocery will sell beer, wine and tobacco, and will attract an ever expanding crowd of undesirable drug users, pedophiles and assorted low life's. Guess where they will call home ???? You're Right, the lovely little park across the street. Hasn't the city turned over the majority of parks to these people already ??? Must we sacrifice another ????????

Grant Beck

From: charles clapp <chassuzziepizza@yahoo.com>
Sent: Thursday, February 24, 2022 8:35 PM
To: cil@ci.lacey.wa.us; Samra Seymour
Subject: Proposed gas station/convenience store at Willamette and Campus Glen - a bad idea

External Email Warning! Use caution before clicking links or opening attachments.

I am a resident in the Classic Heights subdivision that adjoins the Meridian Campus residential subdivisions and regularly walk, bicycle, and drive the entire area as I go about my daily affairs. Today I was enroute to the Timberland Library book return box at the fire station when I noticed a small group of area residents holding informational signs about the proposed gas station at Willamette & Campus Glen.

I'm pretty reserved about getting involved in such efforts because there can be so many valid points of view but not in this case. At first glance at some of the informative signs I was simply repulsed at such a terrible idea.

The best quality of the subdivisions north of 31st Ave. and between Meridian and Willamette up to 41st and then continuing further north, more residential areas between Meridian and Marvin Rd. up to the shoreline, again the best quality of these areas is that all is residential.

The current injection of all the mega-warehouses in the area has already diminished a good deal of the quality due to the sizes of the buildings, the strip deforestation done to facilitate these developments, etc. One question could be, with all this commercial development, why not put this proposed project in such an area with an example being the current ARCO station at Marvin & Hawks Prairie. Why not consider the small commercial area where Juniper Coffee is located between Willamette & Hercules or in the warehouse commercial area along Willamette from Hogum Bay to Orion or even in the newly logged area between Marvin & Hogum Bay that's being developed for commercial purposes? Yes, I know there's already a 7-11 store across the street.

Which leads me to ask, what with so much retail just across I-5 in the Martin/Marvin corridor, why is another gas station needed anyway? I would think most of the population that the proposed facility would serve, pass through the retail opportunities (including fuel) already existing.

I don't believe another fuel/convenience stop is needed. It would take business away from the existing stops weakening their existing business. No commercial center is needed at this location due to the presence of the Meridian Park across the street. Why encroach on the current safety of the park's users? Such a place could become a hangout for students of Salish Middle School with possible negative outcomes. Currently large trucks serving the warehouses on Campus Glen and Hogum Bay are not permitted on Willamette. Barring a change in this restriction, how would tanker trucks be able to serve the proposed facility? Such traffic isn't needed in this area.

I for one truly enjoy living in an area that is so residential with no commercial inroads to coexist with but having existing commerce available not too far away and concentrated

along main roads, ie. Martin & Marvin, All these new warehouse developments are worrisome enough for the neighborhoods. We don't need further erosion of neighborhood quality by inserting smaller commercial pockets to wear the quality down.

For an exchange of ideas, please attend the informational demonstration by neighborhood residents at the proposed location on Saturday, February 26th, between 9AM to Noon.

Thank you,
Charles Clapp

Grant Beck

From: magcpons@gmail.com
Sent: Thursday, February 24, 2022 7:07 PM
To: Samra Seymour
Subject: Project 20-310

External Email Warning! Use caution before clicking links or opening attachments.

Hello Samra,

You have heard from before, but it's been several months and I would like to reiterate my opposition to the Chevron Gas Station/Convenience Store across from Meridian City Park.

I am still concerned about the safety of children who play at the park. Having a store/gas station will increase traffic on Campus Glen Dr. endangering the lives of children. I'm sure you are aware that children do not always stop and look both ways before running/darting into a street.

Another concern is the pattern of crimes that occur at convenience stores. I do not want somebody with a gun across the street from a park. Children do not need to witness crimes and also potentially get hit by a bullet. Five years ago we lived in Omaha, Ne. A friend of mine there got caught up in a robbery of a convenience store around 4pm on a sunny, summer afternoon. She was with her 10 year son who needed therapy sessions as he dealt with the trauma of seeing a robber with a gun shoot a person. The convenience store was in the "good" area of Omaha----an area similar to Meridian Campus here in Lacey.

As our country moves away from gas powered vehicles, the need for gas stations will decrease. Car manufacturers are moving more toward more electric vehicles. Who will be responsible for removing the underground gas storage tanks----which by the way can leak and cause harm to the surrounding soil and ground water.

I think of Lacey as an environmental steward. Allowing another gas station within the city borders is not being kind and forward thinking to the future. Please consider making Lacey the first city in Washington State to deny construction of another gas station.

Thank You,

Mary Gardner
3522 Becket St NE
Lacey, Wa 98516

Grant Beck

From: Myrna <myrnwi@gmail.com>
Sent: Thursday, February 24, 2022 5:42 PM
To: Samra Seymour
Subject: Project #20-341

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour,

I want to express my concern about above-referenced project. This area is heavily populated with families with children of all ages, as well as the nearby school and park! I know a few businesses already exist on Willamette; however those businesses generate very little traffic unlike what is now being proposed and a different type of traffic such as delivery trucks to a grocery store and eating establishment plus gas delivery trucks. There is no shortage of nearby locations to purchase gas. A grocery store should be along Marvin Road in an already-commercial area. Gas stations also attract criminal activity, as in robberies, which is not desirable where children are frequently seen. Obviously the main interest is tax revenue for Lacey rather than the interest of residents. We pay high taxes in this area and should be afforded some consideration for what we want, not just what the City wants.

Thank you,

Myrna L. Williams

Grant Beck

From: Manuel B. <chiapas32@gmail.com>
Sent: Thursday, February 24, 2022 5:15 PM
To: Samra Seymour
Cc: City Council; Jessica Bravo
Subject: A penny smart

External Email Warning! Use caution before clicking links or opening attachments.

Dear City Council,

I would welcome adding a gas station in the neighborhood but oppose the current location on the corner of Willamette and Campus Glenn because of the unnecessary danger it invites to the numerous parents who walk there on the way to the playground. Folks are asking questions regarding the environmental impact, and traffic. But I would like to hear about an assessment from the Director of Emergency Management with having fuel tanks so close to residential housing and where folks will gather during earthquakes, the shelters at the park.

Because a conditional use permit means certain uses are allowed by granting of a conditional use by the city council. And the gas station is listed as a "(c)" next to it for conditional use. I was wondering:

1) Can the council Senior Planner please comment or share any summary assessments from legal counsel about the decision authorizing the variance for a gas station; or, for example, has the city approved any other variances where a gas station was approved across the street from a playground, how were those concerns addressed. I am interested to know how similar project concerns were reduced in that case, so it can be done here also. Example " Record of operator or bonding requirement for potential breach of safety and health standards"

Similarly, Washington furthers the public health and welfare by reducing youth access to addictive and harmful products. For example, under RCW 70.155.150, A cigarette retailer is required to maintain the premises in compliance with chapter 69.50 RCW. RCW 69.50.331 allows the city to permit licensing marijuana within 1000 feet of a playground. Fortunately, the city would show this distance reduction does not negatively impact public health.

2) Therefore, can the city planner please share how youth access is not promoted here, or any review done to show how access to addictive or harmful products is mitigated. "Youth access" means the level of interest persons under the age of twenty-one may have in a vapor product, as well as the degree to which the product is available or appealing to such persons, and the likelihood of initiation, use, or addiction by adolescents and young adults. RCW [69.50.101](#)(xx)

Please add my concern to the compiled list for the minutes for the upcoming City Council meeting. I want my opposition on record.

Thank you kindly for your attention to my input. Respectfully yours,

*Manuel O. Bravo
 Campus Glen HOA Resident*

Grant Beck

From: Seraphine Moncada <seraphinemoncada@gmail.com>
Sent: Thursday, February 24, 2022 2:37 PM
To: Andy Ryder; Samra Seymour; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: PLEASE Do not build the Lacey Chevron

External Email Warning! Use caution before clicking links or opening attachments.

Hello to all,

I am a very concerned Campus Glen resident. I heard of the possibility that a gas station will be built near us. I find this disheartening, disappointing and greedy. We live so close to other gas stations. We do NOT need one so close to home. My main concerns are the introduction to more traffic in an area highly populated with children and elders. It is such a pleasant area to walk - we don't need more traffic. I hope you can listen to the people of this area and realize it is more beneficial in the long run to keep this area clean, quiet and residential ONLY.

Thank you and sincerely,

--

Seraphine Moncada
Western Washington University
Kinesiology, B.Sc., MA-R, ST-R
seraphinemoncada@gmail.com | 360-551-2276

Grant Beck

From: Joseph Rinehart <cycleman72@gmail.com>
Sent: Thursday, February 24, 2022 2:22 PM
To: Samra Seymour
Subject: Meridian Market proposal

[Warning! External Email]

Please put me on your mailing list regarding the public hearing on this proposal. If you are a supporter of yet more environmental destruction of NE Lacey, you should examine your rationale. Just one item alone in this proposal should be enough to oppose it...what is the need for another gas station when the production of gas vehicles is soon to be ending? How does this fit into the County environmental mitigation program that Lacey has finally and reluctantly agreed to? Why is the majority of the population in the area opposed to this degradation of our community? While the Mayor believes that the City can't do anything about private property, he ignores that the City writes the zoning laws. The City of Lacey government is most generous when it comes to tax incentives for developers while showing no such concern for residential property owners who end up paying for the consequences of unbridled commercial development. The developers don't live in the communities they destroy, and the City should stop ignoring the wishes and rights of those of us who do.

Joseph Rinehart

Grant Beck

From: Le Fulfs <lfulfs2227@gmail.com>
Sent: Thursday, February 24, 2022 2:13 PM
To: Samra Seymour
Subject: Gas Station

[Warning! External Email]

Dear Ms. Seymour,

I am aware that there is a group organizing to oppose the Gas Station and Convenience Store at Willamette and Campus Glen. I AM NOT one of those people. The lot has been zoned for commercial application and any resident purchasing a home in that area should have expected that a retail establishment of some sort would eventually be located at that intersection. Yes, safety must be a concern, but the city has carefully addressed traffic issues related to Salish Middle School and the warehouses in the area, especially the new Amazon Distribution Center. I trust that appropriate crosswalks and other safety measures will be in place with this addition as well. Thank you for your careful consideration of this proposal and know that it has my full support.

Sincerely,
Leroy Fulfs
4205 Abigail DR NE
Lacey, WA 98516

From: Schiewe, Kasey <Kasey.Schiewe@leg.wa.gov>
Sent: Wednesday, February 23, 2022 1:29 PM
To: Nicole Williams <nwilliam@ci.lacey.wa.us>
Subject: FW: Meridian Campus // Proposed Development

External Email Warning! Use caution before clicking links or opening attachments.

Hi Nicole,

All three 22nd LD offices received the following email and a phone call regarding the proposed gas station near Meridian Campus. We were last in communication about this project in April 2021. At that time the project had not yet had a public hearing before the Hearings Examiner. Is there any new information we can share with Rachel? Should we direct her, and others that may contact our offices, to Samra Seymore in the City of Lacey Planning Office?

Thanks for your help and I hope you are well.

Best,

Kasey Schiewe

Senior Legislative Aide | Representative Jessica Bateman
22nd Legislative District | Olympia, Lacey & Tumwater
Remote Office: 360-545-9513
Pronouns: she/ her/ hers

This email and any documents you send this office, may be subject to disclosure requirements under the state Public Records Act, RCW 42.56.

From: Rachel Herrod <raherrod789@gmail.com>
Sent: Wednesday, February 23, 2022 12:56 PM
To: Dolan, Rep. Laurie <Laurie.Dolan@leg.wa.gov>; Bateman, Rep. Jessica <Jessica.Bateman@leg.wa.gov>
Subject: Fwd: Meridian Campus // Proposed Development

CAUTION: External email.

Good afternoon Representative Dolan and Representative Bateman,

I have been in contact with each of your offices and Senator Hunt's office regarding a proposed gas station development in the Meridan Campus neighborhood and it was brought to my attention by Rep Dolan's office that LD22 often works in tandem with constituents' issues and inquiries.

I am forwarding the email sent to Senator Hunt's office regarding the proposal and our resident's position regarding the proposal for your review.

Thank you in advance for your insight and willingness to assist. It is much appreciated.

Best,
Rachel Dobiyski
832-367-0413

----- Forwarded message -----

From: **Rachel Herrod** <raherrod789@gmail.com>

Date: Wed, Feb 23, 2022 at 12:41 PM
Subject: Meridian Campus // Proposed Development
To: <charles.wichert@leg.wa.gov>

Mr. Wichert,

Thank you again for your help and Senator Hunt's willingness to help us look into this proposal with us.

The city of Lacey is proposing a gas station at the site of Willamette Drive and Campus Glen Drive NE and London Loop NE. Our neighborhood HOA, residents, and community members are strongly opposed to this plan.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can coordinate with the city planner to have them sent to your office via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). This zone intends to provide the opportunity for the development of small commercial facilities in residential areas catering to the day-to-day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

We have stressed again and again in volume to the city that we do not believe that this would fit the day-to-day needs of our consumer base nor does it qualities that a conditional permit requires.

Additionally, we feel that the zoning of this business goes against the codes set by the city of Lacey. In the neighborhood commercial code section under [Environmental performance standards, code 16.36.030](#) under section B states, "General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. We do not see this being a mainly walk-in trade since people will need their cars to get gas. Lighting, usually gas stations have bright lights on at all times since most gas stations are open for many hours, if not 24 hours, a day. If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhoods located next to the gas station- houses would line the back of the property by less than 1,000 feet. They deceptively label that portion of the neighborhood as 'low impact residential' on the site plan.

We strongly believe that the city of Lacey is not discussing this with us as residents in good faith and are misleading about the zoning and development, and have made plans to move forward despite the residential outcry.

The reason we are working to loop in our District 22 elected officials is that we believe the proposal violates state codes, most specifically [Chapter 9.47A RCW INHALING TOXIC FUMES](#). We would love your office's insight into whether or not we are off base in thinking that in addition to the other items laid out.

We love the thought of small businesses thriving in our community but do not believe this is the right fit and that this is a lazy solution to an empty parcel for sale. Currently, there are gas stations/mini-marts 2 miles to the west, another 2 miles to the south, and two more 2 miles to the east meaning this would be a repetitive and unnecessary addition to our area.

I have also attached the press release for the informational this Saturday, as it lays out additional concerns from our residents to include safety, increased traffic, and environmental risks.

Finally, we recently started a change.org petition to digitally record disagreement with the plan and it can be found here; <https://chnng.it/SgHkz576CB>

I apologize for the super long email right after lunch on a Wednesday but please know how much I appreciate your willingness to help us.

Thank you,
Rachel Dobiyski
832-367-0413

CAUTION: This email originated from outside of the Legislature. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Grant Beck

From: Jacob Uber <jacob.uber@gmail.com>
Sent: Wednesday, February 23, 2022 10:25 PM
To: Samra Seymour
Subject: We say NO

[Warning! External Email]

Ms. Seymour,

As a homeowner in Campus Prairie, speaking for my family and neighbors I can not express the degree to which we DO NOT want this gas station approved by the city. This area is already being ruined of the peace and quite it once had since the new Amazon Center being put in and the semi traffic and speeding employees racing up and down our streets. The last thing we want in this area is another eye sore like a gas station. We already have a 7-11 nearby that's over run with homeless people and the ARCO is no different. The one and only park in the area is right across the street. How can a parent let their kids go play at the park knowing the gas station is crawling with homeless wanderers is right across the street?? We all know they will be living in the trees at the park in no time, taking over the park like every other public park In Thurston county. Please help us keep this area clean and safe for our families.

We are begging that your office please listen to the tax paying home owners, and DO NOT allow this project to happen. We do not want it. We do not need it. Now or ever.

We need your support. We need this town to feel like a community. Please help us end this project!

Thank you.

Jake Uber
Homeowner on Hanna Dr. NE

Sent from my iPhone

Grant Beck

From: Bob ROTHWELL <bobz28@msn.com>
Sent: Wednesday, February 23, 2022 9:39 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour, thank you for the update. I am evenmore firmly opposed to siting a convenience store and gas station at the intersection of Willamette and Campus Glen drive, the site of Meridian Community park. I have been picking up my grand daughter from Salish School in the afternoons. That intersection has fast traffic that I have seen nose dive when stopping for the RED signal at the crosswalk. I fear for the safety of the children and parents, and grandparents as pedestrians who are crossing there, even with the light. I am sure the traffic would be even worse with impatient drivers trying to pull out after refueling, right into the after school pedestrian and parent (and grandparent) traffic student pick up lines. The left turns and fast crossing traffic as I am sure you are aware from the traffic people, is fast, and crowded at school hours. It is getting lighter, but when winter comes again with morning darkness, with students not wearing bright reflective markers, their danger will once again increase.

I encourage the city council to find another site for that enterprise away from parks and school area crossings.

Robert M Rothwell
 Lacey

From: Samra Seymour
Sent: Wednesday, February 23, 2022 4:23 PM
To: Samra Seymour
Subject: City of Lacey Project# 20-310: Meridian Market and gas

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey
 420 College St SE
 Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department
360.413.3541 direct

Grant Beck

From: John Wingerson <wingcat135@gmail.com>
Sent: Wednesday, February 23, 2022 6:56 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

External Email Warning! Use caution before clicking links or opening attachments.

I wrote to a council member last week stating every objection that I could think of from environmental impact (too close to the William Ives trail), badly designed intersection, constant noise, raising taxes, endangering children, narcotic/crime access, homelessness, and devaluation of property. There are already two gas stations not even two miles away. This project is too close to homes, decreasing the enjoyment of the peace and safety of the residents. Zoning seems to be absent. This is poor planning and appears to be a total lack of consideration for the surrounding area and its residents. I will not support this business in any way shape or form.

Signed,

Jan Wingerson

On Wed, Feb 23, 2022 at 4:23 PM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

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Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner
 (she/her)

City of Lacey
 420 College St SE
 Lacey, WA 98503

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360.491.5642 department

360.413.3541 direct

Grant Beck

From: jamesa.westberg <jamesa.westberg@comcast.net>
Sent: Wednesday, February 23, 2022 4:56 PM
To: Samra Seymour
Subject: RE: City of Lacey Project# 20-310: Meridian Market and gas

External Email Warning! Use caution before clicking links or opening attachments.

Samra, thank you for the email and including me.

Does the city have an ordinance in place for the amount of feet a business that sells alcohol or tobacco products must be from a public school?

Do you expect any legal filings against the city by adjacent homeowners for approving a project that diminishes the value of their property?

Have you considered the impact on an area that is zoned 100% residential will have and the response it will generate?

Would it be fair to say that if this project is approved what will be approved next? Would it be fair to ask that a company as big as Chevron has not unduly influenced some people?

Have or has the environmental impact this will have the first time a "problem " occurs?

I could go on but won't.

Thank you,

Jim Westberg

Sent from Samsung Galaxy smartphone.

----- Original message -----

From: Samra Seymour
Date: 2/23/22 4:23 PM (GMT-08:00)
To: Samra Seymour
Subject: City of Lacey Project# 20-310: Meridian Market and gas

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

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Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

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360.491.5642 department

360.413.3541 direct

Grant Beck

From: Kari S <karilola@gmail.com>
Sent: Wednesday, February 23, 2022 3:41 PM
To: Samra Seymour; City Council
Subject: Gas station on meridian campus

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour, and Lacey City Council.

I reside at 3265 Hanna Dr NE with my husband and 3 young children.

I am a proud resident of Lacey and the Great State of Washington. I have come to love our lives here and plan on raising my children here.

I oppose adding a gas station and convenience store on this location.

I believe is **not necessary**.

It would be **out of the way for most residents** of the area. Many take meridian road or is Marvin and would likely continue to bypass the corner where the School and the park are situated.

Amazon and warehouse trucks don't drive this way.

Warehouse employees would most likely not detour to use this gas station.

A better location would be heading out of our residential area towards where new construction has already started; close to the waste and management and park and ride.

I believe it **would add dangerous variables to this specific area because of its proximity to the playground and to the middle school.**

I'm most concerned about the possibility of extra traffic of pedestrians and motorists and how this **would statistically increase the probability of road accidents.**

I don't relish thinking of **the waste of money and health our kids will be exposed to with the ready availability of junk food at the convenience store.**

Please add these concerns to the minutes of the next City Council meeting.

Thank you for your time and your work for the City of Lacey.

Very respectfully,

Karilix

Grant Beck

From: Carolyn Cox
Sent: Wednesday, February 23, 2022 3:15 PM
To: karandeep kondal
Cc: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Ed Kunkel; Malcolm Miller
Subject: Re: 20-310 Meridian Campus Chevron and Retail

Thanks for getting in touch. As a City Councilmember, I am prohibited from offering an opinion about this project until it comes before the City Council because the Council has a quasi-judicial role and must remain impartial.

That doesn't mean I can't listen. I very much appreciate you sharing your thoughts and concerns about the proposed project and hope that you will continue your civic engagement.

Kind regards,

Carolyn Cox

Lacey City Councilmember

Sent from my iPhone

On Feb 16, 2022, at 5:01 PM, karandeep kondal wrote:

External Email Warning! Use caution before clicking links or opening attachments.

Respected Members/Planners/Mayor

I have send an email earlier also when a notice was displayed on zone under discussion. And we are seeing a notice once again for the same displayed on the land to be used for Gas Station. As a concerned resident of this beautiful community, we are very sad to see this community turning into Cement Walls, Warehouses, when every effort should have been made to make it more environmental, community, and kids friendly.

As council members, planners and representatives of people it is your responsibility to make every effort to make it safe for the people who put trust in you to do the right thing.

We are respected and caring residents of this community and would like to understand the proposed need for this gas station? What this community needs is Libraries, Parks and Recreation Facilities for the community and children. We have more than sufficient Gas stations within 5 mile radius of Meridian park and not sure having one right in front of Park is good idea for the community as well as the kids that go to play there.

Several studies have found that living near industrial sites, cropland with pesticide applications, highly trafficked roads, nuclear power plants, and GAS stations or repair shops is related to an increased risk of adverse health outcomes. Having a gas station their poses a safety concern for my children as we walk daily in this area. It will also attract homelessness to this neighborhood bringing a new problem to this community.

We have not seen more libraries, parks in this residential area but more and more commercial buildings, warehouses and gas stations. With all due respect, zoning a Gas Station near the park where kids go to play, a school is and concerned citizens take a walk should be thought over again.

Please add the list to the minutes of the upcoming meeting where the neighbors who attend plan to discuss them with you. We want this information on the record to display our opposition. We want the council to be aware of each objection.

I am pretty sure not having a gas station at 100 feet from a house will not be missed but a park or other facility that will help the community to grow and bond will be much more appreciated.

Thank You

Sincerely
Concerned Resident of Meridian Campus.

On Thursday, 22 April, 2021, 12:19:20 pm GMT-7, Samra Seymour wrote:

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Janice <janice@salois.org>
Sent: Wednesday, February 23, 2022 1:40 PM
To: Samra Seymour
Cc: City Council
Subject: Say No! to Gas Station Convenience Store

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

I am writing to add my name to the list of neighbors opposed to the construction of a gas station/convenience store at Williamette Blvd and Campus Glen NE.

We moved to the Campus Peak neighborhood 6 years ago and have watched it grow enormously. Even with all the new homes, it has remained a residential walking neighborhood. As a senior citizen I enjoy seeing the growing population of youngsters walking their dogs, riding bikes, and walking to and from school.

The proposed construction on an uncontrolled intersection directly across the street from the park and a school seems misguided. Increased traffic, including tanker trucks, in this area is a danger to those of us on our daily walks and all those families and kids using the park and commuting to school.

Please add my concerns to your compiled list from the community and add the list to the minutes of the upcoming City Council meeting so our opposition is on record.

Please consider a more appropriate location.

Thank you for considering my input.

Respectfully,
Janice Salois
98516

cc: Lacey City Council

Sent from [Mail](#) for Windows

Grant Beck

From: Steph Johnson <stephluvselvis@gmail.com>
Sent: Wednesday, February 23, 2022 1:24 PM
To: Samra Seymour; Rick Walk
Subject: Re: 20-310 Meridian Campus Chevron and Retail
Attachments: comments submitted 4-2-2021.pdf; comments submitted 2-23-2022.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I would like to submit my final comments and concerns about this project 20-310 Meridian Campus Chevron.

Please see the two PDF attachments with my family's comments and concerns.

Thank you,
 Stephanie Johnson
 Campus Glen resident

On Wed, Apr 7, 2021 at 12:43 PM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

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At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

My family has lived, owned houses and paid taxes here in NE Lacey since 2006, and we have more comments about the conditional use permit for planning project number 20-310: Lacey Chevron.

1. I was told by Samra in the 4/7/2021 email that I am “considered a party-of-record and would receive all notices and action documents for this application as it moves through its land use review process”.
 - * It seems as though communication to the public has been disconnected. Last I heard from Samra was on 6/17/2021 stating "the proposal is still on hold awaiting additional information from the applicant". There has been no communication from Samra or anyone from the City of Lacey since then.
 - * I heard through my neighborhood association that there is now only one last chance to let the City of Lacey Council know about my concerns and comments and then a decision will be made. And that would be at the March Council Meeting.
 - * It concerns me that I wasn't kept informed. And I now wonder if my first set of comments that I emailed to Samra on 4/2/21 were even submitted for record. I have attached my first set of concerns to this email, just in case.

2. It seems that although the surrounding neighborhoods do not agree with approving of this conditional use permit, the City of Lacey Planning office still wants to push this project through. We really do hope that the Council will listen to all of us and remember that they are supposed to make decisions on behalf of what the citizens want. Which in this case is to deny this gas station project.

3. If this conditional use permit is approved (against the citizen wishes), then please consider these comments:
 - A. Please make sure the buildings, landscaping, parking, sidewalks, driveways and signage blend into the surroundings of the neighborhoods and nearby neighborhood businesses.
 - We would like to keep this area aesthetically pleasing. One of the reasons the residents have located here.
 - B. Gas stations attract trash, noise, excessive advertising, pests, traffic, and pollution.
 - Please make sure that the proposed development owners and occupants do not create these nuisances for our neighborhoods to have to manage.
 - C. Please help keep our neighborhoods quiet at night.
 - Hours of operation should be limited since this gas station will be built in the middle of residences.
 - We appreciate and enjoy the current quiet neighborhood and the neighborhood businesses nearby who fit into this quiet setting. This is another reason why residents have chosen to live here.
 - D. Many young and old residents and visitors walk and bicycle to/from the Meridian Neighborhood Park and the William Ives Trailhead. The gas station will be built next to these beloved destinations, which will create more traffic for pedestrians and bicyclists to interact with.
 - Please create safe crossings across Campus Glen Drive NE
 - Please create safer crossings across London Loop NE

My family and I have several concerns about the conditional use permit for planning project number 20-310, project name: Lacey Chevron.

1. We do not like the idea of approving a conditional use permit for a gas station because it was not in the original plan for this community (16.06.240). People and businesses have been attracted to this area because of the original plan.
 - * We do not think that this would benefit this Neighborhood Commercial District
2. The original planning intent of the Neighborhood Commercial District was to have developments that have low traffic generation, considerable walk-in trade, and moderate lighting. (16.36.030)
 - * A gas station would attract more traffic
 - * A gas station would generate vehicle consumers, not walk-in consumers
 - * A gas station is heavily lit for safety, therefore not adhering to the moderate lighting
3. Gas stations attract excess traffic that is not generated just by the local neighborhood. (16.36.030)
 - * Has a traffic study been done to show that the proposed development would generate low traffic to maintain the residential character? Or will it create excessive traffic and noise because of this unplanned gas station?
 - * People living outside the neighborhood would use the gas station which is approved in a Community Commercial District (16.34), not a Neighborhood Commercial District (16.36).
 - * Gas tanker trucks would need to refill the gas station multiple times a week creating more traffic
 - * There would be more traffic coming in and out of Campus Glen Drive NE from the gas station. Has a traffic study been done to show what type of intersection control would need to be installed? Would the City of Lacey have to pay for that new intersection control? Or would the developer have to pay for it?
4. The original planning intent of the Neighborhood Commercial District was to have parking that is provided to the rear or side of the structure. No parking shall be permitted between the building and the right-of-way. (16.36.070)
 - * This gas station plan would not conform to this planning intent
 - * A good example of a development within this Neighborhood Commercial District that follows this type of parking is the Meridian Campus Center which has parking not seen from the roads
5. Putting a gas station next to a city park and a well-loved and well-used city nature trail doesn't make sense.
 - * Excess traffic
 - * Pollution
 - * Not very safe to have a car centric business where there are a lot of kids and elderly walking to and from the park & trail
 - * There doesn't seem to be any other gas stations in Lacey that are next to a park. This should not be the exception
6. The intent of the Neighborhood Commercial District states that pedestrian accessibility shall be a major criterion in the location of neighborhood commercial facilities (16.36.010)
 - * Gas stations are not meant for pedestrians
 - * Gas stations create more hazards for pedestrians
 - * Gas stations attract more vehicle traffic
7. There are already 2 gas stations within 1.5 miles of this location that are not in a Neighborhood Commercial District.
 - * We should not allow this exception when we already have two large gas stations

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Jason Seaman <jtlseaman1@yahoo.com>
Sent: Tuesday, February 22, 2022 6:32 PM
To: Samra Seymour
Subject: Gas station- Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

Hello. As a resident of Campus Glen I have heard about the city looking at approving the building of a gas station at the corner of Campus Glen and Williamette.

Please do not approve this.

There are several gas stations very close to us so we do not need it.

It is already a busy intersection with the park, residential housing and the middle school.

The trails are used all the time by us residents and taking away more of the trees takes away the charm of the area.

We already have way to many warehouses, a gas station just makes it seem more urban and not home.

Having lived in big cities the gas stations are where the crime and issues always were and I don't want that a block from my house and children.

Thank you for your time reading this. I hope to hear from you to know more about this.

Please don't approve it.

Sincerely,

Tonia Seaman

Campus Glen- Keegan St NE

[Sent from Yahoo Mail for iPhone](#)

Grant Beck

From: Jack Coburn <kamkarot@hotmail.com>
Sent: Monday, February 21, 2022 10:13 AM
To: Samra Seymour
Subject: Gas Station at Willamette Vlb and Campus Glen Dr

External Email Warning! Use caution before clicking links or opening attachments.

Good Morning,

Concerning the construction of a gas/grocery across the street from Meridian Park Lacey at the corner of Willamette Drive and Campus Glen Drive.

I firmly assent this would be a detriment to our neighborhood's safety, and I would like to take part in any discussion necessary to ensure this project does not succeed. I do not think it useful to build a gas station so near residential neighborhoods, and directly across from a park aimed at families and children; especially if you consider there is a gas station at the corner of Willamette and Marvin 2 miles down the road. Additionally, if someone needs food immediately there is a coffee shop 0.5 miles away from the site.

We take our daughters to the park regularly, and we walk there. To get there we have to cross the already busy road, although there is a crosswalk for us. A gas station will increase the amount of traffic and increase the danger in this way, not to mention the loud and unsightly tanker trucks that will need to deliver the gas. Furthermore, gasoline has an adverse effect on the environment, and an additional gas station so near our homes is not only unnecessary but also harmful.

Bad for the environment:

<https://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html>

Bad to breathe:

<http://www.idph.state.il.us/envhealth/factsheets/gasoline.htm>

Gas stations vent more toxic fumes than we thought:

<https://www.publichealth.columbia.edu/public-health-now/news/gas-stations-vent-far-more-toxic-fumes-previously-thought>

Dangerous to breathe/contains harmful carcinogens:

<https://www.atsdr.cdc.gov/toxprofiles/tp72.pdf>

While I personally prefer there to be no building at all on this site, I understand the city does not necessarily own the land and the developer may request to build something. While I hope we can deter the developer completely, if they must build something then a convenience store or a small ice cream shop would be acceptable to me. But a gas station is an absolute danger and unessential addition to our neighborhood.

Thank you for your time and service to the city of Lacey

TL;DR I am against building a gas station as proposed.

V/R,

Jack Coburn

8639 Webster Drive, Lacey

Grant Beck

From: Javier Tejeda <jteje13@gmail.com>
Sent: Sunday, February 20, 2022 3:41 PM
To: seymour@ci.lacey.wa.us
Cc: Samra Seymour
Subject: Re: Proposed gas station

External Email Warning! Use caution before clicking links or opening attachments.

On Sun, Feb 20, 2022, 11:40 AM Javier Tejeda <jteje13@gmail.com> wrote:

Dear Ms. Seymour,

As a citizen of Campus Meadows neighborhood, I/we oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen because of the increase in traffic and crime that such establishments bring into communities.

We moved to this neighborhood for the quality of life it represents and with the park on the same corner, we worry about the loitering and safety of our children and community. We have the beautiful William Ives trail to enjoy and this plan for the station and store next to it will only bring vagrancy and trash to it.

We all like the quiet and solitude this environment brings to our lives that the planned establishment will only ruin.

We already have the Arco station and AMPM store on Marvin and Hawks Prairie road and the 7-eleven convenience/gas station on Willamette and Marvin road, which already we see evidence of loitering and homeless on the property.

Please add the list to the minutes of the upcoming City Council meeting .

We want our opposition on record and the council to be aware of each and every objection.

Thank You for considering my input.

Respectfully, Javier Tejeda

8996 Campus Meadows Loop NE

Lacey Wa 98516

Grant Beck

From: Lyndsey Marks <lyndsey.marks@yahoo.com>
Sent: Saturday, February 19, 2022 2:57 PM
To: Samra Seymour
Cc: City Council
Subject: Gas station at Willamette Blvd

External Email Warning! Use caution before clicking links or opening attachments.

Dear City Council members & Ms. Seymour,

As a resident of the Meridian Campus-Campus Pointe neighborhood, I **strongly** oppose adding a gas station and/or convenience store to the corner of Willamette and Campus Glen.

We pay over \$1000 a year in HOA dues (not to mention thousands in property taxes) to live in a nice, quiet, safe neighborhood.

Adding a gas station would not only create an eyesore for those of us living in Campus Pointe (where the lot is located), it will create an even bigger problem with parking and traffic than we are already experiencing, it is a safety hazard for children and adults living nearby or visiting the Meridian Neighborhood Park, and frankly it is not necessary. While gas and grocery are important there is no need to have these types of businesses in the middle of a residential neighborhood. There are plenty of other lots by the warehouses that would better suit these types of establishments.

Should a gas station go into the lot on Willamette and Campus Glen many of us living in Campus Pointe will have no choice but to try to sell before our property values plummet.

Please add these concerns to the minutes of the upcoming city council meeting. We want our opposition on record.

Thank you for considering my input, and helping keep our neighborhood safe.

Respectfully,
Lyndsey Nelson
Resident
Campus Pointe-Meridian Campus

Sent from my iPhone

Grant Beck

From: Bryan & Lisa Cardoza <bryanlisa.smithfiles.cardoza@gmail.com>
Sent: Saturday, February 19, 2022 11:22 AM
To: Samra Seymour
Subject: Chevron Gas Station (proposed)

External Email Warning! Use caution before clicking links or opening attachments.

Hello, my name is Bryan Cardoza and I understand that you folks are spearheading an opposition to the plans of a gas station to be built right across from the children's park near the corner of Willamette and Campus Glen. My family and I live diagonally across from the park and we want to join you in our very vocal protest and opposition to ANY type of business being built so very near to where children play in a public area, especially a park.

I have just a few of many reasons for us to oppose such a build. It is due to the current climate of homelessness and the allowance of that population taking up residence in places like gas stations. And, quite frankly, squatting just about any place they like with impunity. We have seen the exponential growth of the homeless population on our streets. We have witnessed by way of the news outlets aggravated assaults on innocent seniors, children and the disabled.

Many of these people are drug addicted, thieves, beggars, mentally ill, robbers, destroyers of property, trespassers, and those who are unwilling or unable to maintain their hygiene and take precautions for their own safety and those who are able, but unwilling to work. There is reason to believe that some of this population are doing harm to themselves and/or others around them (known as suicidal ideations).

This gas station I believe would, if built, become a hub of illicit activity such as sex trafficking, drug trafficking (drop off/ pick up points) because we are off of the freeway and not easily seen since we are two miles from the I-5 corridor, but not so far away for drug runners to come off of the freeway, transact their "business" and run back to the freeway and be gone before being apprehended.

Plus, these types of drug runners will *KNOW* where this new drop off point is *BEFORE* it is even built! Folks, allowing this gas station to be constructed will allow for the immediate degradation of our community surroundings and the infiltration of a lawless, Godless and problematic individuals to inflict their malcontent behavior on the innocent aforementioned residents who live, pay taxes, mortgages and costly fees to homeowners associations who maintain common areas in these neighborhoods.

However, even though there will be similar standards for the gas station to adhere to within the community standards (as is customary for us as residents), it is unlikely that they will meet those standards. Why do I cite such reasoning? Well, have you seen other gas stations around our community? There are homeless camps, drug paraphernalia, solicitations for sex (hookers doing *their* business), drug buys, and, of course, the list goes on and on. The standard for upkeep and safety of patrons is mighty low and no one agency in City government locally, seems to be able to hold these businesses accountable. It also seems unlikely that the gas station would hire private security to ensure patron safety.

Finally, *IF* the City of Lacey defies the will of the people of Lacey and more importantly defies the residents including the parents and children who live in these near-by homes adjacent to this proposed gas station building project in the Campus Glen area, then it would be (in my opinion) safe to assume that we need only follow the money from the corporation to the pockets of City of Lacey officials who get wined and dined and sweetly persuaded to vote favorably and to actually allow to be built, what can be considered a certain affliction and an assault on our children who simply could see the homeless population who have built a camp on or even near by the station property, instilling uneasiness and unnecessary fear in our children.

The population who are camped in and around Lacey, have wasted their lives and are being paraded by uncaring City officials in plain view of our innocent children and open these children up to possibly being accosted, molested, injured, stolen, trafficked, introduced to drug addiction, rape, and who are left to suffer from these attacks, causing their parents to seek treatment to help their children resolve these injurious afflictions incurred, because someone decided in today's nefarious climate, to build a hub of degradation also known as a gas station, directly across the street from a children's park. We all know that today you can certainly get more than fuel at a gas station. Are you willing to subject your children to similar scenarios that families have already seen in different areas in our town and in many other towns and cities shown on the news outlets across America? I, for one, have had enough.

Thank you,
Bryan Cardoza MA Ed.

Grant Beck

From: Cammie Perretta <c.perretta@me.com>
Sent: Friday, February 18, 2022 8:40 PM
To: Samra Seymour
Subject: Opposition of gas station

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I am writing you today to voice concerns and opposition about the proposed installation of a gas station across the street from Meridian Campus Park at the corner of Willamette and Campus Glen. This opposition is due to the negative impacts a gas station will have on the Campus Meridian neighborhood.

Campus Meridian is home to a diverse group of residents ranging from first time home buyers with small children, to families who have settled for retirement. My family, has just had our first child. Part of the reason we have bought our home in this neighborhood is due to the green areas, which would begin to be destroyed with this proposed build. This would also bring safety concerns to a neighborhood which has multiple young ones who frequent the park across from the proposed gas station. Not to mention the amount of foot traffic as children walk to/from the nearby middle school.

My neighbors have collected a list of other concerns including, but not limited to:

- Increased concern for pedestrian safety on an already very busy street (specifically school aged children)
- Negative health impacts caused by toxic fume inhalation for residents and park attendees within 500 feet from gas pumps. In Violation of Washington State Legislature INHALING TOXIC FUMES 9.47A.0109.47A.010. Specifically Campus Pointe, Campus Meadows and Campus Glen neighborhoods due to proximity (reference 3)
- Environmental impact (groundwater, run off, emissions) (reference 2)
- Light and sound pollution associated with gas stations adding to current operational sound and light pollution from industrial parks
- Operation hours associated with a business of this nature
- The undoing of the collaborative efforts MCROA Board and City of Lacey officials have applied to reducing semi-truck traffic off primarily residential streets
- Resource for encampments. Particularly considering the recent history of encampments in the forested areas surrounding
- Negative impact on home values (present *and* future)
- Esthetics of the neighborhood (homeowners pay into HOA and adhere to specific rules to maintain properties)
- Proximity to the William Ives Trail

Please fight against this proposal. Please advocate for our young families by countering this development with a proposal to work with the City of Lacey to set limitations to the nature of any commercial entity placed on the lot zoned

for Neighborhood Commercial (NC). Specifically to ensure the health and safety of Meridian Campus residents and visitors.

The community would like to take advantage of an opportunity to enrich the neighborhood. However, a gas station is not the right choice.

Please fight for our community and against the continued industrialization of this area!

Thank you,

Cammie Perretta

Sent from my iPhone

Grant Beck

From: Heather Keating <heather.keating@hotmail.com>
Sent: Friday, February 18, 2022 2:04 PM
To: Samra Seymour
Subject: Project #20-310 gas station on Willamette and Campus Glen Dr.

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

I am writing again in regards to the proposed gas station on the corner of Willamette and Campus Glen Dr. project #20-310. The Meridian Campus residents are in complete opposition to this proposal.

According to the City of Lacey municipal code 16.36.010 C Intent of Neighborhood Commercial District- Limit such development to areas where local economic demand, local citizen acceptance and appropriate design solutions assure compatibility with the neighborhood. NONE of these criteria apply. There is no demand, there are numerous gas stations within 2 miles. There is no citizen acceptance, Meridian Campus residents have been voicing their disapproval for almost a year! There is no appropriate design solution to assure compatibility with the neighborhood, it is direct route for unaccompanied children going to school (a required activity) and a neighborhood park. Gas stations are considered conditional use in residential neighborhoods, it is not a reasonable location considering the safety and welfare of hundreds of unaccompanied children walking, riding bikes, scooters, etc that are required to go to school every day. It is also a bus stop for elementary children. It would be egregious to approve an unwanted and unnecessary business that will directly impact the safety and welfare of our families. Please do not approve the Project #20-310.

Thank you,
Heather Keating

Grant Beck

From: Marcena Fuller <marcenafuller@gmail.com>
Sent: Thursday, February 17, 2022 9:45 PM
To: Samra Seymour
Subject: Gas station in Meridian

External Email Warning! Use caution before clicking links or opening attachments.

I oppose the building of a gas station convient store close to a school and ruining this bedroom community. We already have warehouses surrounding this community and it feels like a big city which will attract more crime and homeless people. Please help keep this community beautiful . There are plenty of gas stations and stores less than 3 miles away. The dangerous fumes, students crossing the street from school, and traffic will only lead to an undesirable area and possibly kids getting killed or more crime committed. Lacey needs to clean up the trash along the freeways, disperse the homeless camps. We pay the taxes, to live in a nice area. Stop ruining Meridian Campus area as it is one of only a few desirable areas to live in Lacey. We the people vote for city council and it appears your not working for the community.

Grant Beck

From: Kevin Ewig <enivek@gmail.com>
Sent: Thursday, February 17, 2022 8:49 PM
To: Samra Seymour
Subject: Chevron Gas Station and Convenience Store

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra

I am writing in opposition to the Chevron Gas Station and Convenience Store on the corner of Willamette Blvd and Campus Glen Dr.

It is a bad idea for the neighborhood. Gas stations and convenience stores are generally not safe. There are many kids in the area because there is a school nearby. Our house values will decrease.

In addition, it is a bad business idea because there are already a lot of gas stations nearby. Why do we need another one?

I do not want a gas station built on the corner right next to the park. I think it will make this area not a great place to live.

Regards,
Kevin Ewig

Grant Beck

From: alicia cleland <alicia2wa@gmail.com>
Sent: Thursday, February 17, 2022 5:31 PM
To: Samra Seymour

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

I would like to share some concerns about the plans to allow a Chevron station to be built on the corner of Willamette Drive Northeast and Campus Glen Drive Northeast. There is absolutely no need to build a gas station in this location, as we are very close to several gas stations already. Our neighborhoods are already surrounded by warehouses and the buffers that were originally supposed to separate us from them have been removed. I believe the purpose of city planning is to make sure that the city is well laid out so that residential areas do not need to have gas stations and warehouses within the neighborhoods. This will increase traffic and could cause significant safety issues for children walking to the park and to school. It puts underground storage tanks right next to houses. There is a reason that cities are zoned residential and commercial, but in the Hawks Prairie area this seems to be completely disregarded.

I hope you will please give some consideration and respect to the voices of those of us who live here who do not have the large amount of money and power that corporations have to sway the city's decisions, but will be impacted the most.

Thank you,
Alicia Cleland

Grant Beck

From: Alfonso Magana <alfonso.wa@outlook.com>
Sent: Tuesday, February 15, 2022 10:06 PM
To: Samra Seymour
Cc: Andy Ryder; Sarah Schelling
Subject: Oppose gas station on Willamette and Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms Seymour,

As a citizen in the Campus Highland neighborhood, I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen. I oppose this business because it poses a safety concern for my children, we walk daily in this area; poses potential environmental dangers to our community as it will increase traffic flow; degrades the residential nature of our neighborhood with increased 24 hour per day traffic, bright lights (The are a few owls in the neighborhood that will probably will have to find a new home), and noise associated with this business; threatens the property value of my home and community adjacent to the business. This will most likely attract homelessness to this neighborhood bringing a new problem to this community. How is the city going to address this?

Please add the list to the minutes of the upcoming meeting where the neighbors who attend plan to discuss them with you. We want this information on the record to display our opposition. It isn't enough for planning department to be aware of this. We want the council to be aware of each objection.

Thank you for considering my input.

Respectfully,

Alfonso Magana
3803 Cameron Dr Ne
Lacey WA 98516

Grant Beck

From: Pat <leroy08@gmail.com>
Sent: Monday, February 14, 2022 11:11 AM
To: City Council; Samra Seymour
Subject: Opposed to Gas Station- Willamette Drive NE and Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms Seymour and Members of the City Council,

We are senior citizens that live in the Jubilee neighborhood 55+, we border the Campus Glen neighborhood. We too, enter our community via Willamette Drive NE.

We strongly oppose adding a gas station and convenience store located at the corner of Willamette and Campus Glen.

Listed below are our concerns:

Poses a safety concern, especially for children living in the area

Increased traffic at 35-40 mph is hazardous, Salish Elementary school is adjacent to this location. That means children, bicycles, pedestrian foot traffic and school buses.

Fuel tanks pose potential environmental dangers to our community;

Degrades the residential nature of our neighborhood with increased 24 hour per day traffic, bright lights, and noise associated with this business;

All of this threatens the property value of homes and community adjacent to the business. Further compromises the security of our neighborhoods by attracting people who don't live in the surrounding neighborhoods.

Our personal story in all this:

We are senior citizens and take our grandsons to the Campus Glen Park to play. The thought of gas tanks in the ground, additional traffic and people who don't belong in the neighborhood is frightening. A park for families, grandparents, children and a convenience store/gas station don't mix. It would be a tragedy to negatively impact this family focused space due to commercial use.

Please add us the list to the minutes of the upcoming meeting where the neighbors who attend plan to discuss them with you. You are welcome to contact me at Leroy08@gmail.com

Thank you for considering our input.

Respectfully,

Patricia and Robert Le Roy

Grant Beck

From: jobyw <jobyw@scattercreek.com>
Sent: Friday, February 11, 2022 6:10 PM
To: Samra Seymour
Subject: Do not approve the proposed gas station/convenience store on Willamette Drive

[Warning! External Email]

To: Samra Seymour, Senior City Planner

Please add my name to the list of people who are opposed to the proposed Willamette Driver gas station. My major arguments against a gas station: threats to safety; declines in home values; negative impacts on the environment; duplication of services already available.

SAFETY: As you know, the location of the proposed gas station is in a residential area, across the street from a Meridien Park and only a few blocks from Salish Middle School. It would cause additional traffic at an intersection already dangerous for children attending school or playing in the park.

HOME VALUES: The gas station would exist literally in the backyards of some residences, be an eye-sore, increase traffic, and cause noise and exhaust in the adjoining neighborhood. The result: much reduced home values.

ENVIRONMENT: Recent rainstorms highlighted the threat of urban flooding which is exacerbated by clear cutting and paving with impervious surfaces which a gas station would require. Gas and oil will leak into the soil around the station. The added traffic, and noise and light pollution will causes a decline in animals, affecting movement, foraging, reproduction and predation.

DUPLICATE SERVICES: Why add this gas station and convenience store?

Commercial services already exist within a few miles, outside of residential areas and on roads built to manage traffic. There are already two other Chevron stations on Martin way, one on Marvin Road; Costco and Safeway stations exist nearby. On Hawks Prairie Road not only is there an ARCO station but an associated convenience store. All these are accessible to the freeway as well as other roads in the area and they are all within a few miles of the proposed gas station site.

I see absolutely no reason for allowing this proposal to be approved given the safety concerns, the negative impacts on close-by residences and the environment in general, and the fact that it will duplicate already accessible commercial services.

Grant Beck

From: M Bard <msbard@yahoo.com>
Sent: Friday, February 11, 2022 2:10 PM
To: Samra Seymour
Subject: Campus Glen gas station

External Email Warning! Use caution before clicking links or opening attachments.

I rise in opposition to the proposed gas station in Campus Glen. Its location adjacent to a children's park in a residential neighborhood is reason enough, but my concerns are a bit different.

We live on Dudley Ct NE and are adjacent to two retention structures and the golf course. Each year we see higher runoffs during storms or snow melt and this year was particularly alarming with one retention structure overflowing and the second one at near capacity. The golf course depressions created by landscape mounding reached a record high and was recharged by a river of water coming from storm drains.

Does zoning consider the impact all of the clear cutting is having on urban flooding and if so, what are your metrics?

The property in question serves as a collection basin in storms and paving that over with impervious materials will not only eliminate that needed reservoir, but this action will also create runoff that will flow into the intersection of two major neighborhood streets.

Please reconsider the zoning change that allowed this to occur.

Maureen Bard
4367 Dudley Ct NE

Sent from [Mail](#) for Windows

Grant Beck

From: Susie Lopez <lopezguam@icloud.com>
Sent: Friday, February 11, 2022 6:10 AM
To: Samra Seymour
Subject: Gas station Willamette and Campus Glen

[Warning! External Email]

Good Morning,

Everyday my daughter walks to and from school (Salish Middle School) and everyday she is at risk walking by the 18 wheel trucks that drive by to get to the warehouses. She tells us how much trash she sees along her route and specifically beer cans. We are concerned for her safety that adding a gas station will bring more trash, drugs, alcohol and overall risky. We vote to not have a gas station in our neighborhood. Thank you for your time.

Susie Lopez
Campus Peak
253-678-7751

Sent from my iPhone

Grant Beck

From: Rick Walk
Sent: Thursday, February 10, 2022 10:55 AM
To: Samra Seymour; Grant Beck
Subject: FW: gas station

FYI- I responded to Councilmember Cox regarding the Quasi-judicial question.

From: Carolyn Cox
Sent: Thursday, February 10, 2022 10:37 AM
To: Rick Walk
Cc: Robin Vazquez
Subject: Fwd: gas station

Rick, am I remembering correctly that this is an issue Councilmembers can't discuss because we might end up in a quasi judicial role?

Thanks for any guidance you can lend.

-Carolyn

Sent from my iPhone

Begin forwarded message:

From: jgreen2317@aol.com
Date: February 10, 2022 at 9:03:53 AM PST
To: Carolyn Cox , Robin Vazquez
Subject: Fwd: gas station
Reply-To: "jgreen2317@aol.com"

External Email Warning! Use caution before clicking links or opening attachments.

Here is a post on Next Door Chat. Is there anything can that can be done to halt this neighborhood destruction? What is happening in Lacey is very sad, i.e. the tree removal and habitat destruction. Your comments would be appreciated. This proposed gas station is on Willamette in the middle of a residential area.

John Green
360-430-8569.

Subject: gas station

Part One: Many thanks to Chris Cook for compiling this list from the many communications our neighbors in the NextDoor community submitted. This is a comprehensive list of our reasons against the proposed gas station in Campus Glen from the neighbors who live here, and in the other close by areas. Neighborhood Reasons Against the Proposed Gas Station and Convenience store: 1. This is a residential area with a park. 2. The park is frequented by children directly across the street from the proposed gas station and convenience store. 3. Existing commercial services such as this proposal already exist within a few miles. There are already two other chevron stations on martin way, one on

Marvin Road, Costco and Safeway gas is available nearby and Some Arco stations... As for the convenience store, two blocks away down Willamette in the little business park, there is the School House Coffee. 4. All located in Commercial areas....and easily accessible to Meridian Campus residents. LESS than 2 miles in any direction. Why would we need a gas station and a store next to our houses here? 5. Safety. There was a recent attempted luring near the park, and this would present more opportunities of the same. 6. Esthetics. Lacey is already home to clear cuts, big cement boxes and convenience stores. Where are the esthetics? 7. Dangerous intersection made worse. The proposed intersection is already insane at times, especially with Salish school so close by. It is an uncontrolled intersection where the cars on the opposing streets attempt to get on and off Willamette. 8. Eyesore for the neighborhood. We have a wonderful playground right there. We do not want a gas station at the entrance of our neighborhood. 9. Home values: Homes purchased because this was a beautiful neighborhood. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area. If we wanted convenience at hand, we wouldn't have purchased a home in a residential area like the one we live in. We would have gone anywhere else in Lacey where they mix and match like there is no tomorrow. 10. Proximity. This store would be literally in some people's backyards.

Posted in

General

to **Anyone**



Like

5

Grant Beck

From: PAUL WATSON <watsonpaulg@aol.com>
Sent: Monday, February 7, 2022 7:54 AM
To: Samra Seymour
Subject: Proposed Gas Station in Campus Meridian

[Warning! External Email]

NO, NO, NO.

To many reasons to list.

Paul Watson
8984 Campus Meadows Dr
Lacey Wa 98516

Sent from my iPhone

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Friday, July 30, 2021 12:51 PM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: "Lacey Commercial"

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

Just another unhappy constituent here in the Campus Glen area who does not want the proposed Chevron station in our backyards. How would you like the floodlights from that coming in YOUR bedroom windows???

Below is a post I just added to Next Door, the neighborhood blog where we are sharing ideas on how to fight this.

If the Lacey commercial proposal goes through, then we would have SIX, yes **SIX** gas stations within 3 miles of our homes. Just so you can destroy our neighborhood to make money off taxes. What is wrong with a 5 cent bump on the existing tax on milk instead?



Chris Cook

• [Campus Glen](#)

Thank you for posting Suzi. The location for the "Lacey commercial" project is for an already commercial district next to the warehouses, and is not plopping it in our backyards over here (Campus Glen). The project you describe is another example why we do not need another Chevron station across Willamette in our neighbors' backyards, and for the kids from Salish middle school to dash across Willamette to get to. The "Lacey commercial" would also make the 6th gas station within 3 miles of us, and another reason we can fight putting it in the backyards over here in Campus Glen.

Grant Beck

From: Eugene Kyyan <eugene.kyyan@vismanagement.com>
Sent: Wednesday, July 21, 2021 4:49 PM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Cc: Scott Roth
Subject: MCROA letter on gas station (project #20-310)
Attachments: 20210720 MCROA letter to CoL on gas station.pdf
Importance: High

External Email Warning! Use caution before clicking links or opening attachments.

Dear Lacey Planning Commission,
Dear Lacey City Council,

Please see attached letter from the Board of Directors of Meridian Campus Residential Owners Association.
Please confirm the receipt.
We look forward to hearing from you.

Regards,

Eugene Kyyan

CEO

VIS GROUP, INC.

800-537-9619 Ext. 139

360-688-3511 Direct

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

8617 Martin Way East

Lacey, WA 98516

<https://www.vismanagement.com>



VIS GROUP, INC.

Professional Community Management

800-537-9619
info@vismanagement.com
vismanagement.com

8617 Martin Way East, Lacey, WA 98516 13470 Martin Luther King Jr. Way S, Renton, WA 98178

Date: 7/20/2021

**To the Lacey Planning Commission:
Samra Seymour, Senior Planner**

**To the City of Lacey Council:
Andy Ryder, Mayor
Cynthia Pratt, Deputy Mayor
Carolyn Cox
Ed Kunkel
Lenny Greenstein
Malcolm Miller
Michael Steadman**

RE: Project #20-310, Proposed Gas Station, two-story convenience store and a retail/office building

Dear Lacey Planning Commission,
Dear Lacey City Council:

VIS Group, Inc. represents Meridian Campus Residential Owners Association (MCROA) as its managing agent. We have been authorized by the MCROA Board of Directors to contact you regarding project #20-310. It is our understanding that the City of Lacey is currently reviewing plans to build a gas station in the middle of Meridian Campus, right across the street from Meridian Neighborhood Park and in a location where school children walk to and from their homes.

The MCROA Board of Directors represents the community of 1,700+ homes, with about 4,500 residents living in them. Most likely MCROA is the largest homeowners' association in the City of Lacey. Also, MCROA is not just the closest neighbor to the proposed project; the proposed gas station site is in fact in the middle of MCROA and is *surrounded* by our residential properties along with Meridian Neighborhood Park. The Board unanimously voted to oppose the proposed plan based on the overwhelming rejection of those plans by their homeowners.

This being said, we would like to respectfully request that our voice is listened to and the plan be rejected for the following reasons:

1. We believe that a gas station in this residential neighborhood violates City of Lacey Municipal Code Title 16 Zoning, Chapter 16.36 Neighborhood Commercial District Section 16.36.010 Intent C *"Limit such development to areas where local economic demand, local citizen acceptance and appropriate design solutions assure compatibility with the neighborhood. (Ord. 583 §2.22(A), 1980)."*
2. Also, we think that a gas station in this residential neighborhood violates another paragraph of City of Lacey Municipal Code - Title 16 Zoning, Chapter 16.36 Neighborhood Commercial District Section 16.36.030 Environmental performance standards B. General Character *"Developments in this district shall be characterized by small buildings (uses with less than ten thousand square feet), low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations. Operating hours may be twenty-four hours per day. Provided the site*

plan review committee may limit hours of operation for any activity that may have impacts to the surrounding neighborhood.”

3. The residents in Meridian Campus have a significant concern for the safety of small children and their parents who use the park, as the park is right across the street from the proposed build site.
4. This gas station, next to a park and near a middle school, would be better served elsewhere. The site location will certainly draw more traffic from gas station patrons, as well as tanker trucks delivering fuel to the station, to an area highly concentrated with kids. It is important to remember that an elementary school is scheduled to be built in the next few years next to Meridian Neighborhood Park. The new school will increase the kids on the streets in this area. Having a gas station will create potential hazards for both middle and elementary school students walking the streets.
5. The potential site is surrounded by residential neighborhoods. Having a gas station in the middle of a residential area will create significant levels of noise and potential for bright lights around the clock, which may disturb the residents.
6. The gas station would pose several environmental risk-factors for people living next to it, such as irrevocable damage to ground water supply in the area, increase risk of cancer, inhalation of harmful chemicals etc. There are multiple studies on this subject and they seem to be very alerting. For instance, a 2019 study by Columbia University established that gas flow meters average daily evaporative losses of between three and seven gallons of liquid gasoline, which is equivalent to about 1.4 pounds and 1.7 pounds per 1,000 gallons of gasoline distributed from the pump (Hilpert et al, 2019). This creates an unnecessary health risk and exposes countless residents, including children, to toxic vapors.
7. There are three other Chevron stations in the area, two of them in a 2-mile radius and one more in a 3-mile radius. We do not believe there is a need for another Chevron station.
8. There were not any plans for a gas station in this area when the surrounding residential neighborhoods were being built out. The residents bought into these properties based on the setting characterized by homes, park and school. Building the proposed project with a gas station and a convenience store would be unfair to these homeowners, as it would change the look and composition of the surrounding areas and undoubtedly reduce property values. Moreover, this gas station would be literally in some people’s backyards.

If the City decides to move forward with this project, the Board of Directors reserves the right to engage in a full-fledged opposition to this project and the city officials who would support it. MCROA may use all lawful means and legal remedies to stop the execution of such project in their residential area.

Thank you for taking the time to review the concerns of Meridian Campus ROA and for considering our opposition to this gas station when it is time for you to vote. Please let us know if you need any additional information.

Best regards,
Eugene Kyyan
CEO
VIS GROUP, Inc.
On behalf of the MCROA Board of Directors

Grant Beck

From: Angela Perez <angieperez214@gmail.com>
Sent: Wednesday, June 30, 2021 8:32 PM
To: Samra Seymour
Subject: Proposed Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Good evening,

I wanted to voice my concerns over the proposed gas station across from Meridian Park.

I was born and raised here in the Lacey area. I've been in my current home for 6-years and I love our Campus Meadows neighborhood community.

I am raising a seven year old and I want to provide him a safe area to grow up in. If we allow this gas station I worry for the safety of our children, transients hanging out at the gas station, etc.

Additionally I feel allowing the gas station will lower the home values and overall appearance that drew me to the area in the first place.

Please don't allow a gas station in our beautiful neighborhood.

Thank you for your time and consideration.

Sincerely,
Angela Perez
Campus Meadows home owner

Grant Beck

From: Denney Dawson <denjun@hotmail.com>
Sent: Sunday, June 20, 2021 6:03 PM
To: Samra Seymour
Subject: Re: City of Lacey Project 20-310: Webinar link

External Email Warning! Use caution before clicking links or opening attachments.

Thank you for the update, but we're still amazed and disappointed its gotten this far. Lacey has always done an excellent job of promoting commercial advancement while protecting the environment and residential growth. We believe this project is a direct threat to the environment and to the welfare and safety of the residents of the Meridian Campus developments, in particular the children playing in the park across the street! We hope the permit will be ultimately be declined...please! June & Denney Dawson

On June 17, 2021, at 2:23 PM, Samra Seymour wrote:

Good afternoon,

Just a quick update (or lack thereof) - the proposal is still on hold awaiting additional information from the applicant. The link to view the recording of the May 19th webinar can be found [here](#).

Please let me know if you have any questions – thank you.

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

420 College St SE

Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Jim Lynne Lacey <jimlynne@hotmail.com>
Sent: Friday, June 18, 2021 2:08 PM
To: Samra Seymour
Subject: Meridian Campus Commercial - Gas Station on Willamette

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour:

We have lived in Campus Glen for over 14 years and have watched the area grow. As you know, this is a residential area with several small businesses that serve our community extremely well.

This is not a suitable area for a gas station across the street from a park. There are many children in the area - not to mention the noise, additional traffic, and the disruption a gas station would cause in the evening hours for the residents living right next to the area. It doesn't seem like a suitable place for a gas station and mini mart so close to Salish Middle School and we understand there is a plan to build an elementary school very close to the site.

For local convenience there is already a 711 Mini Mart and gas station nearby.

I thank you for your attention.

Sincerely,

James & Lynne England

Grant Beck

From: Yvette Moss <yvettermoss@gmail.com>
Sent: Friday, June 18, 2021 6:43 AM
To: Samra Seymour
Subject: Re: City of Lacey Project 20-310: Webinar link

External Email Warning! Use caution before clicking links or opening attachments.

Where can residents express opposition to this proposed gas station? This is the WORST location for a high traffic gas station.

You are destroying our neighborhood all for revenue. The City allowed all of the trees to be removed at 31st NE and Hogum Bay Road leaving no tree line and now a gas station positioned in between two parks and near intersections school children use daily. The City continues to fail the Hawk's Prairie neighborhood.

I'd also like to know which council members we should reach out too.

On Thu, Jun 17, 2021, 2:23 PM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

Just a quick update (or lack thereof) - the proposal is still on hold awaiting additional information from the applicant. The link to view the recording of the May 19th webinar can be found [here](#).

Please let me know if you have any questions – thank you.

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: jamesa.westberg <jamesa.westberg@comcast.net>
Sent: Thursday, June 17, 2021 3:11 PM
To: Samra Seymour
Subject: RE: City of Lacey Project 20-310: Webinar link

External Email Warning! Use caution before clicking links or opening attachments.

Thank you for the update.
As a resident of Campus Glen I have spoken to many of my neighbors and have not heard one say that they are excited or in favor of this project.
I imagine that the city would have to redesign the Willamett/Campus Glen intersection to accommodate the increase of stop and go traffic as a safety measure.

Sent from Samsung Galaxy smartphone.

----- Original message -----

From: Samra Seymour
Date: 6/17/21 2:24 PM (GMT-08:00)
To: Samra Seymour
Subject: City of Lacey Project 20-310: Webinar link

Good afternoon,

Just a quick update (or lack thereof) - the proposal is still on hold awaiting additional information from the applicant. The link to view the recording of the May 19th webinar can be found [here](#).

Please let me know if you have any questions – thank you.

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Ron Hall <usafronhall@gmail.com>
Sent: Sunday, June 13, 2021 3:54 PM
To: Samra Seymour
Subject: Chevron Gas Station Willamette Dr NE - Campus Glen Drive NE Concerns

External Email Warning! Use caution before clicking links or opening attachments.

Hello Samara,

Our families (two homes, my daughter also lives nearby) live on Campus Meadows Loop NE and routinely travel on Campus Glen Drive to access Willamette Drive as do the vast majority of homeowners in the surrounding developments. The vehicle merge from Campus Glen onto Willamette is already a dangerous one as vehicles operating on Willamette drive routinely exceed the speed limit of 35 MPH by an average of 10 MPH and more. This makes pulling out onto Willamette and turning left in order to reach the freeway (which everyone must do that lives here) a hazardous experience already. Sitting at the stop sign on Campus Glen and merging left on Willamette is a daily challenge for the residents that live here. Drivers must look to the right to make sure traffic is clear before pulling out to cross Willamette (remember traffic is going an average of 45MPH on Willamette). As you look to the right make sure it is clear to pull out there is a blind spot caused by a natural rise in the terrain and vegetation in the median making it even more difficult to see oncoming traffic and gauge whether or not it's safe to actually pull out across and onto Willamette Drive. Stuffing a gas station and businesses with access points off of Campus Glen and London Place Loop NE will further complicate an already hazardous traffic situation for the residents. Be prepared for additional traffic accidents on Willamette and Campus Glen.

I feel sorry for the residents of London Place Loop NE having this facility literally stuffed behind their homes with the lights and noise it will bring is wrong. I know you are going to leave the tree's that in turn will attract the homeless population, a nice place for them to loiter, panhandle, sleep and shoot up. We already have TWO gas station complexes Mobil and Chevron less than 2 miles away. Do we really need a THIRD at the entryway to our neighborhood and right across the street from the park. Senseless.

Has the city completed an impact study on this project? Will it cause an increase in danger to vehicular and pedestrian traffic in the area? What safety mitigation measures will be put into place? Has the city considered lowering the speed on Willamette Drive in the areas adjacent to neighborhoods and this new STOP and ROB Chevron. Will the city address the blind spot merging from Campus Glen Dr onto Willamette when turning left.

Will kids run across the street from the park to the Chevron and back to buy snacks? There is no crosswalk and I see kids run across the intersection all the time. A store will add a lot more of that.

Will there be a loitering policy? Will it be enforced and if so by whom? Will the police respond when residents call concerned about transient activity on the grounds. Will the city address transients that move into or around the greenbelt next to London Place Loop NE. Let's see how the crime statistics go over time with adding this into our neighborhood.

Will the city place STOP signs at the exits from the Chevron. In other words a sign that forces those using the Chevron to STOP and give the right of way to traffic already on Campus Glen and London Loop NE, YIELD signs will result in accidents. I guarantee traffic pulling out of the Chevron onto Campus Glen is going to create a hazard, especially given that it's only going to be a mere 80 feet away from the two lane speedway that is Willamette Drive. Entering and exiting the Chevron off of Campus Glen 70 feet from Willamette is going to create a traffic problem and cause accidents.

As you can tell I am against having this facility placed literally at the entrance to our neighborhood. But of course it's all about generating revenue for the city so there it is. I have signed on and donated to a campaign to file an injunction against this project (City of Lacey).

I resided in Lacey for 6 years when I was stationed here on active duty and returned in 2007 and bought another home. To say that I am disappointed in this proposed project is an understatement. Next you will be telling us what a great idea it will be to put an apartment complex in the green belt behind our homes on the William Ives Trail.

Please consider putting something else on that empty lot, maybe a skate park, we don't need another gas station complex and the problems that come with it. Maybe there is a vacant lot near one of the city leaders proposing / approving this project where this could go instead.

Thank you,

Ron Hall
United States Air Force Retired
8972 Campus Meadows Loop NE
Lacey WA

Grant Beck

From: canscuba@comcast.net
Sent: Wednesday, June 9, 2021 12:17 PM
To: Samra Seymour; Andy Ryder
Cc: Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Meridian Campus proposed Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

We live in Meridian Campus and are against the proposed Gas Station. We bought our house 1-1/2 years ago and had we known there was a possibility of a gas station we wouldn't have bought there. A gas station does not belong in a neighborhood for obvious reasons. It would be an eyesore and can bring the value of homes down. No one wants tanker trucks coming up and down Willamette to deliver fuel. Having a gas station and store will bring in undesirables, theft and crime. There is a playground right across the street for goodness sakes! There are gas stations less than 1/2 a mile away. Absolutely no need to put a gas station in Meridian Campus. There are so many other places they can put, yet another gas station. There's one on every corner of Martin Way, not to mention all the other main streets.

There are toxic hazards to having a gas station in neighborhoods. Read information below.

The residents of Meridian Campus do not want this Gas Station.

Disconcerting Findings from Columbia University

A recent study conducted by a team of environmental health scientists from Columbia University's Mailman School of Public Health found that many of the nation's gas stations are leaking potentially hazardous vapors into the surrounding environment. Gas stations can have a significantly adverse impact on neighboring housing complexes, especially neighborhoods with young children. Despite the convoluted array of modern safety and health guidelines that gas stations must follow, these fossil fuel-selling businesses can emit high levels of ground-level ozone from gasoline fumes, impact groundwater systems from leaking fuel tanks, and expose nearby residents to a number of other hazards from other chemicals that might be used at a fuel station (Scientific American, 2009).

Study results from Columbia University's Mailman School of Public Health revealed that vapors from gas station vent pipes often emit ten times the amount of emissions that were originally used to determine setback regulations for playgrounds, public parks, and schools. The findings were published in the journal *Science of the Total Environment*. The researchers highlighted that toxic gasoline and diesel chemicals may have been unknowingly exposing nearby residents to harmful carcinogens for decades. By attaching gas flow meters on venting pipes held at multiple gas stations in the Midwest and the Northwest, the researchers found elevated levels of vapors containing a number of toxic chemicals like benzene, which is a known carcinogen. Over the past few decades, the average benzene content of gasoline has been approximately one to three percent in the United States and three to five percent in European countries (Infante, 2017).

Groundwater Contamination

In addition to the concerns related to harmful vapors, leaks from gasoline storage tanks should also be a concern for homeowners that live near gas stations. According to data tracked by the U.S. Environmental Protection Agency, there are more than 660,000 underground gasoline storage tanks

in the country. The vast majority of gas stations have underground fuel tanks that are made from uncoated steel, which are known to deteriorate over time. Once uncoated steel tanks start to rust, they are prone to fuel leaks. Many lawsuits have been filed over the years against gas stations with uncoated steel tanks for fossil fuel contamination that has leached into groundwater systems. As gasoline enters the soil and begins to contaminate groundwater, it can be extremely challenging to address. According to the U.S. Environmental Protection Agency, groundwater systems supply nearly a half of all American households with water. If a storage tank were to leak and contaminate a groundwater system with gasoline additives like methyl tertiary-butyl ether, the groundwater could potentially be rendered permanently undrinkable. While this chemical has been outlawed in a number of states, methyl tertiary-butyl ether is only one of nearly 150 harmful chemicals that can be found in gasoline (Scientific American, 2009). While the notion of permanently contaminated drinking water can be a difficult concept to grasp, lawmakers have been working to reduce the risk of fuel tank leaks. For example, a federal law enacted in the 1990s started to mandate a phased removal of older underground fuel storage tanks to be replaced with new doubled-lined tanks.

NO GAS STATION!

Nancy & George Castro

Grant Beck

From: City of Lacey Public Affairs
Sent: Tuesday, June 8, 2021 5:19 PM
To: Samra Seymour
Subject: FW: Oppose Construction Chevron Gas next to Meridian Park

FYI

 **Jenny Bauersfeld**
Community Relations Specialist
Public Affairs Department
360.438.2621 | JBauersf@ci.lacey.wa.us

From: Cynthia Pratt
Sent: Tuesday, June 8, 2021 11:26 AM
To: City of Lacey Public Affairs
Subject: Fwd: Oppose Construction Chevron Gas next to Meridian Park

Sent from my iPhone

Begin forwarded message:

From: "Randolph, Cuicui (Cassy) CW3 USARMY I CORPS (USA)"
<cuicui.randolph.mil@mail.mil>
Date: June 7, 2021 at 2:32:37 PM PDT
To: Andy Ryder <ARyder@ci.lacey.wa.us>, Cynthia Pratt <CPratt@ci.lacey.wa.us>, Carolyn Cox <ccox@ci.lacey.wa.us>, Ed Kunkel <EKunkel@ci.lacey.wa.us>, Lenny Greenstein <LGreenst@ci.lacey.wa.us>, Malcolm Miller <MMiller@ci.lacey.wa.us>, Michael Steadman <msteadma@ci.lacey.wa.us>
Subject: Oppose Construction Chevron Gas next to Meridian Park

Good Afternoon,

My name is Cassy Randolph and I am a residence here in the Camps Green Neighborhood. Would like to express my position in opposing the Construction of the Chevron Gas Station.

I have lived in Lacey since 2014 and moved overseas because Army requirement, I just bought my house in this neighborhood in 2019 instead of move back to my previous house, because we love this neighborhood. Myself and my son Hayden Randolph are oppose to the Construction of a Chevron Gas Station. Opening a gas station will create problems because of noise, pollution from gas fumes, the gasoline tanker trucks that come up to fill up

the gas tanks, litter from the snacks that are commonly sold at the gasoline station. Being so close to the neighborhood park which we LOVE, not only will increase traffic and safety concerns where a lot of children are playing, but also detract from the appearance of our neighborhood and decrease the value of our homes.

Please consider the long term effects of building a gas station in the middle of our neighborhood and so close in proximity to the Middle School, Bus Stops, Park, and homes.

V/R

Cassy Randolph
Resident at 4000 Campus Green Dr NE, Lacey WA 98516

Grant Beck

From: City of Lacey Public Affairs
Sent: Tuesday, June 8, 2021 5:19 PM
To: Samra Seymour
Subject: FW: Reference: Oppose Construction Chevron Gas

FYI

 **Jenny Bauersfeld**
 Community Relations Specialist
 Public Affairs Department
 360.438.2621 | JBauersf@ci.lacey.wa.us

From: Cynthia Pratt
Sent: Tuesday, June 8, 2021 11:26 AM
To: City of Lacey Public Affairs
Subject: Fwd: Reference: Oppose Construction Chevron Gas

Sent from my iPhone

Begin forwarded message:

From: "Villa, Roxanne R CIV USARMY CORRECTIONS CMD (USA)" <roxanne.r.villa.civ@mail.mil>
Date: June 7, 2021 at 2:05:00 PM PDT
To: Andy Ryder <ARyder@ci.lacey.wa.us>, Cynthia Pratt <CPratt@ci.lacey.wa.us>, Carolyn Cox <ccox@ci.lacey.wa.us>, Ed Kunkel <EKunkel@ci.lacey.wa.us>, Lenny Greenstein <LGreenst@ci.lacey.wa.us>, Malcolm Miller <MMiller@ci.lacey.wa.us>, Michael Steadman <msteadma@ci.lacey.wa.us>
Cc: "Villa, Johnny Jr MSG USARMY 5 SFA BDE (USA)" <johnny.villa3.mil@mail.mil>
Subject: Reference: Oppose Construction Chevron Gas

External Email Warning! Use caution before clicking links or opening attachments.

Good Afternoon,

My name is Roxanne Villa and I am a residence here in the Meridian Campus Neighborhood. Would like to express my position in opposing the Construction of the Chevron Gas Station.

We bought in this neighborhood back in 2015, and despite moving to another location in 2018 we opted to come back to Lacey, WA because we love our neighborhood. Myself and my husband Johnny Villa are oppose to the Construction of a Chevron Gas Station. Opening a gas station will create problems because of noise, pollution from gas fumes, the gasoline tanker trucks that come up to fill up the gas tanks, litter from the snacks that are commonly sold at the gasoline station. Being so close to the neighborhood park which we LOVE provides direct access to this and not only will increase traffic where a lot of children are playing. Building a gas station will detract from the appearance of our neighborhood

and decrease the value of our homes. Please consider the long term effects of building a gas station in the middle of our neighborhood and so close in proximity to the Middle School, Bus Stops, Park, and homes.

V/R,

Roxanne Villa & Johnny Villa Jr

Resident at 3370 Nova St NE Lacey WA 98516.

Grant Beck

From: Lisa Lee <leenicolelisa@gmail.com>
Sent: Monday, June 7, 2021 6:25 PM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Proposed Chevron Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I am writing as a concerned homeowner regarding the proposal of placing a gas station and convenience store at Willamette and Campus Glen Dr. I hope that you will vote not to place a gas station in that corner.

Five years ago, I bought a home in this area because of how quiet it is. I love how there are many neighborhoods in this area where people walk their dogs and kids daily. I love the park and how friendly everyone is. It feels safe. I worry that a gas station will create a lot of noise, too many people congested in an area, as well as the smell of gasoline as I take walks with my baby. With a middle school and city park being nearby, I think a gas station would be a negative addition.

This proposed gas station gives me and my family anxiety. There is already an AM/PM close by. Please reconsider this proposal.

This neighborhood will never be the same with a gas station in the corner. Please preserve the quiet and friendly area where people feel safe by NOT putting a gas station in that corner.

Thank you for your time,
Lisa Lee

Grant Beck

From: Carolyn Cox
Sent: Monday, June 7, 2021 11:39 AM
To: magcpons@gmail.com
Subject: Re: Meridian Campus Chevron Project

Hi, Mary. Thank you for your thoughtful letter.

Because City Council members may have a quasi-judicial role in decisions about this proposed project, I cannot comment on it now.

Please know I value your opinion and your letter will be incorporated into the public record.

Kind regards,

Carolyn Cox

Lacey City Councilmember

Sent from my iPhone

On Jun 6, 2021, at 12:14 PM, "magcpons@gmail.com" wrote:

External Email Warning! Use caution before clicking links or opening attachments.

Council Member Carolyn Cox,

My name is Mary Gardner and I am a resident of the Campus Glen Neighborhood. I am contacting you about the proposed Chevron gas station/convenience store on the northeast corner of Williamette Dr. and Campus Glen Dr.

I suspect you have received a lot of push back from residents of this area (at least I hope you have) and I am chiming in on my concerns too.

My husband and I moved from Omaha, Ne to Lacey 4 ½ years ago to be closer to our son and his family who live in Kirkland. I really wanted to live closer to Kirkland, but there were 2 things that prevented that-----cost of housing one, but another very important factor was safety. Over the course of 2 years as we were in Kirkland visiting we would take road trips driving as far north as Arlington and as far south as Tumwater looking at neighborhoods and getting the “feel” of a place. Time and time again we returned to Lacey. Initially I think it was the beauty of the trees and landscaping that brought a sense of comfort to us. Then learning Lacey had been designated as a Tree City by the Arbor Day Foundation further piqued my interest. This community cared about climate change and was forward thinking in preventing further damage to our environment. We wanted to be a part of protecting this world for the coming generations and Lacey was a good fit for us. The kindness of the people here was also a huge factor in our decision.

My heart sank upon learning of the proposed Chevron gasoline station----not only for the sake of the environment, but for the safety of the children who play at Meridian Park, and the children who walk or ride their bicycles to Salish Middle School. The additional traffic that will arise from people filling up their cars or stopping by the convenience store for a cup of coffee or a snack, will be hazardous for those children. Additionally, there is land set aside for an elementary school just East of Meridian Park. What about those young children that will be walking to and from school and the traffic hazards they will contend with? Yes, there is a cross walk with a light on Williamette to stop traffic and most drivers do slow down and stop, but every once in a while, a driver is not paying attention and blast right through the red light. This cross walk only protects those walking across Williamette Dr, what about the children crossing Campus Glen Dr?

Another sad but true downside is the crime that seems to be present with convenience stores.

I am also concerned with the convenience store selling alcohol and tobacco products.

I so do not want to see a gasoline station in this residential area. Honestly, I truly wish Lacey would deny any additional gas stations being constructed. Electric vehicles will be the predominant type of transportation in the future and there is no need to build new gasoline stations with underground tanks that can potentially leak and contaminate the ground water. I think it would be forward thinking and show leadership if Lacey was the first city in Washington state to say NO to more gas stations.

I am absolutely fine with office space or a daycare in this area. I realize those projects would also increase vehicle traffic, but it should be a lot less traffic than the Chevron gas station/convenience store/office space.

Please keep the residents in this area in mind as you make your decision on this Chevron project.

Respectfully,

Mary Gardner

Grant Beck

From: City of Lacey Public Affairs
Sent: Monday, June 7, 2021 10:48 AM
To: Samra Seymour
Subject: FW: NO DAMN GAS STATION!

FYI.



From: Cynthia Pratt
Sent: Sunday, June 6, 2021 10:22 PM
To: City of Lacey Public Affairs
Subject: Fwd: NO DAMN GAS STATION!

Sent from my iPhone

Begin forwarded message:

From: John Wingerson <wingcat135@gmail.com>
Date: June 4, 2021 at 2:49:23 PM PDT
To: City Council <council@ci.lacey.wa.us>
Cc: wingcat135@gmail.com
Subject: NO DAMN GAS STATION!

[Warning! External Email]

I am adding my voice and vote to stop the building of yet another gas station on Willamette / Campus Glen intersection. I have read emails from other homeowners expressing serious concerns about the degradation of our homes if this building is allowed. The dangerous intersection, noise, crime, and loss of value of homes make this proposal obscene. I love Lacey as I hope all of you do. This area deserves protection, not predation from big business. Please do not allow this to proceed. Signed, Janise A. Wingerson

Grant Beck

From: magcpons@gmail.com
Sent: Friday, June 4, 2021 1:25 PM
To: Samra Seymour
Subject: Chevron station on Campus Glen Drive

External Email Warning! Use caution before clicking links or opening attachments.

Good Afternoon Samra,

I sent you an earlier email expressing my concern over the Chevron project on Campus Glen Drive directly across the street from Meridian Park and did take part in the information webinar a few weeks ago.

I am still opposed to this project----specifically the Chevron gas station. My personal opinion is a gas station should not be located in an area surrounded by housing. The safety of children needs to be paramount. The additional traffic, gas fumes, and potential crimes make it a hazard.

My husband and I moved to Lacey 4 ½ years ago from the Midwest----- Omaha, Ne. Both of us had lived our entire lives in that area. We moved to Washington State to be closer to our grandchildren who live in the Seattle area. We spent a couple of years scouting looking for housing we could afford-----golly, things are pricey in this region. We also wanted an area we felt comfortable in..... a place where our grandchildren could play. We looked as far north as Arlington and then south to Tumwater.

Throughout those 2 years, time and time again we returned to Lacey. I believe initially I was awestruck with the trees in Lacey and later learned of the Tree City status bestowed by The Arbor Day Foundation. I felt like this is a city that cares about the environment. A city who is forward thinking in protecting the environment. This was a community I wanted to be a part of-----a community dedicated to making the world a better place for the coming generations.

Thinking of the future and knowing gas powered vehicles will be phased out, I truly do not see the need to allow another gas station to be allowed to build here. As I mentioned in an earlier email, Palermo, Ca. made the decision to not allow additional gas stations in their city. I would like Lacey to do the same thing and deny additional gas stations to be constructed.

To sum it up, I am opposed to the Chevron gas station for the safety of children and those who live nearby and I also oppose the gas station because of environmental concerns.

Respectfully,
Mary Gardner

Grant Beck

From: Carlos Reising <donarlo@comcast.net>
Sent: Friday, June 4, 2021 8:32 AM
To: Samra Seymour
Subject: Gas Station proposal

External Email Warning! Use caution before clicking links or opening attachments.

Hi,
I think putting a gas station across the street from a park, so close to homes and a school is a terrible Idea!
I appose this.
Thank you for the opportunity to comment.
Carlos Reising

Grant Beck

From: Philip Zmuda <pjrddzmuda@hotmail.com>
Sent: Thursday, June 3, 2021 8:25 PM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Gas Station/Convenience Store Proposed Meridian Campus (Willamette and Campus Glen Dr)

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

My opinion on an additional gas station/convenience store for the Meridan Campus is NO. Heartfelt and resounding NO.

No thank you. Not needed. An additional gas station/convenience store is quite to the contrary to the Meridian Campus environment. It will be an impediment to the overall function, purpose and aesthetics of the lovely planned community.

I am a current homeowner in the Campus Fairways subsection of Meridian Campus. I purchased this home and have owned it since Dec 2016. One of the last of the prebuilt Quadrant Homes and my family thinks this is a wonderful location; secluded, quiet, 'in the woods' and my adult children look forward to continuous visits over the years.

We look out over the golf course from our backyard and see such beautifully landscaped greenery. What a sight.

Though this area is zoned appropriately and mixed/blended we feel that it isn't too much of an issue to have businesses integrated into the overall Campus environment. For safety sake these businesses operate accordingly and accommodating.

Currently in my view there are at least four gas stations/convenience store locations that are in the immediate vicinity or inside the Community that service the community appropriately. There is enough 'competition' in that industry to enable each of those four businesses to 'thrive'. There are two gas stations at the intersection of Martin Way E and Meridian Rd NE as well as Martin Way E and Duterrow Rd SE. These two long-standing businesses are caddy corner to each other and easily service patrons in this region nicely. The third Gas Station/Convenience store that services our community quite easily is located at The traffic Circle that services Britton Pkwy NE, Willamette Dr NE and Marvin Rd NE. The fourth and final one that I'm aware of and is also 'quite new to our neighborhood' is at Traffic Circle that services Marvin Rd NE, Hawks Prairie Rd NE.

To many folks these four combined Gas Stations/Convenience stores may appear to be on the periphery of Campus Meridian but I say they are carefully and considerately placed and conveniently located as strategic Ingress/Egress points to the overall community.

Placing a fast-paced, quite possibly 24-hour 7-day a week 'store' inside the community would upset the overall balance and lay burden the use of the land nearest the Willaim Ives Trail, Meridian Neighborhood Park, as well as the Salish Middle School.

These community USEs are exactly that - community uses. Another Gas Station/Convenience store illogically placed would not have the best interests of the overall community at the forefront.

I hope my opinion matters and the logical understanding that there already is a sufficient amount of this type of business located within/around the overall Meridian Campus community. Again, my opinion is NO on this gas station/convenience store being considered for approval at the Intersection of Willamette and Campus Glen Dr.

Thank you.

Mr. Philip Zmuda

Homeowner Campus Fairways, Mulligan CT NE

Grant Beck

From: Jerry Kang <jerrykang76@gmail.com>
Sent: Thursday, June 3, 2021 8:14 PM
To: Samra Seymour
Subject: No gas station in next to children park.

[Warning! External Email]

I am resident of Meridian campus in west lacey.

Please cancel the proposal to put a gas station and convenience store at Willamette and Campus Glen Dr.

We already have several gas station and store within a mile. Not needed any more.

If you want to support the community, consider high speed ev charge station. The state already decided to eliminate fossil vehicles by 2030. What is the point of creating gas station? Non sense.

Please reconsider this and listen to the voice of the residents

Thank you.

Jerry Kang

Sent from my iPhone

Grant Beck

From: RH Dela Cruz <hhd808@icloud.com>
Sent: Thursday, June 3, 2021 3:33 PM
To: Samra Seymour; Andy Ryder
Subject: GAS station proposal

[Warning! External Email]

> Hello,

>

> I'm responding in regards to the gas station to be build in Willamette and campus glen rd. I am definitely against it. I don't see any advantages or conveniences for having a gas station within these communities. I believe it only contributed to crimes and noises. Stats shows that violent crimes such as gun violence occurred within this establishments. In addition, our communities surrounded by lush vegetations, will only attract transients, prowlers, burglars etc to provide a hiding place. Our communities have a lot of young families with very young children. Fumes coming out of these pumps can cause health issues specially for the most vulnerable ones. Family park is just across the street from where they are going to construct the gas station. Accidents are more likely to happen.

>

> Thank you for giving me these opportunity to voice my concerns.

>

> Rommel Dela Cruz

>

> Sent from my iPhone

Grant Beck

From: jeffreys741 <jeffreys741@comcast.net>
Sent: Thursday, June 3, 2021 12:52 PM
To: Samra Seymour
Cc: jeffreys741
Subject: Proposed Willamette and Campus Glenn Drive Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

We do not support the proposed gas station here in our neighborhood and do not understand the rationale. There is really no need for one with a 7-11 and gas station on Marvin Road nearby and 2 gas stations and convenience stores at the intersection of Martin Way and Meridian. These current gas station and convenience store facilities are conveniently located for traffic entering and exiting the Meridian Campus neighborhoods without negatively impacting where families play and children go to school.

It would be wonderful if the property be used to provide more recreational facilities like a skate board park to encourage outdoor activities which do not pose a potential environmental risk like a gas station does. It would also if City installed the tennis courts in the existing park as originally planned.

Thank you for listening.

John & Teresa Jeffreys
3515 Barklay DR NE
360-413-1759

Sent from my Verizon, Samsung Galaxy smartphone

40A - 98

Grant Beck

From: Richard Volberg <rwvolberg26@gmail.com>
Sent: Tuesday, June 1, 2021 9:40 PM
To: Samra Seymour
Subject: Meridan Campus Commercial (Chevron) Gas station

[Warning! External Email]

My wife and I live in Meridan Campus development and are against the Commercial development and Chevron Gas Station across from Children's Park.

We feel the extra traffic is dangerous and the buildings unsightly.

Rich and Paula Volberg

Sent from my iPhone

Grant Beck

From: John Gallagher <johngallagher44@comcast.net>
Sent: Friday, May 28, 2021 11:27 AM
To: Samra Seymour
Subject: Meridian Campus Chevron Staton

External Email Warning! Use caution before clicking links or opening attachments.

Hello Ms. Seymour,

In an article written by The JOLT Staff, regarding the Meridian Campus proposal, they said the plan of the developer is to provide opportunities for small business near residential areas. "The ultimate goal is not to attract people from other regions, but to accommodate the needs of that specific neighborhood. Examples of these are coffee shops, restaurants, dental clinics, and small medical offices."

It has become clear that the specific needs of this neighborhood doesn't include or require a Chevron station in the Meridian Campus location.

We could use a Trader Joes or other quality grocery outlet in the neighborhood as opposed to a "convenience store"..

It is my hope and request that the service station option be declined.

Your support in this regard will be greatly appreciated.

John Gallagher
4818 Meriwood Drive NE
Lacey, WA 98516 .

40A - 100

Grant Beck

From: SUSAN STONE <smeemah@aol.com>
Sent: Friday, May 28, 2021 11:10 AM
To: Samra Seymour
Subject: Gas station

[Warning! External Email]

Each and every day this area grows as a residential area. There is a school and another proposed. As it is we are surrounded by massive warehouses. Are they the ones pushing for this? Would you want to live next door to a gas station? NO TO IMPACTING THIS RESIDENTIAL AREA FURTHER BY COMMERCIALIZING IT! NO TO THE GAS STATION. S Stone

Sent from my iPhone

Grant Beck

From: Myrna <myrnwi@gmail.com>
Sent: Friday, May 28, 2021 10:48 AM
To: Samra Seymour
Subject: Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour,

Please consider the taxpaying residents in this area, especially those with families who frequent this area, including nearby school students.

I have lived in a number of locations in this Country over the past 50 years and never have I seen a gas station located in a residential area like this. The cluster where Edw.Jones, etc. are located were developed prior to much of the residential construction that now exists. There is no practical business need for another gas station so near to the existing ones. I hope I'm not the only resident who will never utilize this station if it is approved. I'd sooner run out of gas and call OnStar to rescue me.

Just because this has been zoned business so residents "should have known", it does not mean a gas station would have ever been considered by us. I suppose a pot shop will be next.

Please give this much thought,

Myrna Williams

Grant Beck

From: Cheryl Ricevuto <cmricevuto@gmail.com>
Sent: Friday, May 28, 2021 10:08 AM
To: Samra Seymour
Cc: Lenny Greenstein; Andy Ryder; Cynthia Pratt; Ed Kunkel; Carolyn Cox; Malcolm Miller; Michael Steadman
Subject: Proposed Gas Station near Middle School and Across from Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

Hello Ms. Seymour,

I am again contacting you to express concerns about this project - <https://www.thejoltnews.com/stories/lacey-discusses-proposal-for-new-meridian-campus-commercial-project,2061>.

I am HIGHLY OPPOSED to the GAS STATION portion of this project.

- Gas tankers in this highly residential area across from a playground and along middle schoolers' path to school at Salish MS is DANGEROUS.
- The side streets on which the gas tankers will need to travel have short turn radii and no intersection control, e.g. lights or roundabout.
- Traffic along Willamette Blvd continues to increase and the entry points into this property should have effective traffic control or we risk an awful tragedy.

This is a SAFETY issue for our community's children.

Thank you for using this safety lens as a filter for determining whether this project is feasible. It is NOT safe as it is proposed. Remove the gas station portion and you may find more neighborhood support.

I appreciate the work you do for our city.

Best,
Cheryl Ricevuto
Campus Willows
Meridian Campus

Never believe that a few caring people can't change the world. For, indeed, that's all who ever have. ~Margaret Mead

Grant Beck

From: t mullane <tmullane40@yahoo.com>
Sent: Friday, May 28, 2021 9:59 AM
To: Samra Seymour
Subject: Meridian Campus Planned Chevron Station

External Email Warning! Use caution before clicking links or opening attachments.

I do not know where in the planning process this proposal is however I wish to reiterate my opposition to it. Of all the space available in Meridian Campus it seems very unrealistic to allow something like this proposed business with all that it brings in the way of increased traffic to an area so close to a Childrens park and a middle school. If nothing else it creates a danger to foot traffic for the little people and their parents on the way to and from the park as well as the school. I really question the need for an additional Chevron station as there are already three in the area. One on Marvin Road just across the freeway, one on Martin Way at Meridian and one on Martin way in Nisqually just near the freeway entrances. These three stations have the highest price gas in this area and most likely compete very well with the Arco, Costco and Shell stations in the area.

This proposal is a bad idea considering this location and secondly with the "density" of other gas stations in the area.

Thank you for your consideration in this very important issue. If you need more thoughts on this subject from me or other residents please let me know.

Terry Mullane
4113 Campus Green Drive NE

Grant Beck

From: Mr Bruce Quam <brucebrooke@yahoo.com>
Sent: Friday, May 21, 2021 6:33 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Informational Webinar, Wednesday, May 19th @6pm

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

Thanks for having the Q&A event on Wednesday, 5/19. I found it informative and well run! I thought of one other item I wanted to mention. It has to do with the traffic study.

Campus Glen Drive NE previously ended at Salish Middle School. Within the past year it was extended to connect with Hogum Bay Road NE. It has since become a busy cutover street in both directions between Hogum Bay Road NE and Willamette Drive NE. It will become even busier when full-time in-person school starts in September.

Any traffic study done prior to the Campus Glen Drive NE extension is probably invalid. I think a new traffic analysis should be done in September when school resumes. Thanks!

Have a Good Day, Bruce

On Friday, May 14, 2021, 03:25:40 PM PDT, Samra Seymour wrote:

Please join us for an online informational webinar on Wednesday, May 19 at 6 p.m. City Planning staff will provide information on the planning and development process, as well as an overview of the Meridian Campus Commercial (Chevron) project proposed at the northeast corner of Willamette Drive and Campus Glen Drive. There will be a Q&A session following the presentation.

Please note: This webinar is for informational purposes only; it IS NOT the same as the public hearing. Public comment and testimony will not be taken at this event.

To attend, please register in advance:

https://us02web.zoom.us/webinar/register/WN_AK32rzZbSLyT9zIA4yf4bQ

ONLINE



Community & Econ INFORMATION

Planning Project: Meridian Can

Wednesday, Ma
6 p.m.
Online Access C



*See details, incl

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Rick Walk
Sent: Wednesday, May 19, 2021 5:14 PM
To: Samra Seymour
Subject: FW: proposed problem

From: Scott Spence
Sent: Wednesday, May 19, 2021 12:59 PM
To: Rick Walk
Subject: FW: proposed problem

Rick,

FYI . . .

Scott

From: Chris Cook <christinecookwa@aol.com>
Sent: Wednesday, May 19, 2021 11:16 AM
To: Scott Spence <SSpence@ci.lacey.wa.us>
Subject: proposed problem

External Email Warning! Use caution before clicking links or opening attachments.

Hello,
I am one of many unhappy neighbors next to the proposed gas station and mini mart on Willamette.

How can they be in escrow with this if it hasn't been voted on yet by the city council??????

WE are VERY upset about this and do not want it here.
The following list is about 99% of what we ended up with and sent to the council. PLEASE do not allow this to go forward

List of reasons against this proposal: Neighborhood Reasons Against the Proposed Gas Station and Convenience store: 1. This is a residential area with a park. 2. The park is frequented by children directly across the street from the proposed gas station and convenience store. 3. Existing commercial services such as this proposal already exist within a few miles. There are already two other chevron stations on martin way, one on Marvin Road, Costco and Safeway gas is available nearby and Some Arco stations... As for the convenience store, two blocks away down Willamette in the little business park, there is the School House Coffee. 4. All located in Commercial areas....and easily accessible to Meridian Campus residents. LESS than 2 miles in any direction. Why would we need a gas station and a store next to our houses here? 5. Safety. There was a recent attempted luring near the park, and this would present more opportunities of the same. 6. Esthetics. Lacey is already home to clear cuts, big cement boxes and convenience stores. Where are the esthetics? 7. Dangerous intersection made worse. The proposed intersection is already insane at times, especially with Salish school so close by. It is an uncontrolled intersection where the cars on the opposing streets attempt to get on and off Willamette. 8. Eyesore for the neighborhood. We have a wonderful playground right there. We do not want a gas station at the entrance of our neighborhood. 9. Home values: Homes purchased because this was a beautiful neighborhood. One of the reasons we purchased our home in this area was to be away from such

businesses and live in a fully residential area. If we wanted convenience at hand, we wouldn't have purchased a home in a residential area like the one we live in. We would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

10. Proximity. This store would be literally in some people's backyards.

11. Convenience store filth: Within the last few years, the AmPm store on Hawks Prairie Rd. (2 miles away and not in our neighborhood) had junk on the surrounding lot like shopping carts and blue tarps from people squatting right next to it.

12. Zoned for a church, not a gas station. On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now the kids would get a candy store just down the block and across the street ...?

13. Enough encroachment. This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial entities in the area...and it's not needed when a drive of one or two minutes has those same services.

14. Money: First the city allowed a huge Home Depot warehouse and then the future 200 apartments that will be off of Hawks Prairie Rd. It appears that money is more important to the city than the people who live in it. Why not a half of a cent increase in sales taxes so all of Lacey can feel the pain of this instead of our neighborhood?

15. Traffic and dangerous intersection. Is the city going to pay to put in a traffic light for what will become a dangerous and busy intersection, or make other acceptable changes for the kids who would try to cross that street with the extra traffic? And do not say the kids would walk a block to an existing crosswalk--- they won't.

16. The Future. Peaceful farmland and wooded areas along the sound has been destroyed. It goes on and on. The hidden place of Lacey is no more. It's a California layout in the making. Look at San Bernardino and other outlying areas of LA. Resources will be limited, and people will have to pay.

17. Criminal intent. People with criminal intent or people who would lure kids hang out at convenience stores. This is a residential, not a commercial area. Convenience stores specially those open 24/7 are always crime breeding.

18. Kids. Do they realize how many kids are at the playground across the street? Do we really need a big increase in traffic next to a large playground?!

19. Money. As for the money the city is hoping for, having to put in a traffic light there might cut into that if the city is sued for an unsafe intersection after the first accident. This is a residential area, and not a money-making opportunity.

20. This letter of opposition was sent to the Lacey City Council.

Dear Mayor and Lacey City Council Members, as a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal. Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop, gym/exercise studio. I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it.

21. Washington state has a 1000 foot buffer law. That prohibits the sale of alcohol, tobacco products and hemp products within that zone. Alcohol and tobacco will be sold in the mini mart portion. This applies to schools and playgrounds. https://lcb.wa.gov/mjlicense/distance_from_restricted_entities There is also a park in Campus Pointe that might be closer to the AM/PM if Meridian Park doesn't meet the distance limit.

22. How do we know this is just one gas station? Allow one little market, a little gas station, and soon there will be more zoning of the same, and a flood of commercial entities come in. Less than 1/2 a mile away there already is a coffee shop--- very walkable.

23. Location and Safety: The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk.

a. The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons.

24. There are several environmental risk-factors for people living next to a gas station, including but not limited to, a. irrevocable damage to ground water supply in the area, b. increase risk of cancer, c. inhalation of harmful chemicals, d. the proposed gas station is within 50 meters of houses and a park where children are always playing, e. it will expose those children to aerosols that are proven to increase the risk of cancer. Here is a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health->

[hazards/](#) 4. f. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station. g. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000. h. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents. 25. Homeless magnet. Unfortunately, these gas stations can become a homeless magnet. Most of them accept EBT (Electronic Benefits Transfer). We already have a serious homeless problem in Olympia/Lacey and it does not seem to be getting any better. 26. Permitted usage. The permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: " Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council." 27. Additionally, in the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, " General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. I do not see this being a mainly walk-in trade since people will need their cars to get gas. 28. External Lighting: usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. What will this do to the property values of the homes a few feet away? 29. Noise: If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station. Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood." 30. Tanker trucks would have to go up and down Willamette to deliver fuel to the gas station. That is dangerous to our neighborhood. 31. Underground fuel tanks are like bombs. Do we want that across from a park and within feet of kids playing and the neighboring houses? 32. Why is this gas station already in "escrow" without being approved, and without the neighborhood's voices being heard? It would be costly for the owner of the proposed gas station to get this far and be denied. What is going on? Why would it already be in escrow without these approvals? 33. If the zoning for this was originally for a church, and now the attempt is being made to make it a convenience store, then it shows the zoning can change. This is not a done deal. As neighbors, we have opinions ranging from having nothing on that corner in order to maintain our neighborhood, to a variety of much less invasive ideas.

Grant Beck

From: Kelly Adams
Sent: Wednesday, May 19, 2021 3:35 PM
To: Samra Seymour; Reace Fant; Rick Walk
Subject: FW: Informational Open House Confirmation

Hi Everyone,

I've received the below questions for this evening's meeting.

Thank You,
Kelly

From: rosenon@comcast.net
Sent: Wednesday, May 19, 2021 2:46 PM
To: Kelly Adams
Subject: RE: Informational Open House Confirmation

External Email Warning! Use caution before clicking links or opening attachments.

Hi Kelly,

I'm really concerned here for two reasons:

1. I have been confronted by homeless people and drug addicts in Meridian Park on four occasions. I have personally turned in two heroine shot kits found in the Park to LPD. I was almost run down a transient when I confront him about driving through the field adjacent to the Park. I wondering what steps the City is going to take to decrease the homeless/transient issues in the area if this gas station is put into the area?
2. The street access to Meridian Park and Willamette is already congested due to the left turning to Salish Middle School; the cars pulling into and out of the Park; and the heavy traffic on Campus Glen Dr. What steps is the City going to take to keep kids, pedestrians, joggers, bike riders, and others safe from the increase traffic flow this project will cause on Campus Glen Dr. and Willamette?

Sincerely,

Steve Rosenoff

From: Kelly Adams <no-reply@zoom.us>
Sent: Wednesday, May 19, 2021 2:31 PM
To: rosenon@comcast.net
Subject: Informational Open House Confirmation

Hi Steven Rosenoff,

Thank you for registering for "Informational Open House".

Please submit any questions to:

kadams@ci.lacey.wa.us

Date Time: May 19, 2021 06:00 PM Pacific Time
(US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others;
it is unique to you.

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

You can [cancel](#) your registration at any time.



**CITY
OF LACEY**

Grant Beck

From: Jenny Bauersfeld
Sent: Sunday, May 16, 2021 6:32 PM
To: Samra Seymour
Subject: FW: We Care! Form

Hi Samra,

Please include this with your records for this project.

Thanks,
Jenny

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

From: webmaster@ci.lacey.wa.us
Sent: Saturday, May 15, 2021 9:05 PM
To: City of Lacey Public Affairs
Subject: We Care! Form

Results From: We Care! FormSubmitted By: Unauthenticated User IP: 172.31.40.70

First Name:
Bob

Last Name:
Rothwell

Address:
4048 amelia Ct

City:
lacey

Zip Code:
98516

Phone:
4259414035

Email:
No Response Given

Comments:

I protest in the strongest possible terms the plan to allow chevron station at the northeast corner of Willamett and Campus Glen. there are two gas stations within 1 mile in the south and west directions. and that corner is very busy

with moms and strollers, and middle school children going to Salish School. How would a member of the prestigious institute of city planners think that is an acceptable location for a gasoline filling station. You know how impatient people are when trying to get gas on the way to or from work. Please reconsider allowing that business to be built there.

Grant Beck

From: SHAMUS D HARMON <SHAMUS_13@msn.com>
Sent: Sunday, May 9, 2021 10:46 PM
To: Samra Seymour
Subject: 20-310 Meridian Campus Chevron

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

I wish to address the gas station proposed for 3540 Willamette Dr NE in Lacey. I am strongly opposed to it. That lot is directly across the street from the only park in the neighborhood, making a gas station one of the worst buildings that could be put there. While Lacey as a city is unfortunately car dependent, there are gas stations close enough to this neighborhood that we don't need to bring one any further in. If the city truly wished to add to the neighborhood they would entice a business that would permit people to get out of their cars – such as a grocer, or other necessity currently only available by driving 1.5-2 miles over to the Marvin and Martin intersection.

I would prefer that lot be left vacant. Perhaps it could be purchased by the city, or sold to the HOAs in that area, and the park expanded. However, if a business must be put there, please don't let it be a gas station. The tankers required, the increased traffic at the intersection with a park, the congestion, all spell terrible things for a quiet corner. If a business must be located there, again, please make it something that would get people out of their cars.

I appreciate you listening.

Thank you,

Shamus D Harmon
Classic Heights

Sent from [Mail](#) for Windows 10

Grant Beck

From: Michele Reay <starrynight3210@gmail.com>
Sent: Monday, May 3, 2021 3:13 PM
To: Samra Seymour
Subject: Site plan at Campus Pointe

[Warning! External Email]

Dear Ms Seymour,

I am vehemently opposed to building the convenience store and six fueling islands along with buildings at Campus Pointe. There will be noise pollution 24/7 from the cars and people. There will also be light pollution 24/7. We don't need a gas station as there is one 4 minutes down Willamette Dr. & Britton. There would be ground zero gas fumes to Campus Point and the fumes are cancerous to families here. I think there would be more people going through the neighborhood leading to more crime as gas stations are associated with more crime.

I spoke with my daughter who is a realtor and have done research on this type of scenario. Property values will decrease and will become difficult to sell.

I personally sold my home in University Place and moved here almost two years ago and it cost me \$38k to do so. My house is paid in full and I'm retired. I can't afford to do this again with our housing market.

There are only negative points to this proposed mixing of this commercial businesses and our homes.

I went door to door in our HOA discussing this matter and not one person approves of this.

I am pleading with you to find a better solution as we want our family housing safe and prosperous.

Thank you for your consideration,

Michele Reay
253-722-4560
3659 London Loop NE
Lacey, WA. 98516

Sent from my iPhone

Grant Beck

From: dkixx dkixx <teodi93@gmail.com>
Sent: Thursday, April 29, 2021 10:29 PM
To: Samra Seymour
Subject: Residents and taxpayers' safety

External Email Warning! Use caution before clicking links or opening attachments.

What would this finalized plan approved by you bring to the neighborhood of very high HOA fees bring in terms of safety in the community in addition to lots of commercialization in the area?

What percentage of residents agreed (if any) to this careless approach as opposed to the ones that were not even notified? This is not how the city of Laceybin recognized by neighboring counties. It is not the spirit of Lacey.

Mr. Dizon

Grant Beck

From: Zhou Lin <zhou2004.us@gmail.com>
Sent: Thursday, April 29, 2021 10:02 AM
To: Samra Seymour
Subject: Meridian Park Gas Station Proposal

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern,

In regarding the Meridian park gas station proposal, I am strongly disapproved of such plan as a resident in the community. The structure of the facility not only does not add any value to our community (we already have at least two gas stations in/near the areas), it could potentially increase the traffic and unethical activities to a quit neighborhood. Please consider my request, and thank you for your consideration. Let us make the community a better community and not worst.

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Wednesday, April 28, 2021 6:19 PM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Our list

External Email Warning! Use caution before clicking links or opening attachments.

To all:

This is a comprehensive list of our reasons against the proposed gas station in Campus Glen from the neighbors who live here, and in the other close by areas.

Please add the list to the minutes of the upcoming meeting where the neighbors who attend plan to discuss them with you. We want this information on record to display our opposition. It isn't enough for a planning department to be aware of this: we want the council to be aware of each objection.

Neighborhood Reasons Against the Proposed Gas Station and Convenience store:

1. This is a **residential** area with a park.
2. The park is frequented by children directly across the street from the proposed gas station and convenience store.
3. **Existing commercial services such as this proposal already exist within a few miles.** There are already two other chevron stations on martin way, one on Marvin Road, Costco and Safeway gas is available nearby and Some Arco stations... As for the convenience store, two blocks away down Willamette in the little business park, there is the School House Coffee.
4. All located in Commercial areas....and **easily accessible** to Meridian Campus residents. LESS than 2 miles in any direction. Why would we need a gas station and a store next to our houses here?
5. **Safety.** There was a recent attempted luring near the park, and this would present more opportunities of the same.
6. **Esthetics.** Lacey is already home to clear cuts, big cement boxes and convenience stores. Where are the esthetics?
7. **Dangerous intersection made worse.** The proposed intersection is already insane at times, especially with Salish school so close by. It is an uncontrolled intersection where the cars on the opposing streets attempt to get on and off Willamette.
8. **Eyesore for the neighborhood.** We have a wonderful playground right there. We do not want a gas station at the entrance of our neighborhood.
9. **Home values: Homes purchased because this was a beautiful neighborhood.** One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area. If we wanted convenience at hand, we wouldn't have purchased a home in a

residential area like the one we live in. We would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

10. **Proximity.** This store would be literally in some people's backyards.

11. **Convenience store filth:** Within the last few years, the AMPM store on Hawks Prairie Rd. (2 miles away and not in our neighborhood) had junk on the surrounding lot like shopping carts and blue tarps from people squatting right next to it.

12. **Zoned for a church, not a gas station.** On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now the kids would get a candy store just down the block and across the street ...?

13. **Enough encroachment.** This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial entities in the area...and it's not needed when a drive of one or two minutes has those same services.

14. **Money:** First the city allowed a huge Home Depot warehouse and then the future 200 apartments that will be off of Hawks Prairie Rd. It appears that money is more important to the city than the people who live in it.

15. **Traffic and dangerous intersection.** Is the city going to pay to put in a traffic light for what will become a dangerous and busy intersection, or make other acceptable changes for the kids who would try to cross that street with the extra traffic? And do not say the kids would walk a block to an existing crosswalk---they won't.

16. **The Future.** Peaceful farmland and wooded areas along the sound has been destroyed. It goes on and on. The hidden place of Lacey is no more. It's a California layout in the making. Look at San Bernardino and other outlying areas of LA. Resources will be limited, and people will have to pay.

17. **Criminal intent.** People with criminal intent or people who would lure kids hang out at convenience stores. This is a residential, not a commercial area. Convenience stores specially those open 24/7 are always crime breeding.

18. **Kids.** Do they realize how many kids are at the playground across the street? Do we really need a big increase in traffic next to a large playground?!

19. **Money.** As for the money the city is hoping for, having to put in a traffic light there might cut into that if the city is sued for an unsafe intersection after the first accident. This is a residential area, and not a money-making opportunity.

20. **This letter of opposition** was sent to the Lacey City Council. Dear Mayor and Lacey City Council Members, as a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal. Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood café/restaurant/bakery/ice cream

shop, library, gift/flower shop, gym/exercise studio. I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it.

21. **Washington state has a 1000 foot buffer law.** That prohibits the sale of alcohol, tobacco products and hemp products within that zone. Alcohol and tobacco will be sold in the mini mart portion. This applies to schools and playgrounds.

https://lcb.wa.gov/mjlicense/distance_from_restricted_entities There is also a park in Campus Pointe that might be closer to the AM/PM if Meridian Park doesn't meet the distance limit.

22. **How do we know this is just one gas station?** Allow one little market, a little gas station, and soon there will be more zoning of the same, and a flood of commercial entities come in. Less than 1/2 a mile away there already is a coffee shop--- very walkable.

23. **Location and Safety:** The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk.

a. The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons.

24. There are several **environmental risk-factors** for people living next to a gas station, including but not limited to,

a. irrevocable damage to ground water supply in the area,

b. increase risk of cancer,

c. inhalation of harmful chemicals,

d. the proposed gas station is within 50 meters of houses and a park where children are always playing,

e. it will expose those children to aerosols that are proven to increase the risk of cancer. Here is a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/> 4.

f. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station.

g. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000.

h. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location

and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents.

25. **Homeless magnet.** Unfortunately, these gas stations can become a homeless magnet. Most of them accept EBT (Electronic Benefits Transfer). We already have a serious homeless problem in Olympia/Lacey and it does not seem to be getting any better.

26. **Permitted usage.** The permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: " Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council."

27. Additionally, in the neighborhood **commercial code section** under Environmental performance standards, code 16.36.030 under section B states, " General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." **A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. I do not see this being a mainly walk-in trade since people will need their cars to get gas.**

28. **External Lighting:** usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. What will this do to the property values of the homes a few feet away? What is the effect of this lighting on the local wildlife, especially the owls?

29. **Noise:** If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station. Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood."

30. **Tanker trucks** would have to go up and down Willamette to deliver fuel to the gas station. That is dangerous to our neighborhood.

31. **Underground fuel tanks** are like bombs. Do we want that across from a park and within feet of kids playing and the neighboring houses?

Explosions and fires can happen; re zoning - Lacey re-zones whenever they want it seems, to get more industrial tax dollars. Please see the Climate Plan and comment on it by end of month because they re-zone, cut down trees and add more warehouses or whatever without utilizing or re-purposing already empty buildings or parking lots.

32. Why is this gas station already in "**escrow**" without being approved, and without the neighborhood's voices being heard? It would be costly for the owner of the proposed gas station to get this far and be denied. What is going on? Why would it already be in escrow without these approvals?

33. If the **zoning** for this was originally for a church, and now the attempt is being made to make it a convenience store, then it shows the zoning can change. This is not a done deal. As neighbors, we

have opinions ranging from having nothing on that corner in order to maintain our neighborhood, to a variety of much less invasive ideas.

34. The short-sightedness of a gas station. Ford and Chevrolet have already announced their timeline to move to electric vehicles and President Biden is also developing a national schedule which will involve a move to EVs. The gas station will be bypassed at that point and be a hazardous cleanup area.

35. Litter. It won't be just the parking lot of the convenience store with empty bottles, candy wrappers, and other trash. That will extend in all directions from the convenience store and the store will only clean up their lot.

Thank you,

Christine Cook

Grant Beck

From: Holly Grabow <hagrabow@gmail.com>
Sent: Wednesday, April 28, 2021 4:20 PM
Subject: Proposed gas station in Lacey

External Email Warning! Use caution before clicking links or opening attachments.

April 28, 2021

To the members of Lacey City Council,

I am writing to object to the proposal to put a *gas station* in my residential neighborhood.

My husband and I moved to Lacey from Portland. We found the Jubilee neighborhood and the surrounding neighborhoods to be community oriented, family friendly, and beautifully landscaped. This area is one where people take pride in their homes and the environment. In this neighborhood, you will find walkers, bikers of all ages enjoying the park and the pathways.

The installation of a gas station is the antithesis of a neighborhood environment.

Quoting from others who are objecting to this gas station:

“ There are several environmental risk-factors for people living next to a gas station, including but not limited to,

a. irrevocable damage to ground water supply in the area,

b. increase risk of cancer,

c. inhalation of harmful chemicals,

d. the proposed gas station is within 50 meters of houses and a park where children are always playing, will expose those children to aerosols that are proven to increase the risk of cancer. Here is a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/>”

“Tanker trucks would have to go up and down Willamette to deliver fuel to the gas station. That is dangerous to our neighborhood.”

“Underground fuel tanks are like bombs. Do we want that across from a park and within feet of kids playing and the neighboring houses?”

There is absolutely no need for a gas station or convenience store to be located *within* our established neighborhoods. We care about our homes, our home’s value and our environment.

Holly Grabow

Grant Beck

From: jobyw <jobyw@scattercreek.com>
Sent: Tuesday, April 27, 2021 11:50 AM
To: winansjoby@gmail.com
Subject: Please vote "no" on proposed gas station and mini-mart on Willamette

[Warning! External Email]

Dear Mayor and Lacey City Council Members I am opposed to the proposed gas station/mini-mart across on Willamette Rd NE. This is a residential area with a park which is frequented by children directly across the street from the proposed gas station and convenience store. This type of business is not needed or wanted in the neighborhood.

I am asking you to vote "no" on the proposal, based on these reasons:

Many children live, play and go to school within a few blocks of the proposed building. Students walk to Salish Middle School and will do so when completed to the expected elementary school. Many, many families with children, some with young children, play in the playground across the street from this corner. On an uncontrolled intersection and with increased traffic, including tanker trucks to deliver fuel, this gas station and mini-mart will pose additional danger to youth and to everyone who lives here.

Existing commercial services such as this proposal already exist within a few miles: two other chevron stations on Martin way, one on Marvin Road, Costco and Safeway gas is available nearby. All of these are located in Commercial areas and easily accessible to Meridian Campus residents, less than 5 miles in any direction. It would unnecessarily increase traffic in a residential neighborhood, as well as increase 24-hour noise, and bright lights.

There are several environmental risk-factors for people living next to a gas station, including but not limited to irrevocable damage to ground water supply in the area. It will expose children and adults to aerosols that are proven to increase the risk of cancer.

Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000. A gas station in that location will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents.

Bottom line: I strongly urge you to vote "no" on this proposal.

Grant Beck

From: Rod Romberger <rod-sandy@comcast.net>
Sent: Monday, April 26, 2021 10:01 AM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Ed Kunkel; Malcolm Miller; Carolyn Cox
Subject: Lacey Chevron - Hawks Prairie

External Email Warning! Use caution before clicking links or opening attachments.

All,
We would like to express our support for the Lacey Chevron that is proposed to be built in our neighborhood. We feel that there are so few services in our neighborhood and would use the convenience store and possibly the gas station.
We belong to some of the neighborhood blogs that are sending several communications that are not in support of the Chevron station. I find some of the information misleading and without facts. If there are any community meetings regarding this proposal, please include us.
Thank you in advance adding our comments to the process,
Sandy Romberger
Rodney Romberger
9404 Budd Court NE
Lacey, WA 98516
rod-sandy@comcast.net

Grant Beck

From: Virginia Frost <iwatchnature@gmail.com>
Sent: Sunday, April 25, 2021 9:35 AM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Proposed gas station on Willamette

External Email Warning! Use caution before clicking links or opening attachments.

List of reasons against this proposal: Neighborhood Reasons Against the Proposed Gas Station and Convenience store: 1. This is a residential area with a park. 2. The park is frequented by children directly across the street from the proposed gas station and convenience store. 3. Existing commercial services such as this proposal already exist within a few miles. There are already two other chevron stations on martin way, one on Marvin Road, Costco and Safeway gas is available nearby and Some Arco stations... As for the convenience store, two blocks away down Willamette in the little business park, there is the School House Coffee. 4. All located in Commercial areas....and easily accessible to Meridian Campus residents. LESS than 2 miles in any direction. Why would we need a gas station and a store next to our houses here? 5. Safety. There was a recent attempted luring near the park, and this would present more opportunities of the same. 6. Esthetics. Lacey is already home to clear cuts, big cement boxes and convenience stores. Where are the esthetics? 7. Dangerous intersection made worse. The proposed intersection is already insane at times, especially with Salish school so close by. It is an uncontrolled intersection where the cars on the opposing streets attempt to get on and off Willamette. 8. Eyesore for the neighborhood. We have a wonderful playground right there. We do not want a gas station at the entrance of our neighborhood. 9. Home values: Homes purchased because this was a beautiful neighborhood. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area. If we wanted convenience at hand, we wouldn't have purchased a home in a residential area like the one we live in. We would have gone anywhere else in Lacey where they mix and match like there no tomorrow. 10. Proximity. This store would be literally in some people's backyards. 11. Convenience store filth: Within the last few years, the AmPm store on Hawks Prairie Rd. (2 miles away and not in our neighborhood) had junk on the surrounding lot like shopping carts and blue tarps from people squatting right next to it. 12. Zoned for a church, not a gas station. On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now the kids would get a candy store just down the block and across the street ...? 13. Enough encroachment. This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial entities in the area...and it's not needed when a drive of one or two minutes has those same services. 14. Money: First the city allowed a huge Home Depot warehouse and then the future 200 apartments that will be off of Hawks Prairie Rd. It appears that money is more important to the city than the people who live in it. Why not a half of a cent increase in sales taxes so all of Lacey can feel the pain of this instead of our neighborhood? 15. Traffic and dangerous intersection. Is the city going to pay to put in a traffic light for what will become a dangerous and busy intersection, or make other acceptable changes for the kids who would try to cross that street with the extra traffic? And do not say the kids would walk a block to an existing crosswalk---they won't. 16. The Future. Peaceful farmland and wooded areas along the sound has been destroyed. It goes on and on. The hidden place of Lacey is no more. It's a California layout in the making. Look at San Bernardino and other outlying areas of LA. Resources will be limited, and people will have to pay. 17. Criminal intent. People with criminal intent or people who would lure kids hang out at convenience stores. This is a residential, not a commercial area. Convenience stores specially those open 24/7 are always crime breeding. 18. Kids. Do they realize how many kids are at the playground across the street? Do we really need a big increase in traffic next to a large playground?! 19. Money. As for the money the city is hoping for, having to put in a traffic light there might cut into that if the city is sued for an unsafe intersection after the first accident. This is a residential area, and not a money-making opportunity. 20. This letter of opposition was sent to the Lacey City Council. Dear Mayor and Lacey City Council Members, as a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our

neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal. Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop, gym/exercise studio. I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it. 21. Washington state has a 1000 foot buffer law. That prohibits the sale of alcohol, tobacco products and hemp products within that zone. Alcohol and tobacco will be sold in the mini mart portion. This applies to schools and playgrounds. https://lcb.wa.gov/mjlicense/distance_from_restricted_entities There is also a park in Campus Pointe that might be closer to the AM/PM if Meridian Park doesn't meet the distance limit. 22. How do we know this is just one gas station? Allow one little market, a little gas station, and soon there will be more zoning of the same, and a flood of commercial entities come in. Less than 1/2 a mile away there already is a coffee shop -- very walkable. 23. Location and Safety: The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk. a. The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons. 24. There are several environmental risk-factors for people living next to a gas station, including but not limited to, a. irrevocable damage to ground water supply in the area, b. increase risk of cancer, c. inhalation of harmful chemicals, d. the proposed gas station is within 50 meters of houses and a park where children are always playing, e. it will expose those children to aerosols that are proven to increase the risk of cancer. Here is a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/> 4. f. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station. g. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000. h. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents. 25. Homeless magnet. Unfortunately, these gas stations can become a homeless magnet. Most of them accept EBT (Electronic Benefits Transfer). We already have a serious homeless problem in Olympia/Lacey and it does not seem to be getting any better. 26. Permitted usage. The permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: " Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council." 27. Additionally, in the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, " General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. I do not see this being a mainly walk-in trade since people will need their cars to get gas. 28. External Lighting: usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. What will this do to the property values of the homes a few feet away? 29. Noise: If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station. Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood." 30. Tanker trucks would have to go up and down Willamette to deliver fuel to the gas station. That is dangerous to our neighborhood. 31. Underground fuel tanks are like bombs. Do we want that across from a park and within feet of kids playing and the neighboring houses? 32. Why is this gas station already in "escrow" without being approved, and without the neighborhood's voices being heard? It would be costly for the owner of the proposed gas station to get this far and be denied. What is going on? Why would it already be in escrow without these

approvals? 33. If the zoning for this was originally for a church, and now the attempt is being made to make it a convenience store, then it shows the zoning can change. This is not a done deal. As neighbors, we have opinions ranging from having nothing on that corner in order to maintain our neighborhood, to a variety of much less invasive ideas.
Virginia Frost 8225 Bainbridge LP NeLacey, Wa. 98516

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Saturday, April 24, 2021 4:54 PM
To: Samra Seymour; Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: up to date opposition
Attachments: remarks gas station.docx

External Email Warning! Use caution before clicking links or opening attachments.

I've attached the up to date blog posts regarding the placement of a gas station in our neighborhood.

E do not need a new gas station in a residential area with a park, frequented by children, directly across the street. As a reminder there are two other chevron stations on martin way, one on Marvin Road, Costco and Safeway gas is available nearby and Some Arco stations... All located in Commercial areas....and easily accessible to Meridian Campus residents.



Annia Niusulu

•

Edgewater

What is it? I can barely read it

24 Mar

[Like](#)

[Reply](#)

[Share](#)



4



Cort Campbell

•

Campus Pointe

I thought it was a great idea when I saw it. Don't even have to cross the street now to go to the convenience store.

24 Mar

Like

Reply

Share



5



Violet McWhirk

.

Eagle Cliffe

With the attempted luring from this park recently, it just makes me feel like it's an easier get away location :(

25 Mar

Like

Reply

Share



5



Dayanara Zamirski

.

Avalon

Violet McWhirk luring?? Do you know the details??

25 Mar

[Like](#)

[Reply](#)

[Share](#)



Violet McWhirk

•

Eagle Cliffe

Dayanara Zamirski

<https://www.google.com/amp/s/amp.theolympian.com/news/local/article248007465.html>

25 Mar

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1



Dayanara Zamirski

•

Avalon

Violet McWhirk thank you!

25 Mar

Like

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Add a reply...



Meghan Baxley

•

Campus Pointe

The print is too small to read. I dont think thats a good spot for a store.

24 Mar

Like

Reply

Share



Ross Hilden

•

Beach Crest

Lacey, home to clear cuts, big cement boxes and convenience stores wake up and get some esthetics.

24 Mar

[Like](#)

[Reply](#)

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5



Dan Durham

•

Jubilee

Don't just post it - explain it. It is too small for many of us to read so describe what it says and why you are against it.

24 Mar

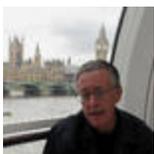
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2



Joseph Haschka

•

Jubilee

On your PC, right click on the photo of the notice, and save it to your desktop with whatever name you give it. Then go to the saved image on your desktop, double left click on the image to open, then magnify with the magnifier tool.

24 Mar

[Like](#)

Reply

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4



Tom Letchford

•

Villiage at Union Mills

PC ?

25 Mar

[Like](#)

Reply

Share



1



Joseph Haschka

•

Jubilee

"Personal Computer". For some of my generation, it may also mean a PC with Windows as opposed to a "MAC" with Apple software.

25 Mar

[Like](#)

[Reply](#)

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3



Add a reply...



Josh and Ana Bogart

•

Campus Pointe

It's a proposal to build a gas station and 2 story convenient store in the empty lot across from the playground on Willamette drive off campus Glenn. Not just that intersection is insane at times, specially with Salish school so close by, but also it is a terrible idea in my opinion to put that directly next to that wonderful playground. Also aesthetically speaking, an eye sore for that area. I don't want this at the entrance of our neighborhood at all

24 Mar

[Like](#)

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9



Violet McWhirk

•

Eagle Cliffe

I agree. Would much rather a dog park or splash park. A family run coffee shop or consignment kid clothes store. Literally can think of so many better things for the community

25 Mar

Like

Reply

Share



9



Stephanie Barnett

•

Eagle Cliffe

Violet McWhirk Id love a little cafe!! How cute!

25 Mar

Like

Reply

Share



3



Steve Rosenoff

•

Eagle Cliffe

Stephanie Barnett There was one just two blocks away down Willamette in the little business park. I think it's called School House Coffee. I have not been there in a while but they had great mochas.(edited)

4w

[Like](#)

Reply

Share



Stephanie Barnett

•

Eagle Cliffe

Steve Rosenoff But this would be closer :)

25 Mar

[Like](#)

Reply

Share



1



Steve Rosenoff

•

Eagle Cliffe

Stephanie Barnett Yup, by half a block depending on the route taken. Besides the extra walk will let you have the double whipped cream :-)

25 Mar

[Like](#)

[Reply](#)

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3



Stephanie Barnett

•

Eagle Cliffe

Steve Rosenoff I can't have any of it anyway, but I like the character it brings to the neighborhood!

25 Mar

[Like](#)

Reply

Share



1



Violet McWhirk

•

Eagle Cliffe

Stephanie Barnett I just don't want a gas station. Literally anything else

25 Mar

[Like](#)

Reply

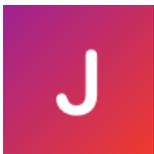
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3



Add a reply...



Josh and Ana Bogart

•

Campus Pointe

If anyone has any comments they may be directed to the senior planer, Samra Seymour at Sseymour@ci.lacey.wa.us

24 Mar

Like

Reply

Share



5



Valeria Howard

•

Campus Pointe

I'm located in Campus Pointe and think this is a terrible idea as well. My husband and I will be voicing our concerns regarding this proposal. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area, so needless to say, this is very disappointing.(edited)

4w

Like

Reply

Share



7



Suzi Lorence

•

Campus Glen

I live near the AMPM on the round-about on Marvin and Hawks Prairie. Quick gas, milk, nice walk to get Slurpees with the kids. I love having this amenity near. They keep their grounds neat and the employees are very nice, store very well kept.

24 Mar

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10



Dennis Larsen

•

Classic Heights

Just wait another ten to 20 more years and you may think differently.

4 Apr

[Like](#)

[Reply](#)

[Share](#)



1



Josh and Ana Bogart

•

Campus Pointe

This store would be literally in some People's backyards. Also I haven't been to that ampm store in probably a couple Of years but last time there was junk on the surroundings like shopping carts and blue tarps from people squatting right next to it. And this is why I haven't gone back. If I wanted the convenience at hand I wouldn't have purchased a home in a residential area like the one we live in. I would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

24 Mar

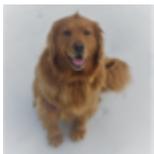
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Reply

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7



Steve Rosenoff

•

Eagle Cliffe

On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you get candy store just down the block and across the street ... no, no, no.(edited)

4w

Like

Reply

Share



4



Kristen Marshall

.

Eagle Cliffe

Do you know when things will get started on this elementary school? That would be a super confident place for an elementary school.

25 Mar

Like

Reply

Share



1

See 4 more replies



Larry Stevenson

•

Jubilee

This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial in the area...and it's not needed when a drive of one or two minutes has those same services.

25 Mar

Like

Reply

Share



9



Stephanie Barnett

•

Eagle Cliffe

I'd rather it be a farm stand.

25 Mar

Like

Reply

Share





Josh and Ana Bogart

•

Campus Pointe

I really love that idea. A co-op maybe!

25 Mar

[Like](#)

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Rene Savage

•

Campus Highlands

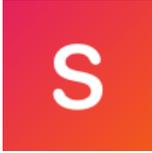
Me too!

31 Mar

[Like](#)

[Reply](#)

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Susan Brock

•

Mountain View

That's the best idea yet!

4 days ago

[Like](#)

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Add a reply...



Chris Cook

•

Campus Glen

I hope everyone is emailing the city council---each email would help stop this. Their emails are listed at the city site.

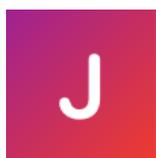
25 Mar

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Josh and Ana Bogart

•

Campus Pointe

I emailed the city planner but will have to email city council as well! Thank you for the idea!

25 Mar

Like

Reply

Share



Chris Cook

•

Campus Glen

Suggest an email to each. Ask who voted for this. We need to know.

25 Mar

Like

Reply

Share





Josh and Ana Bogart

•

Campus Pointe

Chris Cook thank you I am doing this ASAP

25 Mar

Like

Reply

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1



James Baker

•

Continental Crest

Chris Cook i don't think anyone voted on this. It is likely a business seeking to build. It is zoned for it. By all means, let the council know your feelings.

26 Mar

Like

Reply

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Chris Cook

•

Campus Glen

James Baker true, no one has voted yet. Most everyone on this thread has emailed or called the council or the mayor. We are being referred to a planning department and a few others. I think it is a matter of the volume and frequency of us letting them know what we think. Trust me, I already have.

26 Mar

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Add a reply...



Jaime Scott

•

Campus Glen

I emailed several times about the now Home Depot warehouse and the future 200 apartments that will be off of Hawks prairie rd and basically it doesn't matter what we think. The money is more important to the city than the people who live in it.

25 Mar

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2



Chris Cook

•

Campus Glen

Jaime, I know, but we have to try and if enough do it, we stand a chance

25 Mar

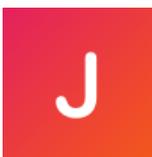
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5



Jaime Scott

•

Campus Glen

Chris Cook I completely agree we should keep trying. I went into it thinking they'd actually listen and was just sad to learn I was mistaken.

25 Mar

[Like](#)

Reply

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Add a reply...



Josh and Ana Bogart

.

Campus Pointe

Here is the link with all the council members emails and phone numbers. I just clicked on their name and emailed them individually... [See more](#)

25 Mar

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Reply

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4



Chris Cook

.

Campus Glen

One of the council wrote back saying she referred my email to public works. I asked her if it wasn't the council who are voting to allow this-- so far no response. Hopefully others

ask the same question. I am going to send a followup and ask them if they are going to pay to put in a light or make other acceptable changes for the kids who would try to cross that street with the extra traffic. Please consider doing the same plus other concerns you have.(edited)

4w

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4



Josh and Ana Bogart

•

Campus Pointe

I had the same response. A huge concern for me is the crossing safety and also the thousands of gallons of fuel right there, mere meters away from a) residences and b)a playground. Toxic fumes 24/7 along with flammable materials. There has to be some Sort of city ordinance that addresses the safety or zoning this inside a residential area by not allowing it within an x amount of meters. It's insane

25 Mar

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2



Dennis Larsen

.

Classic Heights

Chris Cook PW, public works I believe has the planning an operations office. I believe PW does the environmental impact assessment. Yes the counsel votes on approval once hearings from the public have been heard. Elites and economics will also play. public comments do help but are not part of the complete voting process. City will get there money with all means, even if it impacts the suburbs. Apartments, Large warehouses, large traffic, more resources to support such things as, water gas, emergency services and tax's. I've been in and out of this area since the 60's. It will not end. Puget Sound is becoming fish less. Lakes are having more run off from all the growth. It's gotten so bad that garbage has to hauled across the State elsewhere to be buried. Peaceful farm land and wooded areas along the sound has been destroyed. It goes on and on. The hidden place of Lacey is no more. It's a California layout in the making. Look at San Bernardino and other outlying areas of LA. Resources will be limited and people will have to pay. JUST SAYING.

4 Apr

Agree

Reply

Share



2



Chris Cook

.

Campus Glen

Dennis Larsen i agree. The city, unlike Olympia, encourages the de-greening of our area if it means money. I hope they balance a half cent increase in the... See more

4 Apr

Like

Reply

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Add a reply...



Violet McWhirk

•

Eagle Cliffe

I emailed in opposition!

25 Mar

Like

Reply

Share



Chris Cook

•

Campus Glen

Please tell your neighbors about this and encourage them to contact the city. I do not think we want to attract people here who do not live here. Please see the link above that has the city council emails--all you do is click on their names. The cell number the city gave me for the mayor is 360 522 5192.

25 Mar

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5



Chris Cook

•

Campus Glen

Clarification on the last post: by "people who do not live here" I am referring to people with criminal intent or people who would lure kids. This is a residential, not a commercial area.

25 Mar

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3



Josh and Ana Bogart

•

Campus Pointe

A fair concern. Gas stations with convenience stores specially those 24/7 are always crime breeding.

25 Mar

Like

Reply

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3



Josh and Ana Bogart

•

Campus Pointe

At the risk of annoying everyone here I'm going to post an article I found. Apologies if I bombard everyone but I really feel a huge concern and if we stay together in this we can fight it. Our wonderful area deserves better. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/>

25 Mar

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2



Rebecca Wilcox

•

Eagle Cliffe

Email sent to all council members. I hope they are being INUNDATED with opposition.

25 Mar

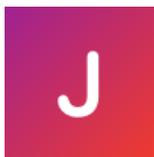
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4



Josh and Ana Bogart

•

Campus Pointe

I hope so! I am telling about this to as many people as I can!

25 Mar

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1



Kenneth Ray Mitchell

•

Campus Glen

That's a horrible location for a convenient store. Do they realize how many kids are at the playground across the street? Do we really need traffic next to a large playground?! If anything how about a teen recreation center to give them something to do and to stay out of trouble.(edited)

4w

Like

Reply

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8



Chris Porrazzo

•

Campus Highlands

Ken what a nice idea. Someone should contact the Boys and Girls Club and see if that could be an option. Can we also add some charging stations for electric cars?

26 Mar

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1



Chris Cook

•

Campus Glen

in case you haven't seen the other messages, links to express your opinion to the city are included in this post.

25 Mar

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Jennifer Peppin

•

Campus Highlands

Opposition email sent!

25 Mar

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2



Greg King

.

Prairie Ridge

Good luck. The only thing that is being offered to the city of Lacey are complaints. The business will render revenue for the city by way of rent and taxes. Every sale will be a sales tax. With the Jr. High right down the street, for the city it is like hitting the lottery. There is always an intense study on feasibility before approving building and I am sure the outcome was a steady green light.

25 Mar

Like

Reply

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4



Chris Porrazzo

.

Campus Highlands

Is there a PTA or parents group at the junior high which could facilitate opposition from parents?

25 Mar

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2



Chris Cook

•

Campus Glen

Chris, great idea. As for the money the city is hoping for, having to put in a light there might cut into that. This is a residential area, and not a money making opportunity.

25 Mar

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1



Anthony Porrazzo

•

Campus Highlands

Hope this helps. We are calling tomorrow.

25 Mar

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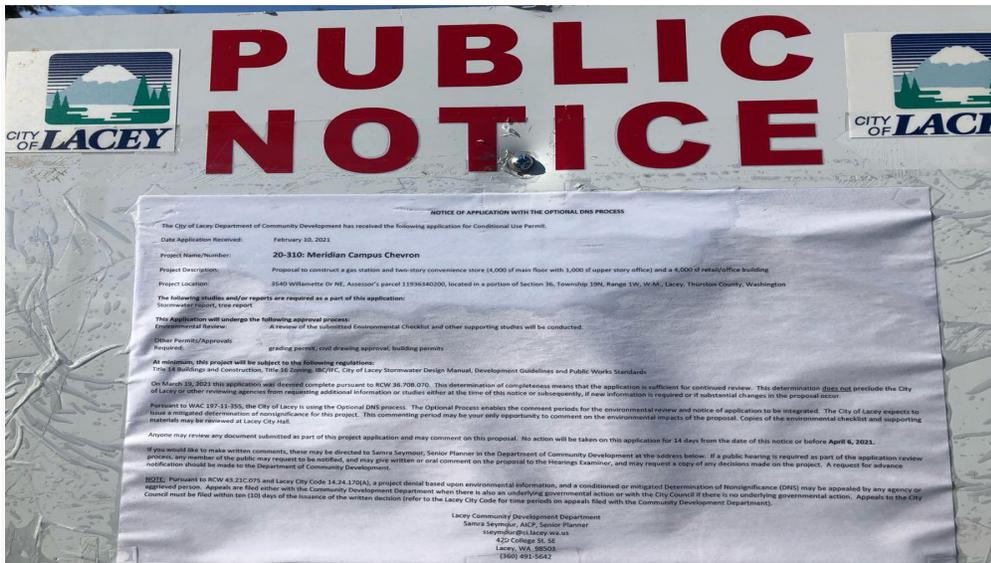


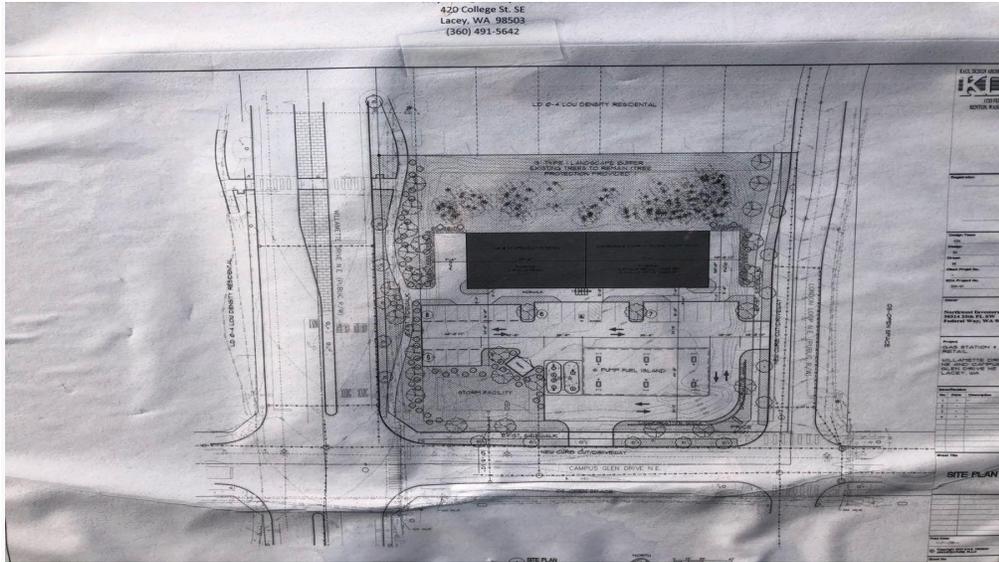
Anthony Porrazzo

.

Campus Highlands

Hope these are more legible.





• • • 25 Mar

Like

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Rebecca Wilcox

•

Eagle Cliffe

I just received this reply from a council member, which is slightly better than the initial reply most of us got: Thank you for sharing this. Right now, the gas station is in the proposal phase, it may be a while before council will have any input. I believe all of us on council are just recently learning about the proposed plan, and I will forward your input to our associate planner. Thanks again.

25 Mar

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5



Josh and Ana Bogart

•

Campus Pointe

Thank you for sharing. I did too. I am sure they were flooded with emails today!

25 Mar

[Like](#)

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Chris Porrazzo

•

Campus Highlands

Thanks for sharing Rebecca!

25 Mar

[Like](#)

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Chris Cook

•

Campus Glen

I received several messages from the council. One said they'd pass it along to the planner, and another said they probably weren't the ones voting on it, and another said it was in a quasi-legal state--no details. I'm hoping we can keep up the messages and questions to keep this as a hot topic to them, not a business opportunity: we live here.

29 Mar

[Like](#)

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Add a reply...



Greg King

•

Prairie Ridge

Not a money making opportunity? Must be zoned business if a gas station/ convenient store is being considered. Am/Pm is surrounded by residential pretty similar to the setup this would be. Yes it certainly would be a money making opportunity. With the amount of homes in the surrounding community, it will be constantly busy.

25 Mar

[Like](#)

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2



Chris Porrazzo

•

Campus Highlands

We called the number on the sign today and never got a response. Was anyone successful?

26 Mar

Like

Reply

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Josh and Ana Bogart

.

Campus Pointe

I did try it once while at work and same result but wasn't able to try again today. I did receive a response from one of the city councils telling me that because this issue may come before the council as a quasi judicial matter, he wasn't able to discuss the matter. But instead forward it to the city planner who is handling. I have gotten several different responses so far and so has my husband.

26 Mar

Like

Reply

Share



1



Chris Cook

.

Campus Glen

Josh and Ana Bogart could you share the planners contact info here please? The council people said they were forwarding to them, but I would like to send some direct, such as Dan's message and Anthony's question below.(edited)

4w

Like

Reply

Share



Josh and Ana Bogart

•

Campus Pointe

Absolutely! Sseymour@ci.lacey.wa.us

27 Mar

Like

Reply

Share



2



Briana Navarro

•

Campus Highlands

Josh and Ana Bogart thank you! I also sent an email. I also included different establishments that would be better than a minimart/gas station in my email.

28 Mar

Like

Reply

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1



Add a reply...



Catherine Kim

•

Edgewater

I don't live in meridian campus but live nearby and drive through daily. I would love a convenience store to buy stuff from but i totally agree that i would hate if a ampm was... See more

4w

Like

Reply

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4



Dan George

•

Campus Highlands

Just wrote a letter of opposition to the Lacey City Council. In case you are curious, this is what I wrote: Dear Mayor and Lacey City Council Members, As a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal. Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop, gym/exercise studio. I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it. Thank you for reconsidering this proposal. Sincerely, Daniel George Meridian Campus Resident(edited)

3w

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8



Chris Cook

.

Campus Glen

This is GREAT! Especially the distances to other similar businesses.

27 Mar

[Like](#)

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2



Chris Cook

•

Campus Glen

An idea, I plan to cut and paste Dan's letter into emails to the planning department and the mayor.

27 Mar

[Like](#)

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2



Dan George

•

Campus Highlands

Chris Cook you and others are welcome to use my words. Closer to two miles in each direction regarding other gas station/minimarts.(edited)

3w

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3



Lynda France

•

Eagle Cliffe

I will be sending an email to the city council opposing the proposal. Based on others indicating that it has been zoned for commercial, presenting with... [See more](#)

13 Apr

[Like](#)

[Reply](#)

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1



Chris Cook

•

Campus Glen

Lynda France i like the ideas too, but plan to ask why do we HAVE to use it?

13 Apr

[Like](#)

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Lynda France

•

Eagle Cliffe

Chris Cook Yes. We can't just send them emails opposing it with no other options for their consideration..... can't just complain or say no to something when it's been zoned for commercial use. Need to present viable solutions, alternate options - need, benefit and home value desirability \$\$\$

13 Apr

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Debra Defreyn

•

Campus Highlands

This is exactly the same kind of response I sent!

17 Apr

[Like](#)

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Chris Cook

•

Campus Glen

Lynda France I respectfully disagree--- we can insist on something non commercial. If they zoned it one way, the zone can be changed.

17 Apr

Like

Reply

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1



Add a reply...



Anthony Porrazzo

.

Campus Highlands

Washington state has a 1000 foot buffer law. That prohibits the sale of alcohol, tobacco products and hemp products within that zone. Alcohol and tobacco will be sold in the mini mart portion. This applies to schools and playgrounds. This is something we will look into next week. As their office is closed today.

27 Mar

Like

Reply

Share



8



Kristen Marshall

•

Eagle Cliffe

Do you know where I could find this law? I'm searching the internet but can't find it specifically. I'd like to include it in my email to the mayor city council... See more

27 Mar

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Josh and Ana Bogart

•

Campus Pointe

My husband also wrote a letter to our district state reps, state senator and congress rep so they are aware of this nonsense. Who knows we may get them on our side!

27 Mar

[Like](#)

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Anthony Porrazzo

•

Campus Highlands

Hi Kristen: I have to call them on Monday to verify the buffer rule applies to alcohol and tobacco as well as cannabis.

27 Mar

[Like](#)

Reply

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1



Anthony Porrazzo

•

Campus Highlands

https://lcb.wa.gov/mjlicense/distance_from_restricted_entities

27 Mar

[Like](#)

Reply

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Kristen Marshall

•

Eagle Cliffe

Yeah I saw the cannabis law bit couldn't find anything regarding alcohol

27 Mar

[Like](#)

[Reply](#)

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Jason Chu

•

Campus Pointe

<https://app.leg.wa.gov/RCW/default.aspx?cite=66.24.010> 9a

27 Mar

[Like](#)

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Mason Trappe

•

Campus Glen

I know I'm young but I do think this would be good for the area and for the park because if there is a store that means there is going to be cameras so that mean more surveillance... [See more](#)

28 Mar

[Like](#)

Reply

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3



Debra Defreyn

.

Campus Highlands

But there is a 7-11 and an AM/PM already in these neighborhoods. How far is too far to go? Most people won't walk to a gas station - they will stop to put gas... [See more](#)

17 Apr

Like

Reply

Share



1



Chris Cook

.

Campus Glen

Mason, this is a residential area. Allow one little market, a little gas station, and soon they zone more and more and a flood of commercial entities come in. Less than 1/2 a mile

away there already is a coffee shop--- very walkable. As for surveillance, there are plenty of houses with cameras-- in fact more seem to have cameras than those without.

17 Apr

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1



Add a reply...



James Baker

•

Continental Crest

Looking at what Jason Chu posted, it appears they can't sell alcohol within 500' of a school. It doesn't mention park proximity. If everyone's idea of resisting this proposal hinges on the alcohol issue, you may lose the battle. Did it occur to anyone that they might not sell these products?

28 Mar

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1



Chris Cook

•

Campus Glen

James. Trust me we are telling them about everything, not just liquor

17 Apr

[Like](#)

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Josh and Ana Bogart

•

Campus Pointe

It does mention it: " For the purpose of this section, "public institution" means institutions of higher education, parks, community centers, libraries, and transit centers."

28 Mar

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Josh and Ana Bogart

•

Campus Pointe

Here are the points given on my email: 1.The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk. 2.The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons.

28 Mar

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3



Jason Chu

•

Campus Pointe

Don't forget we also have a park in Campus Pointe that might be closer to the AM/PM if Meridian Park doesn't meet the distance limit.

28 Mar

[Like](#)

Reply

Share



3



Josh and Ana Bogart

•

Campus Pointe

Jason absolutely!

28 Mar

[Like](#)

Reply

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Josh and Ana Bogart

•

Campus Pointe

Jason absolutely!

28 Mar

[Like](#)

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Add a reply...



Josh and Ana Bogart

.

Campus Pointe

3. There are several environmental risk-factors for people living next to a gas station, including but not limited to, irrevocable damage to ground water supply in the area, increase risk of cancer, inhalation of harmful chemicals, the proposed gas station is within 50 meters of houses and a park where children are always playing, it will expose those children to aerosols that are proven to increase the risk of cancer. I have attached an article based on a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/> 4. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station. 5. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000. I know that I am not alone in my concern of putting a gas station in the middle of a neighborhood and city park. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents.

28 Mar

Like

Reply

Share





Bob Steger

•

McAllister Park

Unfortunately these gas stations can become a homeless magnet. Not the station fault just the way it is. Most of them accept EBT (Electronic Benefits Transfer). We already have a serious homeless problem in Olympia/Lacey and it does not seem to be getting any better.

28 Mar

[Like](#)

[Reply](#)

[Share](#)



Chris Krauszowski

•

White Fir Estates

We really need another park. With The growth in this area we have out grown the lil park. We also could use a dog park with trash cans so certain people could put their bags of poop in the can.

28 Mar

[Like](#)

[Reply](#)

[Share](#)



4



Tamaran Pickett

•

White Fir Estates

Great idea

29 Mar

[Like](#)

[Reply](#)

[Share](#)



1



Mason Trappe

•

Campus Glen

Instead of a gas station I think it would also be a good place for a skatepark. The only close skatepark is Rainer vista or yauger so I think another skatepark would be amazing and beneficial

29 Mar

[Like](#)

[Reply](#)

[Share](#)



7



Anthony Porrazzo

.

Campus Highlands

Hi Neighbors: I just got off the phone with the Washington state liquor and cannabis board. They said the 1000 foot buffer, only applies to cannabis sales. And the 500 foot notification for alcohol and tobacco, is required for churches and schools.

29 Mar

[Like](#)

[Reply](#)

[Share](#)



1



Brenda Wendler

.

Campus Glen

If this is true, why did they put a gas station across from the church on Marvin Road and Hawks Prairie Road ??

3 Apr

[Like](#)

[Reply](#)

Share



1



Anthony Porrazzo

•

Campus Highlands

Brenda Wendler Hi: Brenda. They are only required to notify the school or church. If they have objections then they can pursue.

3 Apr

[Like](#)

[Reply](#)

[Share](#)



Brenda Wendler

•

Campus Glen

Thank you for the info

3 Apr

[Like](#)

[Reply](#)

[Share](#)





Add a reply...



Josh and Ana Bogart

.

Campus Pointe

A neighbor who although doesn't live here right now is still a homeowner has done some additional research and these were her findings. She has also emailed the city about it: I looked up the permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: " Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council."

29 Mar

Like

Reply

Share



Dennis Larsen

•

Classic Heights

I bet that is if the owner supports what is needed for the surrounding area. Like a protected zone or some other satisfying requirements that the area will need prior to construction.

5 Apr

[Like](#)

[Reply](#)

[Share](#)



Josh and Ana Bogart

•

Campus Pointe

Additionally, in the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, "General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. I do not see this being a mainly walk-in trade since people will need their cars to get gas. Lighting, usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station. Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood."

29 Mar

[Like](#)

[Reply](#)

[Share](#)





Rachel Dobiyski

•

Campus Highlands

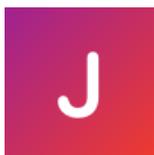
Hey Ana and Josh! It sounds like your email was super well researched and worded. Would you mind sharing it and then others could just copy it also forward their concerns and objection to the city planner?

1 Apr

[Like](#)

[Reply](#)

[Share](#)



Josh and Ana Bogart

•

Campus Pointe

Rachel this last one was actually my neighbors email. She is still the property owner but doesn't live here right now. I am not sure how to make it shareable?... [See more](#)

Annia Niusulu

Annia Niusulu • Edgewater

What is it? I can barely read it

24 Mar

Cort Campbell

Cort Campbell • Campus Pointe

I thought it was a great idea when I saw it. Don't even have to cross the street now to go to the convenience store.

24 Mar

Violet McWhirk

Violet McWhirk • Eagle Cliffe

With the attempted luring from this park recently, it just makes me feel like it's an easier get away location :(

25 Mar

Dayanara Zamirski

Dayanara Zamirski • Avalon

Violet McWhirk luring?? Do you know the details??

25 Mar

Violet McWhirk

Violet McWhirk • Eagle Cliffe

Dayanara Zamirski

<https://www.google.com/amp/s/amp.theolympian.com/news/local/article248007465.html>

25 Mar

Dayanara Zamirski

Dayanara Zamirski • Avalon

Violet McWhirk thank you!

25 Mar

Chris Cook

Add a reply...

Add a reply...

Meghan Baxley

Meghan Baxley • Campus Pointe

The print is too small to read. I dont think thats a good spot for a store.

24 Mar

Ross Hilden

Ross Hilden • Beach Crest

Lacey, home to clear cuts, big cement boxes and convenience stores wake up and get some esthetics.

24 Mar

Dan Durham

Dan Durham • Jubilee

Don't just post it - explain it. It is too small for many of us to read so describe what it says and why you are against it.

24 Mar

Joseph Haschka

Joseph Haschka • Jubilee

On your PC, right click on the photo of the notice, and save it to your desktop with whatever name you give it. Then go to the saved image on your desktop, double left click on the image to open, then magnify with the magnifier tool.

24 Mar

Tom Letchford

Tom Letchford • Villiage at Union Mills

PC ?

25 Mar

Joseph Haschka

Joseph Haschka • Jubilee

"Personal Computer". For some of my generation, it may also mean a PC with Windows as opposed to a "MAC" with Apple software.

25 Mar

Chris Cook

Add a reply...

Add a reply...

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

It's a proposal to build a gas station and 2 story convenient store in the empty lot across from the playground on Willamette drive off campus Glenn.

Not just that intersection is insane at times, specially with Salish school so close by, but also it is a terrible idea in my opinion to put that directly next to that wonderful playground. Also aesthetically speaking, an eye sore for that area. I don't want this at the entrance of our neighborhood at all

24 Mar

Violet McWhirk

Violet McWhirk • Eagle Cliffe

I agree. Would much rather a dog park or splash park. A family run coffee shop or consignment kid clothes store. Literally can think of so many better things for the community

25 Mar

Stephanie Barnett

Stephanie Barnett • Eagle Cliffe

Violet McWhirk Id love a little cafe!! How cute!

25 Mar

Steve Rosenoff

Steve Rosenoff • Eagle Cliffe

Stephanie Barnett There was one just two blocks away down Willamette in the little business park. I think it's called School House Coffee. I have not been there in a while but they had great mochas.(edited)

4w

Stephanie Barnett

Stephanie Barnett • Eagle Cliffe

Steve Rosenoff But this would be closer :)

25 Mar

Steve Rosenoff

Steve Rosenoff • Eagle Cliffe

Stephanie Barnett Yup, by half a block depending on the route taken. Besides the extra walk will let you have the double whipped cream :-)

25 Mar

Stephanie Barnett

Stephanie Barnett • Eagle Cliffe

Steve Rosenoff I can't have any of it anyway, but I like the character it brings to the neighborhood!

25 Mar

Violet McWhirk

Violet McWhirk • Eagle Cliffe

Stephanie Barnett I just don't want a gas station. Literally anything else

25 Mar

Chris Cook

Add a reply...

Add a reply...

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

If anyone has any comments they may be directed to the senior planner, Samra Seymour at

Sseymour@ci.lacey.wa.us

24 Mar

Valeria Howard

Valeria Howard • Campus Pointe

I'm located in Campus Pointe and think this is a terrible idea as well. My husband and I will be voicing our concerns regarding this proposal. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area, so needless to say, this is very disappointing.(edited)

4w

Suzi Lorence

Suzi Lorence • Campus Glen

I live near the AMPM on the round-about on Marvin and Hawks Prairie. Quick gas, milk, nice walk to get Slurpees with the kids. I love having this amenity near. They keep their grounds neat and the employees are very nice, store very well kept.

24 Mar

Dennis Larsen

Dennis Larsen • Classic Heights

Just wait another ten to 20 more years and you may think differently.

4 Apr

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

This store would be literally in some

People's backyards.

Also I haven't been to that ampm store in probably a couple

Of years but last time there was junk on the surroundings like shopping carts and blue tarps from people squatting right next to it. And this is why I haven't gone back.

If I wanted the convenience at hand I wouldn't have purchased a home in a residential area like the one we live in. I would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

24 Mar

Steve Rosenoff

Steve Rosenoff • Eagle Cliffe

On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you get candy store just down the block and across the street ... no, no, no.(edited)

4w

Kristen Marshall

Kristen Marshall • Eagle Cliffe

Do you know when things will get started on this elementary school? That would be a super confident place for an elementary school.

25 Mar

See 4 more replies

Larry Stevenson

Larry Stevenson • Jubilee

This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial in the area...and it's not needed when a drive of one or two minutes has those same services.

25 Mar

Stephanie Barnett

Stephanie Barnett • Eagle Cliffe

I'd rather it be a farm stand.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

I really love that idea. A co-op maybe!

25 Mar

Rene Savage

Rene Savage • Campus Highlands

Me too!

31 Mar

Susan Brock

Susan Brock • Mountain View

That's the best idea yet!

4 days ago

Chris Cook

Add a reply...

Add a reply...

Chris Cook

Chris Cook • Campus Glen

I hope everyone is emailing the city council---each email would help stop this. Their emails are listed at the city site.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

I emailed the city planner but will have to email city council as well! Thank you for the idea!

25 Mar

Chris Cook

Chris Cook • Campus Glen

Suggest an email to each. Ask who voted for this. We need to know.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Chris Cook thank you I am doing this ASAP

25 Mar

James Baker

James Baker • Continental Crest

Chris Cook i don't think anyone voted on this. It is likely a business seeking to build. It is zoned for it. By all means, let the council know your feelings.

26 Mar

Chris Cook

Chris Cook • Campus Glen

James Baker true, no one has voted yet. Most everyone on this thread has emailed or called the council or the mayor. We are being referred to a planning department and a few others. I think it is a matter of the volume and frequency of us letting them know what we think. Trust me, I already have.

26 Mar

Chris Cook

Add a reply...

Add a reply...

Jaime Scott

Jaime Scott • Campus Glen

I emailed several times about the now Home Depot warehouse and the future 200 apartments that will be off of Hawks prairie rd and basically it doesn't matter what we think. The money is more important to the city than the people who live in it.

25 Mar

Chris Cook

Chris Cook • Campus Glen

Jaime, I know, but we have to try and if enough do it, we stand a chance

25 Mar

Jaime Scott

Jaime Scott • Campus Glen

Chris Cook I completely agree we should keep trying. I went into it thinking they'd actually listen and was just sad to learn I was mistaken.

25 Mar

Chris Cook

Add a reply...

Add a reply...

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Here is the link with all the council members emails and phone numbers. I just clicked on their name and emailed them individually... See more

25 Mar

Chris Cook

Chris Cook • Campus Glen

One of the council wrote back saying she referred my email to public works. I asked her if it wasn't the council who are voting to allow this-- so far no response. Hopefully others ask the same question.

I am going to send a followup and ask them if they are going to pay to put in a light or make other acceptable changes for the kids who would try to cross that street with the extra traffic. Please consider doing the same plus other concerns you have.(edited)

4w

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

I had the same response. A huge concern for me is the crossing safety and also the thousands of gallons of fuel right there, mere meters away from a) residences and b) a playground. Toxic fumes 24/7 along with flammable materials. There has to be some

Sort of city ordinance that addresses the safety or zoning this inside a residential area by not allowing it within an x amount of meters. It's insane

25 Mar

Dennis Larsen

Dennis Larsen • Classic Heights

Chris Cook PW, public works I believe has the planning an operations office. I believe PW does the environmental impact assessment. Yes the counsel votes on approval once hearings from the public have been heard. Elites and economics will also play. public comments do help but are not part of the complete voting process. City will get there money with all means, even if it impacts the suburbs. Apartments, Large warehouses, large traffic, more resources to support such things as, water gas, emergency services and tax's. I've been in and out of this area since the 60's. It will not end. Puget Sound is becoming fish less. Lakes are having more run off from all the growth. It's gotten so bad that garbage has to hauled across the State elsewhere to be buried. Peaceful farm land and wooded areas along the sound has been destroyed. It goes on and on. The hidden place of Lacey is no more. It's a California layout in the making. Look at San Bernardino and other outlying areas of LA. Resources will be limited and people will have to pay. JUST SAYING.

4 Apr

Chris Cook

Chris Cook • Campus Glen

Dennis Larsen i agree. The city, unlike Olympia, encourages the de-greening of our area if it means money. I hope they balance a half cent increase in the... See more

4 Apr

Chris Cook

Add a reply...

Add a reply...

Violet McWhirk

Violet McWhirk • Eagle Cliffe

I emailed in opposition!

25 Mar

Chris Cook

Chris Cook • Campus Glen

Please tell your neighbors about this and encourage them to contact the city. I do not think we want to attract people here who do not live here. Please see the link above that has the city council emails--all you do is click on their names.

The cell number the city gave me for the mayor is 360 522 5192.

25 Mar

Chris Cook

Chris Cook • Campus Glen

Clarification on the last post: by "people who do not live here" I am referring to people with criminal intent or people who would lure kids. This is a residential, not a commercial area.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

A fair concern. Gas stations with convenience stores specially those 24/7 are always crime breeding.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

At the risk of annoying everyone here I'm going to post an article I found. Apologies if I bombard everyone but I really feel a huge concern and if we stay together in this we can fight it. Our wonderful area deserves better.

<https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/>

25 Mar

Rebecca Wilcox

Rebecca Wilcox • Eagle Cliffe

Email sent to all council members. I hope they are being INUNDATED with opposition.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

I hope so! I am telling about this to as many people as I can!

25 Mar

Kenneth Ray Mitchell

Kenneth Ray Mitchell • Campus Glen

That's a horrible location for a convenient store. Do they realize how many kids are at the playground across the street? Do we really need traffic next to a large playground?! If anything how about a teen recreation center to give them something to do and to stay out of trouble.(edited)

4w

Chris Porrazzo

Chris Porrazzo • Campus Highlands

Ken what a nice idea. Someone should contact the Boys and Girls Club and see if that could be an option.

Can we also add some charging stations for electric cars?

26 Mar

Chris Cook

Chris Cook • Campus Glen

in case you haven't seen the other messages, links to express your opinion to the city are included in this post.

25 Mar

Jennifer Peppin

Jennifer Peppin • Campus Highlands

Opposition email sent!

25 Mar

Greg King

Greg King • Prairie Ridge

Good luck. The only thing that is being offered to the city of Lacey are complaints. The business will render revenue for the city by way of rent and taxes. Every sale will be a sales tax. With the Jr. High right down the street, for the city it is like hitting the lottery. There is always an intense study on feasibility before approving building and I am sure the outcome was a steady green light.

25 Mar

Chris Porrazzo

Chris Porrazzo • Campus Highlands

Is there a PTA or parents group at the junior high which could facilitate opposition from parents?

25 Mar

Chris Cook

Chris Cook • Campus Glen

Chris, great idea.

As for the money the city is hoping for, having to put in a light there might cut into that.

This is a residential area, and not a money making opportunity.

25 Mar

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

Hope this helps. We are calling tomorrow.

25 Mar

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

Hope these are more legible.

25 Mar

Rebecca Wilcox

Rebecca Wilcox • Eagle Cliffe

I just received this reply from a council member, which is slightly better than the initial reply most of us got:

Thank you for sharing this. Right now, the gas station is in the proposal phase, it may be a while before council will have any input. I believe all of us on council are just recently learning about the proposed plan, and I will forward your input to our associate planner. Thanks again.

25 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Thank you for sharing. I did too. I am sure they were flooded with emails today!

25 Mar

Chris Porrazzo

Chris Porrazzo • Campus Highlands

Thanks for sharing Rebecca!

25 Mar

Chris Cook

Chris Cook • Campus Glen

I received several messages from the council. One said they'd pass it along to the planner, and another said they probably weren't the ones voting on it, and another said it was in a quasi-legal state--no details.

I'm hoping we can keep up the messages and questions to keep this as a hot topic to them, not a business opportunity: we live here.

29 Mar

Chris Cook

Add a reply...

Add a reply...

Greg King

Greg King • Prairie Ridge

Not a money making opportunity? Must be zoned business if a gas station/ convenient store is being considered. Am/Pm is surrounded by residential pretty similar to the setup this would be. Yes it certainly would be a money making opportunity. With the amount of homes in the surrounding community, it will be constantly busy.

25 Mar

Chris Porrazzo

Chris Porrazzo • Campus Highlands

We called the number on the sign today and never got a response. Was anyone successful?

26 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

I did try it once while at work and same result but wasn't able to try again today. I did receive a response from one of the city councils telling me that because this issue may come before the council as a quasi judicial matter, he wasn't able to discuss the matter. But instead forward it to the city planner who is handling. I have gotten several different responses so far and so has my husband.

26 Mar

Chris Cook

Chris Cook • Campus Glen

Josh and Ana Bogart could you share the planners contact info here please? The council people said they were forwarding to them, but I would like to send some direct, such as Dan's message and Anthony's question below.(edited)

4w

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Absolutely! Sseymour@ci.lacey.wa.us

27 Mar

Briana Navarro

Briana Navarro • Campus Highlands

Josh and Ana Bogart thank you! I also sent an email. I also included different establishments that would be better than a minimart/gas station in my email.

28 Mar

Chris Cook

Add a reply...

Add a reply...

Catherine Kim

Catherine Kim • Edgewater

I don't live in meridian campus but live nearby and drive through daily. I would love a convenience store to buy stuff from but i totally agree that i would hate if a ampm was... See more

4w

Dan George

Dan George • Campus Highlands

Just wrote a letter of opposition to the Lacey City Council. In case you are curious, this is what I wrote:
Dear Mayor and Lacey City Council Members,

As a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal.

Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop, gym/exercise studio.

I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it.

Thank you for reconsidering this proposal.

Sincerely,

Daniel George

Meridian Campus Resident(edited)

3w

Chris Cook

Chris Cook • Campus Glen

This is GREAT! Especially the distances to other similar businesses.

27 Mar

Chris Cook

Chris Cook • Campus Glen

An idea, I plan to cut and paste Dan's letter into emails to the planning department and the mayor.

27 Mar

Dan George

Dan George • Campus Highlands

Chris Cook you and others are welcome to use my words. Closer to two miles in each direction regarding other gas station/minimarts.(edited)

3w

Lynda France

Lynda France • Eagle Cliffe

I will be sending an email to the city council opposing the proposal. Based on others indicating that it has been zoned for commercial, presenting with... See more

13 Apr

Chris Cook

Chris Cook • Campus Glen

Lynda France i like the ideas too, but plan to ask why do we HAVE to use it?

13 Apr

Lynda France

Lynda France • Eagle Cliffe

Chris Cook Yes. We can't just send them emails opposing it with no other options for their consideration..... can't just complain or say no to something when it's been zoned for commercial use.

Need to present viable solutions, alternate options - need, benefit and home value desirability \$\$\$

13 Apr

Debra Defreyne

Debra Defreyne • Campus Highlands

This is exactly the same kind of response I sent!

17 Apr

Chris Cook

Chris Cook • Campus Glen

Lynda France I respectfully disagree--- we can insist on something non commercial. If they zoned it one way, the zone can be changed.

17 Apr

Chris Cook

Add a reply...

Add a reply...

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

Washington state has a 1000 foot buffer law. That prohibits the sale of alcohol, tobacco products and hemp products within that zone. Alcohol and tobacco will be sold in the mini mart portion. This applies to schools and playgrounds. This is something we will look into next week. As their office is closed today.

27 Mar

Kristen Marshall

Kristen Marshall • Eagle Cliffe

Do you know where I could find this law? I'm searching the internet but can't find it specifically. I'd like to include it in my email to the mayor city council... See more

27 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

My husband also wrote a letter to our district state reps, state senator and congress rep so they are aware of this nonsense. Who knows we may get them on our side!

27 Mar

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

Hi Kristen: I have to call them on Monday to verify the buffer rule applies to alcohol and tobacco as well as cannabis.

27 Mar

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

https://lcb.wa.gov/mjlicense/distance_from_restricted_entities

27 Mar

Kristen Marshall

Kristen Marshall • Eagle Cliffe

Yeah I saw the cannabis law bit couldn't find anything regarding alcohol

27 Mar

Jason Chu

Jason Chu • Campus Pointe

<https://app.leg.wa.gov/RCW/default.aspx?cite=66.24.010> 9a

27 Mar

Mason Trappe

Mason Trappe • Campus Glen

I know I'm young but I do think this would be good for the area and for the park because if there is a store that means there is going to be cameras so that mean more surveillance... See more

28 Mar

Debra Defreyn

Debra Defreyn • Campus Highlands

But there is a 7-11 and an AM/PM already in these neighborhoods. How far is too far to go? Most people won't walk to a gas station - they will stop to put gas... See more

17 Apr

Chris Cook

Chris Cook • Campus Glen

Mason, this is a residential area. Allow one little market, a little gas station, and soon they zone more and more and a flood of commercial entities come in.

Less than 1/2 a mile away there already is a coffee shop--- very walkable. As for surveillance, there are plenty of houses with cameras-- in fact more seem to have cameras than those without.

17 Apr

Chris Cook

Add a reply...

Add a reply...

James Baker

James Baker • Continental Crest

Looking at what Jason Chu posted, it appears they can't sell alcohol within 500' of a school. It doesn't mention park proximity.

If everyones idea of resisting this proposal hinges on the alcohol issue, you may lose the battle.

Did it occur to anyone that they might not sell these products?

28 Mar

Chris Cook

Chris Cook • Campus Glen

James. Trust me we are telling them about everything, not just liquor

17 Apr

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

It does mention it: " For the purpose of this section, "public institution" means institutions of higher education, parks, community centers, libraries, and transit centers."

28 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Here are the points given on my email:

1.The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk.

2.The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons.

28 Mar

Jason Chu

Jason Chu • Campus Pointe

Don't forget we also have a park in Campus Pointe that might be closer to the AM/PM if Meridian Park doesn't meet the distance limit.

28 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Jason absolutely!

28 Mar

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Jason absolutely!

28 Mar

Chris Cook

Add a reply...

Add a reply...

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

3.There are several environmental risk-factors for people living next to a gas station, including but not limited to, irrevocable damage to ground water supply in the area, increase risk of cancer, inhalation of harmful chemicals, the proposed gas station is within 50 meters of houses and a park where children are always playing, it will expose those children to aerosols that are proven to increase the risk of cancer. I have attached an article based on a study by the University of Columbia that better articulates my

argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/>

4. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station.

5. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000.

I know that I am not alone in my concern of putting a gas station in the middle of a neighborhood and city park. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents.

28 Mar

Bob Steger

Bob Steger • McAllister Park

Unfortunately these gas stations can become a homeless magnet. Not the station fault just the way it is. Most of them accept EBT (Electronic Benefits Transfer). We already have a serious homeless problem in Olympia/Lacey and it does not seem to be getting any better.

28 Mar

Chris Krauszowski

Chris Krauszowski • White Fir Estates

We really need another park. With The growth in this area we have out grown the lil park. We also could use a dog park with trash cans so certain people could put their bags of poop in the can.

28 Mar

Tamaran Pickett

Tamaran Pickett • White Fir Estates

Great idea

29 Mar

Mason Trappe

Mason Trappe • Campus Glen

Instead of a gas station I think it would also be a good place for a skatepark. The only close skatepark is Rainer vista or yauger so I think another skatepark would be amazing and beneficial

29 Mar

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

Hi Neighbors: I just got off the phone with the Washington state liquor and cannabis board. They said the 1000 foot buffer, only applies to cannabis sales. And the 500 foot notification for alcohol and tobacco, is required for churches and schools.

29 Mar

Brenda Wendler

Brenda Wendler • Campus Glen

If this is true, why did they put a gas station across from the church on Marvin Road and Hawks Prairie Road ??

3 Apr

Anthony Porrazzo

Anthony Porrazzo • Campus Highlands

Brenda Wendler Hi: Brenda. They are only required to notify the school or church. If they have objections then they can pursue.

3 Apr

Brenda Wendler

Brenda Wendler • Campus Glen

Thank you for the info

3 Apr

Chris Cook

Add a reply...

Add a reply...

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

A neighbor who although doesn't live here right now is still a homeowner has done some additional research and these were her findings. She has also emailed the city about it:

I looked up the permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: "Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council."

29 Mar

Dennis Larsen

Dennis Larsen • Classic Heights

I bet that is if the owner supports what is needed for the surrounding area. Like a protected zone or some other satisfying requirements that the area will need prior to construction.

5 Apr

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Additionally, in the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, " General

Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations."

A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store.

I do not see this being a mainly walk-in trade since people will need their cars to get gas. Lighting, usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station.

Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions

assure compatibility with the neighborhood."

29 Mar

Rachel Dobiyski

Rachel Dobiyski • Campus Highlands

Hey Ana and Josh! It sounds like your email was super well researched and worded. Would you mind sharing it and then others could just copy it also forward their concerns and objection to the city planner?

1 Apr

Josh and Ana Bogart

Josh and Ana Bogart • Campus Pointe

Rachel this last one was actually my neighbors email. She is still the property owner but doesn't live here right now. I am not sure how to make it shareable ?... See more

Grant Beck

From: Chris Graver <braindoctor@comcast.net>
Sent: Saturday, April 24, 2021 2:01 PM
To: Samra Seymour
Subject: FW: Informational: 20-310 Meridian Campus Chevron and Retail
Attachments: A100 SITE PLAN FLAT.pdf; CUP-2_Conditional_Use_Permit_Application.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Dear Sir or Madam,

I am writing to voice opposition to this proposed plan. Having a gas station in the middle of a residential area is an eyesore will bring lower property values and reduced desirability to the Meridian Campus neighborhood. In addition, to place it right across from Meridian park and next to the residential playground in that immediate housing section invites greater traffic flow and reduced safety to a place with copious children playing and crossing the street, not to mention other pedestrian and bicycle traffic frequenting that area. Residents enjoy walking and taking pets for walks on the William Ives trail, which connects Meridian Campus to Meridian park, and exits just down the street from where this proposed station will go. Finally, there are 10 gas stations within 4 miles of this location. There is absolutely no need for one to put in the middle of a beautiful residential area with parks, trails, and woodland. In sum, I oppose this permit. Thank you for your consideration.

Sincerely,

Dr. Christopher J Graver
8869 Windham Ct NE
734-255-9813

From: VIS Group, Inc.
Sent: Wednesday, March 31, 2021 10:43 AM
To: Christopher Graver
Subject: Informational: 20-310 Meridian Campus Chevron and Retail

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official

Design Team	KDA
Design	BR
Drawn	BR
Client Project No.	
DCD Project No.	2014-01
Sheet No.	

Owner
Northern Investors, LLC
3814 25th
Federal Way, WA 98023

Project
GAS STATION 4
RETAIL
WILLAMETTE DRIVE
NE AND CAMPUS
GLEN DRIVE NE
LACEY, WA

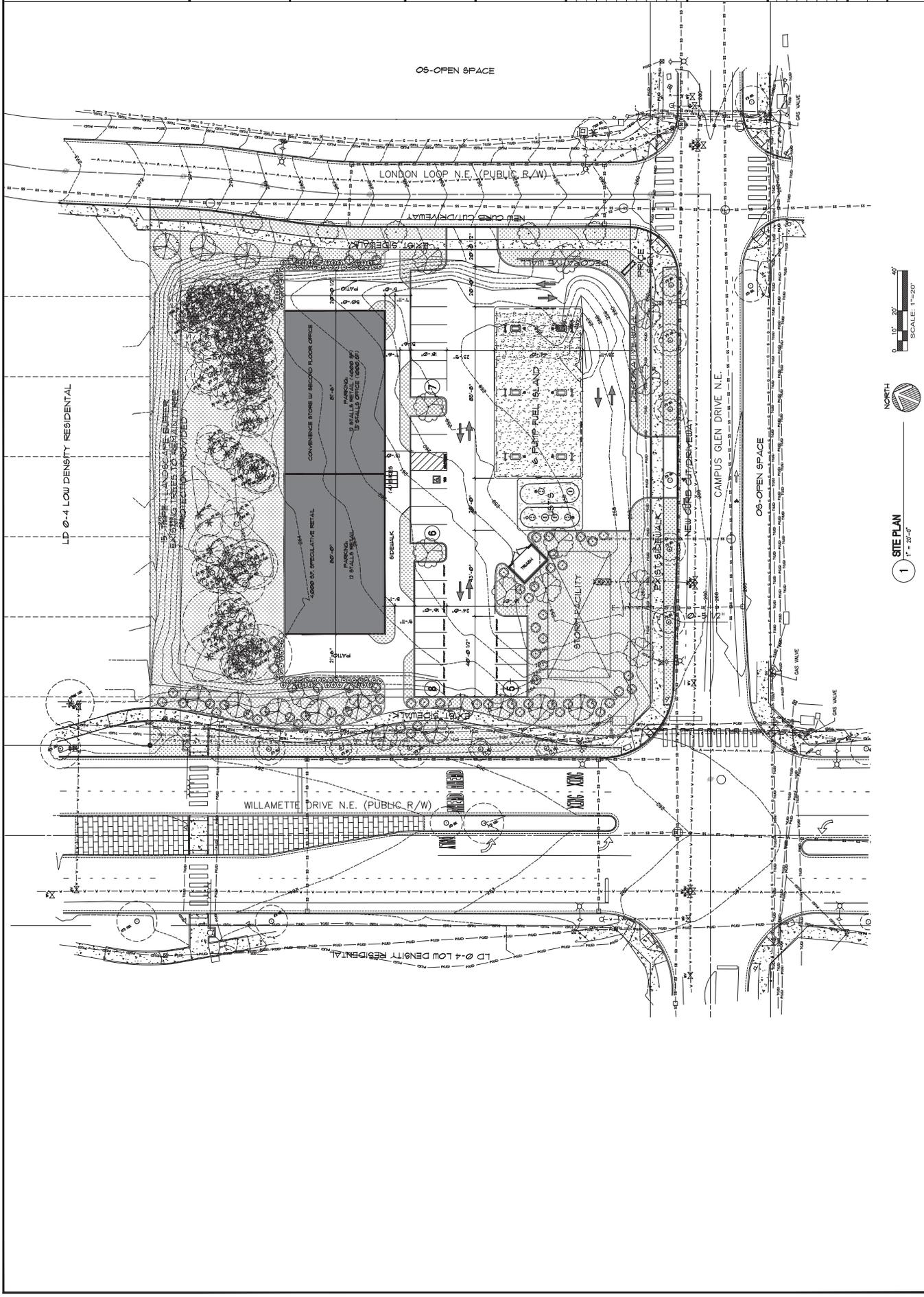
Revision	Date	Description
1		
2		
3		
4		

Sheet Title

SITE PLAN

Scale
1" = 20'-0"
© 2014 KAL DESIGN ARCHITECTURE PLLC
Sheet No.

A001



1 SITE PLAN
1" = 20'-0"

record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

▪

Grant Beck

From: Andrea Flynn <alsturman@hotmail.com>
Sent: Saturday, April 24, 2021 8:05 AM
To: City Council; Samra Seymour; Andy Ryder; Scott Spence; CD-Planning
Subject: Gas Station at Willamette and Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

Dear Sirs and Ma'ams,

I am a resident of Meridian Campus, and I strongly oppose the proposal to build a gas/convenience station at the corner of Willamette and Campus Glen. Not only will it greatly increase traffic, noise and light pollution in this RESIDENTIAL area, it will have a severely detrimental impact on the park directly across the street as well as the William B Ives Trail across from London Loop NE. This particular section of the trail is where I've seen several owls on countless occasions...including molting juveniles. The construction and subsequent business operations of the gas station and convenience store would undoubtedly disrupt the owl habitat, drive these beautiful raptors out of the area and alter the ecosystem.

Please consider this as another of the very serious and important reasons NOT to proceed with this proposal.

Thank you for your time and consideration,

Andrea Flynn

alsturman@hotmail.com

Grant Beck

From: Mr Bruce Quam <brucebrooke@yahoo.com>
Sent: Thursday, April 22, 2021 9:14 PM
To: Samra Seymour
Subject: Re: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

Thank you for including me on the correspondence and this project!! I live in this neighborhood and at 66 years old I have seen a lot of good things and bad things when it comes to "projects". I am OK with this project except for the "six (6) associated fueling islands", i.e. - the gas station.

The increased traffic that a gas station will bring is totally wrong for this location. The access point does not access Willamette Drive but instead is directly across from the Park access. The number of little kids that access this Park is immense. This is a little kids park which needs as few vehicles as possible!!

There are gas stations in the area, i.e. - 7-Eleven and AM/PM. If someone wants to add another gas station (why?), I suggest they put it on Hogum Bay Road.

I'm also not sure why so much is proposed for such a small lot. Have you looked at it? It is tiny! Trying to cram a whole lot of "whatever" into a vacant lot doesn't make sense. Please review!

Sincerely, Bruce Quam

On Thursday, April 22, 2021, 01:35:07 PM PDT, Samra Seymour wrote:

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct

Grant Beck

From: Stephanie Heavner <stephaniejheavner@yahoo.com>
Sent: Wednesday, April 21, 2021 7:08 PM
To: Samra Seymour
Subject: against proposed gas station on Willamette
Attachments: against gas station.docx

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

Please see the attached letter regarding the proposed gas station in the Meridian Campus neighborhood on Willamette Dr. NE.

Sincerely,

Stephanie Heavner

4119 Michael CT NE
Lacey, WA 98516

April 21, 2021

To Whom It May Concern:

I am writing this letter in response to the proposed gas station in the Campus Meridian neighborhood on Willamette Dr. NE. I am against the proposed gas station for many reasons:

1. I don't know anyone who would use this gas station. My family uses Costco gas as our preferred gas station due to location and cost. There are 2 other gas stations within 3 miles of the proposed site and I don't know anyone who uses these gas stations either. Many people in the local area are military (active duty or retiree) who can purchase their gas on JBLM without paying tax on the gas.
2. Neighborhood safety is a priority. The proposed gas station is across the street from a neighborhood park where many children and families play on a daily basis. The sidewalk is used daily at all times of the day by people in the greater area walking, running, riding bikes and pushing strollers. I walk on this sidewalk every morning. A middle school is 1 block away from the proposed site. A gas station brings an increase of cars to the area and trucks hauling gas. This is too much traffic for an area with children/families playing and exercising.
3. A gas station would bring alcohol and tobacco products to the area. This is of particular concern for middle school children.
4. An increase in transient population and trash. Gas stations are notorious for attracting a transient population, which in turn leads to an increase in trash. This also leads to a public safety concern with the amount of children/families using the park and people walking/running on the sidewalk.

Please consider not using the proposed site for a gas station for the various reasons above. I am 100% against a gas station on Willamette Dr. NE and Campus Glen Dr. NE.

Sincerely,

Stephanie Heavner
Campus Highlands

Grant Beck

From: Cynthia Pratt
Sent: Wednesday, April 21, 2021 3:43 PM
To: Rick Walk; Samra Seymour; City of Lacey Public Affairs
Subject: Fwd: Proposed Gas Station

Sent from my iPad

Begin forwarded message:

From: Eleanor Fisher
Date: April 21, 2021 at 2:35:22 PM PDT
To: City Council
Subject: Proposed Gas Station

[Warning! External Email]

First, thank you for your service to our City. I recognize you are faced with many decisions that require hours of background effort in order to cast an informed vote.

I am concerned about the proposed gas station at Willamette and Campus Glen. There are already 11 stations within 4 miles from the site. I recognize that you must consider future growth; however, analyzing that should also consider the impact of the move to electric vehicles which seems to be happening very quickly. Both Ford and Chevrolet have announced their switchover in national advertising. Adding that fact to the mix seems to me that approval of an additional gas station at that site is unnecessary and short-sighted. If it is built and subsequently becomes excess, we have a potential hazardous cleanup area. A gas station is not what residents want next to our park.

Eleanor Fisher
4915 Orcas St NE
Lacey

Grant Beck

From: Cindy Carmichael on behalf of CD-Planning
Sent: Tuesday, April 20, 2021 11:45 AM
To: Samra Seymour
Subject: FW: Meridian Campus gas station?

From: Mr Bruce Quam
Sent: Tuesday, April 20, 2021 11:38 AM
To: CD-Planning
Subject: Meridian Campus gas station?

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

There is a gas station being proposed across the street from Meridian Campus Neighborhood Park on the corner of Willamette DR NE and Campus Glen Dr NE. This is a bad idea! This park is a little kids park that is very popular. The increased traffic that a gas station would bring is wrong.

I listened in the zoning change discussion for the property on Willamette and 31st Ave NE. I specifically asked the question about a gas station and the answer was most likely not because the gas stations would be closer to the freeway. Who is approving this Meridian Campus gas station? I think you need to put the squash on this.

Sincerely, Bruce Quam

Grant Beck

From: karandeep kondal <karandeepk@yahoo.com>
Sent: Monday, April 19, 2021 6:31 PM
To: Samra Seymour
Subject: Fw: Meridian Campus Gas Station : Concerned

External Email Warning! Use caution before clicking links or opening attachments.

Respected Sir/Madame

Wanted to touch base with you regarding the upcoming proposed location of Gas Station across from Meridian Park. We are respected and caring residents of this community and would like to understand the proposed need for this gas station? What this community needs is more Parks and Recreation Facilities for Children. We have more than sufficient Gas stations within 5 mile radius of Meridian park and not sure having one right in front of Park is good idea for the community as well as the kids that go to play there.

Several studies have found that living near industrial sites, cropland with pesticide applications, highly trafficked roads, nuclear power plants, and GAS stations or repair shops is related to an increased risk of adverse health outcomes.

We have not seen more parks in this residential area but more and more commercial buildings, houses, apartments, warehouses and gas stations. With all due respect, zoning a Gas Station near the park where kids go to play and concerned citizens take a walk should be thought over again.

I am pretty sure not having a gas station at 100 feet from a house will not be missed but a park or other facility that will help the community to grow and bond will be much more appreciated.

Thank You

Sincerely
Concerned Resident of Meridian Campus.

----- Forwarded message -----

From: VIS Group, Inc.
To: Karandeep Singh
Sent: Thursday, 1 April, 2021, 01:20:50 pm GMT-7
Subject: Meridian Campus Gas Station

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismangement.com

Grant Beck

From: Tim English <ed0244@hotmail.com>
Sent: Sunday, April 18, 2021 9:24 PM
To: Samra Seymour
Subject: Re: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

I am happy something will be going into this empty spot, however I do not believe a gas station is a great option. There does not seem to be enough traffic to support a small gas station. It maybe setting up the space for failure. It was also not zoned for this type of business. Stick to the plan and keep our community nice. Don't bend for a developer.

This business will probably go in regardless of what is said. If that is the case I have a concern about the traffic. I spent a good part of my career as an traffic officer for local law enforcement. We now have traffic for a middle school on this already busy intersection. We have families and busses using this intersection while people are in a hurry starting their day. Please consider requiring a roundabout being installed. We all have seen the tragic problem Willamette and Hogan Bay Rd. Please don't allow this unsafe intersection to have even more traffic added.

Like I said, this property does not need a gas station. There are several just down the road. This space needs a community business like an ice cream shop, bakery, or some other food or retail service. Not a gas station that will most likely reduce the property values of the people living close to it.

Thank you for your time

Tim English

Sent from my iPhone

On Apr 7, 2021, at 4:00 PM, Samra Seymour wrote:

Hi Tim – I did receive your voicemail. It is not too late to submit comments for the record. I can't accept official comments over the phone – all comments must be made in writing. The public hearing won't likely be scheduled for at least another couple of months, so you have plenty of time to get comments back to me if you would like. Thanks!

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

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You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Pov Sam <povsam81@gmail.com>
Sent: Sunday, April 18, 2021 4:37 PM
To: Samra Seymour
Subject: Meridian campus gas station

[Warning! External Email]

To whom it may concern:

I am a resident of campus meadows and we oppose the proposal of a gas station in our community. Having a gas station will ruin our community and property values. Please do not put the gas station in our community.

Regards,
Pov and Cameron Grunberg
9216 periwinkle loop Ne
Lacey 98516

Sent from my iPhone

Grant Beck

From: Jesselyn LaChapelle <jesselyn.lachapelle0309@gmail.com>
Sent: Saturday, April 17, 2021 7:54 PM
To: Andy Ryder; Samra Seymour; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Concern for gas station construction

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern,

I am writing in regards to stopping the gas station construction at the corner of Willamette and Campus Glenn. I bought my current home almost 2 years ago because of the location and and the positive environment it has for my daughter to grow up in and make memories together. The great park that is used by many homeowners' children and family and walking trails and sidewalk are apart of our weekly routines to enjoy and get great exercise.

The addition of a gas station will only create more traffic that can be dangerous for families and children, increase littering, be dangerous for children because of alcohol being sold, and the type of people that will attract having a gas station will change our positive and friendly community into a negative and dangerous place.

Jesselyn LaChapelle
360-990-7177
4120 Cameron DR NE
Lacey, WA 98516

Sent from my iPhone

Grant Beck

From: Lynda Kim <kimsterlyn@gmail.com>
Sent: Saturday, April 17, 2021 2:41 PM
To: Samra Seymour
Subject: Gas station, mini mart city proposal Opposition

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I wanted to send an email opposing the City of Lacey's proposal to put in another gas station and mini part on the corner of Williamette and Campus Glen Dr.

Primary two concerns are Safety and Necessity against the proposal. This corner has a community Meridian Park and Salish Middle School. The safety concerns with increased traffic and squatters is a huge concern.

In respects to necessity, within 1-3 miles, we have several gas stations (Chevron, Arco, Mobile, Costo, Fred Meyer gas) and mini marts (7-Eleven).

Ideal businesses that is needed in this residential community are small mom-pop grocery stores, cafe, coffee shops (not a chain like Starbucks), ice cream parlor, breakfast and lunch cafe.

As the lot is zoned for commercial use, please consider these other business options. We do not need another gas station in that corner.

Sincerely,
Lynda France
resident, homeowner Meridian Campus

Grant Beck

From: Heather Keating <heather.keating@hotmail.com>
Sent: Saturday, April 17, 2021 9:26 AM
To: Andy Ryder; Samra Seymour; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Meridian Campus proposed gas station planning #20-310

External Email Warning! Use caution before clicking links or opening attachments.

Good morning,

I am a homeowner in the Meridian Campus/Campus Pointe neighborhood and am writing this in opposition to the proposed Chevron gas station on Willamette and Campus Glen in Meridian Campus #20-310.

This is a highly walkable location with immediate access to a widely used community park and a crosswalk to Salish Middle School. The additional traffic creates an immediate concern for the safety of the hundreds of unaccompanied (and accompanied) children on bikes or walking to school on a daily basis as well as those waiting at school bus stops, one of which is at the entrance of London Loop off of Campus Glen. Distracted driving is the main cause of accidents and I feel we should not allow a situation that can increase a hazard risk for our children in the areas that are specifically created for their education and enjoyment.

Additionally, there are numerous gas stations /convenience stores within 2 miles from this location. Here are a few:

Arco 1.4 miles 7455 Hawks Prairie Rd NE

Chevron 1.8 miles 1601 Marvin Rd NE

Mobile 1.8 miles 9410 Martin Way E.

Shell 1.8 miles 1545 Marvin Rd. NE

Chevron 1.8 miles 9335 Martin Way SE

Chevron 2 miles 10246 Martin Way E

Arco 2 miles 10222 Martin Way E

Please do not approve development of project 20-310.

Heather Keating

Epic Realty, Inc.

Realtor

Cell: 425-442-5538

Email: heather.keating@hotmail.com

www.robricehomes.com

Like us on Facebook www.facebook.com/robricehomes

Grant Beck

From: Susan & Dave Pinch <nwpinch@comcast.net>
Sent: Saturday, April 17, 2021 7:40 AM
To: Andy Ryder; Samra Seymour; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Please reconsider gas station on Willamette

[Warning! External Email]

Please reconsider placing a gas station near Salish Middle School.

- It is unnecessary- there are already SIX gas stations within 2.4 miles of this proposed area. (Chevron 1.7 miles away; Costco 1.8 miles away; Shell 1.9 miles away; Arco 2.4 miles away; 7-11 1.6 miles away; Safeway gas 2 miles away).
- It may adversely affect home values in the area. Please remember that residents bought their homes here decades before the city began building commercially in the area. Not the other way around.
- It will cause increased traffic and congestion in sensitive lands use areas that includes a daycare residences, a school, and playground areas. This will not benefit the character of the community
- There is a strong concern about safety, with increased loitering and a higher probability of crime
- It will increase noise levels in a quiet community and homes adjacent to it will have additional complaints about increased lighting
- It is near a watershed and Puget Sound and has the capacity to adversely affect an eco system that Lacey has always taken great pains to protect
- It will negatively affect the residential beauty and aesthetics of the community

Please ask yourself if you would honestly approve this if it was being built next door to your home.

Thank you for reconsidering this commercial building option, Susan Pinch

Grant Beck

From: Spiresk <spiresk@gmail.com>
Sent: Friday, April 16, 2021 7:23 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[Warning! External Email]

I'm writing this note to express my grave concerns with a proposed gas station to be built directly across from the Meridian Campus park.

I am a resident in the neighborhood and have witnessed substantial growth over the years. While I understand the current zoning may permit a gas station to be built in this area, this is not the right lot to do so.

Salish Middle School has a steady stream of students and their families that walk in this area. With schools reopening, this traffic will undoubtedly pick up as well.

In addition to the park pedestrian traffic, this lot will attract more cars than is needed. There are several gas stations within a couple of miles of the proposed location including two stations at the intersection of Martin and Deutterow, Costco down the street along with Shell and 76 on Marvin and Martin. Lastly, there is an Arco near the Target distribution center. I have been to all of these stations and there is never an excessive wait (except for Costco but that's to be expected). In short-there is no need for another gas station in this area.

And most importantly, the increased traffic presents a clear and guaranteed danger for pedestrians - children, other family members, dogs being walked and even neighbors just going about their daily business in cars. A gas station in this densely populated area will only draw more vehicles and more danger.

Please take this note in the spirit it is offered. I have never reached out to a city official to voice my opinion and I have been a homeowner for more than 30 years. THAT'S how important I believe this issue to be.

Thank you for your consideration.

Kimberlee Spires
Meridian Campus Resident

Grant Beck

From: Myrna <myrnwi@gmail.com>
Sent: Friday, April 16, 2021 4:45 PM
To: Samra Seymour
Subject: Re: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Samra Seymour,

Thank you for your response. Apparently the problem lies with whatever entity, committee, or whatever, would ever consider zoning for a gas station in a highly residential-populated area, across from a park, in vicinity of a school, etc. The retail businesses that exist on the other side of the street do not generate the type of clientele, nor the heavy traffic, day and night, that a gas station would invite and not an environment of persons possibly hanging around at a mini-mart, when there are so many families using the sidewalks and crossing streets in that area. Another point is that gas stations do not blend in with parks and neighborhoods. It would be a blight and eyesore, and we all know that enough of that exists along Martin Way so leave it there.

I am not opposed to a business in that area, but am adamantly opposed to a gas station/mini-mart.

Thank you,

Myrna Williams

On Fri, Apr 16, 2021 at 3:16 PM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Friday, April 16, 2021 12:11 PM
To: Carolyn Cox; Samra Seymour; City Council
Subject: We find this interesting

External Email Warning! Use caution before clicking links or opening attachments.

A new discussion starting just now regarding the gas station you want to put next to our houses:



Julia Dettner

•

Campus Pointe

Please consider signing our petition! <http://chnq.it/7RZCR2DzNR>

18 hr ago

Like

Reply

Share



4



Megan Segura

•

Campus Highlands

Just signed and donated! Thank you! I did email the real estate agent to inquire about purchasing the lot and they said the lot is under contract to close within 30 days. That email was just sent to me this morning.

27 min ago

Like

Reply

Share



Chris Cook

•

Campus Glen

Megan Segura Doesn't it make you wonder how a deal could go through unless they were somehow certain that the council would approve this? WITHOUT asking us?

6 min ago

[Like](#)

[Reply](#)

[Share](#)



1



Add a reply...

40A - 134

Grant Beck

From: Richard Alumbaugh <rvalumbaugh@gmail.com>
Sent: Friday, April 16, 2021 10:24 AM
To: Samra Seymour
Subject: Gas station

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I agree with petition. That is a very busy area with kids joggers and the elderly like me walking on the sidewalk. A convenient grocery store is much more needed.--

Richard Alumbaugh
8309 Bainbridge Loop NE
Lacey, WA 98516

Phone: 520-396-0888

Grant Beck

From: Carolyn Cox
Sent: Friday, April 16, 2021 10:06 AM
To: Samra Seymour
Cc: Rick Walk
Subject: Fwd: Gas station on Willamette

Thank you,

Carolyn Cox
Council Member
City of Lacey

Sent from my iPad

Begin forwarded message:

From: Myrna
Date: April 15, 2021 at 7:17:47 PM PDT
To: City Council
Subject: Gas station on Willamette

External Email Warning! Use caution before clicking links or opening attachments.

Council Members:

I think it's about time for the City of Lacey to begin thinking about the welfare of its residents as much as it thinks about it's revenue. Grocery stores are not in your plan for the area around Hawk's Prairie Rd/Marvin Rd. because there's not enough taxes revenue involved, in spite of the fact that there's a large population over here. Instead you're considering a gas station and mini-mart in a highly populated residential neighborhood with a large population of children who use the park in that area, plus school children in the area. In spite of the fact that there are already numerous gas stations within the area, including one at Hawk's Prairie/Marvin which is located in an appropriate area --not heavily populated and not near a park, plus more on the other side of the freeway, as well as the corners of Martin and Meridian. A gas station in the middle of such a large residential area is ridiculous I can't wait to move out of this area and I'm hearing the same attitude from others. Sick of being trounced on by decisions being made by the so-called comprehensive plan. Comprehensive, excluding resident welfare.

Myrna Williams

4966 Spokane St. N.E.,

Grant Beck

From: Mary Ann Hirst <pama@hirst.com>
Sent: Friday, April 16, 2021 9:50 AM
To: Samra Seymour
Subject: Proposed gas station

External Email Warning! Use caution before clicking links or opening attachments.

A proposal to build a 4000ft gas station, 2 stories high has been made on the corner of Willamette and Campus Glenn. This area is right next to a busy intersection with no light, no roundabout, and kids and people crossing the street. There is a park that is frequently visited across from the area of interest.

The community has voiced concerns with the owl population that lives near and the environmental impact this station will have. Furthermore, there are concerns to having liquor so close to park and near children. Our community can see an increase in littering, and a huge increase in traffic.

This gas station is not a necessity. Down the street (within 1 to 3) miles there is a coffeeshop with food, and within 1 mile there is another gas station (arco).

Please save our beautiful community, as it should not be tarnished by more inappropriately placed gas stations.

I object to this bad planning for our community.

Mary Ann Hirst,
Lacey, WA

Grant Beck

From: Matthew Pike <mattnpike@comcast.net>
Sent: Thursday, April 15, 2021 7:59 AM
To: Samra Seymour
Subject: 20-310 Meridian Campus Chevron & Retail

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

Hope we're not too late in submitting comments regarding the proposed gas station (Meridian Campus Chevron Retail) at the corner of Campus Glenn and Willamette.

My wife and I are a bit distressed by this proposal. We really think this is ridiculous. One of the things we like about our neighborhood is the general landscaping really makes us feel like we're living outside the 'city' in the northwest. We have some retail areas and warehouses, but in general those have been masked well by green areas, etc.

However, we think this proposal will ruin the entire aesthetic of the neighborhood. A two story building right in the middle of this residential area? Really?

It's also right across the street from a park. So this will add gas fume smells and severely increased traffic right across the street from where families are gathering. Not a good look for Lacey. I'm also concerned about the gas fumes impacting my residential neighborhood Campus Meadows.

It would also increase non residential traffic in the area, it's already difficult to get out at that intersection. These types of businesses also tend to get robbed frequently, so we're going to increase crime in a residential area - again, right across the street from a park.

As you can tell, we feel this is a extremely bad idea for our neighborhood. There are already plenty of gas station options - we don't need another smack dab in the middle of the a residential area across from a park.

Thank you for your consideration,
Matt & Vicky Pike
9053 Campus Meadows Loop NE
Lacey 98516

Grant Beck

From: Jenny Bauersfeld
Sent: Wednesday, April 14, 2021 10:27 AM
To: Samra Seymour
Subject: FW: We Care! Form

Please see below for input regarding the potential Chevron station in NE Lacey.

Thank you,
Jenny

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

From: sylwia@gmail.com
Sent: Wednesday, April 14, 2021 10:22 AM
To: City of Lacey Public Affairs
Subject: We Care! Form

[Warning! External Email]

Results From: We Care! FormSubmitted By: Unauthenticated User IP: 172.31.40.70

First Name:
Sylwia

Last Name:
Jarosz

Address:
3805 Lanyard Dr NE

City:
Lacey

Zip Code:
97304

Phone:
2068501115

Email:
sylwia@gmail.com

Comments:

Hello, I am a resident at the Campus Glen residential neighborhood, and frequent the Meridian Playground with my 2 year old son. The Meridian Campus Chevron project was brought to my attention recently, and every single parent I've

spoken to and myself agree, this project would do great harm to the quality of the playground environment due to gas fumes and pollution blowing towards the playground, plus toxic harm to the developing brains of our young children. I request on behalf of myself, my son, and the families who enjoy the quality beauty of Meridian Playground, to execute a more family friendly plan instead.

Northeast Lacey is quite windy at times due to our proximity to Puget Sound. Children and pregnant or new mothers have an especially sensitive sense of smell, and automotive and gas fumes are intolerable. Even if undetected, the fumes may be especially harmful to children's sensitive, developing brains, and the additional automobile traffic in an area where so many parents and young children walk, poses dangers as well.

My proposal is to replace the gas station with a library instead. Particularly a children's library if space is limited. There are no libraries in the area. The closest is a 15 minute drive, limiting this precious resource to our families, yet there are several gas stations near by. With the amount of children and families using this intersection, a library would make an excellent addition to our neighborhood, encourage reading and early childhood development, and implement long term benefits to the city of Lacey as well. There are several retirees and volunteers locally who could engage in story sessions, once our economy fully reopens, and the library may be used as a hub for additional educational opportunities.

Since moving to Lacey, I have been deeply impressed by the quality and care in the city's design and infrastructure. I hope you will share my motives to protect our children and instead of a toxic gas station, create an amazing space to learn and grow.

Several parents have offered to sign a petition to create this much needed change, and I would be happy to facilitate obtaining signatures. I would greatly appreciate if you or a representative would contact me with information about how to proceed.

Thank you for your time,
Sylwia Jarosz
206-850-1115

Grant Beck

From: n.peppin@comcast.net
Sent: Tuesday, April 13, 2021 7:05 PM
To: Samra Seymour
Cc: 'Jennifer Peppin'
Subject: RE: Informational: 20-310 Meridian Campus Chevron and Retail
Attachments: Gas Stations.png

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

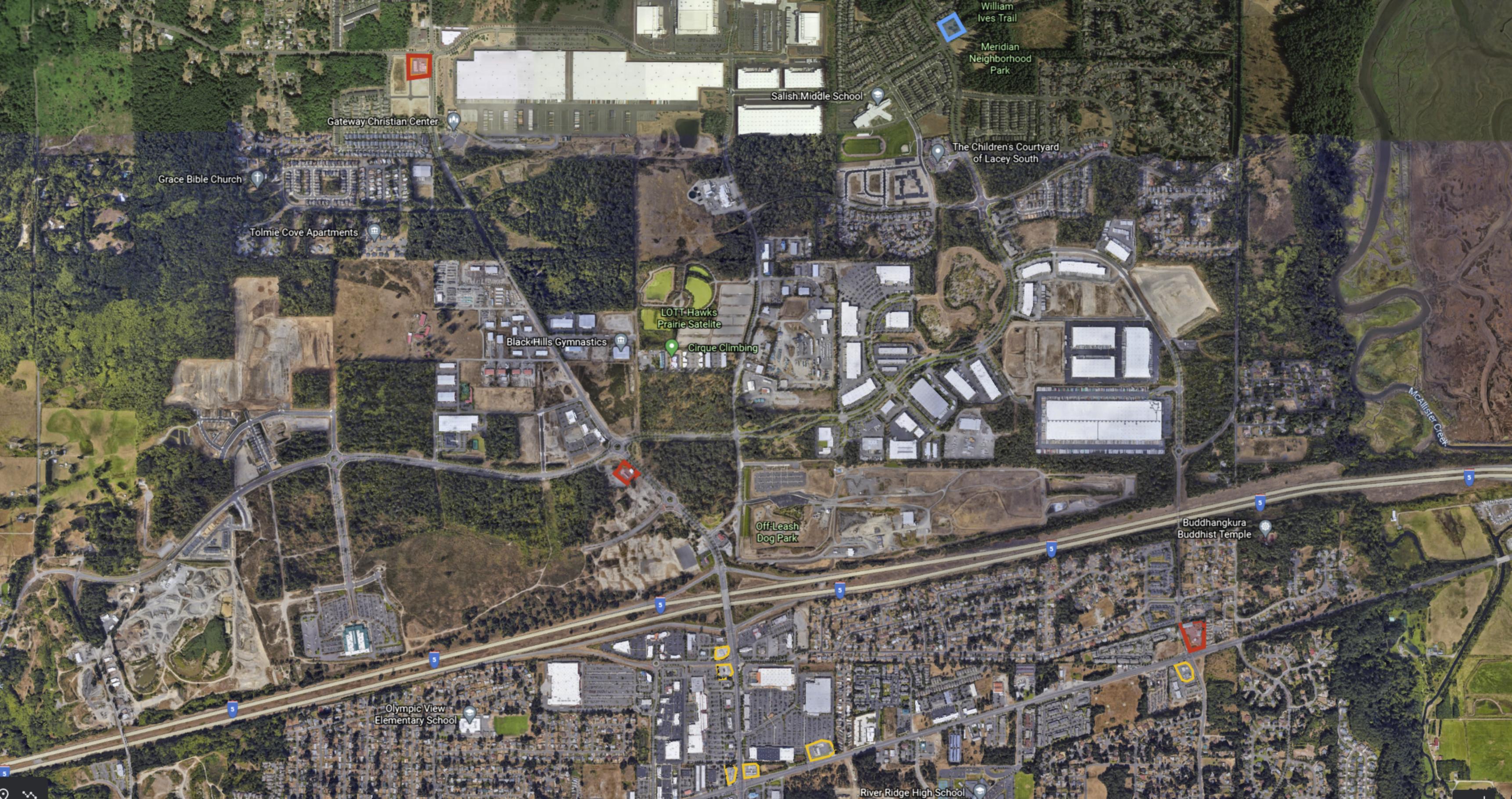
Please accept this email as official public comments on the conditional use permit referenced in your email below. As a resident of Meridian Campus I stand in extreme opposition to the proposed plan. I have been a real estate professional for over 20 years with experience across the country in low-income housing, commercial and retail development and residential sales. I am very familiar with NIMBY-ism and the often uneducated opinion of community residents who stand opposed to something based on them losing "their" favorite trail, "their" view, or any myriad of other "theirs" that have no basis in reality. This is not a opposition from that perspective. I would actually like to see that lot developed. However, this particular plan is laughable in the idea that what is being proposed is needed or even wanted by this community, in stark contrast it is neither needed or wanted.

I have attached a map of the gas stations that currently serve this community. Every entry point and exit point of this development already has a gas station (red squares). Within a 2-5 minute drive of every sub-community within Meridian Campus a gas station is already present. This doesn't even include the 10+ additional gas stations (in yellow not all on the map) serving this community via the shopping and retail district of Hawk's Prairie (Martin and Marvin). The 3 gas stations that immediately serve this community are already underutilized. The idea that this community needs additional gas station capacity to serve the residents who live here is absolutely ridiculous.

In fact, adding yet another gas station could very reasonably make the exiting ones financially unviable given the decrease in miles driven as a result of the pandemic. A decrease that is unlikely to return to pre-pandemic volume as the state and many other significant employers in the region have no plan to have their staff return to the office. Yet another reason why the gas station capacity serving this community is already over saturated.

A conditional use is intended for, and should be considered when, the proposal will actually serve an unmet or under met need for the residents of that community. The availability of gas in this community is already saturated. The City of Lacey has a responsibility to the community as a whole, not just the residents of Meridian Campus. I would venture to guess the owners of the 3 gas stations that are present at the entry/exit points of our community would communicate they have a tremendous level of capacity unmet currently. To ignore the businesses that have already invested in this community would be a unforgivable mistake by the City of Lacey.

What this proposal seems to actually be doing is presenting something that is neither needed or wanted by the community but is necessary for the economic viability of the development. The retail and restaurant space is "speculative". The only known tenant is the gas station, potentially the developer will own this. So what we are really doing is building a gas station with the hope that other tenants, unknown to anyone, will hopefully show up. That in the midst of a wave of commercial, retail, and office space that will ultimately be made available due to the shift in thinking from the pandemic and the loss of businesses that may take years to refill that square footage. The economic viability of a development is **NOT** a reason to approve a conditional use. In fact, it is a fundamental reason to reject a conditional use request. It is very likely that approving a use that is already over saturated in the area will only lead to all of those



Grace Bible Church

Tolmie Cove Apartments

Gateway Christian Center

Black Hills Gymnastics

LOTT Hawks Prairie Satellite

Cirque Climbing

Off-Leash Dog Park

Olympic View Elementary School

River Ridge High School

Salish Middle School

The Children's Courtyard of Lacey South

Meridian Neighborhood Park

William Ives Trail

Buddhangkura Buddhist Temple

McAllister Creek

businesses becoming a blight as none of them will have a revenue stream or traffic count that could lead to a successful thriving business.

I urge you and your staff to reject this proposal as it is not needed or wanted by the community, it will only further saturate an already overly saturated market, and it will only serve to diminish the overall health of this community, it will not add any value. I have no interest or affiliation with the businesses that serve our community. This is not a “don’t take my...” opposition statement. This is a fact based analysis of the needs of this community and whether or not this proposal serves a current or realistic future unmet need. **IT DOES NOT!** There is no basis under which a reasonable person could come to the conclusion this proposal should be approved.

Please confirm receipt.

Respectfully,

Nathan Peppin

From: VIS Group, Inc.
Sent: Wednesday, March 31, 2021 10:55 AM
To: Nathan Peppin
Subject: Informational: 20-310 Meridian Campus Chevron and Retail

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can’t be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project’s boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City’s Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct”

Grant Beck

From: Hernandez, Nancy A CIV USARMY MEDCOM MAMC (USA)
<nancy.a.hernandez.civ@mail.mil>
Sent: Tuesday, April 13, 2021 4:31 PM
To: Samra Seymour
Cc: nancy_her08@yahoo.com
Subject: opposing new business/gas station
Attachments: gas station.docx

External Email Warning! Use caution before clicking links or opening attachments.

Dear S Seymour

I have attached a letter opposing the proposed business and gas station

Ms. Nancy Hernandez
Campus Pointe

To whom it may concern:

13 April 2021

Subject opposed gas station

Dear S Seymour

I am writing to let you know that I oppose the construction of any business in the undeveloped area just between Campus Glen drive London Loop and Willamette.

Putting a gas station/office space in this small community serves no purpose, it will only increase crime, lower property values, no regard for children and families that walk and spend time at the meridian park, and increase traffic. There is an amazing park across that are used by hundreds, it is clean and well maintained by the city of Lacey and people in the community are good stewards of that park, that will all change if a gas station is there that will all change. People walk on the sidewalks around that area every day, kids wait at the bus stop, some kids don't have parents to walk them to the stop and wait with them until the bus gets there. On several occasions I have seen deer and other wildlife in that area, which are part of our community, because they are being driven out from everywhere and have nowhere to go.

There are plenty of open/unoccupied office buildings throughout Lacey, use these instead, if it has to be remodeled the remodel it.

Traffic will increase only increasing noise and possibly accidents, during the school year many school children walk to the nearby middle School, because they are not eligible for a bus. This is not safe for the children. I have seen an increase of traffic mostly because of the additional business that have been built in the area. Increased traffic in the intersection with no light or traffic circle to break the traffic is another point. It is difficult at times to cross both lanes of Willamette to pull out and take a left with no good median to sit in to wait for traffic.

I have lived in Campus Pointe for 10 year and the crime level has been very minimal, the small community is well maintained and free of trash along sidewalks. I know from seeing other gas stations that's what happens. When Seven-Eleven was built, it was nice for about the first months, then I started noticing trash all around the property, people don't care they throw it out of their cars. I have seen an increase of broken glass from beer bottles, Food wrappers, candy wrappers and homeless people being in the area. That is just one of the things that will happen. The new Am and PM gas station that is less than 5 years old, I also am seeing more trash around the property.

There are 2 gas stations within walking and driving distance. It took me less than 25 minutes walking with 2 dogs to get to AM and PM gas station, less than 5 minutes by car. It takes less than 5 minutes to get to 7-11 and if your still need gas less than 7 minutes cross over the freeway there are 2 more gas stations, keep driving there are another 3 to include Costco. There are 10 Gas stations within 5-10 miles from the proposed new site.

Again I oppose the building of a gas Station or other business buildings it will be a big eyesore for the people who live in the community

Sincerely

Nancy Hernandez

Campus Pointe

Grant Beck

From: Sayasane, Phanhmaly CIV USARMY MEDCOM MAMC (USA)
<phanhmaly.sayasane.civ@mail.mil>
Sent: Tuesday, April 13, 2021 3:17 PM
To: Samra Seymour
Subject: proposed gas station at Campus Pointe
Attachments: gas station.docx

External Email Warning! Use caution before clicking links or opening attachments.

Please see my concerns in attached letter.

Maly Sayasane

To whom it may concern:

13 April 2021

Subject opposed gas station

Dear S Seymour

I am writing to let you know that I oppose the construction or any business in the undeveloped area just between Campus Glen drive London Loop and Willamette.

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Again I oppose the building of a gas Station or other business buildings it will be a big eyesore for the people who live in the community

Sincerely

Nancy Hernandez

Campus Pointe

40A - 142

Grant Beck

From: canscuba@comcast.net
Sent: Tuesday, April 13, 2021 2:18 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

I don't agree with having a gas station in the middle of our neighborhood, especially across from the park. There are certainly enough gas stations on the main streets. It's enough we have industrial sites merged in with residential and have to share streets that are not sufficient to accommodate both residential drivers and semi trucks. Very poor planning there.

I hope this gas station does not happen.

Thank you,
Nancy Castro

Grant Beck

From: Julia Stone <juliadstoneis@gmail.com>
Sent: Monday, April 12, 2021 7:38 PM
To: Samra Seymour
Subject: Gas station- willamette/campus glen

External Email Warning! Use caution before clicking links or opening attachments.

Good Afternoon,

As a neighborhood resident, I am unhappy about the gas station plans for the corner of Willamette and Campus Glenn. At this time, have any other residents complained, and when can I appeal this case.

Julia D.

Grant Beck

From: Mary Brown <marygentrybrown@gmail.com>
Sent: Sunday, April 11, 2021 9:49 AM
To: Samra Seymour
Subject: Say no to the gas station

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

My husband and I are homeowners in Campus Pointe and have been for the past five years. We are very concerned with the prospect of a gas station being built across from Meridian Park. We do not think it is a good idea for a few reasons. One, increased traffic will make it more dangerous for families and we already have two gas stations nearby. In our opinion, (and others that we've talked to) we feel that the area is being overrun by storage facilities and warehouses. Second, we love going to the coffee shop just down the street and we feel that a gas station will hurt that local business. Lastly, we'd like to see our HOA money put to good use and a gas station will make the area less desirable.

There are so many young families in the area and there always will be because of the military base. We'd really like to see something oriented towards families built on that corner. My ideas would be an indoor pool or some sort of recreational facility or gym where parents can exercise and have child care. Other ideas would be to bring in a local business, like a restaurant. It's such a beautiful area and we'd love to keep it that way.

Thank you for your time!

Mary & Nathan Brown

Grant Beck

From: L Niemtschk <whippoorwillstudio@gmail.com>
Sent: Saturday, April 10, 2021 4:42 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon.

After speaking with others in my neighborhood I realized I had to reach out. Everyone I've been in touch with is concerned about the proposed gas station development. I have also reached out to our HOA and asked that they seek legal advice on this matter.

The following links outline some of my concerns:

Gas stations vent far more toxic fumes than previously thought:

<https://www.sciencedaily.com/releases/2018/10/181004110021.htm>

The following links were provided in a pdf compiled by the residents of the City of Eagle Mountain when they petitioned the building of a gas station in their neighborhood.

<https://eaglemountaincity.com/wp-content/uploads/2020/07/Resident-Petition-Stop-Gas-Station-Construction-In-Our-Backyards.pdf>

- Hydrocarbon Release During Fuel Storage and Transfer at Gas Stations: Environmental and Health Effects -
<https://link.springer.com/article/10.1007%2Fs40572-015-0074-8>

- Small spills at gas stations could cause significant public health risks over time

<https://hub.jhu.edu/2014/10/07/gas-station-spills/>

- A 2003-2004 study conducted in France documented a significant relationship between childhood leukemia and living near a gas station.

<https://pubmed.ncbi.nlm.nih.gov/19213757/>

- A 2010 study conducted in Spain documented elevated air pollution within 100 meters (328 feet) of a gas station.

<https://pubmed.ncbi.nlm.nih.gov/20810207/>

- In 2012, Brazilian researchers found that air quality was significantly degraded up to 150 meters (492 feet) from gas stations. <https://www.sciencedirect.com/science/article/pii/S1309104215304384>

- A 2018 study of two U.S. gas stations found that benzene emissions from underground gasoline storage tank vents were sufficiently high to constitute a health concern at a distance of 50- and 160-meters (162- and 518-feet).

<https://www.sciencedirect.com/science/article/pii/S0048969718337549>

- Benzene is arguably the gasoline constituent most harmful to human health. Adverse health effects of benzene include cancer, anemia, increased susceptibility to infections, and low birth weight. According to the World Health Organization Guidelines for Indoor Air Quality there is no safe level for benzene.

<https://emergency.cdc.gov/agent/benzene/basics/facts.asp>

<https://www.ncbi.nlm.nih.gov/books/NBK138708/>

The following studies document the extent of benzene releases from gas stations:

- A study published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion (ppb) at the gas station property boundary in summer and winter, respectively.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1520004/>

- A South Korean study examined outdoor and indoor benzene concentrations at numerous residences within 100 feet and between 196 to 328 feet of gas stations and found median outdoor benzene concentrations of 3.1 and 1.9 ppb, respectively. Median indoor concentrations at these locations were higher, reaching 4.1 and 5.2 ppb, respectively.

<https://www.sciencedirect.com/science/article/abs/pii/S1352231099000977>

- Another study found median ambient benzene levels of 1.9 ppb in houses both 328 feet from a service station.

<https://www.tandfonline.com/doi/abs/10.1080/10473289.2001.10464339>

- Yet, another study found that benzene and other gasoline vapor releases from service stations can be discerned from traffic emissions as far as 246 feet from service stations and that the contribution of service stations to ambient benzene is less important in areas of high traffic density. This is because vehicle exhaust is usually the most abundant volatile organic compound (VOC) in urban areas, often followed by gasoline vapor emissions from fuel handling and vehicle operation.

<https://www.sciencedirect.com/science/article/pii/S0301479710002574>

- The California Air Resources Board publication Air Quality and Land Use Handbook: A Community Health Perspective recommends a minimum 300-foot separation distance between gas stations and “sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities.” The State of California is widely recognized as having some of the most effective air pollution control requirements in the nation. Yet even with these controls a minimum separation is still required to protect public health. Furthermore, the U.S. Environmental Protection Agency echoed the concerns about the health risk associated with fueling emissions in their School Siting Guidelines. The USEPA recommended screening school sites for potential health risk when located within 1,000 feet of a high-volume gas station.

<https://ww3.arb.ca.gov/ch/handbook.pdf>

Thank you,

Lori Niemtschk

Grant Beck

From: Marc&Debbie Defreyn <twoattorneys@comcast.net>
Sent: Saturday, April 10, 2021 3:51 PM
To: Samra Seymour
Subject: 20-310 Meridian Campus Chevron and Retail

[Warning! External Email]

Ms. Seymour,

My husband and I are opposed to the proposed gas and retail location. We think this is absolutely awful. If I have the location correct, there is a city park right across the street. There are TONS of kids that walk and bike to that park, not to mention that walk and bike to Salish Middle School which is also in close proximity to this proposed gas station. It is a high pedestrian intersection. I cannot imagine what that intersection would be like with cars entering and exiting a gas station there, but it would not be good! Light retail should not mean a gas station. A gas station will mean more commercial traffic up and down Willamette Dr. including gas tanker trucks. There is already way too much commercial traffic now. The gas stations need to be out closer to Marvin, not in the midst of our neighborhoods and parks.

40A - 147

Grant Beck

From: Baxley, Meghan G (Puget Sound) <Meghan.Baxley@va.gov>
Sent: Saturday, April 10, 2021 3:13 PM
To: Samra Seymour
Subject: Meridian Park Gas station

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour:
It is pure INSANITY to have a gas station near Meridian Park in Lacey.
Please have your head examined if you think this is a good idea.
Meghan Baxley, Campus Point

40A - 148

Grant Beck

From: Pat Ebke <HPEbke@msn.com>
Sent: Friday, April 9, 2021 2:25 PM
To: Samra Seymour
Subject: Gas station across from Meridian Park on Willamette

External Email Warning! Use caution before clicking links or opening attachments.

Just a message as to our opinion on a proposed gas station in a residential neighborhood on Willamette, across from a family neighborhood park. DO NOT APPROVE IT! There is no need for a gas station in the neighborhood. There are already gas stations on Marvin Road and Martin Way. They are close enough that there is no need for another one. We do not need more traffic on Willamette, especially across from a park with many small children.

Pat and Hans Ebke
4435 Caddyshack Dr NE, Lacey Wa 98516

Grant Beck

From: Scott Dittberner <outbacksg@outlook.com>
Sent: Friday, April 9, 2021 1:41 PM
To: Samra Seymour
Subject: Negative Feedback RE: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Dear City of Lacey. Meridian Campus is a beautiful and peaceful residential Master Planned Community situated around public golf courses, parks and hiking trails on the Nisqually/Puget Sound side of I-5. We are not at all pleased to be informed that a Gas Station and Convenience Store are being planned for a corner lot behind existing homes and across from a public school and Meridian Community Park. This makes no sense whatsoever and not only presents a safety hazard to the community but will also create a trouble magnet, as well adding to noise, traffic and congestion along Willamette Blvd. We get our gas at Costco and would never consider stopping at this location for gas. As a matter of fact, we would boycott it and would also encourage our friends and neighbors to boycott it too. **PLEASE DO NOT ALLOW a gas station and convenience store to be built in the middle of our community.** Thank you. Sincerely and respectfully, Scott and Maria Dittberner, Meridian Campus, Lacey, WA 98516-5205.

Sent from [Mail](#) for Windows 10

From: [VIS Group, Inc.](#)
Sent: Thursday, April 1, 2021 12:07 PM
To: [Scott Dittberner](#)
Subject: Meridian Campus Gas Station

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team
VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S
Renton, WA 98178

Lacey Office:

Office: 800-537-9619
8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

Grant Beck

From: Hayes, Lisa <Lisa.Hayes@fnf.com>
Sent: Thursday, April 8, 2021 12:03 PM
To: Samra Seymour
Subject: RE: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

Thank you kindly for returning information so quickly. Please share the following with anyone involved in the consideration and approval process for this proposal.

City of Lacey, Planning Department

To Whom It May Concern:

My name is Lisa Hayes and I am a resident of the Campus Pointe neighborhood which abuts the proposed Chevron and Retail in Meridian Campus. I have lived in my property for nearly 4 years and enjoy the quiet and natural beauty the area has to offer. Meridian Campus is one of the best master plan developments in the Lacey and Olympia area.

I moved into the community under the distinct impression it was a residential community. I was and am currently fully aware that community services are in designates areas of Meridian Campus. Day care, dentists and financial planners are certainly community support services. However, I find it highly disappointing that a gas station and convenience store would be proposed or even considered to be erected in the middle of a residential neighborhood.

The attached Conditional Permit Request states "convenience for gas and grocery". It is impossible to access any major roadway such as Interstate 5 or Martin Way from Meridian Campus without driving past numerous fueling stations and convenience stores. There are already 3 other Chevron stations 2, 3 and 4 miles of this proposed site. With access to Exxon, Chevron, 7-11 Fueling, AM/PM and Shell, there is more than ample existing stations/store to accommodate the residents of Meridian Campus and surrounding communities.

As stated previously, Meridian Campus is quiet community, having a fueling station/convenient store open from 5:00 am till 11:00 pm with vehicles coming and going for **18** hours a day is excessive. This will take away the peaceful enjoyment and use of the properties abutting this site residing on Madrid Street NE. In addition, convenience stores attract poor moral conduct such as loitering, illicit drug activity and graffiti. These are not issues that Meridian Campus residents should be subject to.

With Washington State encouraging the growth of green alternatives, how does adding a fueling station into the middle of a residential neighborhood help us reach these goals? With possible fuel leakage and worst case explosions, this location seems to be completely and absolutely unsuited for the proposed use. Will the owner be insuring the abutting residential neighbors for contamination or damage of their properties?

This proposed Chevron increases safety concerns for the community. Located across the street from Meridian Neighborhood Park, a high use park for the community. The park has a wonderful play facility, large field to allow for soccer, tag or frisbee games and a covered area to host barbecues, small gatherings and birthdays. It is common for park attendees to use London Loop NE as overflow parking as there is limited parking. This site would hinder this positive and community oriented usage. The increased traffic this site could induce is harmful to the community and more specifically for such an active walking and play area within Meridian Campus. The intersection of London Loop SE and Campus Glen Drive NE is the North Thurston Public School K-12 bus stop for the Campus Pointe neighborhood. Having children competing with automobile traffic multiple times throughout the day would be nothing but dangerous! There are 3 pickup times throughout the morning and again 3 drop off times throughout the afternoon.

I emphatically encourage you to deny this proposed usage. If another fueling station is truly needed it should be erected South of 31st Avenue NE in the “light industrial” area of Meridian Campus.

Respectfully,

Lisa Hayes

Meridian Campus/Campus Pointe Resident

****Due to high volumes and current COVID-19 restrictions on business operations, we are currently unable to accommodate same-day signing and funding.****



Lisa Hayes

Branch Manager, LPO

 **Fidelity National Title**

5006 Center Street, Suite J | Tacoma, WA 98409

D (253) 534-7136 | O (253) 272-4070 | F (877) 236-4110

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My assistant is Treena Davis, 253-593-1231 or Treena.Davis@fnf.com



Inquire before you wire!

[Verify your wiring instructions here!](#)

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

From: Samra Seymour

Sent: Thursday, April 8, 2021 10:19 AM

To: Hayes, Lisa

Subject: 20-310 Meridian Campus Chevron and Retail

IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company.

Hi Lisa – I received your voicemail. Please feel free to email me any comments that you would like added to the record. - Thanks

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Ernest Byford <bifyford@yahoo.com>
Sent: Thursday, April 8, 2021 11:45 AM
To: Samra Seymour
Subject: Plan 20-310 Campus Glenn Retail/ Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

Currently I'm a resident of the Campus community, not far from the actual site location that is proposed for the store and gas station. It appears to be little thought has gone into the traffic considerations, in regards to the many children who use this area to travel to the local Salish schools. Further to exemplify the Park in which is clear of all tobacco and alcoholic beverages, relatively a small concern to the availability to such items. as well as the possible introduction to juvenile delinquency associated to loitering about such establishments. Though the hours of the access to the said time of the stated opening time is fair, yet this is a residential community of a HOA, that requires a " quiet time " which this has not been addressed. Not to mention a current type permit and station is allowed at Marvin at the turnabout of Britton Parkway @ Willamette. In the proximity seem to be a need, not needed here across from a " clean " park, with no traffic signal, not far from schools with attending juveniles, at a closing hour which is later than most working persons in the immediate area, having no consideration to the actual needs of this area.

Respectfully submitted,
Ernest V. Byford.

From: ssongtan@aim.com
Sent: Thursday, April 8, 2021 10:25 AM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

I am opposed to putting a gas station near the Junior High School and across the road from the park. We have a lot of elementary and younger children that use the park. It creates a clear and present danger to the young youth and an obstacle to controlling school age children from skipping school to hang out at the facility. We already have a truancy problem with low graduation rates. The store will only contribute to that further.

Additionally, we have three service stations within a relative short distance. Two at the corner of Meridian Rd and Martin Way. We also have one at the intersection of Marvin Road and Willamette Dr. We really do not need another one. It will cut down on the income generation of these three.

Respectfully,

Steve Neuenschwander
9301 Vancouver Dr NE

Grant Beck

From: Jeffrey Grods <laceygrods@gmail.com>
Sent: Wednesday, April 7, 2021 5:15 PM
To: Samra Seymour
Subject: Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Hello Samra,

We feel that this gas station and additional retail space will increase traffic and decrease safety as it is right across the street from the park. We have 2 small children who frequently play in that area and do not want more traffic in the area. We also believe that this would bring in more people from outside our community and would deteriorate the safety of our community. We chose to purchase a home in Campus Meadows as it felt like a safe community. This proposed plan of adding a gas station and businesses decreases the safety of our community especially for families with children. If this plan goes through we will move to a safer community. Thank you for considering our thoughts and concerns.

Sincerely,
Jeffrey and Heather Grods

40A - 154

Grant Beck

From: Beverly Grantham <beverlygrantham@yahoo.com>
Sent: Wednesday, April 7, 2021 1:58 PM
To: Samra Seymour
Subject: Re: Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

There are enough gas stations and markets within a 2 mile area, lets keep what is left of Meridian Campus residential. A gas station just does not fit and is largely not wanted in our area.

From: Dennis Christianson <dennis.j.christianson@gmail.com>
Sent: Wednesday, April 7, 2021 11:58 AM
To: Samra Seymour
Subject: Public Comment on 20-310 Meridian Campus Chevron

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

I am emailing to go on record as being highly in favor of the proposed development at the intersection of Willamette Dr and Campus Glen Dr. The concepts proposed for this empty lot are essential, well-placed, and will be a great asset to the neighborhood as well as the users of the park across the street.

We have lived in our house for nearly 21 years and raised our family about 1/2 mile walk from this site. I drive and jog by it daily. We have seen incredible development in the Hawks Prairie area in our 21 years here and have been pleased with all of it. The foresight to layout this whole area decades ago and the well-planned and well-done developments on both sides of I-5 have added greatly to our enjoyment and pleasure of living in the area and have aided in the appreciation of our home value.

I believe many young families just raising their children will come to appreciate the conveniences and opportunities provided by this development.

Dennis J. Christianson
9216 Lewis Dr NE
Lacey, WA 98516
Mobile: 360-701-3532

Grant Beck

From: Belinda Chow <bhuong9@yahoo.com>
Sent: Wednesday, April 7, 2021 10:11 AM
To: Samra Seymour
Subject: Fw: Informational: 20-310 Meridian Campus Chevron and Retail
Attachments: A100 SITE PLAN FLAT.pdf; CUP-2_Conditional_Use_Permit_Application.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Samra-

I am concerned with this proposal. We live in Campus Fairways. My son goes to Salish Middle School on the other side of Willamette. He rides his bike to school and crosses this intersection at the pedestrian crosswalk. This new Chevron and retail will create more car and people traffic in that area. I am concerned with the safety of my middle schooler. As a family we also ride our bikes, roller blade and run to the Meridian Campus Park across the street.

At least if approved, will they at least be required to create a traffic light at the intersection of Campus Glen and Willamette? It is already very hard to see traffic at the stop signs due to the median and the wait at the stop sign can get long during busy times (during school start and release times) which makes drivers impatient. Also, will they be creating possible a speed bump or blinking speed limit light when someone drives above the speed limit on Campus Glen Drive NE? People already speed on this street even though it's a 25 MPH road. This will create more traffic from people living outside of the area, which I would expect will create more speeding on this road.

Thanks!

Belinda Chow
Cell #: 253-397-7657

----- Forwarded Message -----

From: VIS Group, Inc.
To: Belinda H. Chow
Sent: Wednesday, March 31, 2021, 07:46:50 AM PDT
Subject: Informational: 20-310 Meridian Campus Chevron and Retail

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct"

Grant Beck

From: Jordan Nelson <jnelson1195@gmail.com>
Sent: Wednesday, April 7, 2021 9:34 AM
To: Samra Seymour
Subject: Meridian campus gas station

External Email Warning! Use caution before clicking links or opening attachments.

I have received an email from my HOA that a company has submitted plans for the empty mixed zone lot across from meridian park. The Chevron would be a poor addition to this neighborhood and given its proposed placement would increase traffic next to a heavily used park in this neighborhood. This proposed chevron also said that it would have an on site restaurant. I've never seen a chevron with a desirable restaurant in it to have in a residential neighborhood. My family chose this neighborhood for the quiet and peaceful life AWAY from the business centers like this and what these particular businesses attract. This chevron will also drive down the quality of this neighborhood. Gas, groceries, and fast food are all LESS than a 10 drive from the proposed location in any given direction.

This is Chevron will drive down the quality of the neighborhood, attract more traffic to the immediate area of a heavily used park, and lower property values in the surrounding area of the chevron. I do not want this chevron in my neighborhood and I am more than willing to sacrifice the convenience to protect the quality of this neighborhood from a corporate gas station and a corporate fast food restaurant that doesn't give a second thought about the impact the chevron would have in the proposed area.

Jordan Nelson

Grant Beck

From: Daniel Smith <dscooter13@hotmail.com>
Sent: Tuesday, April 6, 2021 9:56 PM
To: Samra Seymour
Subject: Gas station across from Meridian Park.

[Warning! External Email]

City of Lacey,

I do not support this location and feel that the close proximity to the park and the Campus Pointe residential area proposes increased risk to residents.

Additionally, there is increased risk of a gas station being built pretty much in the middle of a neighborhood.

Overall, this is a horrible location and I'm sure there are more suitable locations, which would incur less risk to the tax paying residents of Lacey.

If built, I will personally boycott the business and strongly encourage others to follow suit.

Regards,

Daniel Smith
Homeowner

Sent from my iPad

From: jobyw <jobyw@scattercreek.com>
Sent: Tuesday, April 6, 2021 8:24 PM
To: Samra Seymour
Subject: Please reject proposed plan for 3450 Willamette Rd NE

[Warning! External Email]

Ms. Seymour:

I am opposed to the proposed gas station and two-story convenience store at 3450 Willamette Drive NE. Please do not allow this proposal to go forward. Reasons:

- 1) This address is in a residential area. A gas station and store would add traffic, people, noise, lights, etc., to what is a generally quiet neighborhood.
- 2) The gas station would be at an address quite near to Salish School and the Meridien park, where children are present in large numbers. Additional traffic will put their lives and health in danger.
- 3) There are already two gas stations with convenience stores within a few miles of this planned service station: on Marvin just off the freeway and on Marvin and Hawks Prairie. Why add another one?
- 4) The building will require destruction of a wooded area. We need MORE trees, not fewer, to reduce the impact of carbon – which will be increased if the station and store are constructed! – and to provide a protected area needed by wildlife and for the beauty trees provide.
- 5) The proposed structure will negatively impact the neighborhood, with homes selling more slowly and for less money which will impact the tax income for Lacey.

The bottom line for me is this: the proposed gas station and store are not needed and not wanted. Please do reject the proposal. Thank you.

- Barbara Winans

Grant Beck

From: Chris Valcho <chrisvalcho@yahoo.com>
Sent: Tuesday, April 6, 2021 2:37 PM
To: Samra Seymour; Erin Quinn Valcho; Zia Widget
Subject: Comments In Response To Campus Glen Proposed Site Plan

External Email Warning! Use caution before clicking links or opening attachments.

Hello Samra,

Your email regarding the proposed site plan in the Campus Glen neighborhood in northeast Lacey was relayed to me by the HOA for our area, VIS Group.

My comments are as follows:

UNDER NO CIRCUMSTANCES DO I SUPPORT THE PROPOSED COMMERCIAL SITE DEVELOPMENT, OR OF ANY COMMERCIAL DEVELOPMENT OF ANY NATURE AT ANY CURRENT OR FUTURE TIME, AT THE NORTHEAST CORNER OF CAMPUS GLEN DRIVE NE AND WILLAMETTE PARKWAY NE.

GAS STATIONS GENERATE FUEL FUMES, NOISE, TRASH, LIGHT POLLUTION AND INCREASED TRAFFIC LOADS. ALL OF THESE ATTRIBUTES ARE UNDESIRABLE IN A RESIDENTIAL NEIGHBORHOOD THAT HAS LONG BEEN A REFUGE FROM PRECISELY THE NEGATIVE ENVIRONMENT CREATED BY A GAS STATION/CONVENIENCE STORE. ALSO, THE SPECIFIC SITE IS LOCATED DIRECTLY ACROSS THE STREET FROM A HEAVILY USED LOCALLY-FREQUENTED NEIGHBORHOOD PARK.

OF UTMOST CONCERN IS THE EFFECT OF HAVING A GAS STATION/CONVENIENCE STORE DIRECTLY IN THE PATHWAY OF CHILDREN WALKING ALONG CAMPUS GLEN DRIVE NE TO AND FROM SALISH MIDDLE SCHOOL. THE SCHOOL IS LOCATED TWO BLOCKS TO THE WEST OF THE PROPOSED COMMERCIAL SITE. ADDITIONALLY, CHILDREN IN THE IMMEDIATE AREA WILL BE DRAWN TO THE CONVENIENCE STORE REGARDLESS OF THE TIME OF DAY AND SEASON OF THE YEAR. CHILDREN TO THE WEST OF THE PROPOSED SITE WILL LIKELY WALK/RIDE ACROSS WILLAMETTE PARKWAY IN A WAY THAT AVOIDS THE RECENTLY INSTALLED RED LIGHT CROSSWALK. I WILL NEVER AGREE TO EXPOSE CHILDREN TO A RISK ENVIRONMENT WHEN SUCH AN ENVIRONMENT IS ENTIRELY UNNECESSARY AND UNDESIRED BY PARENTS OF SCHOOL AGE CHILDREN.

IT IS IRRESPONSIBLE THAT DEVELOPERS WISH TO LOCATE A GAS STATION/CONVENIENCE STORE IN AN AREA THAT IS ALREADY SERVED BY FIVE GAS STATIONS/CONVENIENCE STORES WITHIN A THREE MILE RADIUS OF THE PROPOSED SITE.

- > 7 Eleven convenience store/gas station at 2425 Marvin Road NE, located 1.9 miles away
- > Mobile convenience store/gas station at 9410 Martin Way NE, located 2.0 miles away
- > ARCO convenience store/gas station at 7455 Hawks Prairie Road NE at 7455 Hawks Prairie Road NE, located 2.6 miles away
- > Chevron convenience store/gas station at 1601 Marvin Road NE, located 2.6 miles away
- > Shell convenience store/gas station at 1545 Marvin Road NE, located 2.6 miles away

IT DOES NOT SEEM RATIONAL TO THINK THAT THE TAX REVENUE GENERATED BY A PROPOSED GAS STATION/CONVENIENCE STORE IN THIS PARTICULAR LOCATION CAN EVER BE EQUATED TO THE PERMANENT DEGRADATION OF THE QUALITY OF LIFE IN THIS RESIDENTIAL AREA, OR TO THE RISK EXPOSURE FOR CHILDREN LIVING IN THE AREA.

I SPEAK FROM PERSONAL EXPERIENCE THAT THE PROPOSED GAS STATION/CONVENIENCE STORE COMMERCIAL SITE IS A SEVERE DANGER TO YOUNG PEOPLE. AS A CHILD, I WAS STRUCK BY A CAR WHILE RIDING A BICYCLE, ON MY WAY TO A NEARBY CONVENIENCE STORE. THE CAR WAS TRAVELING OVER THE SPEED LIMIT IN A RESIDENTIAL AREA. I WAS ADMITTED TO THE HOSPITAL IN CRITICAL AND UNSTABLE CONDITION, AND SPENT SEVERAL YEARS IN RECOVERY. I BEAR THE SCARS OF NEARLY LOSING A LEG AND OF HAVING PERMANENT SPINAL DAMAGE, ALL BECAUSE OF THE NEAR-FATAL COMBINATION OF CHILDREN AND SPEEDING AUTOMOBILES.

AS A PARENT AND RESIDENT I STRONGLY IMPLORE THE PROPOSED SITE PERMIT BE DENIED. I FURTHER PROPOSE THAT THE SITE BE INSTEAD ZONED IN PERPETUITY AS A NON-COMMERCIAL LOCATION.

You may contact me directly at any time for discussion.

I also wish to speak at any upcoming public hearings regarding the undesirability of yet another gas station/convenience store in northeast Lacey, specifically in the proposed location.

Regards,

Christopher Valcho
360-972-5031
chrisvalcho@yahoo.com

ADDITIONAL RELATED INFORMATION

1) From the emails sent to me by VIS Group, my understanding is that the two story proposed gas station/convenience store/retail/restaurant space building would be located directly across the street from Meridian Neighborhood Park in northeast Lacey. The proposed building site is located at the northeast corner of the intersection of Campus Glen Drive NE and Willamette Parkway.

2) My family owns a home at 9016 Campus Meadows Loop NE. We have an 11 year old daughter who attends Salish Middle School. Salish is located three blocks west of our home, at 8605 Campus Glen Drive NE.

3) Immediately to the east of Meridian Park, on the same side of Campus Glen Drive NE, is a site that has been designated for many years as a future elementary school.

4) The area within a several mile radius of the proposed site is heavily single family residential.

5) Willamette Parkway has evolved over the past several years into a high-traffic main artery for area residents. At times, traffic speeds are far in excess of the posted 35 mph speed limit. Much of the incoming traffic on Willamette Parkway is fed by both Orion Road and the roundabout at Marvin/Britton Parkway NE.

6) Several years ago I learned some interesting information from a member of the original real estate development group for this area of northeast Lacey, to wit: The development group never in their

wildest dreams imagined the area served by Willamette Parkway would become such a high-density area with such a heavy traffic load. The discussion was that the portion of Willamette bounded at one end by Marvin Road and by 31st Avenue on the other end was planned to remain commercial, and areas north of 31st Avenue would remain residential.

7) A 7-Eleven convenience store/gas station has been located for many years immediately to the south of the Marvin/Britton/Willamette roundabout at 2425 Marvin Road NE. It is located 1.9 miles to the southwest of the proposed site across the street from Meridian Park. It is easily accessed from all four compass directions.

8) An ARCO convenience store/gas station has been located for approximately two years at the southwest corner of the roundabout at Hawks Prairie Road NE and Marvin Road NE at 7455 Hawks Prairie Road NE. It is located 2.6 miles from the proposed site across the street from Meridian Park. It is easily accessed from all four compass directions.

9) A Chevron convenience store/gas station has been located for many years at the northwest corner of the intersection of Quinault Drive NE and Marvin Road NE at 1601 Marvin Road NE. It is located 2.6 miles from the proposed site across the street from Meridian Park. It is easily accessed from all four compass directions.

10) A Shell convenience store/gas station has been located for many years at the southwest corner of the intersection of Quinault Drive NE and Marvin Road NE at 1545 Marvin Road NE. It is located 2.6 miles from the proposed site across the street from Meridian Park. It is easily accessed from all four compass directions.

11) A Mobile convenience store/gas station has been located for many years at the northwest corner of the intersection of Orion Drive NE and Martin Way NE at 9410 Martin Road NE. It is located 2.0 miles from the proposed site across the street from Meridian Park. It is easily accessed from all four compass directions.

Christopher Valcho
360-972-5031
chrisvalcho@yahoo.com

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with

instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

[Download all attachments as a zip file](#)

-

[A100 SITE PLAN FLAT.pdf](#)

[883.9kB](#)

-

[CUP-2 Conditional Use Permit Application.pdf](#)

[159.8kB](#)

Grant Beck

From: Cameron Harper <c.j.harper@comcast.net>
Sent: Monday, April 5, 2021 5:28 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

I have the following questions/concerns regarding the subject above:

- Does the Campus Glen driveway meet setback requirements from Willamette Blvd?
- If not, will the ingress/egress movements be restricted to right-in/right-out only??
- Has there been traffic model to/from/within the site plan to ensure larger vehicles like refueling and garbage trucks can move safely?
- How will the underground fuel tanks be monitored to ensure leakage and the resulting plume will not affect properties downstream?

Thank you for the opportunity to review the site plan—

Cameron Harper
8536 Webster Dr NE
Lacey, WA 98516

Grant Beck

From: Leah Niccolocci <missleahn@gmail.com>
Sent: Monday, April 5, 2021 1:11 PM
To: Samra Seymour
Subject: Re: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Greetings City of Lacey,

I highly oppose the construction of a Chevron station in the area where I own my home. My address is 8929 Corona ST NE Lacey, WA 98516. This will create more traffic and currently we live in a family friendly area where we walk all the time. It will create more noise and potential crime. Please do not allow this.

Leah Niccolocci

On Thu, Apr 1, 2021 at 1:44 PM VIS Group, Inc. wrote:

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

|

--

Leah Niccolucci

Grant Beck

From: Danielle Wagner <edaniellewagner@gmail.com>
Sent: Monday, April 5, 2021 1:00 PM
To: Samra Seymour
Subject: Fwd:
Attachments: A100 SITE PLAN FLAT.pdf; CUP-2_Conditional_Use_Permit_Application.pdf

External Email Warning! Use caution before clicking links or opening attachments.

I am writing to express my concerns with the site plan for Planning Project No. 20-310 (also attached to this email). This planned commercial development is wasteful, visually unappealing and creates significant safety and property concerns for neighborhood residents.

First, the location for this planned commercial development is absurd. The site is less than 50 yards from a residential neighborhood and directly across the street from an active park. There is plenty of already-developed commercial space one-mile away (on Marvin Rd) as well as two gas stations within a 2 mile radius. Adding more commercial space is visually unappealing, and a completely unnecessary and unwelcome development to our neighborhood. Would you like your quiet, neighborhood home to sit next to a busy gas station? Do you think any future resident would buy a house next to a gas station? Unlikely. As a Senior Planner for the City of Lacey, are you prioritizing the needs of the residents or business owners? I trust that most residents of this neighborhood feel similarly.

In addition to the development itself, have you considered how increased traffic will impact the safety of our children playing at the park across the street? Cars already speed down Willamette Road and by adding a commercial structure, you are increasing the traffic significantly. I would love to see the traffic study on this planned development. I walk our daily neighborhood and visit this park regularly so I am well aware of the traffic down this road and through the crosswalks. I am not a proponent of increasing traffic in an area frequently used by children. Moreover, have you taken a look at the number of people loitering around the 7-11 gas station and convenience store a mile away? I do not want to draw that type of crowd to an area where my family lives and plays outdoors. There has already been one attempted child abduction at the Meridian Park, why are we encouraging another and putting them at an additional risk of getting hit by a speeding vehicle?

Furthermore, the more non-residents you draw to this area, the more chance our neighborhoods are exposed to property crime. The statistics are there to support that claim and I plead that you reconsider this planned development. The consensus among the area residents is to stop this development. By continuing with this project, you are damaging our property values, drawing unfamiliar attention to our area and decreasing child safety. I do not think this is the type of development you want for Lacey and I am hopeful the City will consider these concerns in moving forward with this site development.

I am happy to talk more about this with you. I can be reached at (202) 505-0255.

Sincerely,
Danielle Wagner

----- Forwarded message -----

From: Eric Wagner <ewagner7@gmail.com>
Date: Mon, Apr 5, 2021 at 10:39 AM
Subject:
To: Danielle Wagner <edaniellewagner@gmail.com>

Design Team	KDA
Design	BR
Drawn	BR
Client Project No.	
DCD Project No.	2014-01
Sheet No.	A001

Owner
Northern Investors, LLC
3814 25th
Federal Way, WA 98023

Project
GAS STATION 4
RETAIL
WILLAMETTE DRIVE
NE AND CAMPUS
GLEN DRIVE NE
LACEY, WA

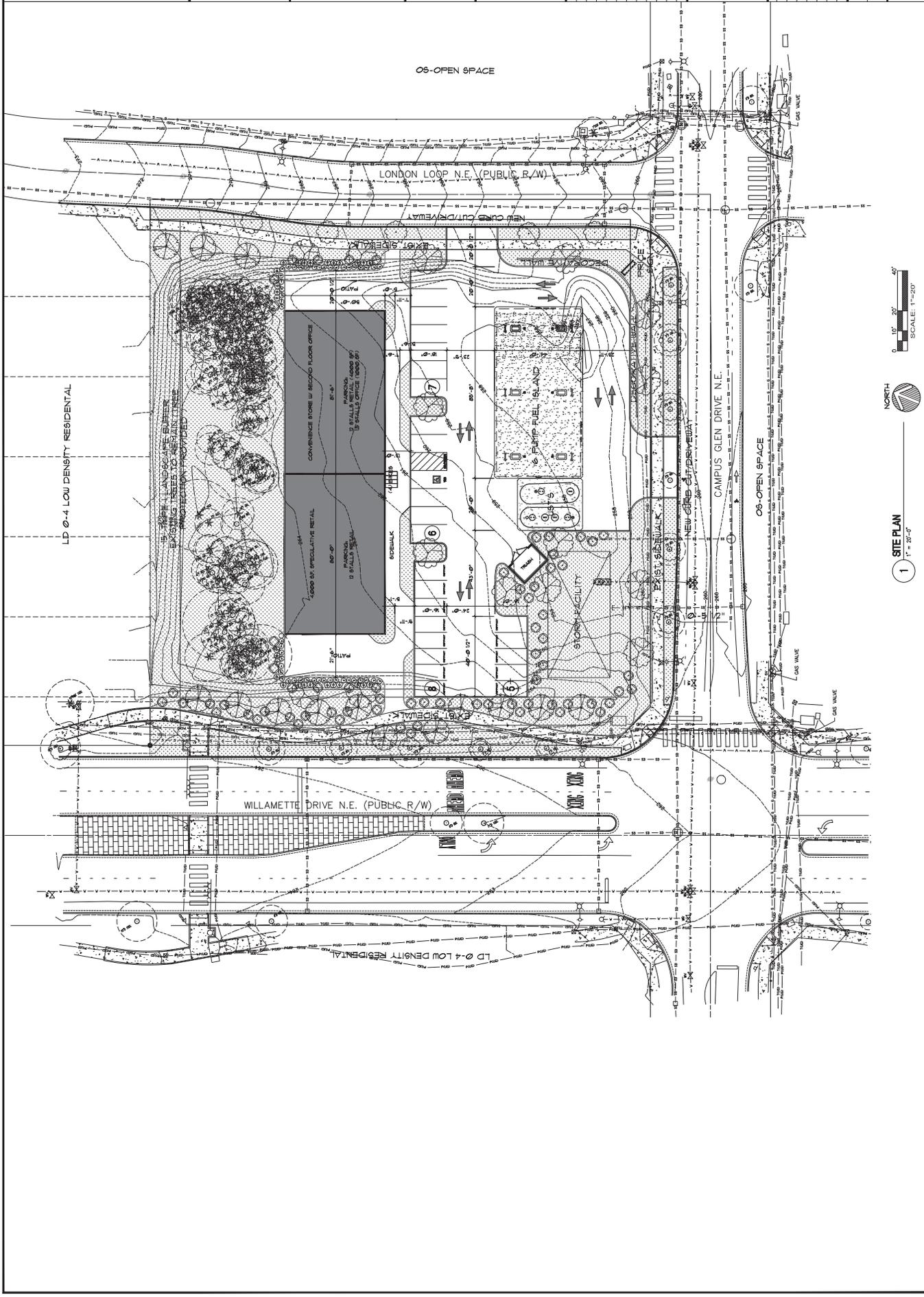
Revision	Date	Description
1		
2		
3		
4		

Sheet Title

SITE PLAN

File Date
Copyright © KAL DESIGN ARCHITECTURE PLLC
Sheet No.

A001



1 SITE PLAN
1" = 20'-0"
NORTH

Begin forwarded message:

From: "VIS Group, Inc." <EmailAlert@calibersoftware.email>
Subject: Informational: 20-310 Meridian Campus Chevron and Retail
Date: March 31, 2021 at 4:32:29 PM PDT
To: "Eric Wagner" <ewagner7@gmail.com>
Reply-To: "VIS Group, Inc." <info@vismanagement.com>

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct"

Begin forwarded message:

From: "VIS Group, Inc." <EmailAlert@calibersoftware.email>
Subject: Meridian Campus Gas Station
Date: April 1, 2021 at 1:39:29 PM PDT
To: "Eric Wagner" <ewagner7@gmail.com>
Reply-To: "VIS Group, Inc." <info@vismanagement.com>

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

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From: "VIS Group, Inc." <EmailAlert@calibersoftware.email>

Subject: Meridian Campus Gas Station

Date: April 1, 2021 at 1:39:29 PM PDT

To: "Eric Wagner" <ewagner7@gmail.com>

Reply-To: "VIS Group, Inc." <info@vismanagement.com>

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

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Subject: Informational: 20-310 Meridian Campus Chevron and Retail
Date: March 31, 2021 at 4:32:29 PM PDT
To: "Eric Wagner" <ewagner7@gmail.com>
Reply-To: "VIS Group, Inc." <info@vismanagement.com>

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You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

40A - 164

From: [JOHN GRANTHAM](#)
To: [Samra Seymour](#)
Date: Monday, April 05, 2021 12:41:20 PM



I am responding to the proposal for filling station. I am strongly opposed to installing filling station in what I consider a residential area. There is more than ample facilities near our location across the freeway (I-5) that is easily accessible to residents in our area. I see no reason to begin allowing commercial retail development in the area proposed. I believe our area is a unique and important residential area that we all appreciate.

John Grantham
4300 Campus Green Loop NE
Lacey, WA. 98516

Grant Beck

From: James Fellows <jmllfellows@aol.com>
Sent: Monday, April 5, 2021 9:02 AM
To: Samra Seymour
Subject: Development of Parcel on corner of Willamette Dr NE and Campus Glen Dr NE

External Email Warning! Use caution before clicking links or opening attachments.

Dear Samra,

I am writing this to you in hopes that my comments will make it into the official record regarding the development of the parcel on the corner of Willamette Dr NE and Campus Glen NE which proposes to build a gasoline refueling station along with other associated offices/restraunt facilities. Please officially record that as a taxpayer, member of the local community and an active voter, I strongly oppose the development of this lot for the purposes proposed by Northwest Investors LLC.

I object to this project for several reasons:

- 1. Public safety.** This lot is directly across the street (Campus Glen Dr NE) from a very active neighborhood park. This park generates a significant amount of vehicle and foot traffic. Much of this foot traffic is from young children crossing the road going to and leaving the park. Building a gasoline station with its associated increased vehicle traffic in close proximity to this park would create a significant hazard to the children of this community.
- 2. Lack of need.** With numerous gasoline stations with associated "convenience stores currently located within 2 miles or less from this location, it provides little or no benefit to the local surrounding neighborhoods. There are at least 8 Gasoline refueling stations with convenience stores within walking distance of this proposed location.
- 3. Environmental hazard.** It is an established fact that gasoline refueling stations create high potential for environmental hazards from burying thousands of gallons of toxic fuel and chemicals underground to the run-off of spilled gasoline products into our local gutter systems and eventually into the local ground water and into the Puget Sound. Why would the Lacy City Council propose creating an environmental hazard in a neighborhood so close to family housing and a busy city park. This suggests a blatant disregard for the health and welfare of this neighborhoods residence.
- 4. Consideration of the future.** The timing of building a new gasoline refueling station is out of step with current governmental mandates and societal trends. The entire world is moving away from gasoline fueled vehicles and rushing toward electric powered transportation. Several states have already mandated that gasoline powered vehicles will not be sold in their state in the next ten years, and our state governor and legislature are also considering similar actions. Every day we see more and more electric vehicles on our roads and highways, and this neighborhood is no exception. If the Lacy City Council wanted to be in step with current and future state, national, and world desires and mandates, they would be looking at ways to also promote the move toward electric powered transportation, rather than considering putting our neighborhood at risk of significant environmental hazards by building more gasoline refueling facilities.

Thank you for your attention.
Respectfully,

James A. Fellows
4241 Bogey Dr NE
Lacey, WA 98516

Grant Beck

From: wamots <wamots@gmail.com>
Sent: Sunday, April 4, 2021 8:16 PM
To: Samra Seymour
Subject: Meridian Campus gas station

[Warning! External Email]

I am responding to the email about a gas station vicinity meridian park. I purchased a home in meridian campus to be away from commercial zones. The meridian park is a beautiful location and I would not want a gas station at that location. I believe it would add congestion to an area intended for families. There are numerous gas stations available outside of our neighborhood park and I have zero interest in it if polled.

Niles and Cecilia motschenbacher
4427 campus dr NE

Sent from my iPhone

Grant Beck

From: Pat Burr Simons <childandfamily@hotmail.com>
Sent: Sunday, April 4, 2021 6:55 PM
To: Samra Seymour
Subject: Proposed Chevron Station & Retail complex

External Email Warning! Use caution before clicking links or opening attachments.

April 4, 2021

Ms. Seymour,

We have serious concerns related to the proposal for another gas station. Our concerns are:

1. There are multiple gas stations in the area, less than two miles from this location. If we are serious about paying attention to the environment, we do not need another gas station;
2. The proposed complex will be too close to the park, increasing traffic and unnecessary safety risks for children and families frequenting the park;
3. Rather than a convenience type of store, what are the plans for having a butcher, bakery, and/or other specialty food store? What are the plans for bringing in a grocer retailer like Trader Joes or Metropolitan Market? The demographics will support this type of retailer.

Please reflect on these concerns and incorporate them into your planning.

Sincerely,

Patricia and Joseph Simons
4150 Cameron Drive, NE
Lacey, WA 98516

Grant Beck

From: Annie C <amscollins1@gmail.com>
Sent: Sunday, April 4, 2021 1:12 PM
To: Samra Seymour; jbrandt@ci.lacey.wa.gov
Subject: Proposed Gas Station in Hawks Prairie

External Email Warning! Use caution before clicking links or opening attachments.

Dear City Planners -

Regarding the proposed gas station on the corner of Willamette and Campus Glen Drive, please note strong objection to this plan.

- 1) This location is DIRECTLY across from the main community park in Hawks Prairie.
- 2) This is a very small parcel which backs directly to a young family residential neighborhood.

Going forth with this project, which in its operation and objective would increase vehicle traffic, the loitering that inevitably follows, as well as the well documented health and environmental hazards of the gasoline products and their highly combustible nature, would pose a threat on several levels to the families and small children enjoy this park and live in the adjacent family neighborhood.

Being Captain Obvious here, isn't this scenario the very reason we even have a planning commission? There is plenty of land available for gas stations closer to business / industrial areas and / or closer to the freeway.

Sincerely,
Anne Collins
Hawks Prairie parent and resident

Grant Beck

From: Watsonpaulg <watsonpaulg@aol.com>
Sent: Sunday, April 4, 2021 9:14 AM
To: Samra Seymour
Subject: Lot meridian campus

[Warning! External Email]

I want to bring to your attention that the bus stop for local children is on the corner where the proposed gas station is being considered.

The increase in traffic and associated issues should be taken into consideration.

Paul Watson

Sent from my iPhone

40A - 170

Grant Beck

From: Emmie Lake <lake.margaret.e@gmail.com>
Sent: Saturday, April 3, 2021 7:41 PM
To: Samra Seymour
Subject: Gas station

External Email Warning! Use caution before clicking links or opening attachments.

I'm writing to state that I am against the proposed gas station across from Meridian Park. This will be an eyesore in the community as well as a dangerous place to be so close to young families playing across the street. This neighborhood is adequately covered with gas stations by the 7-11 and Chevron and does not need more. We already have the gigantic storage complex and don't need anymore businesses that confused whether this is a residential area or not.

Thank you,
Margaret Lake
4084 Cameron Ln NE, Lacey, WA 98516
919-601-2643

Grant Beck

From: RRD <romy.devenecia@gmail.com>
Sent: Saturday, April 3, 2021 7:41 PM
To: Samra Seymour
Subject: Fwd: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I would like to very much express my concerns about the proposal to have a Gas Station located across from Meridian Park. The email below does not specify "Meridian Neighborhood Park" or "Meridian Campus North Park". Though both areas should be avoided, my main concern is the location next to the "Meridian Neighborhood Park" corner of Willamette Dr NE and Campus Glen Dr. NE.

The first concern is safety. This intersection in itself is quite dangerous. The approach on "Willamette Dr. from the direction of Fire Station 35, is an uphill approach with a slight curve. There have been many times when I try to enter Willamette Dr. and have to stop suddenly, because a vehicle pops up from the direction. In short, visibility is challenging. A service station at this location will just make it worse.

The second concern is safety. This intersection is like a main "artery" to Salish Middle School. Not only for vehicles, but also for pedestrian traffic. Mainly middle schoolers. Yes there is a crossing light that was installed about 100meters down the road. Let's not assume that these middle schoolers are going to always use that. On that note, who planned the location of the crossing. It would have served the community better if it was at the intersection between the Park and the Middle School.

The third concern is health and peace of mind. When we go to the park, we are looking for just that "Peace of Mind". That does not come with extra noise and potential congestion in and around the Neighborhood Park. With regards to health, we (I) would prefer not to have to inhale the smell of the fumes from the gas and the exhaust as patrons sit idling their vehicles.

Then there's Safety and Health. Spend any amount of time in this area and you will see a great deal of neighbors walking, jogging and riding around our small neighborhood with children and pets in tow. All the above apply here.

Now I am sure that some great american stands to make a fortune by dropping yet another gas station / convenience store in an area that already has around 8 such establishments within 3 to 6 miles of this intersection. It will not hurt anyone to drive the 7 miles to get gas.

I gotta tell you...another gas station, so close....it is not needed, nor is it desired.

Here is a thought. Stop approving "GAS Stations". Expand the plan to increase and speed up EV stations instead. Caveat - not here though...we can all charge in our garages.

I would like to know if there is any schedule / active conference or petition being considered / passed around to nix this and any other commercial business plans for this "Residential" Area. Yeah, I know, you have a bunch of codes that makes it "OK" to build.

Romy deVenecia
Resident / Home Owner

----- Forwarded message -----

From: **VIS Group, Inc.**

Date: Thu, Apr 1, 2021 at 1:26 PM

Subject: Meridian Campus Gas Station

To: Romy Devenecia <romy.devenecia@gmail.com>

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

Grant Beck

From: Ken Mitchell <k.mitchell.geaux504@gmail.com>
Sent: Saturday, April 3, 2021 3:07 PM
To: Samra Seymour
Subject: Convenience Store Across From Small Children's Playground

External Email Warning! Use caution before clicking links or opening attachments.

Hi,

This message is in regards to the gas station / convenience store that may be constructed in Meridian Campus along Willamette Street.

Putting a gas station plus a 2 story convenience store next to a large playground is insane! Do they not realize that there is a large playground right next to it!? How many kids are going to be run over with all this extra traffic right next to their playground?! Also convenient stores sell alcohol; alcohol and playgrounds don't mix well. There are far better locations!

--

"Great things may come to those who wait, but only the things left by those who hustle."

-Abe Lincoln

Grant Beck

From: Nancy Byerly <nancy.byerly@comcast.net>
Sent: Saturday, April 3, 2021 12:51 PM
To: Samra Seymour
Subject: Gas station

[Warning! External Email]

Hello,

I am sure you've already received a ton of feedback regarding a gas station/convenience store on the corner of Williamette and Campus Glen. No one wants this. It is not a service to the community but rather a disservice. Our property values will decrease. In addition to the park is not good. It is only going to invite an undesirable demographic to our family neighborhood. People drinking and doing drugs in the park. We have already had to deal with the effects of high density housing on Hawks Prairie, the increase of light industry and the negative effects on traffic flow. There are approximately five gas stations nearby already. Please don't approve another one. Thank you for your time.

Nancy Byerly
Campus Fairways

Sent from my iPhone

Grant Beck

From: chris sloan <sloandog@hotmail.com>
Sent: Saturday, April 3, 2021 11:04 AM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[Warning! External Email]

I 1000% oppose the addition of a gas station in the middle of a residential neighborhood. There is no place for commercialization in the middle of a rich and vibrant community atmosphere.

How could this even be a consideration unless there are massive kickback to the HOA this supposedly supporting us and the elected officials that are to protect the communities best interests. Zoning laws are in place for a reason. Not to be bent when one party throws around money and the impact is negative implications to property values! So disappointed that we are even having a discussion on this.

Please excuse any typo's, this was typed out on a mobile device.

Grant Beck

From: Joanne <jng_pal2002@yahoo.com>
Sent: Saturday, April 3, 2021 9:23 AM
To: Samra Seymour
Subject: Gas Station Across Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern,

We totally oppose building a gas station and multiple stalls across the Meridian Park.

It will compromise the safety of the families especially the children walking, biking, and roller blading when cars and trucks start coming and going from the station.

We are very concerned about the possible leakage of chemicals and toxic materials from the station as well.

THIS IS NOT GOOD for our community!

Respectfully,

Palomar family.

From: Kazumi Maruyama <kazumimaruyama@hotmail.com>
Sent: Saturday, April 3, 2021 8:49 AM
To: Samra Seymour
Subject: A Gas station in Meridian Campus proposal - comment

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I am a residence of Campus Green. I have a safety concern of having GAS station in our residential neighborhood area, being located opposite to a park where many mothers with children come to play. I also found out from GEO Data that a parcel lot next to the park is owned by North Thurston School District. I have heard that there may be a plan to build an elementary school near the park. Even gas station is small one, it is not suitable for our environment. There are at least two gas station in or near Meridian Campus. This lot is very close to Campus Highland residential lot and the side road is not wide enough to allow much traffic.

I would like to have a small grocery shop, convenient store or professional office but not Gas Station.

Thank you.

Kazumi Maruyama
8609 Campus Green Ct NE Lacey WA

From: Robert Harris <mph702@gmail.com>
Sent: Saturday, April 3, 2021 8:23 AM
To: Samra Seymour
Subject: We oppose proposal 20-310 Meridian Campus Chevron and Retail.

External Email Warning! Use caution before clicking links or opening attachments.

We oppose proposal 20-310 Meridian Campus Chevron and Retail.

We live at 4145 Cameron DR NE, Lacey WA and we own property at 5310 Kestrel Court NE, Lacey, 98516.

We are retired and have relocated to this particular community because of its neighborhoods and environment.

We owned gas station/convenience stores and know firsthand the issues. Our concerns are:

Convenience stores bring in non-community persons and that increases crime. Retail stores that offer EBT payment often attract transient population. This will lend itself to people buying alcohol and lingering in the park where there are kids playing. There are lots of parks, children, seniors and families who would be prey to crime.

There is no demand for this development and it's not compatible with the neighborhood. There are better uses for this land. This development can be designated for the larger main streets away from a dense residential area. I've not heard one neighbor say they needed a convenience store. I understand from reading about housing issues (and City Planning reviews) that the persons in affordable housing need retail in close proximity (due to transportation needs). You've plenty of land tracts near existing commerce that can be so designated.

Frankly, we've noticed a steady decline in land use standards since first coming here in 2016. Example: Marvin Road and Willamette Parkway. The trees are removed in whole scale fashion for commercial purposes, road development and sidewalk improvements. Your push for businesses to be responsible for Infrastructure is a detriment to the neighborhood.

We object to convenience stores in this area.

Please include this in the record. Thank you,

Melissa Harris

Grant Beck

From: Elaine Briggs <briggse82@yahoo.com>
Sent: Saturday, April 3, 2021 8:09 AM
To: Samra Seymour
Subject: Proposed Chevron construction at 3540 Willamette

External Email Warning! Use caution before clicking links or opening attachments.

Sent from my iPhone

Begin forwarded message:

From: Elaine Briggs
Date: April 2, 2021 at 10:47:52 AM PDT
To: seymour@ci.lacey.wa.us, ekunkel@ci.lacey.wa.us, aryder@ci.lacey.wa.us, sspence@ci.lacey.wa.us
Subject: Proposed Chevron construction at 3540 Willamette

Thank you for taking time to review my concerns about the proposed construction of a gas station and other retail at the corner of Willamette Dr. NE and Campus Glen Dr NE. I am opposed only to the part of the plan which provides for a **gas station** at this location. My objections are:

1. There are currently four fully operational gas stations less than 3 miles/ less than 10 minute drive from this site. There are at least 3 others within a 3.5 mile radius of the location. So another gas station seems an unnecessary risk to the area. Seven seems sufficient, but if not, there are other sites in Meridian Campus better suited to a gas station.
2. This is a high pedestrian traffic area with people walking, going to school and going to the park. There are many bicycles, strollers, skate boarders, skaters and dogs who live in and utilize the area. A gas station, in particular, would add hazard to all these passers by, due to increased congestion at this choke point.
3. The selected site is adjacent to an already congested residential area and per the site plan, ingress and egress to the proposed site would be via the street upon which much of the residential traffic from Campus Pointe gets to and from home.
4. Additionally, there is a high volume of vehicle traffic at this intersection already on Campus Glen Dr, but especially Willamette. A gas station will only add to congestion and possible accidents. Just this week, a car ran into a gas station in Seattle. There can be no guarantee that such an event would not occur here.
- 5 To accommodate traffic congestion caused by this project, the city will likely have to install a four way LIGHT at the intersection. Undoubtedly, the cost (which should be borne by the developer) will be passed on to the neighborhood tax payers who did not ask for a gas station.
6. I have been unable to find a single city park in Lacey that has a gas station immediately across the street. I believe this will have a detrimental impact on the park usage as the residential access street directly across from the park already needs to be used for supplemental parking. Nor is it common to have a gas station within a few yards of a residential area.
7. A gas/ station convenience store will likely increase the amount of trash in the area. Will the owner/developer be responsible to remove litter and other trash? Residential HOA fees (which I know is not in your control) should not increase to cover this.

8. Gas station stores typically sell cigarettes, vaping items, beer and heavily sugared foods. Again, not the best influences for the dozens of middle school students who will be passing that way every school day.

Finally, I know that the lot will be developed for neighborhood commercial use and I can see how a gas station might seem a good income stream for the owner, but long term, it may not be. With changing mores and environmental concerns, I believe there will be less and less demand for gas over the next 2 decades. Will the neighborhood be left with a vacant and de-valued lot? This area really could use more commercial in the form of a food store, restaurants, barber shops, almost anything but a gas station.

Thank you for your time and consideration.

Elaine Briggs
9204 Periwinkle LP NE, Lacey 98516
509-225-0345

Grant Beck

From: Athena Thomas <athena1212@hotmail.com>
Sent: Saturday, April 3, 2021 7:35 AM
To: Samra Seymour
Subject: Re: Gas station on Willamette and Glen Campus

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I feel that there are plenty of gas stations within a reasonable distance from the proposed site. Even if zoning allows for this site, please consider the need vs. want.

We don't have many living areas that still have a peaceful setting. I feel that putting this so close to a park is also not a good idea.

Please don't allow this!

Thank you your consideration,

Athena Thomas
9218 Gem Dr SE
Olympia, WA 98513
[Outlook for Android](#)

Grant Beck

From: Lito <jalmazora@comcast.net>
Sent: Friday, April 2, 2021 8:10 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[Warning! External Email]

I strongly oppose this idea. There are gas stations in this area already along Marvin Road, why need to build another one in the middle of residential area and across the playground. I don't know what the City is thinking. Is the City running out of money?

There is no need for another one that will contribute to the pollution and traffic. This area is very busy now and all of the trees are almost gone. The wild animals don't know where to go and find their foods. Leave the remaining forest where the animals can live, source their food and try to survive!!!

Sent from myPhone

Grant Beck

From: patrick mcmillen <patrickmcmillen@hotmail.com>
Sent: Friday, April 2, 2021 6:47 PM
To: Samra Seymour
Subject: Proposed chevron on willamette dr

[Warning! External Email]

Good evening sir,

I hope this finds you at a good time.

As a resident in the area near to the meridian campus park I AM OPPOSED to this proposed gas station going in.

Primary reasons:

- 1) Park which is used by all children in the area for play as well as parties in the park venue.
- 2) Salish middle school was recently built and is full of students who cross willamette drive which already has issues with drivers.
- 3) There is a cross walk adjacent to this proposed gas station. This cross walk is constantly ignored by drivers who are careless or speeding.
- 4) Willamette drive has enough traffic without introducing large truck delivery traffic into the area from fuel trucks to food service trucks. The speed on this street was lowered from 40 MPH to 35 MPH several years ago and many still drive well beyond that speed.
- 5) A gas station will make transiting to the park for kids and parents that much more dangerous with the traffic attempting to exit and or enter a gas station.

Thank you for your time and I look forward to hearing the positive outcome.

Patrick B. McMillen

253-678-3771

Grant Beck

From: Stephanie Barnett <stephanie.pishue@gmail.com>
Sent: Friday, April 2, 2021 6:35 PM
To: Samra Seymour
Subject: Re: Informational: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

Thanks for letting me know the timeline. I appreciate it!

As for my comments on the project, I have a few concerns:

It seems to me that this could impact traffic in the area and a number of revisions would need to be made to Willamette in order to accommodate a left turn into the gas station, otherwise it runs the risk of overburdening Campus Glen, which it may already do even with a revision to Willamette. I also don't believe Campus Glen could truly accommodate a semi-truck turning into the station from any direction, such as one used to deliver fuel. This could mean not only traffic impacts, but the trucks needing to cut street corners, which means broken sidewalks and curbs and the need for timely public works repairs.

The increase in traffic in and out of the new parking lot for patrons not only pumping gas but purchasing food and beverages concerns me due to its proximity to the parks, especially Meridian Park. Many people choose to walk to and from the park from neighborhoods in the area. There is also a school bus stop that is on that corner, for when kids go back to in-person school.

This location will likely be selling beer, wine, and tobacco, and its proximity to not one but two neighborhood parks (Meridian Park across the street, and the small neighborhood park within Campus Pointe) might make neighbors, such as myself, uncomfortable. The accessibility of these products can sometimes cause a vagrant population to loiter, oftentimes begging for the money to purchase. That's not an activity that should be happening across from a park where children and families need a safe place to recreate. I am also concerned that this could also mean a homeless population springing up in the woods behind the park. Let's not forget that NTPS owns property behind the park, and in the long term, this could be a school.

Light pollution from late-night operations at the gas station is probably not pleasing to neighbors as well.

Environmentally, even though it would be a new gas station with new underground storage tanks, leakage can occur and contaminate the site and groundwater within a purely residential area. Often, these cleanups cost millions of dollars and take years to complete.

I'll say here that the need and desire for a gas station here is just not there. The ARCO is just down the street, about two miles away. The 7-11 is about a five-minute drive, at the Willamette/Marvin roundabout. In fact, within a two-mile radius of the park, there are six gas stations. Within three miles, there are five more gas stations. That's 11 stations within three miles. We're not experiencing a shortage of gas stations in the area.

As an alternative, I would suggest a farm stand, co-op, cafe, or a bakery. The north side of the freeway desperately needs grocery, not convenience store items.

Thanks,

Stephanie Barnett
Meridian Campus resident

On Thu, Apr 1, 2021 at 8:52 AM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good morning Stephanie,

A staff report for this project has not been prepared yet. The project is in its *very* early stages of review. Comments from departments/agencies and the public is still being sought and the application materials are still being reviewed. Once all of the comments have been received and I have had the opportunity to review all the materials *then* a staff report will be written and a hearing scheduled. But frankly, that is still probably another couple of months away. I will definitely add you as a party of record and you will get a copy of all future notices and action items (such as the staff report).

In the meantime, if you would like to see any of the other items the applicant has submitted thus far as part of their application for review, I would be happy to send those to you. You may also submit comments to me via email for inclusion into the record going to the Hearings Examiner.

Thanks!

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct

From: Stephanie Barnett <stephanie.pishue@gmail.com>
Sent: Thursday, April 01, 2021 8:17 AM
To: Samra Seymour <Sseymour@ci.lacey.wa.us>
Subject: Fwd: Informational: 20-310 Meridian Campus Chevron and Retail

Hi Samra,

Could you send me the staff report on this item?

Thanks,

Stephanie (resident of Meridian Campus)

----- Forwarded message -----

From: **VIS Group, Inc.** <EmailAlert@calibersoftware.email>
Date: Wed, Mar 31, 2021 at 2:05 PM
Subject: Informational: 20-310 Meridian Campus Chevron and Retail
To: Stephanie Anne Pishue <stephanie.pishue@gmail.com>

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

Grant Beck

From: Yvette Moss <yvettermoss@gmail.com>
Sent: Friday, April 2, 2021 5:21 PM
To: Samra Seymour
Subject: Re: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

This email is regarding the proposed gas station near Meridian Park.

My family is opposed to any additional gas stations built in the Hawks Prairie neighborhood. The fumes, hazardous chemicals, and traffic are of concern and an unwelcome neighborhood addition.

There are 3 Chevron's with convenience store within 1.9 miles of our home. In addition, there are other gas stations at the entrance/egress points of the Hawks Prairie neighborhoods. Another is unnecessary.

The local 7-11 near the Hawks Prairie Providence clinic is a prime example of the riff raff that will begin loitering in the neighborhood. There is a presence of drug use and homeless camping at this location. Now, you are proposing to place a similar set up across the street from a park and middle school? On so many levels this is irresponsible for the City to even consider.

When is the hearing scheduled? My family will definitely attend to note their opposition to this proposed construction project. Also, why did we receive this notification on April 1st when the public comments opened on March 23rd?

I look forward to hearing from you.

Many thanks,

Yvette and Dan Moss
8639 Spartacus St NE
Lacey, WA 98516
408.203.9975

On Thu, Apr 1, 2021, 1:49 PM VIS Group, Inc. wrote:

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

Grant Beck

From: Gt K <emergern1196@yahoo.com>
Sent: Friday, April 2, 2021 5:58 PM
To: Samra Seymour
Subject: Fw: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

All for it.

Greg Kidwell
4363 Dudley Dr NE, LAcey, W

----- Forwarded Message -----

From: VIS Group, Inc.
To: Gregory Kidwell
Sent: Thursday, April 1, 2021, 01:33:32 PM PDT
Subject: Meridian Campus Gas Station

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

Grant Beck

From: Denney Dawson <denjun@hotmail.com>
Sent: Friday, April 2, 2021 5:12 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station/Mini Mart Permit
Attachments: Gas station discussion.docx

External Email Warning! Use caution before clicking links or opening attachments.

Good Day! Attached to this email you will find our comments about this proposed permit. Please let us know if you have any questions.

Thank you,
June & Denney Dawson

Sent from [Outlook](#)

4/2/2021

Comments regarding the Meridian Campus Chevron and Retail Conditional Use Permit

It is our understanding that a gas station and mini mart is being proposed on the northeast corner of Willamette Dr NE and Campus Glen Dr. NE.

WE STRONGLY DISAGREE WITH THIS PROPOSAL!

Safety concerns:

Directly across from the proposed site on Campus Glen Dr. is a park used all year long by children of all ages, especially during the summer. We have several grave concerns about the safety and wellbeing of those children, such as:

- Additional traffic on Campus Glen is inevitable, making crossing the road to and from the park by children and their families much more dangerous. Increased traffic would also increase the probability of at-grade intersection traffic accidents (one of the most dangerous types of accidents);
- Meridian Campus has had its share of criminal activity in recent years (mail theft, car prowls, etc.). Mini-Mart gas stations have a reputation for attracting a seemingly more dangerous criminal element to include armed robbery or worse. With children playing in the park, the danger of pedophiles loitering at the mini-mart is more likely. We don't need to increase the odds of attracting additional and possibly more dangerous criminals to our neighborhood.

Environmental concerns:

It is inevitable that a gas station would bring environment concerns to our neighborhood, such as:

- Oil/gas leaks or spillage would be difficult to avoid and likely contaminate the ground. That contamination could lead to air pollution creating health concerns for the neighbors;
- Garbage/waste would be difficult to contain as can be seen at most gas station/mini-marts not to mention the less fortunate looking for discarded food;

- Also, there is already enough noise pollution in our neighborhood with trucks and loud vehicles so by adding a gas station/mini-mart would attract more vehicles which would create more noise.

Options:

- There are already 2 Gas Station/Mini Marts in the area on Marvin Road which seems sufficient;
- If such a business is warranted in the area, there are several industrial/commercial areas nearby that could accommodate it.

We understand the need for gas station/mini-marts in general, but the chosen location in this case is **very undesirable and potentially dangerous**. For the reasons listed above we strongly urge the City of Lacey to **DENY THIS PERMIT**.

Sincerely,

June & Dennis Dawson - 4028 Campus Green Drive NE

Grant Beck

From: Deborah Shawver <olybungalo@gmail.com>
Sent: Friday, April 2, 2021 5:09 PM
To: Samra Seymour
Subject: Meridian Campus Chevron development

External Email Warning! Use caution before clicking links or opening attachments.

April 2, 2021

Dear Ms. Seymour,

I am writing to strongly object to the development of a gas station and convenience store development called Meridian Campus Chevron. This is a very bad location for many reasons, including the following:

- 1) It is directly across the street from a lovely and well-used children's park, and only a few blocks from a middle school. The additional traffic caused by a gas station/convenience store across from a children's park invites all kinds of nefarious activity including kidnapping, sexual predation, drug dealing, theft, robbery and late-night vandalism. Many studies show the connection between crime and gas station/convenience stores. This type of commerce is not in keeping with a park and residential environment. Will you add a budget for police to prevent such activity? There is also the danger of middle schoolers crossing Willamette Drive to get to the gas station/convenience store—there is no convenient cross walk in that location to get to the proposed development. This is potentially a very dangerous situation.
- 2) This community doesn't need more gas stations. It needs more parks! There are already many gas stations in the area nearby. We are literally surrounded by them, but there are very few parks to accommodate the high density housing.
- 3) Is another gas station in keeping with climate change mitigation? Do you have a climate change mitigation plan?
- 4) The surrounding homes will not benefit from the eyesore and traffic congestion of a gas station. Property values will drop for surrounding homes.
- 5) What are the health hazards associated with living and playing next to a gas station that emits toxic fumes?

I have no objection to other kinds of development that are neighborhood friendly (the development where the coffee shop, childcare centers, accountant, etc...is an example) I just feel that this lovely park should not be violated by this kind of potential threat.

Thank you for your consideration on this matter.

Deborah Shawver
8631 Christa Drive NE

Lacey, WA 98516
360-480-0441

cc: Lacey City Council, Lacey Parks Board, Lacey Police Chief, Lacey Planning Commission

--

Deborah Shawver

Grant Beck

From: Sara Woods <sarawoodsphd@gmail.com>
Sent: Friday, April 2, 2021 4:26 PM
To: Samra Seymour
Subject: opposition to new gas station/store; build a recreation facility instead

External Email Warning! Use caution before clicking links or opening attachments.

To Whom It May Concern:

I strongly oppose the building of a new convenience store/gas station in our neighborhood. Please instead consider building a large recreation complex, which would generate revenue and better suit the needs of the community. This would be more in line with stated missions of local HOAs and the City of Lacey.

Sincerely,

Sara Woods, PhD

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Friday, April 2, 2021 4:22 PM
To: Samra Seymour
Subject: More to add to the complaint against the gas station

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour:

Please add to the other reasons I have sent that underground tanks of gas a few feet from children playing in a park is NOT safe.
Please add to the other reasons that having a tanker truck hauling gas up and down Willamette in our residential area is NOT safe and not welcome.

The neighbors are not happy about this. I hope no promises or signed contracts with a gas station owner have been made without our input and a official public vote.

The city does not need money that bad. They can put a gas station on Martin with the other commercial businesses.

Christine Cook

Grant Beck

From: judy love <jlove329@yahoo.com>
Sent: Friday, April 2, 2021 3:13 PM
To: Samra Seymour
Subject: Proposed plan Meridian Campus

[Warning! External Email]

Dear Ms. Seymour,

I reside in the Campus Highlands section of Meridian Campus and wish to voice my concern regarding the proposed development of a gas station and convenience store across from Meridian Park on Campus Glen.

I walk my one and three year old grandchildren to the playground at the Park from my home. As you know this is a small little play area with one section for 2-5 year olds and the other section for children a bit older.

Having a gas station across the street with ingress and egress directly onto Campus Glen would create a serious safety concern for anyone who walks, bikes or uses a scooter on the street and sidewalks. It would detrimentally increase traffic at the intersection with Willamette, where it is already difficult to make a left turn from Campus Glen.

A gas station is not a desired business in a residential neighborhood such as ours. It is strongly urged that the proposed plan be denied.

Thank you,

Judith A. Love
9344 Cedarbough CT NE
215-738-4007

Sent from my iPhone

Grant Beck

From: Hausofkrause <hausofkrause@comcast.net>
Sent: Friday, April 2, 2021 2:52 PM
To: Samra Seymour
Subject: Meridian Campus Gas station

[Warning! External Email]

I have grave concerns about this type of commercial development across from where there is a public Park where children are playing and the added traffic this would bring. It also changes the rural feel of that location. Gas stations are in their nature bright and unnatural light areas to attract. So a daytime business would not be a nighttime advertisement.

Grant Beck

From: Smita Nilewad <smitanilewad@gmail.com>
Sent: Friday, April 2, 2021 2:33 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

I'm writing with concern about a gas station near the neighborhood park.

I do not like the idea of having a gas station in that location which can lead to increased traffic, crime and destroy the peaceful nature of our neighborhood.

It will also lead to littering, of cans and cigarette butts. Not to mention noise at all hours of the night. The location is near a childcare center and I do not think it is safe to have a gas station selling alcohol and Tobacco substances so close to a childcare center.

It will lead to increased presence of non residents in and out of the neighborhood leading to petty theft. As our communities are not gated it creates an unsafe environment for our children when playing outside.

The gas station itself does not increase the quality of life of the residents so I am against building such a building.

The neighborhood would benefit from a kids pool or play gym instead.

Thank you for considering,

Smita Nilewad.

--

Smita Nilewad

Grant Beck

From: John Matykowski <mattyjj@comcast.net>
Sent: Friday, April 2, 2021 2:25 PM
To: Samra Seymour
Subject: Willamette Dr. Gas Station

[Warning! External Email]

To Whom It May Concern,

My name is John J. Matykowski and I live at 3537 Lanyard Dr. NE, Lacey. My home is in the Campus Glen neighborhood which is located immediately west of Willamette Dr. and north of Campus Glen Dr. and Salish Middle School.

I am writing to comment on the proposed gas station/convenience store destined for the corner of Willamette Dr and Campus Glen Dr. I would like to voice my opposition to a gas station at this location for many reasons.

The primary reason for my opposition is the impact it will have on traffic in the area. The Willamette Dr / Campus Glen Dr. intersection is the primary juncture for four separate communities within the Meridian Campus Residential Development. This intersection is also the primary ingress/egress point for the Salish Middle School which is located just west of the intersection. The primary traffic control elements are stop signs on Campus Glen Dr. at Willamette Dr. The traffic congestion present at school opening and closing times approaches unbearable even now. Hopefully any traffic studies done in conjunction with this permit request took place when school was actually in session (to include end of school day times). Additionally there is a regulated cross walk on Willamette Dr. just north of the proposed site. At times, traffic on Willamette gets backed up into the intersection while waiting for pedestrians to cross. The entrance/exit onto Campus Glen Dr. from the proposed site is in close proximity to the stop sign at Willamette and will only exacerbate the traffic issues experienced right now. Before approval, recommend and in-depth traffic study by completed. Of course, at this point in time the terrible traffic situation is not present due to Covid 19 school inattendance. Should this permit request be approved, a traffic light at that intersection and a speed limit reduction on that portion of Willamette Dr. should also be seriously considered to mitigate the traffic impact. Obviously, traffic impact is my primary concern.

Of course my opposition is based on other factors as well. The proximity to the Meridian Neighborhood Park (directly across Campus Glen Dr. to the south) as well as the residential areas immediately nearby is another concern. The potential danger and impact on residents from fuel spills and fumes must be considered. The retail environment with increased lighting and noise this will bring to the area is an additional component of my opposition. The possible sale of alcohol and tobacco products so close to a public park heavily utilized by children of all ages is also a concern.

In closing I ask that serious consideration be given to this permit request. There is overwhelming opposition evident among many residents of the area. I would ask to be notified of any public hearings that may take place in relation to this permit approval process.

Thank you for your time,
John J. Matykowski

Grant Beck

From: Jack Coburn <kamkarot@hotmail.com>
Sent: Friday, April 2, 2021 1:56 PM
To: Samra Seymour
Subject: Meridian Park Gas Station development

External Email Warning! Use caution before clicking links or opening attachments.

Good Afternoon,

Concerning the construction of a gas/grocery across the street from Meridian Park Lacey at the corner of Willamette Drive and Campus Glen Drive.

I firmly assent this would be a detriment to our neighborhood's safety, and I would like to take part in any discussion necessary to ensure this project does not succeed. I do not think it useful to build a gas station so near residential neighborhoods, and directly across from a park aimed at families and children; especially if you consider there is a gas station at the corner of Willamette and Marvin 2 miles down the road. Additionally, if someone needs food immediately there is a coffee shop 0.5 miles away from the site.

We take our daughters to the park regularly, and we walk there. To get there we have to cross the already busy road, although there is a crosswalk for us. A gas station will increase the amount of traffic and increase the danger in this way, not to mention the loud and unsightly tanker trucks that will need to deliver the gas. Furthermore, gasoline has an adverse effect on the environment, and an additional gas station so near our homes is not only unnecessary but also harmful.

Bad for the environment:

<https://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html>

Bad to breathe:

<http://www.idph.state.il.us/envhealth/factsheets/gasoline.htm>

Gas stations vent more toxic fumes than we thought:

<https://www.publichealth.columbia.edu/public-health-now/news/gas-stations-vent-far-more-toxic-fumes-previously-thought>

Dangerous to breathe/contains harmful carcinogens:

<https://www.atsdr.cdc.gov/toxprofiles/tp72.pdf>

While I personally prefer there to be no building at all on this site, I understand the city does not necessarily own the land and the developer may request to build something. While I hope we can deter the developer completely, if they must build something then a convenience store or a small ice cream shop would be acceptable to me. But a gas station is an absolute danger and unessential addition to our neighborhood.

Thank you for your time and service to the city of Lacey

V/R,

Jack Coburn

8639 Webster Drive, Lacey

Grant Beck

From: Kristine Padgett <kmpadgett28@gmail.com>
Sent: Friday, April 2, 2021 1:53 PM
To: Samra Seymour
Cc: footrockn@gmail.com
Subject: Proposed Gas Station Across from Meridian Park

[Warning! External Email]

Good afternoon,

RE: NO! to a gas station in Meridian Campus

As a tax paying citizen in the City of Lacey, I am opposed to any fueling station going in near Meridian Park or off of Willamette Dr., mainly for both environmental reasons and increased traffic noise during hours our Meridian Campus neighborhood is normally quiet.

We already have plenty of gas stations in this ZIP code, including Costco! There are gas stations up and down Martin Way, on Marvin Road, including the 7-Eleven at the Willamette roundabout and the newer Arco station at the Hawks Prairie Rd roundabout. We don't need more gas stations!

Can you please help me understand the exact location of the gas station proposal? Our HOA information was limited to "across the street" from Meridian Park. Which street?

Please know I am pretty open minded to development, but not this specific proposal.

Thanks for listening,
Kristine M Padgett
3448 Juno St NE
Lacey, WA 98516-4503
253-370-3313

Grant Beck

From: kermit budinger <kbudinger@comcast.net>
Sent: Friday, April 2, 2021 1:42 PM
To: Samra Seymour
Subject: 20-310 Meridian Chevron and Retail
Attachments: Kiester 20-310 project letter.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

I am forwarding this letter for our neighbor Georgiana Kiester, who does not have internet or computer. Georgiana's information is in her letter.

Thank you,

Kermit

Sent from [Mail](#) for Windows 10

Attn: Samra Seymour
Re: Proposal ~~7~~-310
20

31 March 2021
Page 1 of 2

This proposal has no redeeming factor to weigh against the problems it will cause. Our community prides itself for being a safe and secure family environment. An area for all ages.

Here goes -

PARK:

1. Access from a gas station - can't happen!
2. Users have to pass station to get there - Bikes, tricycles, scooters, many, many baby strollers, dogs and even wheelchairs.
3. Traffic generated will be unbelievably dangerous for everyone.

SCHOOL:

1. A middle school two blocks away
2. Students in proposal are not bussed to this school. They walk or bike there!
3. Students must be protected. Bus stops here:

RETAIL:

1. Dumpsters attract vermin - free meals everyday!
2. Trash generated - paper, bottles, cans, cups etc.
3. Is this zoned for alcohol?
Beer, wine, hard liquor?
Tobacco? Marijuana?
Adult products?
4. Lights, noise - residences border this project!

at London X Camp
Blen Drive

PETROLEUM:

1. Risk of tank failure
 - A. Water and ground contamination
 - B. Benzene⁽²⁾ toxicity
 - C. Fire or worse
2. Traffic congestion is a danger in all direction
3. Tanker truck deliveries
 - A. When
 - B. How often
 - C. Can a double tanker safely enter and exit via Campus Allen Drive?

FACT:

1. Seven to ten years from now 40% or more vehicles will be hybrid or all electric!
Who needs another gas station?

The community that surrounds this project does not want, or need this gas station!

GEORGIANA KESTER
9322 ELD CT NE
360 491-7481

P.S. I have no computer or E-mail.
Can I speak or listen to meeting at a neighbor's computer?

40A - 196

Grant Beck

From: Anthony Anthony <tonyabas85@yahoo.com>
Sent: Friday, April 2, 2021 1:40 PM
To: Samra Seymour
Subject: Meridian Park Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

No thank you!

Anthony Abas
Neighborhood home owner since 2009.
206-561-5561

Grant Beck

From: Stephanie Kerle <kerle_steph@hotmail.com>
Sent: Friday, April 2, 2021 1:26 PM
To: Samra Seymour
Subject: Re: Proposed Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Afternoon Samara,

I made an error in my previous email and wanted to correct the typo:

"Additionally, adding a **gas station** so close to the William Ives trail could create a more enticing environment for homeless people to camp out that create even more safety issues for children traveling on the trails and roads to the park."

From: Stephanie Kerle
Sent: Thursday, April 1, 2021 12:32 PM
To: Sseymour@ci.lacey.wa.us
Subject: Proposed Campus Gas Station

Good Afternoon,

I am a resident of Meridian Campus (Campus Peak) and I have concerns about the proposed Chevron Gas station that is set to build across from the Meridian Campus park.

Convenience stores and gas stations typically bring more traffic and with so many small children and an already busy road I feel that this could present a safety issue.

The Meridian Campus park is a very busy park that many families walk or ride their bike to throughout the year. Adding more traffic to this area would also make that park and the meridian campus area a less desirable neighborhood.

Additionally, adding a **gas station** so close to the William Ives trail could create a more enticing environment for homeless people to camp out that create even more safety issues for children traveling on the trails and roads to the park.

Regards,

Stephanie Kerle

Cell: 801-690-1887

Grant Beck

From: Ron Goldstein <wcmdentist@yahoo.com>
Sent: Friday, April 2, 2021 1:19 PM
To: Samra Seymour
Subject: Re: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms Seymour,

In response to a conditional use application for a gas station across the street from Meridian Park, I strongly disagree this should be approved as it would be highly detrimental to the residential look and feel of the neighborhood. The curb cut across the street from the park would lead to many pedestrian and automobile conflicts. We frequent the park as we live a mile away in Campus Fairways when grandchildren visit. It's a nice green space area now with minimal traffic. Children often walk unaccompanied after school and would certainly incur increased traffic volume and risk. If this conditional use proceeds then at a minimum the applicant should be required to install a traffic light with walking controls. For drivers exiting Campus Glen to cross Willamette and make a left in order to head toward I-5, is dangerous enough now but with light traffic flow is manageable. Gas stations are plentiful along Martin, a few miles away. They are a blight anywhere and are certainly NOT compatible next to a park and neighborhood. Small shops, with lighter traffic volume, allowed 'by right' would probably be a neighborhood asset.

Thanks for your consideration and again strongly object to a gas station.

Sincerely,
Ron Goldstein DMD
9344 Cedarbough Ct NE
Lacey, WA 98516
610-999-1410

Sent from my iPad

On Apr 1, 2021, at 1:10 PM, VIS Group, Inc. wrote:

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team

VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S

Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

From: Katherine Anthony <katherine.r.anthony@gmail.com>
Sent: Friday, April 2, 2021 12:51 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[Warning! External Email]

Good afternoon,

I'm voicing my concern as a resident of the Meridian Campus. I do not think that adding a gas station within our area is a great idea for the mere fact that we have a community park that our children constantly visit on a daily. By adding a gas station in close vicinity of the community park will increase the flow of traffic and may be dangerous for children who crosses the street. Also, this may increase the level of criminal activities within the area. I understand that this will be easier for the residents however I'm content with traveling a few minutes outside of the residential area for some gas.

I thank you for reading into my concern and I wish you a wonderful day.

Sincerely,

Katherine Anthony

Grant Beck

From: David Doyle <david.doyle044@gmail.com>
Sent: Friday, April 2, 2021 12:15 PM
To: Samra Seymour
Subject: Fwd: Comments - 20-310 Meridian Campus Chevron & Retail

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

Thanks for the opportunity to provide comments on the proposed site plan on the corner of Campus Glen Drive NE and Willamette Drive NE.

- My first reaction is “why another gas station?”
 - There doesn’t seem to be a need for a gas station in this particular area since Meridian Campus already has two gas stations within minutes of this proposed location –
 - An AM/PM convenience store and ARCO gas station “two blocks” over on Hawks Prairie Rd and Marvin Road NE, and
 - A 7-Eleven convenience store (2.5 miles) with gasoline pumps on Britton Parkway and Marvin Road.
- Additionally, the proposed area is directly across from Meridian Neighborhood Park, which is highly populated throughout the year with many children, teens, and families. And, honestly, is a jewel in the neighborhood.
 - Besides the potential environmental concerns of a gas station directly across from the park and the William Ives Trail, there is a potential for many more automobiles to be near the park area seeking services from the gas station, convenience store and retail space.
 - This additional traffic would seem to heighten safety issues with foot traffic to and from the entrance to the park and the trails.
- Finally, the proposed site is “too close” to housing units (LD 0-4 low density residential). After reading the scale reference at the bottom of the drawing, and if I am correct with my measurements, the back part of the retail/office/convenience store space will be approximately 70 feet from the housing fences and other structures.
 - I see that the site plan takes into account and provides a landscape buffer (existing trees to remain – tree protection provided), but I do believe this is another safety issue with regards to housing being so close to the site.
 - When I compare where this gas station/retail space is to the AM/PM retail space (two blocks over), the AM/PM is roughly 75-100 yards away from any housing.
 - I do understand that there is additional lots near the AM/PM that have not been developed yet, but I don’t believe another gas station will be put on any of the other lots (that are much closer to the housing behind the retail space).

Thank you for allowing me to pass along my comments. Please keep me posted on all matters relating to any proposals concerning this property.

Sincerely,

David Doyle

David.doyle@gmail.com

(973) 219-3494

Grant Beck

From: Shilla Del Pilar <sdelpilar10@gmail.com>
Sent: Friday, April 2, 2021 12:02 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

In regards to the email proposing a gas station and convenience store, I believe it would be in best interests to keep the convenience store, but to remove the gas station idea. The reasoning for this would be the 7-11 that is located close to the diverging diamond, with its own convenience store and sometimes teenagers will choose to go down to the 7-11 to get various food items. However, biking down from the residential areas that are close to the park is a challenge and often considered dangerous for the people that bike down just for items. The convenience store across the street from the park would not only solve the dangers of kids biking across busy roads, but also open up opportunities for the owner (s) of the convenience store. There are many children in the area, who would most likely give profit to the business due to the wide appeal especially during summer. Adults most likely would make quick purchases as well.

In addition to the store, the small building that is at the center of the plaza planned for the station and store to be currently could be used as a complimentary cafe that is linked with the store to benefit both the store and the cafe owners. The gas station might not be the best idea, due to the high levels of traffic, and the aforementioned 7-11 that already serves as a source of gas for the nearby residents. The fumes also might not be a good aspect location wise due to all of the houses nearby which might affect families with breathing conditions or sensitivity to the smell.

Thank you and best regards to the project.

From: Charles Rowe <charles_j_rowe@yahoo.com>
Sent: Friday, April 2, 2021 11:47 AM
To: Samra Seymour
Subject: Chevron Gas Station Proposal: Meridian Campus

External Email Warning! Use caution before clicking links or opening attachments.

Hello'

I have read of with much interest the proposal for allowing a Chevron gas station and convenience store with possible dining establishment build on the vacant lot across the street from Meridian Campus Park. Although I am in favor of growth and improvements in our area I am opposed to this proposal. I am concerned (as I have seen in a past experience) the increased traffic generated by a gas station creating very unsafe condition for children both at the park as well as the very close middle school. I also fear that this business would be a magnet for increased crime in the area. All too often the convenience stores become a "hangout" for those seeking easy access to alcohol (underaged) tobacco and drug dealers. Again this is not an appropriate location with such close proximity of children. Our current park is so very well used and is a tranquil and safe spot for children and entire family and neighborhood gatherings and would hate so see that be in jeopardy. I am hoping that our community can be enhanced by an appropriate use of this open lot but the proposal as stated is, in my opinion not that.

Thank you and I look forward to following how our city managers deal with this important issue.

Sandra Rowe
Meridian Campus Resident.

From: kermit budinger <kbudinger@comcast.net>
Sent: Friday, April 2, 2021 11:37 AM
To: Samra Seymour
Subject: 23-310 Meridian Campus Chevron and Retail
Attachments: Meridian Park Chevron retail objection letter.docx

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

Enclosed you will find our objections and concerns to the development of the above project.
If you have any question please contact us at this email address.

Kermit & Dena Budinger
3615 Stevens Dr. NE
Lacey, WA 98516
360-338-0744

Sent from [Mail](#) for Windows 10

April 2, 2021

Samra Seymour, Senior Planner

City of Lacey

420 College Street SE

Lacey, Washington 98503

RE: 20-310 Meridian Campus Chevron and Retail Development.

Samra,

We object to and oppose the development of these commercial business described in the Public Announcement for the Meridian Campus Neighborhood. The decision to do so does not enhance our neighborhood, but creates dangerous situations for families and home owners who enjoy the outdoors walking our neighborhood and everyone who uses the Meridian Park across the street from the proposed construction site. Within a 2 miles radius of our park there has been numerous warehouses built in the last 3 years that we cannot count nor keep track of them all. We have seen increased traffic not only large tractor trailer rigs, but also general traffic increase by the employees and construction workers. There is also a proposed apartment complex to be built less than half mile from this site on an 11 acre parcel at the corner of 31st and Willamette Drive which will only increase traffic in general for all.

- In addition to the above concerns did you know less than 3 miles from this proposed site there are at least 8 current gas stations and convenience stores (several are already Chevron) as well as Costco, multiple restaurants and commercial retail stores? We do not need more gas stations, in a residential area, across from the only busy park in the area!
- There is a cross walk with stop lights on Willamette Drive so that the students can cross to get to school and other persons in the neighborhood can cross to use the park safely, and not have to use the corner of at Willamette and Campus Glen Dr. NE. What will happen to this cross walk and will it be moved to the above mentioned intersection?
- Traffic will increase thru that area and adjacent neighborhoods, Madrid St NE and London Loop NE making these streets thoroughfares for drivers who forgot to stop at a convenience store on their way home and having to turn take the side roads around to shop here.

- The proposed entrance off Campus Glen Dr. NE will become a dangerous point, not only for park users but individuals trying to get into the restaurant or convenience store or gas station. Are you aware there is a Elementary School bus stop at the corner of London Loop and Campus Glen Dr. NE utilized at least three times per day? Parents park along London Loop Dr. in bad weather so that they can drop off and pick up their children...
- I have concerns over gas tank leakage under the road and contaminating the park. Are there possible wetlands to the east of this site, where the hill side drains into the woods? Will there be an Environmental Assessment and impact statement be completed prior to construction?
- Can you even get a Gas Truck which is a double trailer into that space safely, and then again back out, without driving thru the neighborhood or causing a traffic jam?
- The entrances to these establishments are planned to be located on Campus Glen Dr. and London Loop, both of which are neighborhood access streets, not thoroughfares. And the Campus Glen entrance is across the street from the only park in our subdivision! This park is used daily by all ages of children, some who are old enough to come to the park unsupervised, but may not always be as aware of traffic as they should be.
- Increase in garbage; the streets in our subdivision are clean, with a convenience store located on the corner and people passing through, I see an increase of garbage on our streets... Who is going to be responsible to keep them clean? There are no garbage cans along the streets for trash...
- HOA. Will the project managers work with the home owner's association, VIS Group, to blend the building aesthetics to Meridian Campus guidelines and standards?
- What kind of brand name signage will there be for the business? This is a residential area...NOT a freeway! I want to see trees as I turn onto my streets to drive home, not big flashing or glowing lights.

Kermit Budinger

Dena Budinger

3615 Stevens Dr. NE

Lacey, WA 98516

From: Curt Pintler <cjckpint@comcast.net>
Sent: Friday, April 2, 2021 8:55 AM
To: Samra Seymour
Subject: Proposed Chevron Station

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour

My name is Curt Pintler and my wife Joan and I live in Jubilee. I am writing to express our opposition to the proposed Meridian Campus Chevron and convenience store. Since we moved to Jubilee in 2004 the city of Lacey has approved millions of square feet in warehouse structures which required the removal of thousands of trees destroying hundreds of acres of animal and bird habitat. I remember attending a presentation at the Jubilee Lodge years ago where an official from the Lacey Planning Department described the city's commitment to maintaining the "special" rural setting and forested environment enjoyed by the residents of the Hawks Prairie area. He stated the city was particularly sensitive to maintaining animal migration corridors. Apparently that guy retired because the city of Lacey has seemingly lost all sensitivity to resident and environmental concerns.

I get that the city needs to continually expand its tax base and the area to the east of I-5 is well-suited to light industry and warehousing; the city has fully leveraged that space and I accept that reality. However, we don't need another gas station and convenience store in the middle of our community; we already have the AM/PM on Marvin...that's convenient enough. Just out of curiosity I took an informal poll among our friends and neighbors in the area and none of them buy their gas or shop at the AM/PM; which leads me to question the viability of the developer's business model.

I ask that the city of Lacey deny the building permit at this location. If the developer sees a need for another gas station in that area there is still vacant land available on Orion (and probably other parcels I'm not aware of). I thank you for your time and consideration.

Curt and Joan Pintler
8642 Bainbridge Loop NE
Lacey WA 98516

Grant Beck

From: Jack Coburn <coburn.jandk@gmail.com>
Sent: Friday, April 2, 2021 8:31 AM
To: Samra Seymour
Subject: Gas station by Meridian park

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I recently heard that there is a proposed gas station to be put in the middle of the Meridian neighborhoods, and I wanted to share my deepest concerns with you. A gas station is the worst business that could possibly be brought to this location. It is literally connected to neighboring houses back yards and directly across from our largest park. I would hope the city would have enough care about their people to take into consideration the potential health affects, as well as the many dangers bringing a gas station would cause. There are little kids running around and crossing the street all over the place, with the park and school being close by. The increased traffic specifically a gas station would bring, no doubt will cause more accidents to our most innocent population of people. People are often in a rush to get gas, and therefore are more careless than drivers going to other businesses. Also, there is no doubt that gas stations bring around odd people. With the park directly across the street, the gas station will be an enabling tool for predators to squat and watch for little kids to be left alone. This weighs so heavily on my heart, and I hope you will take into consideration the amount of anxiety and increased weariness this will bring to all family within this area. I walk my daughter to the park every sunny day, and I know with this gas station there will be predators watching her and learning our routine, as well as learning where we live. This is just scary! I just can't fathom that anyone would knowingly support the increased crime and the already very big concern around child sex trafficking this will bring. We bought this house because we are surrounded by neighborhoods with the park right down the street. We pay a significant amount of money to HOAs to maintain the grounds and safety of our area. The dangers to the health and wellbeing of our people should not be overlooked. It's no secret that the gasses being released directly into the neighboring houses backyards as well as the park, will be a tremendous health concern for all people. This is their livelihood and allowing a gas station to be put in simply shows the lack of care the city has for their people as well as the environment. Haven't we all been through enough mentally and physically these past couple years? It is also to be noted that there is a gas station literally two minutes down the road for anyone who needs a quick fill up. I hope you think of us as if this was your family living here, and the devastating affects this gas station will have on it's people. Thank you for your time.

Kim

From: stephen roberts <alivingsacrifice@gmail.com>
Sent: Friday, April 2, 2021 8:29 AM
To: Samra Seymour
Subject: Proposed Development on Campus Glen/Willamette

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ma'am or Sir,

I am the owner of 9204 Campus Glen Dr and would like to express my support for the proposed building project across from Meridian Park. While I have slight concerns about the increased traffic flow and the safety of local children, I think the neighborhood sorely needs a commercial/retail focal point. Hopefully, that will include a restaurant or pub that draws neighbors in the community together. Thank you for your hard work for the city of Lacey.

With Gratitude,
Stephen Roberts

--

CPT Stephen Roberts
Chaplain
7th POB
Fort Bragg, NC

From: Tim Bates <tbates555@gmail.com>
Sent: Friday, April 2, 2021 8:07 AM
To: Samra Seymour
Cc: Linda Bates
Subject: 20-310 Meridian Campus Chevron and Retail

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Ms. Seymour:

We are opposed to the project for three principal reasons:

1. It clearly will pose a significant risk to families and young children who use the Meridian Neighborhood Park that is directly across Campus Glen Drive from the site. The number of customer and delivery vehicles entering and exiting the commercial site in such close proximity to the park creates an obvious risk that should never be permitted.
2. Beyond the serious risk of harm from vehicular accidents, there is also the negative impact that the proposed commercial development will have on the aesthetic experience of those who seek to enjoy the peace and tranquility of the Neighborhood Park. What is now a relatively quiet oasis will be degraded by the hustle and bustle of people and vehicles coming and going at all hours right across the street. Especially in these stressful times, we believe it would be very poor planning to permit such a people-friendly outdoor recreational oasis to be degraded and made dangerous in this way.
3. Thankfully, we have arrived at a time when the major automobile manufacturers are climbing over each other to announce their intentions to phase out the production of gasoline powered vehicles in favor of electric, and when the Federal government has finally proposed significant investments to assist the move away from fossil fuels. At this juncture, does it make sense to permit yet another gas station that likely will be obsolete within a few years, especially one that will have the negative impacts described above? We think not.

We thank you for the opportunity to submit these comments, and appreciate your consideration.

Sincerely,

Tim & Linda Bates
4232 Abigail Drive NE
Lacey, WA 98516



Virus-free. www.avast.com

Grant Beck

From: Estrella Strauss <estrauss08@gmail.com>
Sent: Friday, April 2, 2021 7:41 AM
To: Samra Seymour
Subject: Gas station near Meridian Park

[Warning! External Email]

Hello,

We feel the proposed gas station will disrupt the traffic flow of a residential neighborhood. This will also put the safety of the young kids at risk as many of them playing in the park don't pay attention when they cross the street. We also fear the negative impact to our local environment with the possibility of gasoline leaking to the soil that will eventually lead to our protected wetlands.

Sincerely,
Mark & Estrella

Sent from my iPhone

From: Randy &Terri Wirtz <rtwirtz@gmail.com>
Sent: Friday, April 2, 2021 6:58 AM
To: Samra Seymour
Subject: Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

I believe that many of us living in the 98516 area code would love to see more retail options such as grocery stores and gas stations. However, the proposed gas and retail store at the corner of Willamette Dr. and Campus Glen in my opinion is not a good idea for the following reasons.

- The traffic flow is already busy at this intersection. Increasing the traffic volume with limited options for entry and exit points will only make the congestion worse. Moreover, the lot is incredibly small. This will only add to the congestion. Probably the biggest concern is how this proposed site will affect Meridian Neighborhood Park. It will certainly not make the area safer for the small children who frequent the park. It will in fact put children at greater risk.
- Meridian Campus has a wonderful rural vibe. It has beautiful houses and roadways. Building a retail site on this cramped lot will only degrade the area.

Many of us in the Meridian area would welcome such a retail space. It just needs to be located on a parcel of land that is better suited to deal with the traffic and that will not put small children at risk.

Thanks for your time and consideration.

Respectfully,
Randy Wirtz

Grant Beck

From: Eric Lain <eric.d.lain@gmail.com>
Sent: Thursday, April 1, 2021 10:48 PM
To: Samra Seymour
Subject: Oppose Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Please add me to the list of people that oppose the gas station across from meridian park. Horrible idea, protect that area please. Adding a gas station there would certainly increase the risk to families with children that use that park.

Eric

From: vlad.wic@comcast.net
Sent: Thursday, April 1, 2021 10:11 PM
To: Samra Seymour
Subject: RE: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Samra,

We have received the information letter from VIS Group (Meridian Campus management company) regarding the plan to build the plaza on the intersection of Willamette Dr NE and Campus Glen Dr NE.

We live just across the street from this lot and should share our opinion. While having small offices and stores could possibly benefit the community, gas station – busy, noisy and smelly - would be absolutely inappropriate in the quiet residential area.

So, our vote is **strong NO to gas station.**

Thanks.
.Vlad& Galina.

From: Janice Ewig <aivik2@gmail.com>
Sent: Thursday, April 1, 2021 9:55 PM
To: Samra Seymour
Subject: Re: People are first under any kind of circumstances.

External Email Warning! Use caution before clicking links or opening attachments.

Hi,

I would like add some more to my previous email.

If City of Lacey really needs to utilize the current land it makes more sense to build such a community gym, a nonprofit organization like YWCA or a TRL library branch. That’s a ideal suggestion.

We don’t need any more retail especially gas station for this family and school friendly community.

Regards,
Hyunjung Lee

On Thu, Apr 1, 2021 at 8:45 PM Janice Ewig <aivik2@gmail.com> wrote:

Hi Samra Seymour,

Anyone with common sense can’t approve this development facing all the negative issues for family, children and community. City, states, and country all exist for people.

I am strongly against the project to add another gas station and retail space across from the Meridian Campus park. I have been living in the Campus Glen area by enjoying a nice trail and respecting the peaceful nature with a family.

Whoever has the idea of the current industrial development, they don’t have any consideration about nature, environment/pollution, growing children’s health and safety. It’s all about capitalism without any respect or understanding about basic human rights. We and our children all have rights to live happy, healthy and feel safe.

1. Already more than enough gas stations next to us : there are 2 new ones already(recent 7-11 and The Arco)

Adding a retail space especially a gas station just next to the houses and school will increase many negative concerns. We already have enough gas stations including the recent 2 gas stations of seven eleven and Arco which are 1 mile zone. Of course there are chevron and Mobil nearby. At least they were not build just across the street of the residential area and school as well as kids friendly park without any consideration about kids and family.

2. Crime concerns next to the kids friendly park and the school zone with Salish middle school.

Isn't there any law you can't build this kind of retail and gas station next to school? Please check all the consequences you will face in the future.

2. Health concerns : The recent warehouse project already has caused so many problems such as pollutions and safety issues with major number of trucks and warehouses parking. This gas station(not environmentally friendly retails) just next to the residential area and Salish middle school will cause more worrisome of health issue of growing children and family. We might need to flag out this for possible health problems. Somebody has to be responsible for the consequences.

3. Safety issue of kids and family : Salish middle school kids mostly walk to school in this location. No school bus is provided in this neighborhood because it is a "school waking zone". Now they need to deal with this "not kids friendly" retail shops whenever they go to school. It's very unhealthy and unsafe for the school kids.

4. Traffic concerns on top of the current traffic problem / encouraging more trucks to the residential and school zone. The current intersection of meridian campus and Willamette drive has been an issue for the traffic. The new development will make the situation way worse. Any plans for this before building up something?

5. Environment concerns in the neighborhood. It doesn't protect the residential area pollution and noise. it will be just built next to the residential area without any basic consideration as a community.

Whoever decides this retail development, I wish they have a basic logic and ethics in city development as a community instead of pursuing only "money". What value would a gas station bring to the community? Even though they only think about money and capitalism, there still has be some respect and consideration for the community and growing children. Does City of Lacey really want to be ready to to be in trouble in court for this for-seen issues?

City of Lacey and Thurston county can prevent this NOW. We all need a proper logic and knowledge for this foreseen concerns. Human rights and children's safety are first all the time before all the city or industrial development. There is no city without human beings. This is America 2021. It will be ridiculous if city of Lacey allows based on the budget or possible profit over our children and our community.

Please reconsider having a retail and gas station in the Meridian Campus area. I cannot express strongly enough what a horrible idea this is for our Meridian Campus community.

Regards,
Hyunjung Lee

From: JAMES BEEMAN <james.e.beeman@gmail.com>
Sent: Thursday, April 1, 2021 9:20 PM
To: Samra Seymour
Subject: Chevron

External Email Warning! Use caution before clicking links or opening attachments.

Putting the chevron (or any gas station) there will inevitably bring more crime into the neighborhood. Not to mention the environmental effects. Convenience stores also attract homeless people and I feel that it would not only detract from the curb appeal of our neighborhood, but potentially lower property values as well. Take a look at the link below as it has a few case studies outlining my concerns.

<https://ceds.org/gasstation/>

Thank you for your consideration.

Grant Beck

From: Tanya Deuel <tanya_deuel@comcast.net>
Sent: Thursday, April 1, 2021 8:12 PM
To: Samra Seymour
Subject: Concern with proposed Gas Station Meridian Campus

[Warning! External Email]

Good evening,

I would formally like to submit our concerns with the proposed gas station on the corner of Willamette and Campus Meadows.

This is a huge concern with the local community. This is known to be a neighborhood where kids can play and not be concerned with this type of traffic. This intersection already is busy enough and with the school traffic can be difficult to navigate. With the amount of kids who need to walk to middle school crossing the only one available crosswalk, it seems very dangerous to add a gas station on this corner. This is not the type of business we support in our community.

Thank you for your time,
Tanya Deuel
360-789-8839

Sent from my iPhone

Grant Beck

From: Erik Wilson <ecwilson9@yahoo.com>
Sent: Thursday, April 1, 2021 7:59 PM
To: Samra Seymour
Subject: Gas Station

[Warning! External Email]

My name is Erik Wilson and I live on Campus Willows Loop NE. I received an email stating that there was a plan to put a gas station across from Meridian Park. I have several concerns about this:

1. Gas stations attract nefarious characters and placing it across from the neighborhood park puts my child and other children at risk. We already had an attempted kidnapping at the park a few months ago.
2. Increased traffic.
3. Decreased green zones. I originally moved to this part of Lacey because of all the trees and green spaces; those are almost completely gone now due to construction of new developments, the middle school and more commercial buildings (which has increased 18 wheeler traffic on rotaries and roads not designed to handle that type of traffic).
4. There's no reason for it. There's a gas station within a 5 minute drive in any direction from my house (including two on the corner of Orion and Martin Way).

Thank you for your consideration.

Erik Wilson
Campus Willows Resident

Sent from my iPhone

From: Kevin Ewig <enivek@gmail.com>
Sent: Thursday, April 1, 2021 7:37 PM
To: Samra Seymour
Subject: Informational: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra Seymour

I am writing to strongly protest the project to add a gas station and retail space in the Meridian Campus area! I have been living in the Campus Glen area for many years and I believe that having a retail space next to the park is a detriment to the community.

Adding a retail space will add to the traffic to the area that is already experiencing a lot of traffic from Salish Middle School. We are also concerned with the rise of crime and juvenile delinquents in the retail space, as there are already a lot of young adolescents loitering around Meridian Park at night. We are also concerned about having our property values decrease with the rise of the number of warehouses surrounding our community and now -- additional retail space.

Adding a gas station is just dumb. There's a 7-11 gas station and an Arco station in about a mile and less than a mile from Campus Glen. People are switching to more fuel-efficient cars and/or electric cars. What value would a gas station bring to the community?

Please reconsider having a retail and gas station in the Meridian Campus area. I cannot express strongly enough what a horrible idea this is for our Meridian Campus community.

Regards,
Kevin Ewig

From: Alexandra Herrera <a.lherrera@hotmail.com>
Sent: Thursday, April 1, 2021 7:27 PM
To: Samra Seymour
Subject: Proposed gas station in Meridian Campus

[Warning! External Email]

Hello,

My name is Alex Herrera and I am a homeowner that lives adjacent to the Meridian Campus park where the proposed gas station is to be built. I would like to express my concern for the safety implications this could have in the area for many children and families. My primary concern is the proximity to the park in conjunction with the type of individuals that are commonly seen around gas stations in our community. I have noticed that many gas stations and shopping areas around Lacey have high foot traffic with the homeless population and pan handlers. This concerns me because how building the gas station could attract people in these situations, which in turn could create safety issues for children and families that frequent the area and visit the park. Many families in this area have felt safe letting their children play at the park by themselves knowing it is a safe area. This is something that is not too common anymore in many places, and something that should be protected for children. I am also concerned for the safety of the neighboring homes and vehicles. I imagine the likelihood that amount of break-ins and other crimes will increase with a gas station being added to this area. I would ask you to please take these factors into consideration when reviewing the proposal for this area, and strongly consider the safety of the home owners and our community's children.

Thank you,
Alex Herrera

Sent from my iPhone

Grant Beck

From: Griffin Wilde <griffinjameswilde@gmail.com>
Sent: Thursday, April 1, 2021 7:22 PM
To: Samra Seymour
Cc: Elizabeth Van Hooser
Subject: Re: Informational: 20-310 Meridian Campus Chevron and Retail

[Warning! External Email]

Good evening. I live on Deni street right around the corner from your proposed campus glen project and don't understand the planning you came up with. There are already a bunch of homeless drug addicts wandering the woods here and camp outside the gas stations on our side of the highway. Not only is this a safety concern for me and my family but it brings down our property value every time you guys come up with a homeless shelter or gas station proposal. Leave it alone and stop trying to build gas stations across from playgrounds for kids. Feel free to call me if you have ran out of good idea for building projects.

> On Apr 1, 2021, at 7:13 PM, Elizabeth Van Hooser <e.van.hooser@gmail.com> wrote:
>
> EmailAlert@calibersoftware.email

Grant Beck

From: Velvet Collins <velvet.collins@gmail.com>
Sent: Thursday, April 1, 2021 7:19 PM
To: Samra Seymour
Subject: Proposed development

External Email Warning! Use caution before clicking links or opening attachments.

I am writing in regards to the proposed development in the Meridian campus area. As a homeowner in the area, I am most definitely opposed. I see it as a potential safety issue both with increased traffic in the area and for the kids in the area (both park and school). That area is also a bus stop--I would not feel safe sending my child to a bus stop at a convenience store.

Additionally, I feel that this would decrease property value in that area. I would hate to be a homeowner right next to this development. We bought in this area because it DIDN'T have this type of business that does not add aesthetic or character value to the community. I am kindly submitting my vote for this plan not to be approved.

Regards,

Velvet Colins

From: Sigi Arellano <shadowarellano805@gmail.com>
Sent: Thursday, April 1, 2021 6:46 PM
To: Samra Seymour
Cc: Brenda Flores
Subject: Proposed gas station

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern. My name is Sigifredo Arellano, in my opinion I would not like a gas station in the meridian campus area. I feel like the bright lights from the gas station would take away from the peaceful wooded neighborhood we have. There is also a middle school down the road from where the proposed gas station would be located I am afraid this would cause for some kids to get accidentally hit by a car pulling into the gas station. I just don't see the benefit of having a gas station in the neighborhood. I am afraid that the gas station will bring crime/vandalism to our quiet neighborhood.

Thank you for your time if you have any questions please feel free to contact me at (805)807-1804.

Grant Beck

From: Dante Thompson <kaibaman13@yahoo.com>
Sent: Thursday, April 1, 2021 6:43 PM
To: Samra Seymour
Subject: Proposed Convenience Store

External Email Warning! Use caution before clicking links or opening attachments.

To Whom it May Concern,

Regarding the plan to build a gas station/ convenience store, my wife and I are against the plan. It would be an eyesore for the neighborhood, and we don't particularly see the point. There are two other gas stations less than five minutes away, and Safeway, Costco, and Walmart are all less than ten minutes away. In addition, we are concerned that, because gas stations bring the risk of being robbed, that it would invite crime to come into our neighborhood. Thank you for your time, and I hope you take these points into consideration.

Sincerely,

Dante Thompson

P.S. I originally responded to the original E-mail. I apologize if that caused any inconvenience.

[Sent from Yahoo Mail on Android](#)

Grant Beck

From: Robert Harris <kingspoint11@yahoo.com>
Sent: Thursday, April 1, 2021 6:36 PM
To: Samra Seymour
Cc: ROBERT HARRIS
Subject: Fw: Informational: 20-310 Meridian Campus Chevron and Retail
Attachments: A100 SITE PLAN FLAT.pdf; CUP-2_Conditional_Use_Permit_Application.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I do not approve of proposal 20-310 Meridian Campus Chevron and Retail.

We live at 4145 Cameron DR NE, Lacey WA. We aren't a temporary military family and plan on living in Lacey for good. I walk by this location with my 2 year old daughter to visit the Meridian Neighborhood Park across the street.

My concerns are:

Added traffic and noise

Ground water and air pollution

Convenience stores which offer EBT payment often attract transient population (we already have an increase of petty theft in the area). This will lend itself to people buying alcohol and lingering in the park where there are kids playing.

Light pollution from required lighting for a building of this use.

No demand for this development and not compatible with the neighborhood. There are better uses for this land. I drive by this location daily and have never hoped that there was a gas station or small retail shops so close to my neighborhood.

This development can be designated for the larger main streets away from a dense residential area.

I wish this comment be included in the record. Kindly confirm receipt.

Regards,

Robert Harris

Deputy Chief Surveyor - Pacific Ports

National Cargo Bureau

Mobile: (206) 900-6497

Begin forwarded message:

On Wednesday, March 31, 2021, 4:50 PM, VIS Group, Inc. wrote:



Yahoo Mail

Take a trip into an upgraded, more organized inbox with Yahoo Mail. Login and start exploring all the free, orga...

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

From: Shermane "Aqua" Badr <jannah77@icloud.com>
Sent: Thursday, April 1, 2021 6:26 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[Warning! External Email]

To whom it may concern:

We are residents of the Meridian Campus and have grave concerns about a gas station being established in our residential community in the proposed location. Here are just a few:

1. It's too close to the middle school and park, and local daycare, and homes, and therefore may attract unwanted company being that gas stations sell alcohol among other things and unfortunately this proposed gas station would also increase unwanted traffic in this residential area. So it's not a convenience but a potential harm to our community.
2. Digging and establishing gas tanks/pipes in that area may become a danger to local homes if something happens or defaults with the pipes/tanks.
3. Many children are in this area and play safely in our community. Establishing such an establishment would not bring convenience but only issues. We currently have more than enough gas stations in our local residential area that are within safe distances from our homes and places our children and community access and enjoy peacefully.
4. We also have wild reserve areas and wild life that flocks to our area that we value and want to continue to preserve. A gas station this close would disrupt that.

So, absolutely no thank you.

Kind regards,
Badr Family
Residents of Meridian Campus

Sent from my iPhone

From: scott mcbrayer <s_mcbrayer@hotmail.com>
Sent: Thursday, April 1, 2021 6:23 PM
To: Samra Seymour
Subject: Fwd: Informational: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Mrs. Seymour,

Thank you for sending me a reply email. I've included my comments/concerns (originally sent to VIS) regarding this project. I have since learned that there is no legal setback for alcohol sales in/near restricted areas similar to those specified for cannabis sales. The Washington board (cannabis and alcohol licensing) did mention that projects within 500ft of a restricted area (park and playground in this case) would be given additional time for public comment which I'm sure has been included in the process.

1. Concern: this project would increase vehicle traffic (by design) in an area with a well attended park and Salish Middle School in close proximity. Children cross the street from what would be the gas station side to the park side (of the street) as well as crossing the street to get to school. Even though a crossing light (across Willamette) exists crossing the street at unmarked locations (i.e. no cross walk) is common (unfortunately). The likelihood of a pedestrian – vehicle accident would be high.
2. Concern: a convenience store would almost certainly sell alcohol. Both schools and public playgrounds (as well as parks) are considered Restricted Areas in accordance with RCW 69.50.331(8). While this section specifically applies to cannabis sales I would suspect something similar exists for alcohol (I have a call into the Washington Liquor and Cannabis Board for confirmation). Meridian Neighborhood Park (and playground) would be ~100ft from the planned installation and Salish Middle School ~1000ft away.
 - a. Sales of alcohol in close proximity to a school (Salish Middle School) would be both a negative community image and would possibly increase the scope of the homeless problem we still have in the area (<https://www.theolympian.com/news/local/article223033220.html>).

Scott McBayer

CPT, USA (Ret.)

3607426178

Scott.r.mcbrayer@gmail.com

S_mcbrayer@hotmail.com

From: [VIS Group, Inc.](#)

Sent: Wednesday, March 31, 2021 10:21 AM

To: [Scott Mcbrayer](#)

Subject: Informational: 20-310 Meridian Campus Chevron and Retail

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

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At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

Grant Beck

40A - 225

From: John Wingerson <wingcat135@gmail.com>
Sent: Thursday, April 1, 2021 6:03 PM
To: Samra Seymour
Subject: No Chevron gas station.

External Email Warning! Use caution before clicking links or opening attachments.

I DON'T WANT A GAS STATION ON WILLAMETTE / CAMPUS GLEN!!! Enough already. There is no need for this. Stop this development. J. & J. Wingerson

40A - 226

Grant Beck

From: Peter Manibusan <notespjm@icloud.com>
Sent: Thursday, April 1, 2021 5:42 PM
To: Samra Seymour
Subject: Gas Station

[Warning! External Email]

Yep we dont need a gas station at that location in meridian campus. go closer to cabelas

Sent from my iPhone

Grant Beck

From: Linn A Weiss <lawweisslaw@gmail.com>
Sent: Thursday, April 1, 2021 5:36 PM
To: Samra Seymour
Cc: Carol Weiss - Wife
Subject: Comment Regarding Proposed Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

April 1, 2021

Linn and Carol Weiss
3951 Amelia Ct. NE
Lacey, WA 98516

Samra Seymour, Senior Planner
City of Lacey

Comment Regarding Proposed Meridian Campus Chevron and Retail

As Meridian Campus residents, we strongly oppose the entire application package, a two-building project comprising a gas station, a convenience store, and retail/restaurant space. Principal reasons for our opposition:

1. Major Safety Concern: It would be immediately across from Meridian Neighborhood Park, a high-traffic area for small children and their families, many of whom enter and exit the park on foot, by strollers, and by tricycles and bikes. It also would be immediately next to a busy neighborhood crosswalk, used daily by dozens of children on their way to and from nearby Salish Middle School. Gas stations, with their huge fuel holding tanks, require vigilant safety management.
2. Major Traffic Bottleneck: For residents, work commuters, visitors and park users, the proposed project will cause major intersection congestion at corner of Willamette Drive NE and Campus Glen Drive NE. For residents who use Campus Glen Drive NE to access their homes east of the intersection, they first will have to run the gauntlet through this new commercial area, with its many vehicles continually entering and departing the gas station and other retail services. Given the increased number of giant warehouse/fulfillment centers in the nearby area, this proposed project will also attract much inter-day work commuter traffic.
3. Major Environmental Impact: In addition to the removal of trees, grasses, scrubs and topsoil — and resultant loss of neighborhood green space — gas stations, restaurants and retail stores require continual heavy truck traffic to keep them supplied. A gas station's fuel holding tanks must be continually refilled, and large tractor-trailer rigs delivering fuel are both a major traffic problem as well as a potential safety and environmental concern.

In sum, the proposed project's location is terribly ill-advised, potentially dangerous to children and others, a major unwanted bottleneck for local residents, and environmentally risky — all sound reasons for the project's rejection.

Sincerely,

Linn and Carol Weiss
lawweisslaw@gmail.com

From: Curtis Sneddon <curtissneddon@hotmail.com>
Sent: Thursday, April 1, 2021 4:57 PM
To: Samra Seymour
Subject: RE: [VIS Group, Inc.] Re: MCROA102900690 RE: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Got the links this time.

This is bedroom community. Why a gas station right in the middle of it? Lame.

From: Scott Roth (VIS Group, Inc.) [mailto:support@visgroupinc.zendesk.com]
Sent: Thursday, April 01, 2021 3:45 PM
To: Curtis Sneddon
Subject: [VIS Group, Inc.] Re: MCROA102900690 RE: Meridian Campus Gas Station

##- Please type your reply above this line -##

Your support ticket (84937) has been closed. To reopen this request, reply to this email.



Scott Roth (VIS Group, Inc.)

Apr 1, 2021, 15:44 PDT

Please see attached underneath my signature line

Best regards,

Scott Roth, CMCA, AMS
Community Association Manager and Director of Community Management
VIS GROUP, INC.
800-537-9619 Office
360-628-7900 Direct
253-799-8899 Fax
8617 Martin Way East
Lacey, WA 98516
info@vismanagement.com
www.vismanagement.com

Attachment(s)

[A100 SITE PLAN FLAT.pdf](#)

[CUP-2 Conditional Use Permit Application.pdf](#)



Curtis Sneddon

Apr 1, 2021, 15:05 PDT

There was no attachment in the first email. Could you resend with attachment. Thank you.



Scott Roth (VIS Group, Inc.)

Apr 1, 2021, 13:35 PDT

Good afternoon;

The first email contained an attachment that was a map that defined the area at the corner of Campus Glen Dr NE and Willamette Dr NE

Best regards,

Scott Roth, CMCA, AMS

Community Association Manager and Director of Community Management

VIS GROUP, INC.

800-537-9619 Office

360-628-7900 Direct

253-799-8899 Fax

8617 Martin Way East

Lacey, WA 98516

info@vismanagement.com

www.vismanagement.com



Curtis Sneddon

Apr 1, 2021, 13:14 PDT

When you say, "Across from Meridian Park".. where exactly do you mean?

Curtis S.

From: VIS Group, Inc. [mailto:EmailAlert@calibersoftware.email]
Sent: Thursday, April 01, 2021 1:11 PM
To: Curtis Sneddon
Subject: Meridian Campus Gas Station

Hi All;

For those of you in receipt of the previous email regarding this subject please note a couple of items

1. The proposed location is across from the Meridian Park.
2. To submit your concerns and comments, please send those to Sseymour@ci.lacey.wa.us, with the City of Lacey so your opinion can be recorded.

Thank you,

Your Management Team
VIS GROUP, INC.

Renton Office:

13470 Martin Luther King Jr Way S
Renton, WA 98178

Lacey Office:

Office: 800-537-9619

8617 Martin Way East

Lacey, WA 98516

www.vismanagement.com

We hope we were successful in resolving your request. If that is not the case, please reply to this email and provide additional information.

We thank you for being a valued customer of VIS Group, Inc.

Regards,

Scott Roth

This email is a service from VIS Group, Inc.. Delivered by [Zendesk](#)

40A - 229

Grant Beck

From: Art McCluskey <artjmcluskey@comcast.net>
Sent: Thursday, April 1, 2021 4:48 PM
To: Samra Seymour
Cc: Ava McCluskey (Wife)
Subject: Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour

My wife and I are opposed to the issuance of a conditional use permit for the subject project. We believe there are currently ample opportunities for area residents to obtain fuel and convenience items. With a local park across the street that is used extensively by local residents, the additional traffic is not welcomed.

Regards,
Art and Ava McCluskey
9412 Budd Ct NE
Lacey WA 98516
Sent from my iPhone

Grant Beck

From: Lauren Romero <leach.0114@gmail.com>
Sent: Thursday, April 1, 2021 4:23 PM
To: Samra Seymour
Subject: Campus Glen Park

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

I replied to this through the ROA alert email but wanted to be sure you received my comment on the proposed development of land.

I wholeheartedly disagree with the land being developed this way. To allow this land to become privately developed seeks to exclude further land from community care. This land was supposed to be developed into a skatepark and other public community amenities. That, surely, is a much better use than further commercialization of spaces that do not allow for people to exist in them without the expectation of payment. It is wrong to surrender more of our community resources to corporations and private business entities when there are better potential uses.

--

Respectfully,

Lauren E. Romero (she/her/hers)

JD Candidate, 2022

Cannabis Law Society, *Vice President*

Seattle Journal for Social Justice, *Staff Editor*

Veterans Law Society, *Secretary*

SEATTLE UNIVERSITY SCHOOL OF LAW

Mobile: (404) 754-8954 | law.seattleu.edu

[Whose land are you on?](#)

// AT THE HEART OF LAW

Grant Beck

From: Bob ROTHWELL <BOBZ28@msn.com>
Sent: Thursday, April 1, 2021 4:10 PM
To: Samra Seymour
Subject: Re Meridian Campus gas station proposal: UNSAFE

External Email Warning! Use caution before clicking links or opening attachments.

Imagine if you will a gaggle of moms and grandparents with tots in their strollers trying to cross campus glen dr with gas station traffic rushing by. You know how people get in a rush behind the wheel. Late for work, late getting home, using their cel phones while driving. Sounds unsafe to me.

Robert Rothwell
4048 Amelia Ct NE
Lacey

Grant Beck

From: Rachel Couchey <rachelcouchey@gmail.com>
Sent: Thursday, April 1, 2021 3:48 PM
To: Samra Seymour
Subject: Meridian Campus Chevron

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern,

I have seen the intent to build on the land next to the playground and across the street from several neighborhoods. Putting in a gas station in such close proximity to where children are out playing is unwise and unsafe. It is also going to add in unnecessary and unwanted traffic. This community is family oriented and adding a commercial business to this area is not in line with the values we see here. Please take the concerns of the community into consideration when making the final decision.

Rachel Couchey

From: Barbel Goodman <barbelwgoodman@gmail.com>
Sent: Thursday, April 1, 2021 3:41 PM
To: Samra Seymour
Subject: Proposed gas station concerns across from Meridian Park.

External Email Warning! Use caution before clicking links or opening attachments.

Hi, Mr. or Mrs. Seymour,

I am a homeowner in the Campus Meadows neighborhood area and would like to raise my concern about the proposed gas station across Meridian Park. I am very concerned about this proposed gas station in our area because it will attract too much traffic, which can cause accidents. Also, there are plenty of gas stations in the area. There is one gas station across from Meconis and another one on the corner of Hawks Prairie rd. and all the other gas stations across I-5 near Home Depot. This additional traffic in our area is concerning and problematic, as there are many children and people who walk in the area to Meridian Park. This proposal is unacceptable, and I hope that a more appropriate use can be found for this vacant area. How about another park area with benches and trees? Perhaps some memorial statue for our military heroes?

Sincerely,
Barbel W. Goodman
A homeowner on Campus Meadows Loop NE, Lacey WA

40A - 234

Grant Beck

From: mandjohnston@comcast.net
Sent: Thursday, April 1, 2021 3:31 PM
To: Samra Seymour
Subject: Meridian gas station

[Warning! External Email]

Please do not put in a gas station across from Meridian Park, that park is busy with children all day year round on nice days.
Another concern is the kids going and coming from Salish Middle School, that is a very busy and dangerous intersection right now and a gas station will just add to it.

Sincerely
Jan and Mike Johnston
8601 Webster Dr NE
Lacey, 98516
360-491-4660
Sent from my iPhone

Grant Beck

From: Lynn Briggs <lbriggs_1999@yahoo.com>
Sent: Thursday, April 1, 2021 3:23 PM
To: Samra Seymour
Subject: Project 20-310: Meridian Campus Chevron

External Email Warning! Use caution before clicking links or opening attachments.

I oppose this project. First, it is unnecessary as there are other convenience stores with gas stations within a reasonable distance. Second, it will further aggravate an often difficult traffic situation in that area, especially for drivers turning left from westbound Campus Park Dr NE onto Meridian Rd, or trying to cross Meridian in the same direction to get to Salish Middle School. Visibility there is limited and, unfortunately, many drivers on Meridian choose to exceed the posted speed limit. If this project is approved I strongly recommend installation of a traffic signal at that corner. Third, the proposed station is directly across the street from a busy park, and is on the walking route of many middle school students. Thank you.

Lynn Briggs
9204 Periwinkle Loop NE, Lacey

40A - 236

Grant Beck

From: dan lafavor <lafavordr@hotmail.com>
Sent: Thursday, April 1, 2021 3:16 PM
To: Samra Seymour
Subject: Gas station

External Email Warning! Use caution before clicking links or opening attachments.

We strongly feel that putting a gas station in the area of meridian Park is a terrible idea. We moved here because the area had alot of trees, open spaces and a nature feel. The building of all the homes these past years has destroyed that feeling and now a gas station in that location would push us over the edge and will move from this city. Children walk to school by that route and adding a stop and go gas station will endanger their safety most definitely. We don't want the urban feel in our community.

Sent from my T-Mobile 5G Device

From: Christine Love Rowe <rowe.christinelove@gmail.com>
Sent: Thursday, April 1, 2021 2:56 PM
To: Samra Seymour
Subject: Meridian campus gas station

[Warning! External Email]

Hello,

My name is Christine Rowe and I received an email about the gas station potentially being built right across Meridian park. I wanted to express my concerns regarding this. I am all for protecting this neighborhood and the people who live here. First, having a gas station right in the area by a park is a huge concern of mine due to the fumes and the chemicals that will linger in the area. I am greatly concerned by the presence of a gas station so close to our homes and the potential effects it will have on our health and safety. Not to mention, there have been numerous studies of the harmful effects gas stations have such as elevated air pollution and the increase in benzene emissions that can potentially lead to cancer and other health issues. Another concern of mine is the increase in crime. Currently, our neighborhood has felt like such a safe place we rarely ever hear of crimes happening around. With a gas station literally right behind our backyard poses potential increases in the crime rates. I ask that you guys take into consideration the families and community that we have here.

Thank you,

Christine Rowe

From: jamesa.westberg <jamesa.westberg@comcast.net>
Sent: Thursday, April 1, 2021 2:54 PM
To: Samra Seymour
Subject: Building proposal Willamett/Campus Glen

External Email Warning! Use caution before clicking links or opening attachments.

Questions:

1. What studies have been done confirming safety as close as this building proposal is to residential housing?
2. What impact studies have been done on how the building proposal will affect the value of the homes adjacent to the construction area? Are the property owners willing to guarantee that they would put money aside to meet any guarantees made?
3. What barriers would be built to shield existing homes from the proposed building?
Would barriers include "green" space?
4. How would this building proposal enhance the neighborhood? Make life better for all residents?
5. Guaranteed consistent maintenance of the area to be built?
6. Impact study on increased traffic control?

Sent from Samsung Galaxy smartphone.

From: ALBERT MASSAQUOI <amvision600@gmail.com>
Sent: Thursday, April 1, 2021 2:37 PM
To: Samra Seymour
Subject: Gas station at Campus Glenn

[Warning! External Email]

Question: If a gas station is erected at the proposed location,Where will the park be relocated if at all. Remember that families decided to purchase homes and live in these areas because of the quietness and privacy. When you commercialize the area, you are forcing us to relocate. It should not always be about YOUR bottom line. Have you consider ours?

AM
Home owner

Sent from my iPhone

From: Jordan Pelton <jordanpelton83@gmail.com>
Sent: Thursday, April 1, 2021 2:22 PM
To: Samra Seymour
Subject: Regarding Chevron in Meridian Campus (20-310)

External Email Warning! Use caution before clicking links or opening attachments.

Samra;

Good afternoon, I wanted to write and express my deep concern with the plan of building a Chevron in my neighborhood. Start by saying, I get the money that a project like this might bring in, but I think the negatives far outway the dollars in this case:

- 1 - This is right across from a neighborhood park (Meridian Neighborhood Park) where kids are going back and forth from the William Ives Trail directly adjacent to the proposed station. This brings in risk to the children and an easy place for criminal activity to occur near and around the park and the William Ives Trail. The woods along the trail and in and around the park make it easy for people to hide.
- 2 - The North Thurston School District owes the land adjacent to the Meridian Neighborhood park and they plan to build an elementary school soon. I have already discussed the risk to the children being next to a park - this amplifies once the elementary school has been built not to mention the traffic this will impose on along Campus Glen Drive - which further adds to the risk of the children. Also, the health affects a gas station will impose on the kids at the park and future elementary school.
- 3 - This is a quiet neighborhood, especially at night and the noise will dramatically increase - I know this is a personal thing, but we also have to be mindful of the property value, which will likely decrease in this area.
- 4 - There is NO convenience in having a gas station here when we have the 7-11 at the roundabout of Willamette and Marvin, Arco at Marvin and Hawks Prairie, and the Chevron and Mobile at Martin and Meridian.
- 5 - One thing we might not have thought of as well - with all the light industrial being built in the area, many larger vehicles might try to fuel up here and Campus Glen Dr is not a safe location for them and us for them going in and out.
- 6 - Lastly, I am not alone in this thought as I am sure you have gotten many emails on the subject. There are also a lot of comments on the Nextdoor app on the topic as well:https://nextdoor.com/p/ghPxNxDJgwBq?utm_source=share&extras=NDMzMzMxODA%3D Let me know if you do not have access and I can send a copy of all the comments.

I would also like to be made aware of any public forums/meetings on the topic where we might have another forum to express our concerns.

Thank you for taking the time to read my comments and I truly hope you will be on our side and understand our concerns.

Sincerely a concerned member of Meridian Neighborhood

Jordan Pelton

jordanpelton83@gmail.com

3508 Barklay Dr NE

Lacey, WA. 98516

360-522-6019

Grant Beck

From: Sharon Logan <bodet_cious@hotmail.com>
Sent: Thursday, April 1, 2021 2:15 PM
To: Samra Seymour
Subject: Gas station on Willamette

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern,

We moved to Lacey 15 .5 years ago because it was quiet and had a lot of trees. Our neighborhood was a small community with no through roads.

The trees keep being cut down to build high density housing and very close individual homes. A middle school was added. The roads are congested. And new neighborhoods don't have access to Meridian so cut through older neighborhoods all while speeding and putting children and pets at risk.

Now, there is a proposal to add gas tanks in the ground on a very small plot of land directly across from where children play. This will bring more cars to that area which will further put children and pets at risk.

Something has to be done about destroying the natural environment that once existed in our neighborhood.

Enough is enough.

Stop zoning our area for more houses.

Put access to the new neighborhoods to Meridian in place so these new people stop speeding through our neighborhood.

Put speed bumps and speed traps in place to stop these law breakers from endangering our loved ones.

Sincerely,
Sharon Logan

Sent from my Galaxy

From: Kyle Dirkintis <k.s.dirkintis@gmail.com>
Sent: Thursday, April 1, 2021 2:08 PM
To: Samra Seymour
Subject: Gas Station Location - Terrible Idea

External Email Warning! Use caution before clicking links or opening attachments.

To whom it concerns,

The placement of a gas station within the already established residential neighborhood is a terrible idea. This area is already a beautiful and well established part of the neighborhood - to be completely honest, this is going to be an eyesore for all residents living in the area. There are plenty of gas stations near/around these neighborhoods to include multiple Shell, ARCO and 7-Eleven's that already meet the demand of the local consumers. I recommend the addition of something that will continue drawing residents out and building community (i.e. tennis courts, other sporting areas, walking paths, a dog park, fountains/water features, local/tribal historical monuments, a small skate/bike park for neighborhood kids, etc). but please, not a gas station.

Furthermore, this will lead to increased congestion at the intersection of Willamette Drive and Campus Drive NE leading to the eventual installation of stop lights, excessive traffic build-up due to it already serving as a primary route for parents/children leaving and arriving at Salish Middle School. There would be a greater potential for accidents with the park having an abundance of children playing there throughout the year, etc.

To add to this, almost every gas station south of this location attracts some population of homeless personnel - this continues to grow year by year. We DO NOT need this causing a potential shift in the homeless population north into these neighborhoods where so many families and kids live and enjoy life. They would soon occupy the woods in the surrounding areas/neighborhoods/park (as they already do near the Home Depot Warehouse to the south of these neighborhoods. This would be detrimental to home resale values, the well-being of our children in our communities, and potential crime rates.

Very Respectfully,

Kyle S. Dirkintis

From: Jill Travis <jaxnjill@me.com>
Sent: Thursday, April 1, 2021 2:07 PM
To: Samra Seymour
Subject: Gas station

[Warning! External Email]

We believe this would be an asset to the community. Families could walk to get ice cream on Friday nights. We could get last minute items without crossing freeway. This would be a great convenience for anyone traveling North Bound I-5 to stop for gas prior to getting on freeway:

Chris and Jill Travis
Campus Park
Since 2002

Sent from my iPhone

From: susan tennis <susan.tennis@hotmail.com>
Sent: Thursday, April 1, 2021 2:02 PM
To: Samra Seymour
Subject: Meridian Neighborhood Park

External Email Warning! Use caution before clicking links or opening attachments.

I'm writing today to express my concern over the possible gas station /convenience store development across the street from the Meridian Neighborhood Park. My family strongly opposes this proposal fearing that it is detrimental to the character of our community. We feel that the installation of a gas station/convenience store would attract unwanted loitering by homeless people as well as kids skipping school from nearby Salish Middle school. We are concerned about safety with the increase of traffic in what is a neighborhood currently well-traveled by walkers, bicyclists, joggers and families with children of all ages and pets. That intersection is already difficult to navigate traveling by car. People already have to wait several minutes to make left hand turns out of both neighborhoods off of Campus Glen Drive.

Respectfully,
Susan & Alan Tennis

40A - 245

Grant Beck

From: Benjamin Couchey <bencouchey@gmail.com>
Sent: Thursday, April 1, 2021 2:00 PM
To: Samra Seymour
Subject: Concerns over gas station

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern. I have concerns about the gas station going in the meridian campus area. Specifically right next to the biggest childrens park in our area. This is a great park and tons of kids use it. Moving a gas station there has the potential to bring many strangers/non-meridian campus residents to the area in direct vicinity where our kids play.

CPT Ben Couchey

40A - 246

Grant Beck

From: Nancy Wicker <nswicker@comcast.net>
Sent: Thursday, April 1, 2021 1:51 PM
To: Samra Seymour
Subject: New Gas Station on Willamette

[Warning! External Email]

Regarding the proposed new gas station on Willamette across from Meridian Park, I live very close to that location and would not be in favor of it being built - I for one would not use it to buy gas. Thank you.

Grant Beck

From: Daniel Caffarel <dcaffarel@gmail.com>
Sent: Thursday, April 1, 2021 1:49 PM
To: Samra Seymour
Subject: Re: Informational: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

Reference the proposed construction, my opinion is that any new development include the necessary infrastructure for EV charging. Assuming the retail and convenience store spaces are intended to be functional for the next 20-30 years, EV will likely be exponentially more prevalent, if not dominant, for residents in the area.

I'd like this to be noted and considered.

Thanks in advance,

Daniel Caffarel (he/him)
9341 Earhart St NE, Lacey, WA 98516

On Wed, Mar 31, 2021 at 10:35 AM VIS Group, Inc. wrote:

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct”

--

Daniel Caffarel, LMHC

(he/him)

Please be aware that email should not be used to communicate about urgent clinical matters.

Confidentiality Disclaimer: The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Grant Beck

40A - 248

From: Marcena Fuller <marcenafuller@gmail.com>
Sent: Thursday, April 1, 2021 1:49 PM
To: Samra Seymour
Subject: Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

I don't wish to have a gas station in my neighborhood. There are plenty of other areas for another gas station plus it will lead to more homeless camping out. This is a very big concern for me living in this beautiful area. Thank you for all you do but it will ruin the atmosphere in this neighborhood.

From: J Haworth <JHaworth27@hotmail.com>
Sent: Thursday, April 1, 2021 1:46 PM
To: Samra Seymour
Subject: Meridian Campus gas station

External Email Warning! Use caution before clicking links or opening attachments.

I am writing this email to voice my opinion about a new convenience/gas station proposed to be across from Meridian Park off of Wilamette Drive in Lacey. I am very much opposed to this idea. I believe it will ruin the area, bring in loiterers and be an eyesore. I believe it will spoil the very nice and peaceful neighborhood. I am 100% against this gas station. Please leave this area nice, the way it is now.

Thank you,

Jeff Haworth
Campus Green Drive

Get [Outlook for Android](#)

Grant Beck

From: Pat Cook <pcookwa@comcast.net>
Sent: Thursday, April 1, 2021 1:45 PM
To: Samra Seymour
Subject: RE: Informational: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Greetings Samra Seymour,

I am contacting you in response to an email that my homeowners association sent out yesterday concerning the use of this particular land parcel.

VIS Management Group sent out the following email to all homeowners yesterday:

Greetings Meridian Campus Residents,

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department 360.413.3541 direct"

This morning I responded to VIS Management Group with the following email, and they wanted me to redirect it to you for the record:

Greetings VIS Group,

Thank you for the email you sent to the homeowners yesterday concerning this proposed site plan.

I know very well where this parcel of land is located, and it is within walking distance of my home. It is across from the lovely and very much used Meridian Neighborhood Park. As a matter of fact, it is quite deep into the residential neighborhood with homes directly behind it and all around it.

I do not feel that it is at all appropriate to be building a convenience store with gas pumps at this location.

This is not an industrial or retail area at all. The little coffee shop that is close by across Willamette Drive has struggled for customers, and ownership has turned over for years. People wanting gas and groceries and coffee go out towards and across the I-5 freeway for these resources. They go out towards the 7-Eleven convenience store/gas pumps at the Willamette Dr/Marvin Rd/Britton Pkwy roundabout. Or, they head out Meridian Rd to Martin Way where there are both Mobil and Chevron convenience stores/gas stations.

Build this plan at this proposed site, and it will become a blight on the neighborhood. A doctors office, dental office, school or daycare center is one thing.... hardcore retail is another, as the struggling coffee shop has found out. The preponderance of customers is not in this heavily residential area. People head out towards the significant commercial zone right across the I-5 freeway, full of all the retail stores and gas resources they need.

We are homeowners here, and I for one would never frequent nor do I not want a convenience store/gas station in the middle of my neighborhood.

Thank you for your attention to this matter.

Patricia Cook

(Concerned homeowner of Campus Highlands)

Grant Beck

From: Angie <3pillows@comcast.net>
Sent: Thursday, April 1, 2021 1:43 PM
To: Samra Seymour
Subject: Meridian park gas station

[Warning! External Email]

This is a horrible idea. This is a location with full residential neighborhoods surrounding this proposed site with a park directly across the street. All the neighborhood kids walk and play play at this park and also walk to and from school from all of the surrounding neighborhoods and would need to walk right passed the gas station with traffic coming in and out of it. Sounds dangerous and not well thought out.
I hope you take this all into consideration.

Angie Pillow

From: Bill Hall <whoopiewu@gmail.com>
Sent: Thursday, April 1, 2021 1:43 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

I am opposed to locating a gas station and local businesses at the proposed location in Meridian Campus. This is a poor location based on the location across the street from a Lacey City Park, a major school children crossing and close to the location of a proposed school. The city is well aware of the traffic at this location based on spending thousands of dollars to build a lighting crosswalk for this intersection. This proposal will generate additional traffic inside of the lights and place children in the crosswalk at risk. The proposed facility will generate additional cross traffic at an intersection which already has major cross traffic from parents driving children to/from the middle school and the multiple school buses already transiting this intersection. Please reject this proposal.

Bill Hall
4422 Campus DR NE
Lacey 98516
hallwf1@gmail.com

From: MEREDITH <knightm002@comcast.net>
Sent: Thursday, April 1, 2021 1:43 PM
To: Samra Seymour
Subject: Meridian Campus Chevron

[Warning! External Email]

I just wanted to drop a quick email for voicing my concerns about the Chevron idea. As a parent, I do not like the idea of a station going up across from a park so frequently accessed by smaller children. Kids like to ride bikes there and most have to cross the street to access the park at any point. We also have middle schoolers who are just starting to test out their independence and more traffic patterns and various distractions are less than ideal for young people. We also enjoy the quiet family feel of the community and this would cause quite a disruptive environment, that is not conducive to the family feel of this community. Please take these concerns into consideration as you decide to move forward or decline to move forward with these plans.

Meredith Knight

Sent from Xfinity Connect Application

Grant Beck

40A - 254

From: mksantiago09@gmail.com
Sent: Thursday, April 1, 2021 1:39 PM
To: Samra Seymour
Subject: Gas station near Meridian Park

[Warning! External Email]

Hello, I live near Meridian Park in the Campus Meadows neighborhood. I would no way want a gas station built near there. It's lovely and safe the way it is. Please do not allow this.

Thank you,
Melinda Santiago

Sent from my iPhone

From: Rachel Herrod <raherrod789@gmail.com>
Sent: Thursday, April 1, 2021 1:38 PM
To: Samra Seymour; Andy Ryder
Cc: Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: Objection to 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour, Mayor Ryder, and City of Lacey Council Members,

I hope this email finds you well.

As a resident and homeowner of Meridian Campus, I am reaching out with my strong objection to the Meridian Campus Chevron and Retail. In my opinion and that of many of my neighbors, this type of business is not needed nor wanted in this neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this would be a repetitive and unnecessary addition to our area.

The location proposed for this gas station is quite literally in the middle of our residential area and I cannot imagine a business like this being great for things like property value and overall safety inside our neighborhood as it would increase non residential traffic inside an already very busy neighborhood. I also feel that having thousands of gallons of fuel right in the heart of a neighborhood and near a large park is unsafe. Is there anytype of zoning regulation in regards to that? There is research done by a group at Columbia University regarding the safety of living this close to a gas station, here is what I find most applicable from their findings:

Study results from Columbia University's Mailman School of Public Health revealed that vapors from gas station vent pipes often emit ten times the amount of emissions that were originally used to determine setback regulations for playgrounds, public parks, and schools. The findings were published in the journal *Science of the Total Environment*. The researchers highlighted that toxic gasoline and diesel chemicals may have been unknowingly exposing nearby residents to harmful carcinogens for decades. By attaching gas flow meters on venting pipes held at multiple gas stations in the Midwest and the Northwest, the researchers found elevated levels of vapors containing a number of toxic chemicals like benzene, which is a known a carcinogen. Over the past few decades, the average benzene content of gasoline has been approximately one to three percent in the United States and three to five percent in European countries (Infante, 2017).

A synopsis of this study can be found here: <https://www.publichealth.columbia.edu/public-health-now/news/gas-stations-vent-far-more-toxic-fumes-previously-thought> and additional expansion on the research can be found <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/>

In addition to that, I feel that the zoning of this business goes against the codes set by the city of Lacey. In the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, "General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. I do not see this being a mainly walk-in trade since people will need their cars to get gas. Lighting, usually gas stations have bright lights on at all times since most gas stations are open for many hours, if not 24 hours, a day. If people are

getting gas in the middle of the night this would also not be a quiet operation for the neighborhoods located next to the gas station.

Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to areas where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood." I know that I am not alone as a local citizen that does not accept this development proposal. I would encourage the City of Lacey to continue to hear the voices of residents and reject this proposal.

While I understand the need for development and increased infrastructure, this plan just misses the mark and would only help those receiving revenues and taxes from this business. As a resident, I do not see how this would increase my quality of life at all.

I once again urge the City of Lacey to reject this proposal in the interest of the residents of Meridian Campus. There are more suitable locations for a business like this.

Thank you for your time.

Sincerely, Rachel Dobiynski
Meridian Campus Resident

From: elizabeth Bostick <bostick_liz@yahoo.com>
Sent: Thursday, April 1, 2021 1:18 PM
To: Samra Seymour
Subject: Gas Station

[Warning! External Email]

Greetings:

While I find it awesome a gas station will be placed closer to my home, I have major concerns it will be across from a children's park that is very populated and could pose a risk to injuries or issues with children.

Thanks,

Liz Ruiz-Bostick
(253) 948-7020

Please forgive any typos or errors in my email as I'm using my iPhone to compose this message.

From: Cheryl Ricevuto <cmricevuto@gmail.com>
Sent: Thursday, April 1, 2021 12:42 PM
To: Samra Seymour
Cc: Andy Ryder; Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; City Council; Malcolm Miller
Subject: Lacey Chevron - Project 20-310

External Email Warning! Use caution before clicking links or opening attachments.

Hello Ms. Seymour,

As a resident of Meridian Campus I wish to comment on the proposed Lacey Chevron (project 20-310) at Willamette Dr NE & Campus Glen Dr NE.

My concerns are neighborhood safety and the proximity of this potentially high traffic retail / gas station to a neighborhood park (across the street) and the Salish Middle School (~2 blocks).

While I don't necessarily object to the business itself, its location without further mitigation is the problem. Prior to build traffic lights or a roundabout to both slow traffic and offer protection, i.e. crosswalk lights, for bikers, walkers, and drivers.

We frequently walk this area and find the traffic to be daunting as we watch vehicles merge onto Willamette or turn onto Campus Glen. Crossing Campus Glen while walking can also be unnerving. Campus Glen enters Willamette Dr NE which has 4 lanes with a median and left turn lane at this point. While Campus Glen Dr NE has stop signs, this 2-way stop intersection is challenging in the best weather. When skies are gray, or it's raining or dark, it's downright dangerous, whether driving or walking.

In addition, we have definitely noticed increased traffic while the Marvin Road / Hawks Prairie Road roundabout is under construction. With a gas station here, the traffic will likely continue to be high or higher as drivers on Marvin and north of 41st, e.g. Edgewater & Jubilee, reroute from Marvin to the proposed gas station.

Locating this high traffic business here presents further hazard to our neighborhood, which is prized for its walkability, its school, and its park.

Please prioritize our community safety over economic factors in your decision.

Respectfully,
Cheryl Ricevuto
Meridian Campus Resident
Campus Willows Neighborhood
206.849.6087

Never believe that a few caring people can't change the world. For, indeed, that's all who ever have. ~Margaret Mead

Grant Beck

From: Stephanie Kerle <Kerle_Steph@hotmail.com>
Sent: Thursday, April 1, 2021 12:33 PM
To: Samra Seymour
Subject: Proposed Campus Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Good Afternoon,

I am a resident of Meridian Campus (Campus Peak) and I have concerns about the proposed Chevron Gas station that is set to build across from the Meridian Campus park.

Convenience stores and gas stations typically bring more traffic and with so many small children and an already busy road I feel that this could present a safety issue.

The Meridian Campus park is a very busy park that many families walk or ride their bike to throughout the year. Adding more traffic to this area would also make that park and the meridian campus area a less desirable neighborhood.

Additionally, adding a park so close to the William Ives trail could create a more enticing environment for homeless people to camp out that create even more safety issues for children traveling on the trails and roads to the park.

Regards,
Stephanie Kerle
Cell: 801-690-1887

40A - 259

Grant Beck

From: jeffdb <brandtjd@yahoo.com>
Sent: Thursday, April 1, 2021 12:27 PM
To: Samra Seymour
Subject: Meridian gas station

External Email Warning! Use caution before clicking links or opening attachments.

Hi

I live in the neighborhood and have to say a gas station across from the park is a bad idea. That increased traffic will cause major issues with entrance to the park AND with all the kids coming and going to the middle school AND of all the walking and biking traffic. Those kids have a tough enough time crossing that street without the gas station traffic.

Problem waiting to happen there.

jeff brandt
9008 Bristonwood Drive NE

40A - 260

Grant Beck

From: maryporreca2@gmail.com
Sent: Thursday, April 1, 2021 12:07 PM
To: Samra Seymour
Subject: Gas Station and retail buildings

External Email Warning! Use caution before clicking links or opening attachments.

I drive in the Willamette and Campus Glenn area often. I cannot see a need for a gas station and retail buildings in that area. There are plenty of gas stations not far from this area. More and more buildings are being erected in areas not far from this area. A larger and safe playground should be built with nice picnic areas and covered areas for families to enjoy.

Thank you,
Mary Porreca

Sent from [Mail](#) for Windows 10

Grant Beck

From: Gary Gatson <twogats.imagine@gmail.com>
Sent: Thursday, April 1, 2021 8:55 AM
To: Samra Seymour
Subject: Proposed gas station on Willamette Dr

[Warning! External Email]

Dear Ms. Seymour,

I received notification from VIS Management Group of the proposed gas station under consideration on Willamette Dr. My wife and I are vehemently opposed to this for several reasons. #1, it's across the street from a city park that is heavily used by parents and children year round. #2, children walk to and from school past this site everyday and with the increase in traffic and potential sale of alcohol and tobacco products would unnecessarily expose them to potential harm. #3, the development also does not mesh well with the current business mix in the area. #4, it would bring additional traffic to the area including more trucks to service the gas station and convenience store. And being open till 11:00 pm definitely does not belong in this neighborhood. We currently have a 7-11 at Willamette and Meridian, an Arco at Meridian and Hawks Prairie and a Mobil and Chevron at Orion and Martin Way. Multiple options with very close proximity to our neighborhood. We don't need a gas station in the middle of this residential zone!! We urge you to oppose this unnecessary and unwanted development and consider a more appropriate use for this site.

Thanks for your consideration.

Sincerely, Gary and Peggy Gatson

P.S. A copy of this email was sent to our council member, Michael Steadman.

Grant Beck

From: Carol Gross <cjoygross@gmail.com>
Sent: Wednesday, March 31, 2021 9:13 PM
To: Samra Seymour
Subject: Opposition to proposed Lacey Chevron project

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ms. Seymour,

I am writing this email to go on record as voicing my opposition to the proposed gas station and mixed retail/office space in Meridian Campus. I am a resident of this neighborhood and strongly feel this would be a detriment to my neighborhood.

One of the main reasons I bought a house in this neighborhood was to provide a safe place for my kids to live and play. My nine year old regularly rides his bike to the neighborhood park that is across the street from this proposed project. I would no longer feel safe allowing him to go to the park on his own with a gas station so close by. This project would bring increased traffic and noise, increased risk to the children in the neighborhood, increased environmental risk for residents in the neighborhood, light pollution to Meridian Campus and ultimately, it does not fit the feel, design or intent of this family oriented neighborhood.

We don't need another gas station - there are already several within a few miles- we need more family oriented businesses or additional park space that would truly serve this neighborhood.

Please reconsider approving this proposal.

Respectfully,
Carol Gross
Meridian Campus Resident

Sent from my iPhone

Grant Beck

From: Rene Savage <RSavage@stellarindustrial.com>
Sent: Wednesday, March 31, 2021 4:39 PM
To: Samra Seymour
Subject: FW: Informational: 20-310 Meridian Campus Chevron and Retail
Attachments: A100 SITE PLAN FLAT.pdf; CUP-2_Conditional_Use_Permit_Application.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

As a resident of Meridian Campus (Campus Highlands), I am opposed to the proposed permit for a gas station and convenience store in this location. There are many reasons for my opposition, the main one is for the safety of our kids, dogs and others who frequent this area to play or walk. The beauty of our neighborhood is that we don't have a lot of commercial traffic in this area, and it feels relatively safe to walk, play, run without the worry of commercial traffic. In addition, convenience stores by nature attract people who do not live in our neighborhood. Typically, at the 7-11, just a few miles away, there are always homeless gathered around. We have enough gas stations just a few miles around to the west, south and east.

I appreciate your attention and look forward to updates. On a side note, I believe we could have a commercial business in this place that more aligns with the atmosphere we want to keep in this neighborhood. A food/fruit stand, a small café, a play center for teens/kids.

[Covid-19 has affected many of us. Are you returning to work and have a need for workplace safety items? We have masks, thermometers, gloves, hand sanitizer and more!](#)

Rene Savage
 V.P. Technology Solutions
 |Ext. 11111|C:253-307-9623|F:253-383-0943
www.stellarindustrial.com



Ideal Customer ↔ Supplier Partnerships



Stellar Fundamental of the Week: BE CURIOUS. In the search for the best solutions, challenge and question what you don't understand. Don't accept anything at "face value" if it doesn't make sense to you. Always ask why. Dig deep and get at the root cause of problems by asking thoughtful questions. Apply that learning to mitigate future risks.^[FOWI]

From: VIS Group, Inc.
Sent: Wednesday, March 31, 2021 10:59 AM
To: Rene Savage
Subject: Informational: 20-310 Meridian Campus Chevron and Retail

Greetings Meridian Campus Residents,

Preparation	
Design Team	KDA
Design	BR
Drawn	BR
Client Project No.	
DCU Project No.	2014-01
Sheet No.	A001

Owner
Northern Investors, LLC
3814 25th
Federal Way, WA 98023

Project
GAS STATION 4
RETAIL
WILLAMETTE DRIVE
NE AND CAMPUS
GLEN DRIVE NE
LACEY, WA

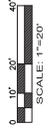
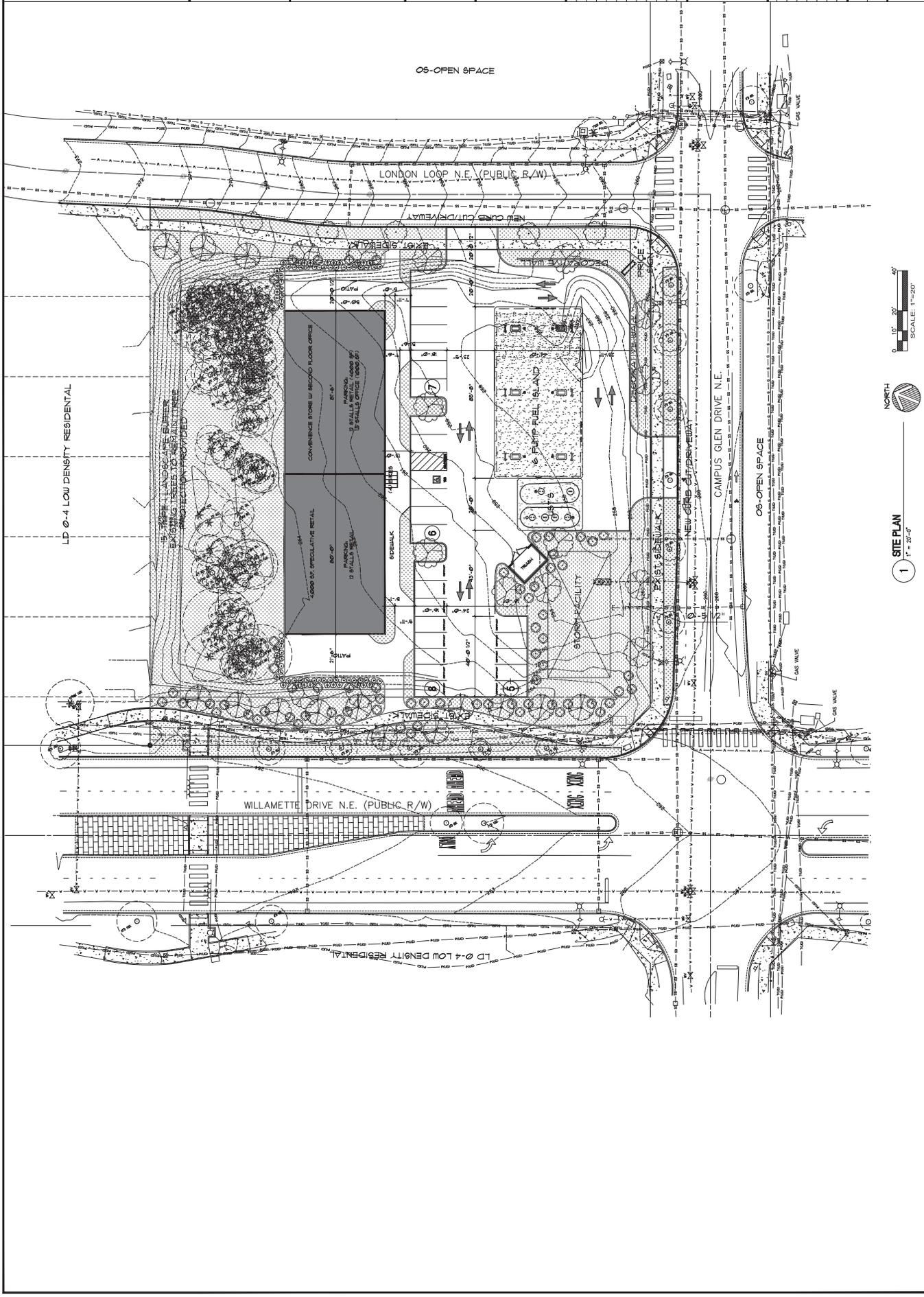
Revision	Date	Description
1		
2		
3		
4		

Sheet Title

SITE PLAN

Print Date
11/17/14
Copyright © KALLIDENSA ARCHITECTURE PLLC
Sheet No.

A001



1 SITE PLAN
1" = 20'-0"

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

The parcel is zoned Neighborhood Commercial (link to applicable zoning chapter [here](#)). The intent of this zone is to provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services. This zone allows for a variety of permitted uses such as retail, office, and personal services. It also allows for several conditional uses, such as a gas station, provided they first obtain conditional use permit approval.

At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey

360.491.5642 department

360.413.3541 direct"

Grant Beck

From: t mullane <tmullane40@yahoo.com>
Sent: Wednesday, March 31, 2021 11:55 AM
To: Samra Seymour
Cc: Cmullane; Don and Judy Johnson; Jesse T. Wallace
Subject: Re: 20-310 Meridian Campus Chevron and Retail
Attachments: A100 SITE PLAN FLAT.pdf; CUP-2_Conditional_Use_Permit_Application.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Thank you Samra, I did receive that information from the VIS group. So let me in writing explain my concerns/objections to this proposed facility.

It is my understanding the proposed area is just across the street from Meridian Park a very popular play area for children. This means the foot traffic, to and from the park, is younger people, children and parents. To have a gas/service station in this particular location would be a potential danger to young children and parents. It seems to me there are sufficient other locations in the Meridian Campus that are not so close to family neighborhoods and a park. Please have them researched to a point where foot traffic would not be a concern.

One other issue there are two Chevron stations in the vicinity one at the bottom of the hill Nisqually and another one closer at the corner of Meridian and Martin way. It should be noted their gas prices are very high compared to Costco, Arco, Safeway and other easily accessed gas stations.

Thank you for the opportunity to express my concerns

Terry Mullane
4113 Campus Green Drive NE

On Wednesday, March 31, 2021, 11:22:08 AM PDT, Samra Seymour wrote:

Hello Terry,

I am forwarding you the email that I've sent out to everyone who has either sent in comments or asked for more info. Please send your comments to me and they will become part of the record before the Hearings Examiner. I will go ahead and add your name as a party of record.

Regards,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct

From: Samra Seymour
Sent: Monday, March 29, 2021 3:38 PM
To: Samra Seymour
Subject: 20-310 Meridian Campus Chevron and Retail

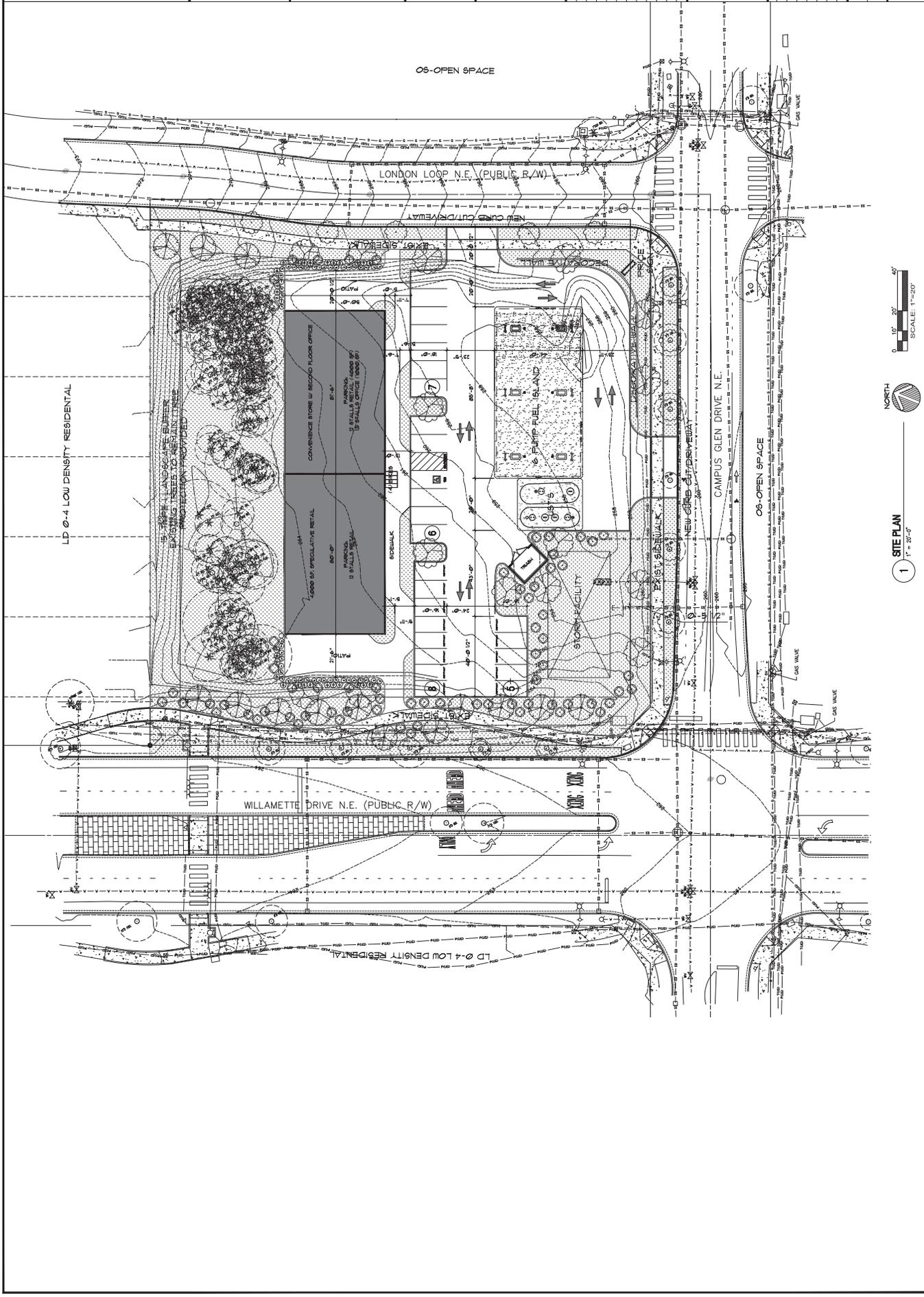
Good afternoon,

Preparation	
Design Team	KDA
Design	BR
Drawn	BR
Client Project No.	
DCD Project No.	2014-01
Owner	Northwest Investors, LLC 3814 252nd Federal Way, WA 98023

Project: GAS STATION 4
RETAIL
WILLAMETTE DRIVE
NE AND CAMPUS
GLEN DRIVE NE
LACEY, WA

Sheet No.	Date	Description
1		
2		
3		
4		

SITE PLAN



1 SITE PLAN
1" = 20'-0"

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

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At present, this project is in the early stages of the conditional use permit review process and has not yet held its public hearing. The project just began the public comment period on Tuesday March 23. The comment period will run through April 2. However, comments will continue to be accepted up until the public hearing and made a part of the official record. Once the public hearing is scheduled, notice will again be posted on-site. Notice of the public hearing with instructions on how to attend will be sent to all property owners within 300 feet of the project's boundary, as well as the parties-of-record.

You may submit written comments for the official record directly to me via email (or snail mail, if preferred) and/or you may provide comments in-person to the City's Hearings Examiner at the public hearing.

Thank you,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct

Grant Beck

From: K Roberts <kitroberts08@gmail.com>
Sent: Tuesday, March 30, 2021 9:17 PM
To: Samra Seymour
Subject: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour,

I saw your email in a string of other emails from meridian campus homeowners. I don't know if this would ever go to a vote, but I would certainly vote against the gas station if it did. I'm not at all opposed to retail space, and in fact I would love to see more small, locally oriented businesses in the area. But I don't think our neighborhood would be better off with a gas station at that location.

Thank you for your time.

Kit Roberts
425-870-6788

--

Respectfully,

Kristofer M Roberts
Cell: 425-870-6788
kitroberts08@gmail.com

Grant Beck

From: brett henderson <bretthenderson8912@comcast.net>
Sent: Tuesday, March 30, 2021 6:29 PM
To: Samra Seymour
Subject: Meridian Campus Chevron and retail

External Email Warning! Use caution before clicking links or opening attachments.

Hello Ms. Seymour,

I am writing in regards to the proposed retail and gas station project on the corner of Campus Glen Drive and Willamette. I would like to be included in the parties-of-record. In regards to your email response to others that have written, I would like to say I understand this is already zoned for neighborhood commercial use but I disagree a gas station is a small commercial facility. Due to the constant traffic that a gas station gets, the impact on the surrounding environment will not be small or limited. I know I will have a chance to speak at the public hearing so I won't go into detail on the many reasons why a gas station should not be built across from a park and in a highly trafficked pedestrian area with children walking to school, the park and our many neighborhoods. **I will say the city should not put profit before the safety of our children.**

Thank you,
Brett and Lara Henderson

Grant Beck

From: John Matykowski <mattyjj@comcast.net>
Sent: Monday, March 29, 2021 10:21 PM
To: Samra Seymour
Cc: Bill G; B C
Subject: Willamette & Campus Glen Dr. Gas Station

[Warning! External Email]

Ms. Seymour,

My name is John J. Matykowski and I am the Secretary/Treasurer of the Campus Glen Neighborhood Association. Our community is located immediately across the street from the proposed Gas Station / Convenience Store at Willamette and Campus Glen. Our Board of Directors would like to be included in any communication related to the planning and permitting of this establishment.

In the past, Ms. Sarah Schelling of the Department of Community and Economic Development kept our board fully updated on any type of proposed construction located anywhere in our area. We would respectfully request that courtesy continue.

I'm sure you are well aware there is great interest among the homeowners living in the area. We would like to be able to provide our residents with accurate and timely information as this process progresses.

My e-mail address would be a good contact point. I have CC'd the other two members of our Board of Directors.

Thank you for your time,
John J. Matykowski

40A - 268

Grant Beck

From: troy paananen <peapicker67@gmail.com>
Sent: Monday, March 29, 2021 4:10 PM
To: Samra Seymour
Subject: Gas Station at Meridian Campus

External Email Warning! Use caution before clicking links or opening attachments.

Hi Samra,

I live near Meridian Campus and just wanted to reach out and voice my concerns about putting a gas station in that area. While it may generate income that's literally the only positive impact that it would produce and none of that income would even benefit the citizens in that area. Whoever thought putting a gas station there was a good idea obviously didn't take any time to reflect on how it would affect those living in close proximity to the building. Thank you for your time.

-Troy

From: Chris Cook <christinecookwa@aol.com>
Sent: Monday, March 29, 2021 3:48 PM
To: Samra Seymour
Subject: Re: 20-310 Meridian Campus Chevron and Retail

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Seymour,

Your message quotes the intent to provide "small commercial facilities" 4000 feet is not small. Nor will the crowds in our residential neighborhood which will include the panhandlers, homeless, drug sellers, and other undesirable parties. Less than a mile away is a small shopping area with food and coffee. Another is less than 2 miles away. We are not wanting our residential area to become like the Hawk's Prairie area----again, only 3 miles away.

In the message I forwarded, I hope the zoning for selling tobacco products in front of our kids is also part of what you read.

This is a nice area. It is NOT commercial.

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

From: Samra Seymour
To: Samra Seymour
Sent: Mon, Mar 29, 2021 3:38 pm
Subject: 20-310 Meridian Campus Chevron and Retail

Good afternoon,

You are receiving this email because you have submitted comments on the above referenced project, or you have reached out for additional information. You are now considered a party-of-record and will receive all notices and action documents for this application as it moves through its land use review process.

I am attaching the submitted site plan as well as the conditional use permit application. (The entire application package is quite large and can't be sent directly over email. However, if you are interested in additional materials, please let me know, and I can send them via an ftp site.) The project is proposing two (2) buildings: a 4,000 s.f. speculative retail/restaurant space, a 4,000 s.f. convenience store with a 1,000 s.f. second-story office space above, and six (6) associated fueling islands.

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Thank you,

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Monday, March 29, 2021 3:23 PM
To: Samra Seymour; Andy Ryder
Subject: objection to the new gas station

External Email Warning! Use caution before clicking links or opening attachments.



Catherine Kim

•
Edgewater
I don't live in meridian campus but live nearby and drive through daily. I would love a convenience store to buy stuff from but i totally agree that i would hate if a ampm was built in my neighborhood! I wrote an email in opposition for y'all.(edited)

2d

Like

Reply

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4



Dan George

•
Campus Highlands
Just wrote a letter of opposition to the Lacey City Council. In case you are curious, this is what I wrote: Dear Mayor and Lacey City Council Members, As a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart two miles to the west, another one two miles to the south and two more two miles to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal. Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop,

gym/exercise studio. I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it. Thank you for reconsidering this proposal. Sincerely, Daniel George Meridian Campus Resident(edited)

1d

[Like](#)

[Reply](#)

[Share](#)



6



Chris Cook

•

Campus Glen

This is GREAT! Especially the distances to other similar businesses.

2 days ago

[Like](#)

[Reply](#)

[Share](#)



1

See 2 more replies



Anthony Porrazzo

•

Campus Highlands

Washington state has a 1000 foot buffer law. That prohibits the sale of alcohol, tobacco products and hemp products within that zone. Alcohol and tobacco will be sold in the mini mart portion. This applies to schools and playgrounds. This is something we will look into next week. As their office is closed today.

2 days ago

[Like](#)

[Reply](#)

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6



Kristen Marshall

•

Eagle Cliffe

Do you know where I could find this law? I'm searching the internet but can't find it specifically. I'd like to include it in my email to the mayor city council and city planner.

2 days ago

[Like](#)

[Reply](#)

[Share](#)



Josh and Ana Bogart

•

Campus Pointe

My husband also wrote a letter to our district state reps, state senator and congress rep so they are aware of this nonsense. Who knows we may get them on our side!

1 day ago

[Like](#)

[Reply](#)

[Share](#)



4



Anthony Porrazzo

•

Campus Highlands

Hi Kristen: I have to call them on Monday to verify the buffer rule applies to alcohol and tobacco as well as cannabis.

1 day ago

[Like](#)

[Reply](#)

[Share](#)



Anthony Porrazzo

•

Campus Highlands

https://lcb.wa.gov/mjlicense/distance_from_restricted_entities

1 day ago

[Like](#)

[Reply](#)

[Share](#)



Kristen Marshall

•

Eagle Cliffe

Yeah I saw the cannabis law bit couldn't find anything regarding alcohol

1 day ago

[Like](#)

[Reply](#)

[Share](#)



Jason Chu

•

Campus Pointe

<https://app.leg.wa.gov/RCW/default.aspx?cite=66.24.010> 9a

1 day ago

[Like](#)

[Reply](#)

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Mason Trappe

•

Campus Glen

I know I'm young but I do think this would be good for the area and for the park because if there is a store that means there is going to be cameras so that mean more surveillance around the area. I also think it would be great because it would bring in lots of money and it's in a perfect spot so you won't have to go far to get gas or a snack or like milk if you don't wanna go all the way to Walmart. Most people could just walk and go get stuff without having to use gas so it would also help the environment.

1 day ago

[Like](#)
[Reply](#)
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2



James Baker

•

Continental Crest

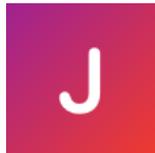
Looking at what Jason Chu posted, it appears they can't sell alcohol within 500' of a school. It doesn't mention park proximity. If everyone's idea of resisting this proposal hinges on the alcohol issue, you may lose the battle. Did it occur to anyone that they might not sell these products?

1 day ago

[Like](#)
[Reply](#)
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1



Josh and Ana Bogart

•

Campus Pointe

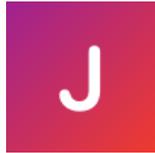
It does mention it: " For the purpose of this section, "public institution" means institutions of higher education, parks, community centers, libraries, and transit centers."

1 day ago

[Like](#)
[Reply](#)
[Share](#)



1



Josh and Ana Bogart

•

Campus Pointe

Here are the points given on my email: 1.The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk. 2.The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons.

1 day ago

[Like](#)

[Reply](#)

[Share](#)



3



Jason Chu

•

Campus Pointe

Don't forget we also have a park in Campus Pointe that might be closer to the AM/PM if Meridian Park doesn't meet the distance limit.

1 day ago

[Like](#)

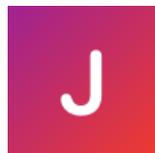
[Reply](#)

[Share](#)



2

[See 2 more replies](#)



Josh and Ana Bogart

•
Campus Pointe

3. There are several environmental risk-factors for people living next to a gas station, including but not limited to, irrevocable damage to ground water supply in the area, increase risk of cancer, inhalation of harmful chemicals, the proposed gas station is within 50 meters of houses and a park where children are always playing, it will expose those children to aerosols that are proven to increase the risk of cancer. I have attached an article based on a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station. <https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/> 4. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station. 5. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000. I know that I am not alone in my concern of putting a gas station in the middle of a neighborhood and city park. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents.

1 day ago

Like

Reply

Share



6



Bob Steger

•
McAllister Park

Unfortunately these gas stations can become a homeless magnet. Not the station fault just the way it is. Most of them accept EBT (Electronic Benefits Transfer). We already have a serious homeless problem in Olympia/Lacey and it does not seem to be getting any better.

22 hr ago

Like

Reply

Share



2



Chris Krauszowski

•

White Fir Estates

We really need another park. With The growth in this area we have out grown the lil park. We also could use a dog park with trash cans so certain people could put their bags of poop in the can.

16 hr ago

[Like](#)

[Reply](#)

[Share](#)



1



Tamaran Pickett

•

White Fir Estates

Great idea

7 hr ago

[Like](#)

[Reply](#)

[Share](#)



1



Mason Trappe

•

Campus Glen

Instead of a gas station I think it would also be a good place for a skatepark. The only close skatepark is Rainer vista or yauger so I think another skatepark would be amazing and beneficial

7 hr ago

[Like](#)

[Reply](#)

[Share](#)



3



Anthony Porrazzo

•

Campus Highlands

Hi Neighbors: I just got off the phone with the Washington state liquor and cannabis board. They said the 1000 foot buffer, only applies to cannabis sales. And the 500 foot notification for alcohol and tobacco, is required for churches and schools.

5 hr ago

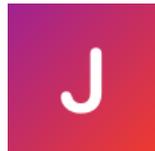
[Like](#)

[Reply](#)

[Share](#)



1



Josh and Ana Bogart

•

Campus Pointe

A neighbor who although doesn't live here right now is still a homeowner has done some additional research and these were her findings. She has also emailed the city about it: I looked up the permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: " Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council."

3 hr ago

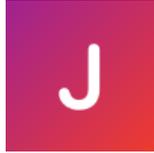
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1



Josh and Ana Bogart

•

Campus Pointe

Additionally, in the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, " General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations." A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store. I do not see this being a mainly walk-in trade since people will need their cars to get gas. Lighting, usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station. Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood."

3 hr ago

Like

Reply

Share



2



Anthony Porrazzo

•

Campus Highlands

Hi: Samra Seymour from the City of Lacey emailed us back. She was very helpful. I would encourage all of you to contact her. Her email is: Sseymour@ci.lacey.wa.us The more of us she hears from the better. She said it is early on in the approval stage, and the public hearing is coming.

3 hr ago

Like

Reply

Share



1



Add a comment...

4 days ago

WE ARE NOT BACKING DOWN ON THIS.

From: Michael Steadman
Sent: Monday, March 29, 2021 11:28 AM
To: Rick Walk; Samra Seymour
Subject: Fwd: Proposal 20-310

Begin forwarded message:

From: Michael Steadman
Date: March 28, 2021 at 11:08:12 PM PDT
To: Joshua Bogart
Subject: Re: Proposal 20-310

Not sure the exact zoning but if it's an approved use then it's allowed by law. I use to live right by there also and I agree for the most part that it's maybe not the best location. I just know land use and the law for the most part surrounding an issue like this because it's my day job. I will look into it however. You never know until you know. -Michael

Sent from my iPhone

On Mar 26, 2021, at 12:17 PM, Joshua Bogart wrote:

External Email Warning! Use caution before clicking links or opening attachments.

City Council Members,

I am writing in regard to project 20-310, Meridian Campus Chevron. The proposal to construct a gas station and two-story convenience store at 3540 Willamette Dr NE. I am a homeowner in the neighborhood adjacent to the lot where the gas station will be potentially constructed. There are several reasons that I am concerned about a gas station and convenience store being constructed next to my neighborhood.

1. The gas station would be located directly across from Meridian Park, a city park that is always full of children of all ages, many of whom walk from the surrounding neighborhoods to the park. Having a gas station within feet of the park with the amount of vehicle traffic it would bring would dramatically increase the potential for a child to be hit by a car crossing the street to the park. As a parent it is a nightmare scenario, you look up for one second as your child chases after a ball and a distracted motorist does not pay attention to the crosswalk.
2. The increased traffic to the area especially next to a city park and neighborhoods would bring all types of people to the area that would not usually be there, increasing the potential for crime of all types in the area including risk to property and persons.
3. There are several environmental risk-factors for people living next to a gas station, including but not limited to, irrevocable damage to ground water supply in the area, increase risk of cancer, inhalation of harmful chemicals, the

proposed gas station is within 50 meters of houses and a park where children are always playing, it will expose those children to aerosols that are proven to increase the risk of cancer. I have attached an article based on a study by the University of Columbia that better articulates my argument of the environmental risk factors of living next to a gas station.

<https://fossilfuel.com/is-it-safe-to-live-near-a-gas-station-scientists-point-to-numerous-health-hazards/>

4. With a gas station at the intersection, it would require a stop light to be constructed at the intersection of Willamette Dr NE and Campus Glenn Dr NE to control the flow of traffic going into and out of the gas station.
5. Having a gas station next to the neighborhood would reduce the home-value of the houses in the surrounding neighborhoods, the average of which is above \$400,000.

I know that I am not alone in my concern of putting a gas station in the middle of a neighborhood and city park. I bought my house three years ago and would not have bought a house next to a gas station. I think that it is a terrible idea to consider placing a gas station in that location and will drastically reduce the appeal of the area and increase the risk for criminal activity and unfortunate accidents.

I have also taken the time to bring up my concerns to my WA state representatives and to Rep Strickland. Thank you for your time.

v/r

Josh Bogart

3630 London Loop NE

Lacey, WA 98516

josh.bogart@outlook.com

816-718-3190

Sent from [Mail](#) for Windows 10

Grant Beck

From: Rebecca Boor <rebeccaboos@gmail.com>
Sent: Monday, March 29, 2021 10:56 AM
To: Samra Seymour
Subject: parcel 11936340200

External Email Warning! Use caution before clicking links or opening attachments.

Dear Samra Seymour,

I am writing to follow up on the email that I sent to you last week about a gas station being put in on parcel 11936340200.

I have done some additional research, and it appears that this piece of land is zoned for neighborhood commercial. I have looked up the code requirements under what type of buildings are allowed in neighborhood commercial zones. I do not think a gas station meets the requirements.

I looked up the permitted uses under code 16.36.020. It appears gas station is listed but has a (c) next to it for conditional uses. At the bottom of the page with the list of permitted uses, it states: "conditional uses, conditional use review and approval." When I click on the link for conditional uses, it states: " Conditional uses" means certain uses which, because of special requirements, unusual character, shape or size, infrequent occurrence, or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain districts only by granting of a conditional use permit by the city council."

Is it correct that the builder would need to get a conditional use permit issued by the city council to build a gas station on this property?

I think a gas station would have a detrimental effect on the surrounding property. No one wants a gas station near their home or park. I have been in contact with the city council members to notify them about the proposed gas station for this property. I hope the city planning department can work with the city council to find a better use for this property than a gas station.

Additionally, in the neighborhood commercial code section under Environmental performance standards, code 16.36.030 under section B states, " General Character. Developments in this district shall be characterized by small buildings, low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations."

A gas station would not meet these requirements. It would increase traffic with additional cars to this area to get gas and go to the convenience store.

I do not see this being a mainly walk-in trade since people will need their cars to get gas. Lighting, usually gas stations have bright lights on at all times since most gas stations are open 24 hours per day. If people are getting gas in the middle of the night this would also not be a quiet operation for the neighborhood located next to the gas station.

Under code 16.36.010, which talks about the intent. The code states under section C: "Limit such development to area where local economic demand, local citizen acceptance, and appropriate design solutions assure compatibility with the neighborhood." As I had mentioned in my previous email, there are already two gas stations that are easily accessible within 2 miles of this location. From the time I have lived in the Campus Pointe neighborhood I have not heard any of my neighbors express the need for a gas station. I think a local market would be perfect for this location. There are no grocery stores in that area. A little market with necessities would fit into the neighborhood; a gas station would not. I have not heard of a demand for a gas station. The code also mentions local

acceptance. I do not accept a gas station going in a block away from my home. I have spoken with my neighbor, who is also really upset about a gas station going in this location. My neighbor also posted the public notice on the next door and others who live in the neighborhood are upset about a gas station in this location.

I hope you will review the codes and see that a gas station is not a good fit for this plot of land. I would appreciate a response so that I know you have received my emails.

Thank you,

Rebecca Boor

Grant Beck

From: Ivan Golovkin <isg84@yahoo.com>
Sent: Monday, March 29, 2021 10:56 AM
To: Samra Seymour
Subject: 20-310 Meridian Campus Chevron

[Warning! External Email]

Hello Samra Seymour,
May I please have more information on the Chevron project at Meridian Campus? I'm interested in finding out the reception of the residents to having a gas station at this location.
I also live close to that area, and though not excited at this option, would like to find out why this was a selected prospect.

Thank you.

Ivan Golovkin

Grant Beck

From: Nicole Williams
Sent: Monday, March 29, 2021 9:08 AM
To: Samra Seymour
Cc: Rick Walk
Subject: FW: Conditional use permit/Meridian Campus

Hi Samra,

Here is another email.

Nicole

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

From: Andy Ryder <ARyder@ci.lacey.wa.us>
Sent: Monday, March 29, 2021 8:07 AM
To: Nicole Williams <nwilliam@ci.lacey.wa.us>
Subject: FW: Conditional use permit/Meridian Campus

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

From: Jennifer Peppin <jenmarty@comcast.net>
Sent: Saturday, March 27, 2021 11:09 AM
To: Andy Ryder <ARyder@ci.lacey.wa.us>
Subject: Conditional use permit/Meridian Campus

[Warning! External Email]

As a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart a mile to the west, another one a mile to the south and two a mile to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal.

Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop, gym/exercise studio.

I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it.

Thank you for reconsidering this proposal.

Jennifer Peppin

Grant Beck

From: Briana Navarro <navarrobg@gmail.com>
Sent: Sunday, March 28, 2021 12:17 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[Warning! External Email]

Hello!

I am writing about the mini mart/gas station proposal that is supposed to go in by the neighborhood park and the elementary school site. I live just down the street from this site as well. I feel that this does not go along with the feel of the neighborhood as well as pose a potential health risk to children and adults who live near the area as well as play at the park.

This type of establishment also tends to down grade a neighborhood. With increased traffic, I wouldn't want my kids to go to the park and able to play freely. Meridian campus has such a great feel to it and the site could be used for another establishment that is more beneficial for those in the community and the fact that there are already 4 gas stations near this area already.

Other establishments that would be good, especially near a park, many homes, a middle school and soon to be elementary school would be a spray park, a teen rec center, a small cafe, a consignment children's clothing store, or something that is for the children in the area. I know that my family (8 year old boy and 4 year old boy) would use that more than a gas station.

Thank you for your time for reading my email.

Briana Navarro

Sent from my iPhone

Grant Beck

From: Carolyn Cox
Sent: Saturday, March 27, 2021 11:46 AM
To: Samra Seymour
Cc: Rick Walk
Subject: Fwd: Proposed gas station

Thanks!
Carolyn Cox
Lacey City Councilmember

Sent from my iPhone

Begin forwarded message:

From: Dan George <dandgeorge66@gmail.com>
Date: March 27, 2021 at 10:30:19 AM PDT
To: council@ci.lacey.wa.us
Subject: Proposed gas station

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mayor and Lacey City Council Members,

As a resident of Meridian Campus, I am opposed to the proposed gas station/mini-mart across from our neighborhood park and adjacent to private homes. This type of business is not needed or wanted in my neighborhood. There is a gas station/mini-mart a mile to the West, another one a mile to the south and two a mile to the east. I feel that this type of business only degrades neighborhoods. Please reconsider this proposal.

Businesses of need in our neighborhood: small grocery/produce/farmers co-op, neighborhood cafe/restaurant/bakery/ice cream shop, library, gift/flower shop, gym/exercise studio.

I love the feel of our neighborhood and want businesses that will enhance the residential vibe not destroy it.

Thank you for reconsidering this proposal.

Sincerely,

Daniel George
Meridian Campus Resident

40A - 277

Grant Beck

From: Erica Van Ogle <ericavanogle@gmail.com>
Sent: Thursday, March 25, 2021 8:39 PM
To: Samra Seymour
Subject: Oppose gas station off Willamette Dr

[Warning! External Email]

Good evening,

I just became aware of the proposal to build a gas station across the street from the Meridian Neighborhood Park. I am shocked that this would be a choice for that lot. It is far too close to homes, the very busy but peaceful and kid-friendly park and just not something our area needs. We have enough gas options right across I5 and we all prefer to drive there. That's why we bought homes out this far.

Please do not allow this gas station to be approved.

Thank you!

Erica Van Ogle
Columbia Way NE
360.402.8650

Sent from Erica's iPhone.

40A - 278

Grant Beck

From: Merja Mueller <merjamueller@hotmail.com>
Sent: Thursday, March 25, 2021 4:06 PM
To: City Council
Subject: Meridian Campus Chevron at Willamette

[Warning! External Email]

I would like you to know that I am adamantly opposed to the plan to put a gas station/ convenience store at this location. You have done enough damage to this family oriented neighborhood.

Sent from my iPad

Grant Beck

From: Kelly Huber <kamfrog@gmail.com>
Sent: Thursday, March 25, 2021 3:10 PM
To: Ed Kunkel
Subject: Chevron near Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I live in the Campus Peak neighborhood and am concerned about a notice I became aware of that says a Chevron station is going to be put in near Meridian Park. This is not a good place for a gas station. It is a residential neighborhood with gas stations very conveniently located only a few minutes away on Marvin Road. There is no need for a gas station in this place. It would bring with it an eye sore, crime, and more traffic near the park than we would like. I am a parent of small children and do not think that a gas station in this area is a good idea. I am very much against having a gas station in this area. Please reconsider and don't allow this business in our beautiful residential area.

Thank you,
Kelly Huber

Grant Beck

From: Kelly Huber <kamfrog@gmail.com>
Sent: Thursday, March 25, 2021 3:08 PM
To: Cynthia Pratt
Subject: Chevron near Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I live in the Campus Peak neighborhood and am concerned about a notice I became aware of that says a Chevron station is going to be put in near Meridian Park. This is not a good place for a gas station. It is a residential neighborhood with gas stations very conveniently located only a few minutes away on Marvin Road. There is no need for a gas station in this place. It would bring with it an eye sore, crime, and more traffic near the park than we would like. I am a parent of small children and do not think that a gas station in this area is a good idea. I am very much against having a gas station in this area. Please reconsider and don't allow this business in our beautiful residential area.

Thank you,
Kelly Huber

From: Cynthia Pratt
Sent: Thursday, March 25, 2021 2:14 PM
To: City of Lacey Public Affairs
Subject: Fwd: objection

Here is my reply to Mr./Ms. Cook. Basically, I talked about process, not anything to do with the project. The commenter seemed confused as to why they couldn't contact Council directly, skipping the project lead planner on a project.
CP

Sent from my iPad

Begin forwarded message:

From: Cynthia Pratt
Date: March 25, 2021 at 11:43:31 AM PDT
To: christinecookwa
Subject: Re: objection

Not until it comes before us, if it does at all. You need to respond directly to the lead staff person listed as the project lead. Otherwise, changes or mitigation etc. will not be affected based on comments. That is how all projects work whether it's federal, state, or local government. Specific projects only come before officials, such as Lacey Council, if it goes before a hearings officer, and then we can review the documents on record, including comments by the public, to see if the hearings officer made the correct decision.

I hope that helps you understand the process better. It can be quite confusing at times. Councils make policies, and only act as final adjudication officials on temporary changes made to zoning codes that first goes to the Hearings Officer.
CP

Sent from my iPhone

On Mar 25, 2021, at 10:44 AM, christinecookwa wrote:

External Email Warning! Use caution before clicking links or opening attachments.

Thank you, but isn't this something the council is voting on? We vote NO.

Sent from Samsung Galaxy smartphone.

----- Original message -----
From: Cynthia Pratt
Date: 3/25/21 10:42 AM (GMT-08:00)

To: City of Lacey Public Affairs
Cc: Chris Cook
Subject: Fwd: objection

I'm forwarding this to our Public Affairs department so that responses to the project will reach the appropriate staff.

Cynthia Pratt

Sent from my iPhone

Begin forwarded message:

From: Chris Cook
Date: March 25, 2021 at 10:39:15 AM PDT
To: Cynthia Pratt , Lenny Greenstein , Michael Steadman , Carolyn Cox , Ed Kunkel , Malcolm Miller
Subject: objection
Reply-To: Chris Cook

[Warning! External Email]

objection. there will be dozens of neighbors writing to you. We do NOT want this gas station in our neighborhood for many reasons. This is a RESIDENTIAL area.

Gas station across from park. Hello. Has anyone seen this notice? I definitely do not want this in the neighborhood and across a kids playground

Posted in General to Anyone

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/sad42.png>]

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/wow42.png>]

4 Neighbors

28 Comments

[Like]Like

[Comment]Comment

Share

[Annia Niusulu]

Annia Niusulu

•

Edgewater

What is it? I can barely read it

15 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/agree42.png]

1

[Cort Campbell]

Cort Campbell

•

Campus Pointe

I thought it was a great idea when I saw it. Don't even have to cross the street now to go to the convenience store.

14 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Violet McWhirk]

Violet McWhirk

•

Eagle Cliffe

With the attempted luring from this park recently, it just makes me feel like it's an easier get away location :(

54 min ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Meghan Baxley]

Meghan Baxley

•

Campus Pointe

The print is too small to read. I dont think thats a good spot for a store.

14 hr ago

Like

Reply

Share

[Ross Hilden]

Ross Hilden

•

Beach Crest

Lacey, home to clear cuts, big cement boxes and convenience stores wake up and get some esthetics.

14 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Dan Durham]

Dan Durham

•

Jubilee

Don't just post it - explain it. It is too small for many of us to read so describe what it says and why you are against it.

14 hr ago

Like

Reply

Share

[Joseph Haschka]

Joseph Haschka

•

Jubilee

On your PC, right click on the photo of the notice, and save it to your desktop with whatever name you give it. Then go to the saved image on your desktop, double left click on the image to open, then magnify with the magnifier tool.

13 hr ago

Like

Reply

Share

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

It's a proposal to build a gas station and 2 story convenient store in the empty lot across from the playground on Willamette drive off campus Glenn. Not just that intersection is insane at times, specially with Salish school so close by, but also it is a terrible idea in my opinion to put that directly next to that wonderful playground. Also aesthetically speaking, an eye sore for that area. I don't want this at the entrance of our neighborhood at all

12 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

2

[Violet McWhirk]

Violet McWhirk

•

Eagle Cliffe

I agree. Would much rather a dog park or splash park. A family run coffee shop or consignment kid clothes store. Literally can think of so many better things for the community

51 min ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

If anyone has any comments they may be directed to the senior planner, Samra Seymour at Sseymour@ci.lacey.wa.us

12 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

2

[Valeria Howard]

Valeria Howard

•

Campus Pointe

I'm located in Campus Pointe and think this is a terrible idea as well. My husband and I will be voicing our concerns regarding this proposal. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area, so needless to say, this is very disappointing.(edited)

12h

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Suzi Lorence]

Suzi Lorence

•

Campus Glen

I live near the AMPM on the round-about on Marvin and Hawks Prairie. Quick gas, milk, nice walk to get Slurpees with the kids. I love having this amenity near. They keep their grounds neat and the employees are very nice, store very well kept.

12 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

2

[Josh and Ana Bogart]

Josh and Ana Bogart

-

Campus Pointe

This store would be literally in some People's backyards. Also I haven't been to that ampm store in probably a couple Of years but last time there was junk on the surroundings like shopping carts and blue tarps from people squatting right next to it. And this is why I haven't gone back. If I wanted the convenience at hand I wouldn't have purchased a home in a residential area like the one we live in. I would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

11 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/agree42.png>]

4

[Steve Rosenoff]

Steve Rosenoff

-

Eagle Cliffe

On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you get candy store just down the block and across the street ... no, no, no.(edited)

3h

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Kristen Marshall]

Kristen Marshall

-

Eagle Cliffe

Do you know when things will get started on this elementary school? That would be a super confient place for an elementary school.

2 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Steve Rosenoff]

Steve Rosenoff

•

Eagle Cliffe

Kristen Marshall They were actually supposed to start last spring, but COVID-19 put the project on hold. They were in the field marking fence lines two weeks ago on the Barkley Drive side. You could certainly call North Thurston School District for an update: it may even be on their web site :-)

2 hr ago

Like

Reply

Share

[Chris Cook]

Add a reply...

[Larry Stevenson]

Larry Stevenson

•

Jubilee

This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial in the area...and it's not needed when a drive of one or two minutes has those same services.

3 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/sad42.png>]

5

[Stephanie Barnett]

Stephanie Barnett

•

Eagle Cliffe

I'd rather it be a farm stand.

2 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

I really love that idea. A co-op maybe!

2 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Chris Cook]

Chris Cook

•

Campus Glen

I hope everyone is emailing the city council---each email would help stop this. Their emails are listed at the city site.

1 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

I emailed the city planner but will have to email city council as well! Thank you for the idea!

1 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Chris Cook]

Chris Cook

•

Campus Glen

Suggest an email to each. Ask who voted for this. We need to know.

1 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

Chris Cook thank you I am doing this ASAP

1 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Chris Cook]

Add a reply...

[Jaime Scott]

Jaime Scott

•

Campus Glen

I emailed several times about the now Home Depot warehouse and the future 200 apartments that will be off of Hawks prairie rd and basically it doesn't matter what we think. The money is more important to the city than the people who live in it.

1 hr ago

Like

Reply

Share

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/sad42.png>]

1

[Chris Cook]

Chris Cook

•

Campus Glen

Jaime, I know, but we have to try and if enough do it, we stand a chance

1 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Jaime Scott]

Jaime Scott

•

Campus Glen

Chris Cook I completely agree we should keep trying. I went into it thinking they'd actually listen and was just sad to learn I was mistaken.

1 hr ago

Like

Reply

Share

[Chris Cook]

Add a reply...

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

Here is the link with all the council members emails and phone numbers. I just clicked on their name and emailed them individually <http://www.ci.lacey.wa.us/city-government/city-council/city-council-2/contact-us>

1 hr ago

Grant Beck

From: Rebecca Boor <rebeccaboer@gmail.com>
Sent: Thursday, March 25, 2021 11:15 AM
To: City Council
Subject: Public Notice for parcel 11936340200

External Email Warning! Use caution before clicking links or opening attachments.

Dear Lacey Council,

I currently own a home on London Loop NE, a block away from the proposed gas station and convenience store for assessor parcel 11936340200 located at 3540 Willamette Dr. NE. I am very upset that a gas station would be considered for this location for several reasons.

The first reason is that this neighborhood consists of homes, parks, and just a handful of small businesses. We bought a house in this area because it felt safe since it was primarily single-family homes, and the Meridian Campus neighborhood is away from other businesses. A gas station would not fit in with this neighborhood. It would cause home values to go down because who wants to live next to a gas station? If you look at other gas stations in the area, they are not next to family neighborhoods or a neighborhood park!! If residents in our area need to get to I-5, they either go down Willamette Dr. to Orion Dr, which turns into Meridian Rd NE. There is a Mobil gas station located at the corner of Meridian Rd NE and Martin Way. The second way to get to I-5 is to go down Willamette Dr. NE to Marvin Rd NE, and there is a 7-Eleven gas station located just after the roundabout At Willamette and Marvin. There are already gas stations in the area with convenience stores that are easy to get to since they are both right before freeway exits. These routes residence also take to get to main roads in Lacey. Both of these gas stations, the Mobil and 7-Eleven, are not located in neighborhoods. They are either by themselves or in a shopping area, which is how it should be. Not in the middle of a family neighborhood.

As I mentioned before, Meridian Campus consists primarily of single-family residences. Many children live in these homes. I know many of my neighbors feel our neighborhood is safe enough to let children walk down to the park by themselves and ride their bikes around our community. With a gas station at the corner of Willamette and Campus Glen, you are now bringing all these people and cars right where our children play. Putting a gas station in an area where all these children are out playing is a horrible idea. If you had children, would you want them playing near a gas station? Just from my observations, there are sometimes some questionable people that hang out at gas stations. Gas stations have parking lots where people can sit in their cars and now have a good view of all these children out playing in the neighborhood and at the park.

Meridian Neighborhood park is just on the other side of the corner from the proposed gas station. My house is just down the street from the park and the proposed gas station. Many of the homes in the area have small yards or no yards if they are a rear loading home. The park is a great selling feature for these homes because it makes up for the small yards. During the summer months, I would take my children daily to the park to play. It makes me sad that this gas station is being considered just steps away from the park. I do not feel the park would be as safe and kid-friendly with the gas station being so close to the park. I don't think parents would feel comfortable sending their kids down to the park to play with a gas station right there.

Another reason that the proposed gas station is a bad idea is because of the traffic. At the intersection of Campus Glen Dr and Willamette Dr. NE, there are no traffic controls. There is already a consistent amount of traffic that travels down Willamette Drive. Often I have to wait several minutes for traffic before I can pull out onto Willamette Dr. from Campus Glen Dr. The gas station will only make traffic worse if there are more cars coming and going, pulling in and out of that intersection. I noticed that there would be an entrance to the gas station on Campus Glen Dr. and Willamette Dr. Many children ride their bikes and walk along where these entrances to the gas station will be. Many people use this sidewalk in front of the proposed gas station to run on and walk their dogs. It seems like this would be a place prone to accidents. There is a lot of foot traffic there, and people coming in and out of the gas station could not be paying attention and hit a pedestrian. Many children cross the street right at the gas station entrance on Campus Glen Dr. to go to the park. If people headed to the gas station are unaware of this, they may not be paying attention to children crossing the street. Salish Middle School is on Campus Glen Dr. on the other side of Willamette Dr. Many children from the neighborhood walk to and from school right at the gas station entrance. This gas station location is a horrible idea, considering all of the children near the entrances to the gas station. There is a crosswalk with a traffic control just past the intersection of Campus Glen Dr. and Willamette Dr. that people are supposed to use to cross over Willamette Drive. Many kids and people do not use the crosswalk and instead cross at the intersection of Campus Glen Dr. and Willamette Drive. If there is an increase in traffic from people going to and from the gas station, this is an accident waiting to happen if they are not watching for kids and adults crossing the street. I have also seen cars that do not stop for the red light when people cross the road in the crosswalk because people do not pay attention.

From my understanding, Meridian Neighborhood park is also a stormwater collection site. Having a gas station so close to the park and the stormwater collection site would impact the environment. Gas also smells, and it would be horrible to smell the gas while playing at the park or for the homes that will be right up against this gas station. Would you want a gas station right in your backyard? Would you like to smell gas fumes when you are hanging out in your backyard? I assume that this gas station will be open all hours of the day. Is that really what we want to attract to a family neighborhood, having people come and hang out in this neighborhood all hours of the day? You do not see many gas stations in the middle of family neighborhoods because it is a bad idea.

Please do not allow this gas station to go in at this location. It makes me so sad to think that this would even be considered. I hope you will regard everyone who lives and plays in this area where the gas station would be built. Would the benefits of a gas station really outweigh the cons? There are already two gas stations in areas that are easily accessible. Please do not put this gas station here. It would ruin the neighborhood. Is it really worth it?

Thank you for taking the time to read my arguments for this proposal.

Sincerely,
Rebecca Boor

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Thursday, March 25, 2021 10:39 AM
To: Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: objection

External Email Warning! Use caution before clicking links or opening attachments.

objection. there will be dozens of neighbors writing to you. We do NOT want this gas station in our neighborhood for many reasons. This is a RESIDENTIAL area.

[Gas station across from park.](#) Hello. Has anyone seen this notice? I definitely do not want this in the neighborhood and across a kids playground

Posted in **General** to **Anyone**



4 Neighbors

28 Comments



Like



Comment

Share



Annia Niusulu

•
Edgewater
What is it? I can barely read it
15 hr ago

[Like](#)
[Reply](#)
[Share](#)





Cort Campbell

•

Campus Pointe

I thought it was a great idea when I saw it. Don't even have to cross the street now to go to the convenience store.

14 hr ago

[Like](#)

[Reply](#)

[Share](#)



1



Violet McWhirk

•

Eagle Cliffe

With the attempted luring from this park recently, it just makes me feel like it's an easier get away location :(

54 min ago

[Like](#)

[Reply](#)

[Share](#)



1



Meghan Baxley

•

Campus Pointe

The print is too small to read. I dont think thats a good spot for a store.

14 hr ago

[Like](#)

[Reply](#)

[Share](#)



Ross Hilden

•

Beach Crest

Lacey, home to clear cuts, big cement boxes and convenience stores wake up and get some esthetics.

14 hr ago

[Like](#)

[Reply](#)

[Share](#)



3



Dan Durham

•

Jubilee

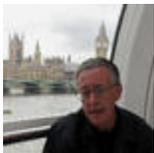
Don't just post it - explain it. It is too small for many of us to read so describe what it says and why you are against it.

14 hr ago

[Like](#)

[Reply](#)

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Joseph Haschka

•

Jubilee

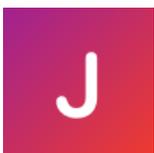
On your PC, right click on the photo of the notice, and save it to your desktop with whatever name you give it. Then go to the saved image on your desktop, double left click on the image to open, then magnify with the magnifier tool.

13 hr ago

[Like](#)

[Reply](#)

[Share](#)



Josh and Ana Bogart

•

Campus Pointe

It's a proposal to build a gas station and 2 story convenient store in the empty lot across from the playground on Willamette drive off campus Glenn. Not just that intersection is insane at times, specially with Salish school so close by, but also it is a terrible idea in my opinion to put that directly next to that wonderful playground. Also aesthetically speaking, an eye sore for that area. I don't want this at the entrance of our neighborhood at all

12 hr ago

Like

Reply

Share



2



Violet McWhirk

•

Eagle Cliffe

I agree. Would much rather a dog park or splash park. A family run coffee shop or consignment kid clothes store. Literally can think of so many better things for the community

51 min ago

Like

Reply

Share



3



Josh and Ana Bogart

•

Campus Pointe

If anyone has any comments they may be directed to the senior planer, Samra Seymour at Sseymour@ci.lacey.wa.us

12 hr ago

Like

Reply

Share





Valeria Howard

•

Campus Pointe

I'm located in Campus Pointe and think this is a terrible idea as well. My husband and I will be voicing our concerns regarding this proposal. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area, so needless to say, this is very disappointing.(edited)

12h

Like

Reply

Share



Suzi Lorence

•

Campus Glen

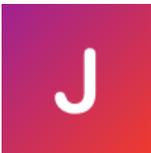
I live near the AMPM on the round-about on Marvin and Hawks Prairie. Quick gas, milk, nice walk to get Slurpees with the kids. I love having this amenity near. They keep their grounds neat and the employees are very nice, store very well kept.

12 hr ago

Like

Reply

Share



Josh and Ana Bogart

•

Campus Pointe

This store would be literally in some People's backyards. Also I haven't been to that ampm store in probably a couple Of years but last time there was junk on the surroundings like shopping

carts and blue tarps from people squatting right next to it. And this is why I haven't gone back. If I wanted the convenience at hand I wouldn't have purchased a home in a residential area like the one we live in. I would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

11 hr ago

Like

Reply

Share



4



Steve Rosenoff

•

Eagle Cliffe

On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you get candy store just down the block and across the street ... no, no, no.(edited)

3h

Like

Reply

Share



3



Kristen Marshall

•

Eagle Cliffe

Do you know when things will get started on this elementary school? That would be a super confident place for an elementary school.

2 hr ago

Like

Reply

Share





Steve Rosenoff

•

Eagle Cliffe

Kristen Marshall They were actually supposed to start last spring, but COVID-19 put the project on hold. They were in the field marking fence lines two weeks ago on the Barkley Drive side. You could certainly call North Thurston School District for an update: it may even be on their web site :-)

2 hr ago

Like

Reply

Share



Add a reply...



Larry Stevenson

•

Jubilee

This is a very bad proposal. It reeks of nonsense and poor planning on the part of the city. We have enough encroachment by light industry and commercial in the area...and it's not needed when a drive of one or two minutes has those same services.

3 hr ago

Like

Reply

Share



Stephanie Barnett

•
Eagle Cliffe
I'd rather it be a farm stand.

2 hr ago

[Like](#)

[Reply](#)

[Share](#)



3



Josh and Ana Bogart

•
Campus Pointe
I really love that idea. A co-op maybe!

2 hr ago

[Like](#)

[Reply](#)

[Share](#)



1



Chris Cook

•
Campus Glen
I hope everyone is emailing the city council---each email would help stop this.
Their emails are listed at the city site.

1 hr ago

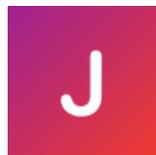
[Like](#)

[Reply](#)

[Share](#)



1



Josh and Ana Bogart

•

Campus Pointe

I emailed the city planner but will have to email city council as well! Thank you for the idea!

1 hr ago

Like

Reply

Share



1



Chris Cook

•

Campus Glen

Suggest an email to each. Ask who voted for this. We need to know.

1 hr ago

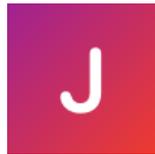
Like

Reply

Share



1



Josh and Ana Bogart

•

Campus Pointe

Chris Cook thank you I am doing this ASAP

1 hr ago

Like

Reply

Share



1



Add a reply...



Jaime Scott

•

Campus Glen

I emailed several times about the now Home Depot warehouse and the future 200 apartments that will be off of Hawks prairie rd and basically it doesn't matter what we think. The money is more important to the city than the people who live in it.

1 hr ago

[Like](#)

[Reply](#)

[Share](#)



1



Chris Cook

•

Campus Glen

Jaime, I know, but we have to try and if enough do it, we stand a chance

1 hr ago

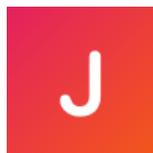
[Like](#)

[Reply](#)

[Share](#)



3



Jaime Scott

•

Campus Glen

Chris Cook I completely agree we should keep trying. I went into it thinking they'd actually listen and was just sad to learn I was mistaken.

1 hr ago

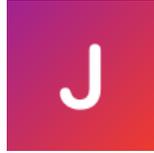
[Like](#)

[Reply](#)

Share



Add a reply...



Josh and Ana Bogart

•

Campus Pointe

Here is the link with all the council members emails and phone numbers. I just clicked on their name and emailed them individually <http://www.ci.lacey.wa.us/city-government/city-council/city-council-2/contact-us>

1 hr ago

40A - 283

Grant Beck

From: James Shadoff <jshadoffs@comcast.net>
Sent: Thursday, March 25, 2021 10:04 AM
To: Cynthia Pratt
Subject: Gas station on Willamette Dr

External Email Warning! Use caution before clicking links or opening attachments.

No to gas station across from park on Willamette DR. Poor location amongst childrens fun park and too close to schools!

Jim Shadoff

From: Ana Rodriguez Carrera <aircarrera@gmail.com>
Sent: Thursday, March 25, 2021 8:58 AM
To: City Council
Subject: Proposal 20-310

[Warning! External Email]

Hello,

I am writing you in regards of the 20-310 proposal and how I think it is a terrible idea. As a homeowner of the neighborhood directly next to it this would mean a drastic change in traffic flow, cars, and the overall vibe of our wonderful area. To try and sneak in that small plot of land a gas station and convenience store and directly across from a wonderful little park that is always full Of children and adults riding bikes, running and just enjoying the outdoors seems Asinine. Such an eye sore and such a killer for the wonderful area we have! Not to mention the dangers of having such an influx of people who normally would not be there coming and going, directly across from a playground. A tragedy waiting to happen Enough with the concrete buildings and commercial areas. We really don't want that in our wonderful neighborhood. We want to keep our green areas and trails away from anything commercial like that. This is the reason we purchase a home where we did!

What steps would we have to take to stop this?

Thank you in advance. I am truly concerned about this proposal.

Ana R. Carrera

Grant Beck

From: magcpons@gmail.com
Sent: Thursday, March 25, 2021 4:07 PM
To: Samra Seymour
Subject: Chevron development

External Email Warning! Use caution before clicking links or opening attachments.

Good Afternoon Ms Seymour,

My name is Mary Gardner and I live on Becket St NE in the Campus Glen neighborhood. While scrolling through my emails this afternoon, I saw a notice from a fellow nextdoor neighbor member who shared information on a proposed Chevron gas station and retail/office space development on the corner of Campus Glen and Willamette Dr-----or across the street from Meridian Park.

Prior to the pandemic last year, I had heard of a proposed daycare for that site and even saw paint markings on the sidewalk which led me to believe the daycare approval had gone through and construction would commence. Then Covid struck and nothing happened to the site. I suspected work had only been halted, but would push forward when our lives and economy returned to normal.

I was ok with a daycare at that site, but would like to express my non approval for a gas station at this corner. I am concerned about the additional traffic on Campus Glen. Families often cross that street to play at Meridian Park and additional vehicles on the street are going to make that trek hazardous and scary.

I am also concerned about tankers on Campus Glen along with all the hazards of having a flammable liquid in a residential neighborhood.

Frankly, I am surprised Lacey is considering adding a gas station to our community. We are a tree city. We care about the environment. We have a plastic bag ban. We are concerned about water safety.

Car manufacturers are finally converting more and more to electric vehicles. I really just don't see a need for another gas station when gas vehicles will be antiquated in the future.

Petaluma was the first city in California to ban the additional gas stations. I would like to see Lacey be the first city in Washington to follow their lead and ban additional gas stations.

Respectfully,

Mary Gardner

From: Jennifer Peppin <jenmarty@comcast.net>
Sent: Thursday, March 25, 2021 3:23 PM
To: Samra Seymour
Subject: Project 20-310 Meridian Campus Chevron

[Warning! External Email]

This message is concerning the application for conditional use permit on project 20-310 Meridian Campus Chevron. For the record, I strongly oppose the project for the following reasons:

- Dangerous ingress/egress
- Potential for pedestrian fatalities from middle school kids attempting to cross 4 lanes of traffic to reach the convenience store
- Gas fumes/garbage fumes and other environmental pollution in a neighborhood just feet away -Similar businesses are already serving the area in two locations just 2 miles in each direction (Marvin Rd. and Hawks Prairie Rd.)

The Meridian Campus HOA is a large neighborhood network with the ability (financially) to sue the city if this conditional use permit is granted. The community will fight this project to protect the integrity of our neighborhood and nearby park.

Thank you,

Jennifer Peppin
Campus Highlands/Meridian Campus

From: Kelly Huber <kamfrog@gmail.com>
Sent: Thursday, March 25, 2021 3:07 PM
To: Samra Seymour
Subject: Chevron near Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I live in the Campus Peak neighborhood and am concerned about a notice I became aware of that says a Chevron station is going to be put in near Meridian Park. This is not a good place for a gas station. It is a residential neighborhood with gas stations very conveniently located only a few minutes away on Marvin Road. There is no need for a gas station in this place. It would bring with it an eye sore, crime, and more traffic near the park than we would like. I am a parent of small children and do not think that a gas station in this area is a good idea. I am very much against having a gas station in this area. Please reconsider and don't allow this business in our beautiful residential area.

Thank you,
Kelly Huber

Grant Beck

From: Nicole Williams
Sent: Thursday, March 25, 2021 1:48 PM
To: Samra Seymour
Subject: FW: Public Notice- 20-310 Meridian Campus Chevron

Hi Samra,

Here is an email regarding project 20-310.

Thanks,

**Nicole Williams**
Executive Assistant to City Manager Scott Spence
360.438.2620
NWilliam@ci.lacey.wa.us

This email and any attachments hereto may be considered records subject to public review.

From: Becca Wilcox
Sent: Thursday, March 25, 2021 1:25 PM
To: City Council
Subject: Public Notice- 20-310 Meridian Campus Chevron

External Email Warning! Use caution before clicking links or opening attachments.

I am writing to voice opposition to allowing this gas station being proposed. Not only is the location a poor choice due to the proximity of residential neighborhoods and a large children's playground, there are numerous safety concerns here.

Allowing such a building will invite a multitude of criminal activity way too close to our homes. We see extensive activity already happening at the surrounding area gas stations on Marvin Rd and Martin Way east stations, we do NOT need to invite it closer to our homes and draw even more homeless and criminal instigators.

What provisions are being made to address increased traffic to an already busy location? What safeguards are being placed to avoid any traffic incidents with families and small children in close proximity? There are more than enough gas stations outside the immediate residential area, that this proposal is reckless, unwanted and a blight to the neighborhoods here.

Regards,
Rebecca Wilcox

From: June Ziser <jziserca@gmail.com>
Sent: Thursday, March 25, 2021 12:01 PM
To: Samra Seymour
Subject: Gas Station

External Email Warning! Use caution before clicking links or opening attachments.

Although I live off Marvin near the Arco Gas Station, I am dismayed to learn of the possible build of a similar business near the park off Willamette. My husband and I have watched parcels of land near us be developed into big warehouse builds. We had so hoped for more green space areas near us for our neighborhoods to utilize. We travel to Meridian Park for trail walking etc. I think the noise level of this type of business will detract from the esthetics of the park setting. I do agree without a doubt that this side of the Interstate needs MORE grocery stores, restaurants, and retail sites. I have been so perplexed as to why Lacey Planning Council seems to continually add warehouse after warehouse to this once beautiful area. We considered this the most beautiful region of Lacey, but the build of huge warehouses has diminished the opportunity to make this area of Lacey a go to retail region and greenspace area.

I appreciate your work on the planning Council...I hope my input will possibly help in future planning efforts.

Sincerely,
June

From: Rebecca Boor <rebeccaboore@gmail.com>
Sent: Thursday, March 25, 2021 11:06 AM
To: Samra Seymour
Subject: Public Notice

External Email Warning! Use caution before clicking links or opening attachments.

Dear Samra Seymour,

I currently own a home on London Loop NE, a block away from the proposed gas station and convenience store for assessor parcel 11936340200 located at 3540 Willamette Dr. NE. I am very upset that a gas station would be considered for this location for several reasons.

The first reason is that this neighborhood consists of homes, parks, and just a handful of small businesses. We bought a house in this area because it felt safe since it was primarily single-family homes, and the Meridian Campus neighborhood is away from other businesses. A gas station would not fit in with this neighborhood. It would cause home values to go down because who wants to live next to a gas station? If you look at other gas stations in the area, they are not next to family neighborhoods or a neighborhood park!! If residents in our area need to get to I-5, they either go down Willamette Dr. to Orion Dr, which turns into Meridian Rd NE. There is a Mobil gas station located at the corner of Meridian Rd NE and Martin Way. The second way to get to I-5 is to go down Willamette Dr. NE to Marvin Rd NE, and there is a 7-Eleven gas station located just after the roundabout At Willamette and Marvin. There are already gas stations in the area with convenience stores that are easy to get to since they are both right before freeway exits. These routes residence also take to get to main roads in Lacey. Both of these gas stations, the Mobil and 7-Eleven, are not located in neighborhoods. They are either by themselves or in a shopping area, which is how it should be. Not in the middle of a family neighborhood.

As I mentioned before, Meridian Campus consists primarily of single-family residences. Many children live in these homes. I know many of my neighbors feel our neighborhood is safe enough to let children walk down to the park by themselves and ride their bikes around our community. With a gas station at the corner of Willamette and Campus Glen, you are now bringing all these people and cars right where our children play. Putting a gas station in an area where all these children are out playing is a horrible idea. If you had children, would you want them playing near a gas station? Just from my observations, there are sometimes some questionable people that hang out at gas stations. Gas stations have parking lots where people can sit in their cars and now have a good view of all these children out playing in the neighborhood and at the park.

Meridian Neighborhood park is just on the other side of the corner from the proposed gas station. My house is just down the street from the park and the proposed gas station. Many of the homes in the area have small yards or no yards if they are a rear loading home. The park is a great selling feature for these homes because it makes up for the small yards. During the summer months, I would take my children daily to the park to play. It makes me sad that this gas station is being considered just steps away from the park. I do not feel the park would be as safe and kid-friendly with the gas station being so close to the park. I don't think parents would feel comfortable sending their kids down to the park to play with a gas station right there.

Another reason that the proposed gas station is a bad idea is because of the traffic. At the intersection of Campus Glen Dr and Willamette Dr. NE, there are no traffic controls. There is already a consistent amount of traffic that travels down Willamette Drive. Often I have to wait several minutes for traffic before I can pull out onto Willamette Dr. from Campus Glen Dr. The gas station will only make traffic worse if there are more cars coming and going, pulling in and out of that intersection. I noticed that there would be an entrance to the gas station on Campus Glen Dr. and Willamette Dr. Many children ride their bikes and walk along where these entrances to the gas station will be. Many people use this sidewalk in front of the proposed gas station to run on and walk their dogs. It seems like this would be a place prone to accidents.

There is a lot of foot traffic there, and people coming in and out of the gas station could not be paying attention and hit a pedestrian. Many children cross the street right at the gas station entrance on Campus Glen Dr. to go to the park. If people headed to the gas station are unaware of this, they may not be paying attention to children crossing the street. Salish Middle School is on Campus Glen Dr. on the other side of Willamette Dr. Many children from the neighborhood walk to and from school right at the gas station entrance. This gas station location is a horrible idea, considering all of the children near the entrances to the gas station. There is a crosswalk with a traffic control just past the intersection of Campus Glen Dr. and Willamette Dr. that people are supposed to use to cross over Willamette Drive. Many kids and people do not use the crosswalk and instead cross at the intersection of Campus Glen Dr. and Willamette Drive. If there is an increase in traffic from people going to and from the gas station, this is an accident waiting to happen if they are not watching for kids and adults crossing the street. I have also seen cars that do not stop for the red light when people cross the road in the crosswalk because people do not pay attention.

From my understanding, Meridian Neighborhood park is also a stormwater collection site. Having a gas station so close to the park and the stormwater collection site would impact the environment. Gas also smells, and it would be horrible to smell the gas while playing at the park or for the homes that will be right up against this gas station. Would you want a gas station right in your backyard? Would you like to smell gas fumes when you are hanging out in your backyard? I assume that this gas station will be open all hours of the day. Is that really what we want to attract to a family neighborhood, having people come and hang out in this neighborhood all hours of the day? You do not see many gas stations in the middle of family neighborhoods because it is a bad idea.

Please do not allow this gas station to go in at this location. It makes me so sad to think that this would even be considered. I hope you will regard everyone who lives and plays in this area where the gas station would be built. Would the benefits of a gas station really outweigh the cons? There are already two gas stations in areas that are easily accessible. Please do not put this gas station here. It would ruin the neighborhood. Is it really worth it?

Thank you for taking the time to read my arguments for this proposal.

Sincerely,
Rebecca Boor

From: Violet McWhirk <mcwhirkviolet@gmail.com>
Sent: Thursday, March 25, 2021 9:43 AM
To: Samra Seymour
Subject: Meridian Campus Chevron objection

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

My name is Violet McWhirk and I'm contacting in opposition to the construction of the Meridian Campus Chevron next to Meridian Park.

In the past months there was a luring attempt in that park and I personally feel like a convenience store and gas station is an optimal place for predators and prowlers to hang out where a gate can't be locked on them. It also brings in unwelcome noise and air pollution right next to the park where children are playing.

The community would do much better with something directing benefiting the community like a splash park, community garden, kids consignment shop, or even a local coffee shop. There is already so much industrialization in the surrounding area, we would love to see our community stay a peaceful community.

I hope you take the requests you receive seriously, this is our home, and we would love for it to now be downgraded due to profit.

Thank you for your consideration,

Violet McWhirk
360.922.4030

Grant Beck

40A - 292

From: rwt1@comcast.net
Sent: Thursday, March 25, 2021 7:26 AM
To: Samra Seymour
Subject: Proposed convenience store

External Email Warning! Use caution before clicking links or opening attachments.

Dear Sir:

On the original site map for this development, the lot located at Willamette and Campus Glen was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you give us a candy store just down the block and across the street ... no, no, no.

Additionally, Meridian Park has become a home for vagrants and drug users. You will be providing an additional place to hang out. The whole propose project is a bad idea. I moved here from the Westside to get away from this crap. Now you are bring it here. I guess I'm going to have to move yet again.

25-year resident and taxpayer - soon to be ex-resident and ex-taxpayer

Steve Rosenoff

9316 Lewis Dr. NE

Lacey, WA. 98516

From: Ana Rodriguez Carrera <aircarrera@gmail.com>
Sent: Wednesday, March 24, 2021 10:03 PM
To: Samra Seymour
Subject: Proposal 20-310 Meridian Campus Chevron

[Warning! External Email]

Hello,

I am writing you in regards of the 20-310 proposal and how I think it is a terrible idea. As a homeowner of the neighborhood directly next to it this would mean a drastic change in traffic flow, cars, and the overall vibe of our wonderful area. To try and sneak in that small plot of land a gas station and convenience store and directly across from a wonderful little park that is always full Of children and adults riding bikes, running and just enjoying the outdoors seems Asinine. Such an eye sore and such a killer for the wonderful area we have! Not to mention the dangers of having such an influx of people who normally would not be there coming and going, directly across from a playground. Enough with the concrete buildings and commercial areas. We really don't want that in our wonderful neighborhood. We want to keep our green areas and trails away from anything commercial like that. This is the reason we purchase a home where we did!

What steps would we have to take to stop this?

Thank you in advance. I am truly concerned about this proposal.

Ana R. Carrera

Grant Beck

40A - 294

From: R B <rz100@yahoo.com>
Sent: Monday, March 21, 2022 4:08 PM
To: Samra Seymour
Subject: Gas station and store at Williamette & Campus Glen

You don't often get email from rz100@yahoo.com. [Learn why this is important](#)

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Dear City Council,

I'm a resident of Campus Meadows (9008 Campus Meadows LP NE). Please deny permit to build a gas station and a convenience store at this intersection. There is a beautiful park and children playground right across Glen Campus and a nature lovers William Ives trail. This would be dangerous to kids from high car traffic, and much pollution to the beautiful area enjoyed by so many people in the area. Please cancel this project in this area.

Thank you.

Rostem Bassalow

-

From: Vern Turner <aikido1226@verizon.net>
Sent: Monday, March 21, 2022 2:24 PM
To: Samra Seymour
Subject: Meridian Market & Gas

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Hello Samar Seymour:

Having moved to Lacey from Baltimore four years ago, have seen dramatic growth in the Lacey NE corridor.

I get a more granular view of this unbridled growth when I cycle through the commercial areas surrounding the

residential communities like Campus Hills and Jubilee. Lacey NE is quickly becoming the Distribution Center Capital of the PNW. Unfortunately, I have experienced this phenomenon before in Baltimore County, Maryland; while working for a period of time for the Baltimore County Council on 150 zoning issues in the blue collar areas of Catonsville and Baltimore Highlands. The planners always did a good job developing a land use strategy, but the plans started falling apart when the politics of the Planning Board and County Council started getting involved. For the local community associations, it was difficult to mitigate urban sprawl when big money developers and their expert land use attorneys got involved. It was difficult for the process to visualize the growth big picture, so urban sprawl became the norm, sometimes outpacing the ten year water and sewer plan, and local governmental infrastructure like public works and safety. We even tried to adopt land use banking methods that were used in metropolitan areas like San Diego, where some land was protected from commercial use for a period of time to insure well managed growth, not uncontrolled growth.

To be realistic, one cannot say no to growth, but it would seem that well planned growth, where leaders in local government are on the same page as the planners, and traffic and infrastructure problems are addressed before any particular project is initiated, and not an after thought of poor planning and implementation.

Later on, I lived in Columbia Maryland, where it was a master-planned community born in the mid 1960's from the visionary urban planner James Rouse. On the whole, his planning approach worked because he created a self-sustaining city, not just a better suburb, to produce an accommodating environment for the growth of people. Columbia was made up of nine interconnecting residential villages, which surrounded by a central town center. Each village constrained several neighborhood connected by pathways connected by pathways and schools. Each village center had a Village Center, a gathering place with spaces grocery stores,, barber shops, restaurants and other smaller businesses. The non-profit Columbia Association managed 3600 acres of open space, 95 miles of pathways, 23 indoor pools, 170 tot lots interspersed in the neighborhoods. They eventually expanded their villages centers to include fitness centers, indoor pools, sports parks, golf courses, and tennis clubs. Also, Columbia built one of the best Music Venues in the country, Merriweather Post Pavillion, one of the best music venues in the U.S.

Regarding NE Lacey, it appears that the local leaders are at the crossroads of determining which path to pursue. NE Lacey is quickly becoming the Distribution Capital of the Pacific North West. Industrial traffic from Amazon and other neighboring centers is quickly invading the residential communities, creating a hazard for residents of those communities, especially the children. As I cycle through the community, I notice growth impacting the road and public safety infrastructure. On Campus Glen Dr, where the Salish Middle School is located, have seen Amazon and other tractor trailers turning onto Campus Glen Drive from Willamette, even though there are signs posted prohibiting the use of Campus Glen Drive. Additionally, there is much speeding on Willamette from Marvin Road to the Roundabout at Hogum Bay Road, with little Police presence to mitigate speeding. When working for the Baltimore County Council, it typically took a fatality at an intersection to get action to solve a problem. I am hoping that it is not the same scenario that gets Lacey Government to take action. I notice some vehicles not stopping at the pedestrian crossing when school children cross near the proposed gas station site,

The building of the Meridian Market & Gas on corner of Campus Glen and Willamette will give the commercial sector a foothold in this beautiful residential community, leading to further unwanted commercial adventures along the Willamette Road corridor, It appears that Willamette, Hogum Bay Road, Marvin, Hawkes Prairie Road and Orion Drive roads are under engineered to handle the large trucks are buses that use these roads. It is clear that some of these road are not wide enough to handle these large vehicles. Typically, I have to bail out of the bike lane when transit buses and tractor trailers roll down Hogum Bay, Hawkes Prairie, and Orion Roads. Clearly, the roads are not wide enough, and thought was not put into the the planning of this road challenge when planning the creation of the distribution centers took place. In some instances, the medians on Orion and Hawkes Prairies could be narrowed to better accommodate the large vehicles. Apparently, the road and traffic improvement were an afterthought of the Distribution Center planning process, which seems to be typical of land use development in NE Lacey.

Only being in Lacey for four years, I do not know if your organization did a feasibility study of Lacey NE before all these Distribution Center were built, some of whom are completely empty buildings. One of them on Orion Road has been empty for 4 years. I hope that the local Lacey governmental infrastructure is robust and expert enough to manage the coming growth in NE Lacey, but the proposed Median Market and Gas proposal is a symptom that the Lacey City Council is unequipped to have the kind of vision needed to have a well balanced plan and implementation thereof. I hope that Lacey leadership can move closer to the kind of planning and implementation that James Rouse accomplished in Columbia, Maryland, but I have my doubts.

Regards,
Vern Turner

[Sent from the all new AOL app for iOS](#)

From: Nicole Williams
Sent: Monday, March 21, 2022 11:36 AM
To: Samra Seymour
Subject: FW: Gas station in Lacey on the corner of Campus Highlands

Good morning Samra,

Forwarding you the email below so it will be a part of the record for the 20-310 proposal.

Thanks,

 **Nicole Williams**
Executive Assistant to City Manager Scott Spence
360.438.2620
NWilliam@ci.lacey.wa.us

This email and any attachments hereto may be considered records subject to public review.

From: Bill DeRanek <billd3931w@gmail.com>
Sent: Sunday, March 20, 2022 10:12 AM
To: City Council <council@ci.lacey.wa.us>
Subject: Gas station in Lacey on the corner of Campus Highlands

Some people who received this message don't often get email from billd3931w@gmail.com. [Learn why this is important](#)

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Received your response and I want to go on record. We, my Wife and I again are **oppose and totally against constructing what the council is considering moving forward, regarding the proposed gas station as well as all the other amenities located on the corner of Campus Highlands, now or anytime in the future.**

Under the existing code #16.36 under C: the proposed Gas Station plus all of the additional proposed amenities that are attached within this construction as well, **does meet the code requirements. Building this will increased traffic, in and around this residential area, would be open 24-7 365 days a year, and lights would be on 24-7 365 days per year at night.**

This does not come close to code #16.36 under C: would meet.

My question to you is, why would the Council ever consider this type of abuse in and around this residential area especially with the park playground within this area as well. This project should have never been considered from the very beginning.

NO, NO, NO is our reply!!!!!!!!!!!! as well as many other concerned residents from all around this area.

Mr. and Mrs. William R Deranek reside here in Jubilee for the past 17 years.

From: Sharon English <strothwell15@gmail.com>
Sent: Sunday, March 20, 2022 9:05 PM
To: Samra Seymour
Subject: Re: City of Lacey Project 20-310: MDNS

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Hi Ms. Seymour,

I am a resident of Meridian Campus and would like to express my strong opposition to a conditional use permit being granted for this project. Please add me as a party of record to these proceedings, as I would like to be apprised of the notice of hearing date when it is issued. I would also ask that my comments below be made part of the record.

For reasons I am sure you have already been made aware of by my community, a conditional use permit for the gas station for this project should **not** be granted. From my reading of the Neighborhood Commercial District Ordinance, Ch. 16.36, as well as Conditional Uses and Permits, Ch. 16.66, I do not see anywhere that there is a presumption that a conditional use permit must or should be granted, and since in this case there are ample reasons to deny the permit, it should be denied. The hearing examiner appears to have wide discretion to deny the issuance of this permit, particularly if the detrimental impacts to the community cannot be mitigated, which in this case, they cannot, and he therefore must deny the permit application.

As has already been evidenced by statements from many others, this community has absolutely zero need for a gas station at this location. There are multiple other gas stations located within just a few minutes drive, so it serves no community need, and any need, if it were to exist (which it does not), is by far outweighed by the negative impacts it would cause to the community in which this developer proposes to place this gas station. The location of this proposed gas station is nestled between family homes, a busy 4 lane street, and directly across the street from a very busy city park. Throughout the day there are children and families coming in and out of the park not only in cars, but on scooters, bikes, skateboards, strollers, and of course on foot etc. No where that I can think of in the City of Lacey has a gas station been permitted to exist directly across the street or next to a city

park. The concept is ridiculous, not only for the potential issues of locating a business whose primary function is selling alcohol and tobacco so close to such an area and within a very short walk to a middle school (we should all be highly skeptical of the developer's characterization of the mini mart as being similar to a Metropolitan Market), but the very obvious traffic **safety hazards** of cars quickly coming in and out of this relatively confined area. It is already a very problematic traffic area, as Willamette is a very busy street, and this is the same intersection that is used for traffic in and out of the Salish Middle School. We see accidents here frequently.

Based on the extreme proximity of the city park, there are simply no requirements or other conditions or safeguards which the hearing examiner could impose that would "secure adequate protection for the locality in which the use is to be permitted," and as such this permit application should be denied. See Lacey Municipal Code 16.66.100. Perhaps, if there was an actual legitimate need for this service to be located here, there may be some reason to impose conditions on the project and issue the permit, however again, in this case there is no need. As it is, there are multiple gas stations a very short distance away. It seems evident that this developer intends to include a gas station in this plan to ensure increased vehicle traffic to the businesses he hopes to entice into this location. However, any such business interests are far outweighed by the needs of the community to **keep the children and families in the area safe.**

Thank you so much for your kind attention to this matter. I look forward to receiving further information from you concerning the hearing date.

Sincerely,

Sharon English Meridian Campus Resident

From: Samra Seymour <Sseymour@ci.lacey.wa.us>
Date: March 18, 2022 at 4:57:09 PM PDT
To: Samra Seymour <Sseymour@ci.lacey.wa.us>
Subject: City of Lacey Project 20-310: MDNS

Good afternoon,

Attached to this email is the mitigated determination of nonsignificance (MDNS). Please note, this is not a land use approval document or an exhaustive list of project conditions, rather an environmental threshold determination made under RCW 43.21C.240 that an Environmental Impact Analysis is not required. The MDNS identifies potential project impacts requiring mitigation that are not regulated under City of Lacey codes or other regulatory statutes of the State.

The MDNS will also become part of the official record for the project, that will be considered by the Hearings Examiner, and ultimately the City Council.

Also, this is a reminder that all parties of record (and if you're receiving this, you're a party of record) will be sent the official notice of hearing late next week.

Thank you,

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

Grant Beck

From: Judy Fattor <jubillie@outlook.com>
Sent: Sunday, March 20, 2022 12:01 PM
To: Samra Seymour
Cc: Punky Dennis
Subject: Gas Station proposal

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I have received the MITIGATED DETERMINATION OF NONSIGNIFICANCE SEPA/Case Number: 20-310 for 8808 Campus Glen Dr NE, Assessor's parcel 11936340200, located in a portion of Section 36, Township 19N, Range 1W, W.M., Lacey, Thurston County, Washington Lead Agency: City of Lacey Community Develop.

If you go ahead with this build, we will boycott in mass, and you will feel the massive loss in revenue. I have not spoken with one person who is in favor of this project, and all have vowed to not patronize this facility. Not only is it not needed, the threat to the neighborhood and its families from fumes and potential fires is irresponsible. We are already inundated with trucks from light industry which has invaded our quite communities, and now we have to endure fuel trucks. I know for a fact that you are not a resident and therefore, have no emotional tie to our needs and desires. Go ahead and build it, but we will not come.

Sincerely,

Jude DeRanek

Grant Beck

From: City Council
Sent: Thursday, March 17, 2022 4:53 PM
To: City Council
Cc: Samra Seymour
Subject: FW: Project #20-310

From: Bill DeRanek <billd3931w@gmail.com>
Sent: Sunday, March 13, 2022 2:55 PM
To: City Council <council@ci.lacey.wa.us>
Subject: Project #20-310

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This email, to you, is to let you know that my wife & I are 100% against this proposed project. We have lived here in Jubilee for the past 17 years you know, all around these areas as well as our surrounding areas, are zoned for building residential homes. To have you consider building the gas station at the above project site #20-310 is "INSANE" and my wife & I want our voices heard by voting "NO".

Also, why you would even consider giving this your approval knowing there is a "Children's PlayGround" just across the street is just as "INSANE AS WELL".

The only reason you would have, in our eyes, is to line your pockets with some extra "TAX DOLLARS"!!!!!! as if the City really needs it? There are lots & lots of industrial buildings that have been built and more on the way to generate thousands of Tax \$\$\$\$\$\$\$\$ do you honestly think a small gas station in our residential area would make big tax \$\$\$\$\$\$\$\$ for you? Compared to all the other tax monies the City gets from the above mentioned? It would be like using an eye dropper of water & using only 1 single drop of water into a 1000 gallon drum of water. (We have Arco Station on Marvin, there is no need to build this one).

We are sure you are receiving lots and lots of our local residents saying "NO", we suggest you listen to what we are saying!!!!!!!!!!

Thank you, Bill & Judy DeRanek, 8505 Camano LP NE Lacey, Wa. 98516

Grant Beck

From: City Council
Sent: Thursday, March 17, 2022 4:52 PM
To: City Council
Cc: Samra Seymour
Subject: FW: Project 20-310

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

From: Sarah Bowman <sarah-bowman@live.com>
Sent: Sunday, March 13, 2022 7:35 PM
To: City Council <council@ci.lacey.wa.us>
Cc: Aric Bowman <aricbowman@hotmail.com>
Subject: Project 20-310

[You don't often get email from sarah-bowman@live.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Hello Ms Seymour,

As a homeowner in meridian campus/campus highlands, I write to request the city to refuse project 20-310 for a gas station, because it does not fit with a neighborhood.

This is for the safety and well-being of our families, especially the children.

This is an extreme high-traffic area already with just the middle school. Perhaps there's a traffic circle they can put at that intersection. There was just an accident last week during the start of school time.

Increasing traffic would certainly be detrimental. This would include tanker trucks and increase turning, leading to increased accidents and injuries.

Plus, we are concerned about the increase for alcohol consumption nearby.

Can you please add my concern to the list of objections before the city council?

Thank you for considering my input.

Respectfully,

Aric & Sarah Bowman
3871 Cameron Dr NE
98516

From: City Council
Sent: Thursday, March 17, 2022 4:43 PM
To: City Council
Cc: Samra Seymour
Subject: FW: Proposed Construction of Quickmart/gas station - Project #20-310

From: Punky Dennis <punkydennis1234@gmail.com>
Sent: Monday, March 14, 2022 3:23 PM
To: City Council <council@ci.lacey.wa.us>
Subject: Proposed Construction of Quickmart/gas station - Project #20-310

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Hello---

I am writing regarding the above construction project that is proposed for the corner of Willamette and Campus Glen drive. My husband and I are residents of Jubilee, a 55 plus community a little over a mile from the proposed construction site. We enjoy walking to the park in that area and the small community shopping mall a little further down the road and have taken our great grandchild to enjoy the park, at times. We always see many young parents with strollers, pets, and young children in tow on their way to the park and we are aware that there is a school close by as well.

This is clearly an established residential area. Why would it be considered for commercialization which would surely increase the truck traffic as well as other vehicle traffic? If it is zoned for commercialization, can't that be changed in order to maintain the safety for the parents and children who use the park daily and attend school in this area? If tax revenue is needed, have all avenues been explored for moving the site closer to the industrial sites just a little further down the road. Why would we want to endanger the children's safety from increased traffic, not to mention the gasoline fumes permeating the air and light "noise" emitted into the night. Our taxes have increased significantly in Jubilee based on property values. Isn't that enough of an increase in revenue?

Many, if not most residents of Jubilee are perfectly content to travel a few more miles down the road and purchase gasoline at Costco. Have you thoroughly researched the need for a gas station on this side of the freeway vs. the improved quality of life that is granted through less traffic, gasoline fumes, light noise, etc.?

Hopefully, there is still time for more public input on this project but, please, take a moment and think about the young parents and their children. Isn't the experience of walking (or skipping or running) to the park and then playing freely with pets, grandparents, parents in a safe residential environment worthy of due consideration on your part?

Thank you for listening and please forward my email to the city planner or whoever else might be involved in this very important decision. We vote "no". In fact, we are adamantly opposed to this project. Hopefully, quality of life for children and their parents and, for that matter, those of us in our advanced years of age in Jubilee matter to you too.

Paul and Jean Dennis
8205 Camano Loop NE
Lacey, WA 98516

Grant Beck

From: City Council
Sent: Thursday, March 17, 2022 4:29 PM
To: City Council
Cc: Samra Seymour
Subject: FW: oppose gas station Campus Glen

The email below was received while the Council email was not functioning.



Nicole Williams
 Executive Assistant to City Manager Scott Spence
 360.438.2620
 NWilliam@ci.lacey.wa.us

This email and any attachments hereto may be considered records subject to public review.

From: Jenilee Jaber <jenileedawn@gmail.com>
Sent: Monday, March 14, 2022 5:42 PM
To: City Council <council@ci.lacey.wa.us>
Subject: oppose gas station Campus Glen

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Hello City of Lacey City Council,

I am a concerned citizen in the Campus Heights neighborhood here in Lacey. I truly oppose the new addition of any gas stations or stores at the corner of Willamette and Campus Glen.

I am concerned for the children of the neighborhood and the safety of drivers.

Please reference the accident that happened recently 3/10 at the corner of Willamette and Campus Glen as an example that no additional drivers need to be added to the already dangerous intersection.

This intersection is home to the park for the local children and for neighborhood walkers- this should not be a highly trafficked area.

Please do not allow a gas station to be added to a wonderful neighborhood that doesn't need more traffic!

Please add my concerns with the rest of the citizens that are opposed to this gas station. I would like my concern addressed, with the mention of the last accident on this corner, to be presented to the council and added to the minutes of the cupcomin city council meeting.

Best regards,

Jenilee Jaber MBA
jenileedawn@gmail.com
253-888-2771

Grant Beck

From: City Council
Sent: Thursday, March 17, 2022 4:26 PM
To: City Council
Cc: Samra Seymour
Subject: FW: Stop the gas station proposed for the corner of Willamette and Campus Glen

From: James Wolff <wolff@slowweb.net>
Sent: Tuesday, March 15, 2022 11:59 AM
To: City Council <council@ci.lacey.wa.us>
Subject: Stop the gas station proposed for the corner of Willamette and Campus Glen

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Dear Council Members,
As a resident of Meridian campus I vehemently oppose the gas station proposed for the corner of Willamette and Campus Glen. I live just a few blocks away. It does not make sense to build more gas stations in a world that will be mostly electric vehicles in the next few decades.

Please add my name to the list of those people who reject this proposal. I would like the City Council too personally be aware of my objection!

Thank You,

James Wolff
4073 Cameron Dr. NE
Lacey WA 98516

From: Mike Stout <michaelgstout@gmail.com>
Sent: Wednesday, March 16, 2022 6:38 AM
To: Samra Seymour
Subject: Gas Station Project # 20-310

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Samra Seymour,

Thank you for taking my e-mail.

I live near the proposed gas station site and I would like to request that your office deny Project 20-310: Market and Gas. Please allow me to provide a few reasons.

1. First, the corner of Willamette DR NE and Campus Glen DR NE is a difficult area to navigate. I have driven nearly a million miles in my life and making the left turn onto Willamette DR is challenging.
2. There is a possibility for drivers traveling south from Jubilee on Willamette DR NE to make a U-Turn at the Campus Glenn DR intersection to get into a Market and Gas station. This U-Turn provides an additional level of driving risk.
3. It is possible for drivers traveling from the Market and Gas station to make a U-Turn near Fire Station 35 and to continue south past the Campus Glen DR NE intersection. These U-Turns between Campus Glen and the Fire Station 35 greatly amplify the amount of traffic already present at this intersection.
4. The Campus Glen and Willamette intersection is adjacent to a children's park and very near a large Salish Middle School. There are children and pets and parents and exercisers everywhere near that corner.
5. In terms of speculation, the large numbers of children will be at risk given the increased access to the community. And the senior living community of Jubilee often homes drivers who are at the end of their driving careers. This increased looping traffic will pose a risk to those members of our community.
6. Other gas and market places are easily available nearby. There is a 7-11 and an Arco on Marvin and there are two other gas stations on Martin. So, gas and markets are not scarce in this area.

Thank you for taking my email.

Mike Stout
360-915-4417.

From: Gretchen Talbott <gretchentalbott@gmail.com>
Sent: Tuesday, March 15, 2022 9:02 PM
To: Samra Seymour
Subject: Project 20-310 Meridian Market and gas

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Dear Samra Seymour and members of the Lacey City Council,

As a citizen of the Campus Glen neighborhood, I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen (Project 20-310: MERIDIAN MARKET AND GAS).

I want to ensure my disapproval is recorded and added to your compiled list of comments from the community, for inclusion in City Council meeting minutes and other relevant records. I want the City Council to be made aware of each and every objection.

I urge you to decide against the gas station.

There are numerous, severely important reasons to object to the proposal

1. Child safety. Every time a child crosses a road is an opportunity for tragedy. Placing a store selling candy and other child-enticing treats across the street from the park greatly increases the risk to children.
2. Traffic
3. Pollution
4. Unsustainable business model
5. Home values decline

I want to encourage you to vote no on this project and stand with the citizens of Meridian Campus whose children deserve a safe and stable neighborhood to grow and thrive.

Kind regards,

Gretchen Talbott

From: Barbel Goodman <barbelwgoodman@gmail.com>
Sent: Tuesday, March 15, 2022 7:58 PM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

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Dear Samra,

I have been a long-time resident here in the beautiful Campus Meadows area. I am very concerned with the idea of having a gas station built in our residential neighborhood and I am against this. I have the following concerns:

- A gas station would create too much traffic resulting in congestion and possible accidents
- Dangerous situation as kids play and access the park in that area
- Kids wait and enter the school buses from that corner
- Toxic pollution from the fumes from the gas station (our family has asthma)
- An uptick in crime due to gas station and convenience store access in the area
- The potential risk of homeless camps appearing in the park across the street

Perhaps there are other options like building a memorial park or something more suitable for this residential neighborhood. This is a lovely, quiet, peaceful, residential neighborhood with the Meridian Park area and we like to keep it that way.

Please pass on my comments and concerns to the appropriate committees and council.

Thank you.

Sincerely,
Barbel Goodman

On Wed, Feb 23, 2022 at 4:23 PM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner

(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

From: Justin Nelson <jnelson_22@yahoo.com>
Sent: Tuesday, March 15, 2022 5:02 PM
To: Samra Seymour
Subject: Meridian Campus Gas Station

[You don't often get email from jnelson_22@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Good evening.

I'm reaching out to let you know about my family's opposition to the proposed gas station and convenience store at the corner of Willamette and Campus Glen.

My family and I live in the neighborhood adjoining the proposed location, Campus Pointe, so our concern is about the hazards from increased traffic that would accompany a gas station on that corner. We have four sons, ages 2-9, and we frequently walk by the area to get to the park across Campus Glen. My oldest sons also walk daily to and from their bus stop at the corner of Campus Glen and London Loop (directly beside the proposed site).

We feel that the increased traffic and accompanying safety risks make this an inappropriate location for a gas station or other business. Please consider this when deciding on the proposed build.

Thank you.

-Justin Nelson

Sent from my iPhone

Grant Beck

From: Cori Healey <corihealey@hotmail.com>
Sent: Tuesday, March 15, 2022 3:47 PM
To: Samra Seymour
Subject: Gas Station of an accident on Campus Glen Dr. And Willamette.

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Good morning,

I recently heard the city is considering allowing a gas station to be built on the corner of Campus Glen Dr and Willamette in our neighboring community. I am adamantly against this decision for several reasons.

The intersection is already quite dangerous and adding additional traffic flow to this area will only increase the risk of a serious accident.

A gas station in this neighborhood would also potentially bring more crime and homeless individuals to our area.

The thought of building a gas station next to William Ives trail seems ludicrous. This is practically the only area left in our area where we can walk and breathe fresh air and enjoy nature, which is imperative to our mental health.

The city of Lacey has already torn down too many trees in our area. It's become a bit depressing seeing the beauty in our city slowly disappearing.

Also, the garbage along our streets and freeway has become increasingly worse over the last few months. I'm unsure where all of the trash is coming from but we as a city really need to clean up the mess. I'm willing to help, I already pick up around my neighborhood. Please provide any info I need to help clean up our roadways.

I implore you to please consider the residents' quality of life before making these types of decisions. We pay some of the highest percent of property taxes in WA state and the taxpayers should really have more input in these decisions.

Thank you for your time.

Corrina Healey

Sent from my T-Mobile 4G LTE Device

From: B C <brian.laramie.carpenter@gmail.com>
Sent: Tuesday, March 15, 2022 3:45 PM
To: Samra Seymour; City Council
Subject: Say No to Meridian Market and Gas

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Dear Samra Seymour and members of the Lacey City Council,

As a citizen of the Campus Glen neighborhood, I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen (Project 20-310: MERIDIAN MARKET AND GAS).

I want to ensure my disapproval is recorded and added to your compiled list of comments from the community, for inclusion in City Council meeting minutes and other relevant records. I want the City Council to be made aware of each and every objection.

I urge you to decide against the gas station.

There are numerous, severely important reasons to object to the proposal

1. Child safety. Every time a child crosses a road is an opportunity for tragedy. Placing a store selling candy and other child-enticing treats across the street from the park greatly increases the risk to children.
2. Traffic. We have plenty, and this would only increase it, especially at an already dangerous intersection. Even with the promised roundabout to mitigate the issue, putting a busy short-stay business there would just complicate things. Their business plan calls for adding 4500 trips from people outside the area. That traffic is unwanted by the residents. Businesses like this should be next to the freeway, where coincidentally there are already dozens of vacant lots ready to be developed and there is already better passive traffic for the business!
3. Pollution. While the extra, outside traffic mentioned above would cause unnecessary extra pollution as well, the greatest concern is that localized to the fueling station. Gas stations in even good conditions have a huge amount of air pollution, almost guaranteed surface water pollution, and terrible risk of ground seepage. Gas stations are like a poison cancer, literally and figuratively, and have no business being next to houses. Plus every new statement seemingly has a different description of just how many pumps would be there; the latest numbers seem impossibly high given the available space. And then there is noise pollution, too! All of this for a fundamentally finite resource. The pollution is the greatest differentiating factor versus other commercial use options. Even an electric vehicle charging station, for example, would be welcome by comparison.
4. Unsustainable business model. The proposal is bad even from the perspective of the business! If your goal is to sell gas and convenience market items, that is not where you want it! They would never be able to bring in the outside traffic they say they need, the trucks would always have a hard time getting there, there are already numerous competing businesses that easily meet the area's needs, and the neighborhood is actively opposed to it. They would get far, far better business returns by choosing a different model, and ditching the gas station. The neighborhood grocer, featuring local foods, would actually be welcome without the gas station.
5. Home values decline. The City Council and planners have already been absolutely derelict in their duties, significantly hurting our neighborhood quality of life with the Hogum Bay developments and blowing Campus Glen Drive through the former forest. Now we have street racing instead of birdsong. The trucks blast right past the "No Trucks" signs all day and night, frequently going through the stop signs that are there to protect

children now. You are out of your minds if you think we want additional traffic and delivery trucks in the area. And then with the pollution, noise, lights, reduced parking, potential crime, and everything else that happens at gas stations, you would especially be damaging the home values for the people who live adjacent to the site.

We all moved here to relatively quiet, natural surroundings, even with the full buildout thus far of homes. The commercial and industrial uses you have been foisting upon us are unforgivable, and will only hurt the tax base that you are clearly so motivated by! Put the commercial uses where they belong, in the commercial areas by the freeway! This is a neighborhood, full of people who are against this project and who will be against any official who supports it.

I want to encourage you to vote no on this project and stand with the citizens of Meridian Campus whose children deserve a safe and stable neighborhood to grow and thrive.

--

Kind Regards,

Brian Carpenter

From: Karen Castaneda <castanedakaren111@gmail.com>
Sent: Tuesday, March 15, 2022 3:06 PM
To: Samra Seymour; City Council
Subject: [SPAM] Oppose Gas Station

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Dear City Council,

As a citizen in the Meridian Campus neighborhood, I oppose adding a gas station to the corner of Willamette and Campus Glen because I walk pass this corner everyday and it is hard enough to cross the street with the increased truck traffic from Amazon and unauthorized trucks, this additional traffic will be very dangerous for pedestrians. Drivers already speed down Willamette too fast, I am concerned that this will also attract more speeding vehicles.

Please add my concerns to the list of objections brought before the City Council meeting. We want the Council to be aware of each and every objection.

Thank you.

Sincerely,
Karen

From: James Wolff <wolff@slowweb.net>
Sent: Tuesday, March 15, 2022 11:55 AM
To: Samra Seymour
Subject: [SPAM] Stop the gas station at Willamette and Campus Glen

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Dear Ms. Seymour

As a resident of Meridian campus I vehemently oppose the gas station proposed for the corner of Willamette and Campus Glen. I live just a few blocks away. It does not make sense to build more gas stations in a world that will be mostly electric vehicles in the next few decades.

Please add my name to the list of those people who reject this proposal. I would like the City Council too personally be aware of my objection!

Thank You,

James Wolff
4073 Cameron Dr. NE
Lacey WA 98516

Grant Beck

From: Cori Healey <corihealey@hotmail.com>
Sent: Tuesday, March 15, 2022 10:12 AM
To: Samra Seymour
Subject: Gas station at Campus Glen and Willamette

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Good morning,

I recently heard the city is considering allowing a gas station to be built on the corner of Campus Glen Dr and Willamette in our neighboring community. I am adamantly against this decision for several reasons.

The intersection is already quite dangerous and adding additional traffic flow to this area will only increase risk of a serious accident.

A gas station in this neighborhood would also potentially bring more crime and homeless individuals to our area.

The thought of building a gas station next to William Ives trail seems ludicrous. This is practically the only area left in our area where we can walk and breathe fresh air and enjoy nature, which is imperative to our mental health.

The city of Lacey has already allowed too many trees to be removed and its depressing to see much of our beauty being slowly removed. The wildlife in area aren't being protected with all of the additional building and loss of trees. It's truly heartbreaking.

Also, over the last few months I've noticed large amounts of litter and trash along our side streets and freeway. We need to keep our streets clean. I pick up trash along my neighboring streets but more needs to be done by the city. I'm willing to volunteer to help. Please provide me with information on how to help clean up our area.

I implore you to please consider the tax payers who live in this area and our quality of life before making these decisions. We pay some of the highest percentage of property taxes in the state of WA and the residents should have more say in these decisions.

Thank you for your time.

Corrina Healey

Sent from my T-Mobile 4G LTE Device

From: Trisha Tanginoa <trishatanginoa@yahoo.com>
Sent: Tuesday, March 15, 2022 9:23 AM
To: Samra Seymour
Subject: Project 20-310

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Dear Ms. Seymour,

As a resident of the Campus Fairways neighborhood, I am writing to express my opposition to building a gas station at the corner of Willamette and Campus Glen. I feel the increased traffic to that area, given the proximity to Salish Middle School, would pose an unnecessary additional risk to our students who walk and ride bikes to school. In addition, the proximity to the neighborhood park also increases the risk to kids and families not only because of the increased traffic but from the noise and air pollution.

Please add my concerns to the list of objections brought before the City Council meeting. I feel it is extremely important that the Council is aware of every objection expressed by residents of our neighborhood.

Thank you for your time and consideration of my input.

Respectfully,

Trisha G Tanginoa
9340 Mulligan Ct NE
Lacey, WA 98516

40A - 314

Grant Beck

From: Carol Tompkins <carotomp@hotmail.com>
Sent: Tuesday, March 15, 2022 8:45 AM
To: Samra Seymour
Cc: City Council
Subject: project 20-310

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Hello--I am against the gas station at Campus Glen Dr. And Willamette. Please vote against this.

Regards,
Carol Tompkins
9236 Periwinkle Loop NE
Lacey, WA 98516

From: Amanda Merlin <amerlin8208@gmail.com>
Sent: Tuesday, March 15, 2022 6:36 AM
To: Samra Seymour; City Council
Subject: Meridian Campus Gas Station Proposal

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Dear Ms. Seymour and the Lacey City Council members:

My name is Amanda Merlin. My husband and I purchased a home 6 years ago in the Campus Ridge neighborhood of Meridian Campus. We were assured that development would be slow and purposeful.

Since development started all we see are more semi-trucks and more hideous storage buildings. We don't have a grocery store, which WOULD actually be something that would benefit the neighborhood and add value to our community. We haven't gotten restaurants, except 3-4.

We are opposed to adding another eyesore and danger to our community. We are opposed to the gas station proposal for the corner of Willamette and Campus Glen because it will:

- It is in the middle of a largely residential area, where currently many of our residents walk, jog, and play. This includes a large number of children.
- It is near a bus stop. This would increase dangerous traffic for the kids, including adding more large trucks into our traffic pattern that is already heavily disrupted by this type of traffic.
- It would be right near the Salish Middle School walk zone.
- There would be increased traffic turning off and on Willamette and Campus Glen, with no crosswalks or walk signs. This would lead to increased accidents in our neighborhood.
- Increased pollution to our neighborhood. This would include air, light, noise including coming from benzene from refueling tanks
- This area is direct across from daycare, dental and medical facilities.

Thank you for considering our input! And Please reconsider this horrific idea.

Sincerely,

Amanda and Jared Merlin

8811 Jayden St Ne

Lacey WA 98516

Campus Ridge

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Grant Beck

From: Ana Ramos <Ramosav@LIVE.COM>
Sent: Monday, March 14, 2022 11:41 PM
To: Samra Seymour
Subject: Gas Station Proposal - I Oppose

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Dear Councilmember Seymour,

As a citizen living in Campus Point, I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen. This location is merely a block and a half away from my home.

You may have already encountered a petition regarding this that lists all the general reasons why it would not be good to add a gas station to the proposed area. My intent in writing to tell you is to tell of my personal experience of why I oppose it.

To start, I am someone who has sensitivities to cleaners, perfumes, and other products. They affect my respiratory system in a very clear cut way. Because of that, I am also aware of toxic fumes. My neighbors also are. A lot, if not all, own electric mowers, trimmers, and leaf blowers. This helps prevent toxic fumes and it is nice knowing that I won't get exhaust fumes in my home everytime my neighbors maintences their lawns. However, if a gas station is put in, this will almost negate our efforts if not make them worse. Gas stations emit fumes and o-zone level pollution. Yes, there are certain safety standards in place for pumping, but it doesn't rule out the fact that toxins do get in the air, and worse, our ground water.

Besides the pollution presented, there is also the matter of safety. The placement of the gas station is planned to be next to a large park meant for the overall Meridian Campus. It is a well visited park, with a number of trails that I have walked. It is great breathing in the fresh air offered by the thick woods of the park. The gas station would affect this. It would also present a danger to the multitudes of children and families that visit the park throughout the day. There have even been adult gatherings for dance exercises right at the park. A gas station would increase the traffic in an area that is well traveled. However, it is currently manageable. If the gas station were put in, it would not be. There are currently only two ways to leave my neighborhood, one of which is right across the street from the park. The other presents a longer way for me to commute to work due to the way it exits the neighborhood. I always take the exit near the park since that is the shortest and least complex for me to get to work as well as, in general, to exit the neighborhood since that direction heads toward town. I would not look forward to an increase in traffic in the main way I exit the neighborhood.

Lastly, the gas station would affect noise. Campus Point is actually one of the quietest neighborhoods in the Meridian HOA. This was a selling point in the purchase of my home, which I have enjoyed for just over two years now. I know from personal experience that gas stations can be noisy. In fact, in visiting the Mobil Station over at Marvin and Hawks Prairie, there are a number of times people have driven into the station with their speakers blasting. I could see this happening at the proposed station in my neighborhood.

I am not sure why a gas station has been proposed in this area, considering how close it is to residences (including my home), the closeness to a large and well used neighborhood park, and that there are already a number of gas stations outside Meridian in many directions.

I hope you will add these concerns to your list of minutes in the upcoming City Council meeting. I would like my opposition on record.

Thank you for considering my input.

Respectfully,
Ana Ramos

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From: Brett Henderson <bretthendersonfour@gmail.com>
Sent: Monday, March 14, 2022 11:18 PM
To: Samra Seymour
Subject: Proposed gas station in Meridian Campus

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Hello Ms. Seymour,

I am writing you in opposition of the proposed gas station in Meridian Campus. I am a longtime resident of Campus Meadows and I strongly oppose a gas station at the corner of Willamette and Campus Glen.

I believe a gas station, regardless of 4 pumps or 6, does not fit in our neighborhood nor full fills a need. I understand that the lot is zoned Neighborhood Commercial and you explained what that could look like in the webinar last spring. You stated the goal is to accommodate the needs of the neighborhood and to encourage residents to walk as it provides more accessibility and at the same time requiring fewer vehicle trips. A market would be an example of this but a gas station is the complete opposite of your definition.

I believe this will negatively impact our traffic and put pedestrians in danger. As you know the gas station would be directly across the street from Meridian Park and down the block from Salish MS. It is in the middle of Salish's walk zone. Meaning students that live in my neighborhood do not have the option to ride a bus they walk to school. In doing so they will be walking in front of the proposed gas station's driveways which is not safe.

We have a very family friendly and pedestrian oriented area. Since there's been many more industrial buildings built near by we have had semi trailers driving through our neighborhoods. This gas station would increase traffic even more and bring tankers into our neighborhoods.

Could you please add me to the parties of record.

Thank you!
Brett Henderson

Sent from my iPhone

40A - 318

Grant Beck

From: Lizzie Bevier <lizziebevier@gmail.com>
Sent: Monday, March 14, 2022 5:03 PM
To: Samra Seymour; City Council
Subject: Gas Station

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Dear Ms Seymour and city council,

As a citizen of the Campus Fairways neighborhood, I oppose adding a gas station to the corner of Willamette and Campus Glen. It will not only cause an increase in traffic but it is in the middle of a residential area where kids and families walk and play. Building a gas station here will disrupt our peaceful community and create change for the worse. Thank you for considering my input.

Grant Beck

From: Ernest Ibanga <eibanga@aol.com>
Sent: Monday, March 14, 2022 4:34 PM
To: City Council
Cc: Samra Seymour
Subject: Project 20-310

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Dear City Council Members,

Greetings!

As a member of the US Military and resident of Meridian Campus neighborhood, I strongly oppose building a gas station at the corner of Willamette and Campus Glen because:

1. It is in the middle of a residential area where Kids, Families, and Pets walk and play every day.
2. It will increase traffic to the business, including tanker trucks, delivery trucks, and trailers which is very dangerous as it is next to a school bus stop.
3. It is along the Salish Middle school students' walk zone.
4. It will increase traffic turning on to and off Willamette and Campus Glen, with NO cross walk or walk signs leading to more opportunities for accidents, injuries and possible deaths.
5. On Last Thursday, 10 March 2022 at about 8:40 AM, there was a serious accident involving a small truck with two students inside, and a small vehicle. The driver of the small vehicle had to be rescued by the fire fighters who cut the vehicle into two to remove the driver. We anticipate more of these kinds of serious accidents if a gas station is added to this corner.
6. There will be increased pollution such as noise, trash, light, and air, including benzene, from refueling tanks, especially for Campus Pointe which shares the north border of the proposed projected property.

Please add my concerns to the list of objections brought before the City Council meeting. We want the Council to be aware of each and every objection. MCROA Board and City of Lacey officials worked collaboratively to reduce semi-truck traffic on our primarily residential streets. Help us keep tankers and trailers off our residential streets by NOT approving a gas station on our neighborhood. The City has the authority to deny approval of a business that does NOT fit with a neighborhood.

A gas station is a wrong business for this location.

Thank you for considering my input.

Very Respectfully
Dr. Ernest Ibanga
Lacey, WA 98516

"The Wheels of God's Justice grind slow, but they grind exceedingly fine."

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40A - 320

Grant Beck

From: Nancy Byerly <nancy.byerly@comcast.net>
Sent: Monday, March 14, 2022 12:53 PM
To: Samra Seymour
Subject: 20-310

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Dear Ms. Seymour,

I am a resident of the Campus Fairways neighborhood I wanted to voice my concerns to you about adding a gas station to the corner of Williamette and Campus Glen. I want to officially oppose this measure because it is not a service to our community but a disservice. No one wants this. There are about a half dozen gas stations within 5 miles. It is not necessary. Please express our community collective opposition to City Council. Thank you for your time.

Nancy Byerly

Sent from my iPhone

Grant Beck

From: Mary Beth Colón <mbcolon@comcast.net>
Sent: Monday, March 14, 2022 12:50 PM
To: Samra Seymour
Subject: Project 20-310 - Meridian Campus Gas Station

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Dear City of Lacey Planning Committee,

I live off Meridian Road and oppose the Meridian Campus Gas Station project.

We don't need to provide this service in our neighborhood when we already have several gas stations nearby. Additionally, having a gas station/store will draw an element which will bring more crime and danger to our homes, parks, and schools. We also don't need an excuse to add more concrete and destroy more of our trees in this beautiful area of Lacey.

Thank you for your consideration.

Sincerely,
Mary Beth Colón
360-239-5247

Grant Beck

From: Joni Lynn Aevermann <jonilynn.bencosme@gmail.com>
Sent: Monday, March 14, 2022 11:41 AM
To: City Council
Cc: Samra Seymour
Subject: Gas Station Convenience Store

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Dear Council members,

As citizens in the Campus Peak neighborhood, we oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen because the volume of traffic that it would bring across from a playground and very near Salish Middle School would pose a serious threat to the children in this community. We moved here a year ago to plant roots and raise our children and chose Meridian Campus for its unique and sprawling residential campus. Our daughter and son will be going to Salish Middle School in the future and it highly concerns us that there would be a business right where they would walk home that again, would bring all types of traffic. There are homes that have their backyard facing right where it is proposed as well!

It just doesn't make sense and appears to be only in the benefit of profit, without any thought of the residents it would affect.

Please add the list to the minutes of the upcoming City Council meeting. We want our opposition on record. We want the council to be aware of each and every objection.

Thank you for considering our input.

Respectfully,
Joni Lynn & Jonathan Aevermann
98516

From: Thomas Dozal <tombobdozal@gmail.com>
Sent: Monday, March 14, 2022 11:29 AM
To: Samra Seymour
Cc: City Council
Subject: Proposed gas station/convenience store at Willamette Blvd NE and Campus Glen NE
Attachments: proposed gas station.docx

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Dear Ms Seymour,

Please find my comments re: the above subject matter in the attached document.

Thank you,

Diane Dozal
Lacey, WA 98516

Dear MS Seymour

Is there a contest going between the Lacey City Council Members and various unknown developers as to who can chose the worst place to build gas station and quick stop fast food market? Please note that in a six mile radius from location in question I found the following gas stations and/or quick food markets.

1. Nisqually and I-5 on ramp- 2 gas stations
2. Meridian and Marvin Road- 2 gas stations
3. Costco -1 station with 18 pumps
4. Marvin and Martin Wy -2 gas stations
5. Marvin and Galaxy -Safeway gas station
6. Martin and Kingman -2 gas stations
7. Martin and Carpenter-1 station
8. College and Martin -2 stations
9. Martin Way & Kasey Kelly - Safeway (again) 1 station
10. In the same strip mall (I couldn't find a street sign) there is an Arco and Fred Meyer stations
11. Pacific & Sleater Kinney - 1 gas station
12. Marvin Road and Quinault - 2 gas stations
13. Marvin Road and Britain Parkway - 1 station

I may have missed a few but this seems like a close assessment and my count that is 20 stations squeezed into a small six mile circle. Instead of yet another gas station a better solution could be a pickleball court, or skate park. Or a pea patch. Or a community garden or a small park and ride lot which many people have already turned the park across the street into. It's irresponsible to build a gas station across from a junior high school and a popular neighborhood park. Help us keep this small section of Lacey to keep the family neighborhood it is now instead of turning into another cement city that will resemble other commercial towns to our north like Federal Way, Tukwilla, or parts of Kent.

Thank your for your time and I do appreciate your effort to solve the problem.

Respectfully,

Diane Dozal

98516

From: Fritz Riddle <fritzriddle@comcast.net>
Sent: Monday, March 14, 2022 10:54 AM
To: Samra Seymour; City Council
Subject: Project 20-310

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Samra, City Council members and staff:

We are homeowners in the Campus Highlands development in Northeast Lacey. We firmly oppose the placement of a gas station/market at the corner of Campus Glen and Willamette.

Our reasons are twofold. The intersection as of now is a pretty busy one that isn't engineered to handle the traffic as is. The sightlines coming from WB Campus Glen are awful now and including a business on the NE corner would make it worse. Also, how would it be accessed from SB Willamette travelers? The median is blocking any kind of left turn to something short of the intersection. Would you make them go 'left then left again? IF cars are waiting at the stop sign EB Campus Glen that would make that almost impossible.

So besides the traffic hassles it would cause we oppose the gas station for aesthetics reasons. It just not a good fit. We have a park across the street, a middle school not too far away. A convenience store and a gas station just takes away from any natural setting we want to create here. I get trees don't pay property taxes and we want to encourage economic development. Don't need gas/convenience experience there. It attracts transients and as a 911 dispatcher here in the community I can't express enough how many times we get disturbances/disorderly and other negative calls at convenience stores. Don't need that kind of business there. Heck put up some townhomes or something but not a gas station/convenience store.

Thanks for your time and consideration,

Louis C 'Fritz' Riddle

From: Jenny Gessler - Le-Vel <jliska04@gmail.com>
Sent: Monday, March 14, 2022 10:29 AM
To: Samra Seymour; City Council; Andy Ryder; Malcolm Miller
Subject: NO to the gas station on Willamette

Some people who received this message don't often get email from jliska04@gmail.com. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

Good Morning Samra,

We are providing our official notice that we do NOT support the addition of a gas station being added on Willamette and Campus Glen Dr NE.

Here are just some of the reasons why we oppose this:

- Additional traffic in the area by a crosswalk and busy intersection.
- A SCHOOL is across the street and these children already have to navigate a busy intersection.
- There are already speeding cars in this area
- How will you also keep all large trucks off this route, to reduce congestion, noise, pollution and flow of traffic moving, you won't be able to.
- How would the decision makers at the City feel if their house backed to this area? This was extremely poor planning on the City's behalf if you all knew one day you wanted to take this tiny lot and develop it into a commercial property. At this point it should remain wild and natural. The volume of noise, lights and traffic will no doubt impact the homeowners living experience and the future value of their property.
- What pollution will gas fumes and refueling of tanks bring to a solely residential area?
- What impact is there to groundwater in the area?
- How safe are underground fuel tanks? And next to someone's home? Do you all understand this correctly? These are people's HOMES you want this by. Where they go to rest and relax, where they invest for their future.
- Park traffic - so you have the park entrance, the neighborhood entrance and a busy street and you all want to have a gas station? Again the traffic flow and experience for the individuals using the park will be affected by adding a gas station.
- Crime - makes a convenient place besides the park for those doing no good to meet up.
- The original zoning was for a church...when and how did that change?
- Are you allowing tobacco and alcohol sales here? What are the rules and buffers? I have heard WA state has a 1000 sq ft buffer law.
- Is this already in escrow? How did that happen?
- Our president is asking us to now rely on electric cars...but a fuel based station is important for the future?
- We allow this and you all continue to think this is what "we" want in our community.
- I'm really interested in what is in it for the City? Tax benefits, revenue? You all continue and continue to build up our area regardless of public feedback. It's a poor reflection on you all as leaders, public SERVANTS and residents of this city. You all continue to make decisions and approvals that seem to reflect your interest in financial gain and not the welfare of the citizens here.

Thank you for your time.

Kind Regards,

Mike and Jenny Gessler
Lacey, WA

Grant Beck

From: eddynr53@gmail.com
Sent: Monday, March 14, 2022 12:36 AM
To: Samra Seymour; City Council
Subject: NO gas station at Meridian Campus

Some people who received this message don't often get email from eddynr53@gmail.com. [Learn why this is important](#)

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Members of the Council, planners, and fellow citizens, WE NEED LESS GAS STATIONS, NOT MORE, PARTICULARLY NEAR PARKS, SCHOOLS, AND HOMES.

1. We all pass by dozens of gas stations in the course of our daily lives (most of which could be done easily by foot, bike, or e-bike if we let our kids shows us).
2. Three generations from 4 to 84, just in our family in Campus Highlands alone, frequent Meridian Park. We are just one of thousands of families who don't need another gas station or junk food store.
3. Salish MS and a much-needed planned elementary school are just blocks on either side of the lot.
4. Heavy trucks from the industrial areas, increased traffic from development, and future increased traffic from the new school decrease safety and increase noise, air, water, and soil pollution in the area. We need to reduce, not increase, traffic demand.
5. How many hundreds of beautiful acres – just in the past year around Willamette, Hogum Bay, 31st, et al – have been stripped of every living thing from 100' tall carbon sequestering trees to mammals and birds to microorganisms? And for what, to put up another storage facility for us to store all our fossil-fuel based plastic junk and fossil-fueled products overflowing our largely fossil-fueled 3,500sf homes with full 3 car garages?
6. It's deja vu all over again as another war breaks out – or is not stopped – due to oil (gasoline). This one could be WWII. \$50B/yr in US subsidies to the fossil fuel industry, one of the most profitable, are being used to blind us to the fact that enough sun falls on Earth in one hour to meet the world energy demand for an entire year. This is just solar, not wind and other renewable sources. Our taxpayer money is used by fossil fuel companies for the recurring costs to dig up stored carbon, refine it, and transport it for us to burn and redistribute as air, water, and soil pollution. We then pay the fossil fuel companies' externalized costs of climate change, weather catastrophes, climate migration, and war crimes with mass casualties and human rights violations. We're racking up costs on Earth's inhabitants and its credit card at an ever-increasing rate that our kids may never be able to repay.

No more gas stations. A useful purpose for this area might be a public pea patch, tilth, and environmental learning center with solar covered buildings, picnic shelters, and parking for EV charging for the center and park users of all ages and abilities. Government and business exist for people and the creatures that support us and cannot speak for themselves, not the other way around.

The Eddy family

Grant Beck

From: Brian Nau <briannau@hotmail.com>
Sent: Sunday, March 13, 2022 8:18 PM
To: Samra Seymour
Subject: Email opposing the gas station at Willamette & Campus Glen
Attachments: 20220310_091409.jpg

You don't often get email from briannau@hotmail.com. [Learn why this is important](#)

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Dear Ms. Seymour,

My name is Brian Nau and I am writing this with my wife Jessica. We are writing to formally state our opposition to the gas station planned at the corner of Willamette and Campus Glen due to its degrading influence on the local area. We have lived in Meridian Campus since 2009 and used the local park across the street from this property with our two children for the last 11 years. The gas station will have the following degrading effects on the local area:

First, it will increase the amount of vehicle traffic at an already dangerous intersection which is across the street from a park and a block from Salish Middle School. The attached picture is from a 2-vehicle accident at this very intersection taken on the morning of 10MAR2022. Both crashed vehicles, a fire truck, and the property of the proposed gas station are in the photo. A gas station will increase traffic flow in and out of the proposed property, as well adding tanker truck traffic to an intersection where parents and children routinely walk to school. The proposed gas station will make this intersection even more dangerous for both children on their way to school as well as vehicle traffic.

Second, it is tough to find a more unsuitable location for a gas station since it is surrounded by residential homes, a children's park, and a small green belt/wetland that runs along the William Ives trail north of the property. Why place a noisy, smelly, greasy, oily gas station in this environment? What neighbor or pedestrian wants to see fuel oil stains or smell petroleum fumes in their backyard or at the park? No one who buys a home in a residential area wants this type of business to move in next door.

Third, the gas station will cause unpleasant and obnoxious light pollution of the local environment. There is a glade of trees between us and the property and the gas station will produce an unnatural glow in the sky above the gas station. Our night sky already glows at night due to the massive complex of warehouses to the west. And the light pollution from the gas station will further degrade the already-diminished natural darkness in the area which can degrade restful sleep for people in the neighboring homes.

Fourth, as we understand the zoning laws this property is zoned commercially for businesses which are a convenience to the local community like a childcare center or dentist office. A gas station/convenience store is classified as a use which is an *exception* to these types of businesses. So why is anyone planning to put a gas station in here? We already have multiple gas stations in close proximity to this property, and many more like Costco gas and Safeway gas which are 7 minutes away in Lacey. There is no need at all for this gas station, and it is not the type of low-impact commercial use which is only active during daylight hours as opposed to a 24/7 convenience store or gas station.

We would be interested in hearing alternative uses for the property like selling it as an adjoining portion of the park. But if the gas station is built we will not be patronizing this unpleasant and unnecessary intrusion into our community.

Please add our concerns to the compiled list of objections already produced by the community and add it to the minutes of the upcoming City Council meeting.

Very sincerely yours,

Brian and Jessica Nau



Willamette Dr
St. John

STOP

Grant Beck

From: Richard Volberg <rwvolberg26@gmail.com>
Sent: Sunday, March 13, 2022 5:54 PM
To: Samra Seymour
Subject: Gas station near city park

[You don't often get email from rwvolberg26@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

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Hi

My wife and I are against the construction of a gas station and store at the corner of Willamette and Campus Glen. There are many safety issues to be considered: the extra vehicle and truck traffic across from a children's park, the increase risk to middle school children streaming across Willamette (traffic is at 40mph) to buy unhealthy snacks, the increase traffic in adjacent streets, also these stores attract transients.

We were already disgusted at the continued construction of empty warehouses. The warehouses that are busy generate annoying beeping sounds of trucks backing up that echo through the night.

Rich and Paula Volberg

Sent from my iPhone

From: canscuba@comcast.net
Sent: Sunday, March 13, 2022 5:27 PM
To: Samra Seymour; City Council
Subject: Re: Project 20-310

You don't often get email from canscuba@comcast.net. [Learn why this is important](#)

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Dear Ms. Seymour,

My family and I live in Campus Estates and are strongly opposed to building a gas station at the corner of Willamette & Campus Pointe for so many concerning reasons. There is a children's playground right across the street. Tanker trucks would be driving through our neighborhood and residents (especially children) would be exposed to chemicals and hazardous vapors per article below. It would increase traffic, accidents, noise and other pollutants.

Please forward my email to the necessary City Council contacts adding me to the list of objections brought before the City Council meeting. I would like my concerns for the community and objection to the gas station to be acknowledged.

Thank you for your time and consideration to this concerning matter.

Best Regards,
Nancy Castro

Please take the time to read this informative article, it would be appreciated.

Disconcerting Findings from Columbia University

A recent study conducted by a team of environmental health scientists from Columbia University's Mailman School of Public Health found that many of the nation's gas stations are leaking potentially hazardous vapors into the surrounding environment. Gas stations can have a significantly adverse impact on neighboring housing complexes, especially neighborhoods with young children. Despite the convoluted array of modern safety and health guidelines that gas stations must follow, these fossil fuel-selling businesses can emit high levels of ground-level ozone from gasoline fumes, impact groundwater systems from leaking fuel tanks, and expose nearby residents to a number of other hazards from other chemicals that might be used at a fuel station (Scientific American, 2009).

Study results from Columbia University's Mailman School of Public Health revealed that vapors from gas station vent pipes often emit ten times the amount of emissions that were originally used to determine setback regulations for playgrounds, public parks, and schools. The findings were published in the journal *Science of the Total Environment*. The researchers highlighted that toxic gasoline and diesel chemicals may have been unknowingly exposing nearby residents to harmful carcinogens for decades. By attaching gas flow meters on venting pipes held at multiple gas stations in the Midwest and the Northwest, the researchers found elevated levels of vapors containing a

number of toxic chemicals like benzene, which is a known carcinogen. Over the past few decades, the average benzene content of gasoline has been approximately one to three percent in the United States and three to five percent in European countries (Infante, 2017).

Groundwater Contamination

In addition to the concerns related to harmful vapors, leaks from gasoline storage tanks should also be a concern for homeowners that live near gas stations. According to data tracked by the U.S. Environmental Protection Agency, there are more than 660,000 underground gasoline storage tanks in the country. The vast majority of gas stations have underground fuel tanks that are made from uncoated steel, which are known to deteriorate over time. Once uncoated steel tanks start to rust, they are prone to fuel leaks. Many lawsuits have been filed over the years against gas stations with uncoated steel tanks for fossil fuel contamination that has leached into groundwater systems.

As gasoline enters the soil and begins to contaminate groundwater, it can be extremely challenging to address. According to the U.S. Environmental Protection Agency, groundwater systems supply nearly a half of all American households with water. If a storage tank were to leak and contaminate a groundwater system with gasoline additives like methyl tertiary-butyl ether, the groundwater could potentially be rendered permanently undrinkable. While this chemical has been outlawed in a number of states, methyl tertiary-butyl ether is only one of nearly 150 harmful chemicals that can be found in gasoline (Scientific American, 2009). While the notion of permanently contaminated drinking water can be a difficult concept to grasp, lawmakers have been working to reduce the risk of fuel tank leaks. For example, a federal law enacted in the 1990s started to mandate a phased removal of older underground fuel storage tanks to be replaced with new doubled-lined tanks.

Grant Beck

From: DAWN RUBIO <dawn.rubio7@comcast.net>
Sent: Sunday, March 13, 2022 4:21 PM
To: City Council; Samra Seymour
Subject: Project 20-310 -- Rubio Letter in Opposition
Attachments: 2022-03-13 Rubio Letter re Project 20-310.pdf

You don't often get email from dawn.rubio7@comcast.net. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

Good afternoon.

Please see attached letter in Opposition to Project 20-310.

Thank you.

Dawn Marie Rubio

dawn.rubio7@comcast.net

DAWN MARIE RUBIO

4206 Bogey Drive NE
Lacey, WA 98516
dawn.rubio7@comcast.net

March 13, 2022

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Carolyn Cox
Councilmember Lenny Greenstein
Councilmember Ed Kunkel
Councilmember Michael Steadman
Councilmember Robin Vazquez

RE: Project 20-310

Greetings City of Lacey Councilmembers.

My name is Dawn Marie Rubio. I moved to Washington in November 2018. Colleagues suggested that I look in Lacey to establish my Washington roots; and I purchased a new-build home in the Campus Estates neighborhood of Lacey's Meridian Campus in September 2019.

I write to express my opposition to the current plans for a six-pump gas station on the corner of Willamette Drive and Campus Glen Drive for the following reasons:

- The proposed site sits directly in the middle of a residential area where children and families walk and play.
- The increase in business traffic, especially gasoline tanker trucks, near to a school zone and school bus pickup is dangerous
- The proposed site does not have a traffic signal, crosswalks or walk signs. Increased traffic turning on and off Willamette Drive and Campus Glen Drive creates more opportunities for automobile, motorcycle, bicycle, and pedestrian accidents.
- The environmental impacts on nearby residents include increased noise, light, and air pollution, particularly for Campus Pointe residents who share the north border of the proposed project property.

A six-pump gas station is not appropriate for this residential location, especially as numerous gas stations operate nearby on the Marvin Road business corridor. I urge a "no" vote on April 4, 2022.

Thank you for your service and commitment to the City of Lacey.

Sincerely,



cc: City Planner Samra Seymour

From: Matthew Pike <mattnpike@comcast.net>
Sent: Sunday, March 13, 2022 2:32 PM
To: Samra Seymour
Subject: Project 20-310 Meridian Market and Gas

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Hi Samra,

I'm writing to you today to voice my strong opposition to the proposed Meridian Market gas station.

We live in the Campus Meadows neighborhood, and my wife Vicky and I feel this is an extremely bad option for our community. The project does not solve any community need or desire, and lends itself only to bad outcomes.

It will only serve to increase crime, pollution, and traffic; and decrease safety for residents in our area. Placing a gas station in such close proximity to our lovely park and trails is a bad decision, factoring in its proximity to schools and school travel routes makes it a truly horrendous decision.

It pains me to think that the City of Lacey is placing a priority on this unneeded business (there are more than enough nearby gas stations) above the safety of schoolchildren.

Just an overall bad idea for our community.

Sincerely,
Matthew N. Pike
9053 Campus Meadows Loop NE

From: Victor Talbott <victortalbott@gmail.com>
Sent: Saturday, March 12, 2022 5:48 PM
To: Samra Seymour
Subject: Project 20-310: MERIDIAN MARKET AND GAS).

You don't often get email from victortalbott@gmail.com. [Learn why this is important](#)

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Dear Samra Seymour and members of the Lacey City Council,

As a citizen of the Campus Glen neighborhood, I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen (Project 20-310: MERIDIAN MARKET AND GAS).

I want to ensure my disapproval is recorded and added to your compiled list of comments from the community, for inclusion in City Council meeting minutes and other relevant records. I want the City Council to be made aware of each and every objection.

I urge you to decide against the gas station.

There are numerous, severely important reasons to object to the proposal

1. Child safety. Every time a child crosses a road is an opportunity for tragedy. Placing a store selling candy and other child-enticing treats across the street from the park greatly increases the risk to children.
2. Traffic
3. Pollution
4. Unsustainable business model
5. Home values decline

I want to encourage you to vote no on this project and stand with the citizens of Meridian Campus whose children deserve a safe and stable neighborhood to grow and thrive.

Kind regards,
Victor Talbott

From: Natalie Carpenter <natalie.s.carpenter@gmail.com>
Sent: Friday, March 11, 2022 7:58 PM
To: Samra Seymour
Subject: Say No to Meridian Market and Gas station

You don't often get email from natalie.s.carpenter@gmail.com. [Learn why this is important](#)

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Dear Samra Seymour and members of the Lacey City Council,

As a citizen of the Campus Glen neighborhood, I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen (Project 20-310: MERIDIAN MARKET AND GAS).

I want to ensure my disapproval is recorded and added to your compiled list of comments from the community, for inclusion in City Council meeting minutes and other relevant records. I want the City Council to be made aware of each and every objection.

I urge you to decide against the gas station.

There are numerous, severely important reasons to object to the proposal

1. Child safety. Every time a child crosses a road is an opportunity for tragedy. Placing a store selling candy and other child-enticing treats across the street from the park greatly increases the risk to children.
2. Traffic
3. Pollution
4. Unsustainable business model
5. Home values decline

I want to encourage you to vote no on this project and stand with the citizens of Meridian Campus whose children deserve a safe and stable neighborhood to grow and thrive.

Kind regards,

From: Nicole Williams
Sent: Friday, March 11, 2022 4:39 PM
To: Samra Seymour
Cc: Rick Walk
Subject: FW: Crash Site at intersection of proposed gas station/convenience store

Good afternoon,

I just wanted to make sure you had the email below as part of the record for Project 20-310.

Thanks,

 **Nicole Williams**
Executive Assistant to City Manager Scott Spence
360.438.2620
NWilliam@ci.lacey.wa.us

This email and any attachments hereto may be considered records subject to public review.

From: Thomas Dozal <tombobdozal@gmail.com>
Sent: Friday, March 11, 2022 4:00 PM
To: Andy Ryder <aryder@ci.lacey.wa.us>; Malcolm Miller <mmiller@ci.lacey.wa.us>; Lenny Greenstein <lgreenst@ci.lacey.wa.us>; Michael Steadman <msteadma@ci.lacey.wa.us>; Carolyn Cox <ccox@ci.lacey.wa.us>; Ed Kunkel <ekunkel@ci.lacey.wa.us>; Robin Vazquez <rvazquez@ci.lacey.wa.us>
Subject: Crash Site at intersection of proposed gas station/convenience store

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Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, please contact the IS Department.

Dear Lacey City Council members,

I took these photos yesterday about 9:30 am from Meridian Park, intersection of Willamette Dr NE and Campus Glen Dr NE.
It underscores the unsuitability of the the proposed gas station/ convenience store in this residential neighborhood. As stewards of our city one of your most important obligations is the safety of our citizens. There. Is plenty of data from surveys in Washington and throughout states in the US that show and explain the reasons of the high incidents of vehicular accidents of pedestrians hit by automobiles. To allow a gas station/convenience store where children pass to and from our local middle school, where it is common to see mothers pushing their babies in strollers, kids skate boarding, riding bicycles, pedestrians pleasure walking, people of all ages using Meridian Park, is flagrantly placing your citizens at risk.

In addition to the safety posed, there are numerous studies that expound on the negative impact gas stations on our environment. For example, a study led by environmental scientists at Columbia Univerdity Mailman School of Public Health examined the release of vapors from gas station vent pipes, finding emissions were 10 times higher than estimates used in setback regulations used to determine how close to schools, playgrounds and parks can be situated to the facilities.

Gasoline vapors contain a number of toxic chemicals, notably benzene, a carcinogen.

Markus Hilpert, PhD, associate professor of Environmental Health Sciences at the Columbia Mailman school started in the study, “ We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical beyond the setback distances of 300 feet”.

There is a plethora of evidence to support the in advisability of allowing a gas station/convenience store in such an out of place location as this residential neighborhood. Particularly when there are more than enough gas stations within a five mile radius of the proposed site.

Also, The University of Washington is at the forefront of addressing the interconnected factors that influence how long and how well we live, stating “ Healthy communities make healthier people.”

Please ensure you protect the community by keeping it a happy and healthy place to live and voting against the proposed gas station.

Thank you for your consideration, and thank you for your service to our city,

Respectfully,

Thomas R. Dozal
8605 Bainbridge Loop NE
Lacey, 98516







Sent from my iPad

Grant Beck

From: Elaine Briggs <briggse82@yahoo.com>
Sent: Friday, March 11, 2022 10:42 AM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas
Attachments: Project 20-310 Letter to City w Attachments 3.11.2022.pdf

You don't often get email from briggse82@yahoo.com. [Learn why this is important](#)

Ms Seymour,

Please find attached a letter from myself and my husband Lynn Briggs regarding the above referenced Project #20-310 as part of public comment prior to the April 4 Examiner's Hearing.

If possible, I would like to be added to the list of those who wish to comment during the hearing. Should I need to take any additional action to speak for no more than 3 minutes, please let me know.

Thank you.

Elaine Briggs
9204 Periwinkle Lp NE
Lacey, WA 98516
509-225-0345

On Wednesday, February 23, 2022, 04:23:15 PM PST, Samra Seymour <sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

TO: Samra Seymour, AICP Senior Planner
City of Lacey
420 College St SE
Lacey, WA 98503

RE: **Project 20-310** Meridian Market and Gas

Dear MS Seymour,

Please enter this into the record for the April 4, 2022, Public Hearing.

As residents of the Campus Meadows neighborhood, we oppose proposed **Project 20-310**, the construction and operation of a gas station at the intersection of Willamette Drive NE & Campus Glen Drive NE.

The construction of a gas station on this Neighborhood Commercial lot is subject to a Conditional Use Permit review. The City of Lacey Code **Chapter 16.36.010**, intends that:

Such development shall be limited to “. . . areas where local economic demand, local citizen acceptance and appropriate design solutions assure compatibility with the neighborhood.” (Ord. 583 §2.22(A), 1980)

1. There is **no demand for a gas station** within this neighborhood, nor is it an essential public facility. The homes in the three residential areas closest to the proposed site were built 7-15 years ago. Every single owner and renter in the neighborhoods made the decision to live here **KNOWING** there was not a gas station immediately in the line of sight and / or the access path to their homes. Currently, there are seven gas stations in operation within three (3) miles of the Meridian Campus community. (See attached Google Map) Six of these facilities are close to freeways, shopping, and other services that Meridian Campus residents routinely use and, therefore, not inconvenient to use.
2. The proposed gas station is **NOT in an area of local citizen acceptance**. It is unfortunate that area residents were not surveyed about what services are most needed or wanted at that corner. There has been **no demand** on local social media, nor in Community HOA meetings, nor at City Council meetings for a gas station to be so close to long existing homes and recreation sites.

During a webinar conducted by the City in May 2021, most of the citizens participating expressed support for some type of market but were concerned about a gas station that would be about 100 feet from homes and both the Meridian Neighborhood Park and the City owned William Ives Trail.

As of March 7, 2022, more than 680 area residents signed a petition at **Change.org** opposing this project. Most of them live within easy walking distance of the park and the Salish Middle School. These are the people who live in closest proximity to the proposed gas station and who will be most adversely impacted by increased traffic, likely increased noise, and ambient pollution.

3. Should the City of Lacey allow this project to proceed, it will set a precedent for potentially hazardous facilities to be built less than 100 feet from a public park. **No other Community or Neighborhood Park in Lacey has a gas station** so close by. (See attached chart – *Lacey Parks*.) It is of note that Meridian NP and the William Ives Trail, both widely used by residents of more than 10 area neighborhoods with thousands of residents, are the only publicly protected nature areas in the immediate Meridian Campus / Jubilee/ Edgewater community.
4. **Chapter 22.18 – Neighborhood Commercial (NC) Zone District- of the Thurston County Municipal Code states:** the intent of the NC zone district is to . . . Limit the size, scale, and expansion of *neighborhood commercial uses* to **minimize traffic volumes and congestion**, and other **adverse impacts** on the *neighborhoods* in which such establishments are located.

The vehicle traffic and the smell of gasoline at the proposed station may well discourage pedestrian customers who might otherwise patronize a market or restaurant but do not want to dodge vehicles or be exposed to potentially harmful fumes.

A gas station by its very nature depends on traffic and will have a clear adverse impact on people living in Campus Pointe who must use London Loop. The ingress/egress drive off London LP will eliminate some current parking space as well as add to intersection congestion at Campus Glen Dr NE. Additionally, visitors to the park must use London LP for parking when the limited spaces in the park are in use.

A gas station will also increase the risk from ongoing exposure to petroleum vapors, spills or other accidents that could impact the environment. For more than a decade researchers have warned of the hazards residential proximity to a gas station.

According to *Scientific America* (04/2009), "Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground . . ."

5. The applicant's own *Business Street Market Analysis* acknowledges that a gas station may be a losing proposition, "**With the long-term decline in the sale of fuel and tobacco ...**"

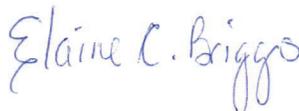
Indeed, between 1995 and 2015, the number of gas stations in the U.S. declined by 15,000. Increased vehicle efficiency, better public transportation, and the rise of electric vehicles will likely cause even more gas station closures in the future. According to *IBIS World*, a web-based industry research company, gas stations make an average net margin of just 1.4% on fuel sales, suggesting that food and other retail sales produce the main and most reliable income for gas station/ retail combinations. Source: <https://thehustle.co/why-most-gas-stations-dont-make-money-from-selling-gas/>

If that research is accurate, why not just build a market that will not present the environmental, health, and safety risks inherent in a gas station?

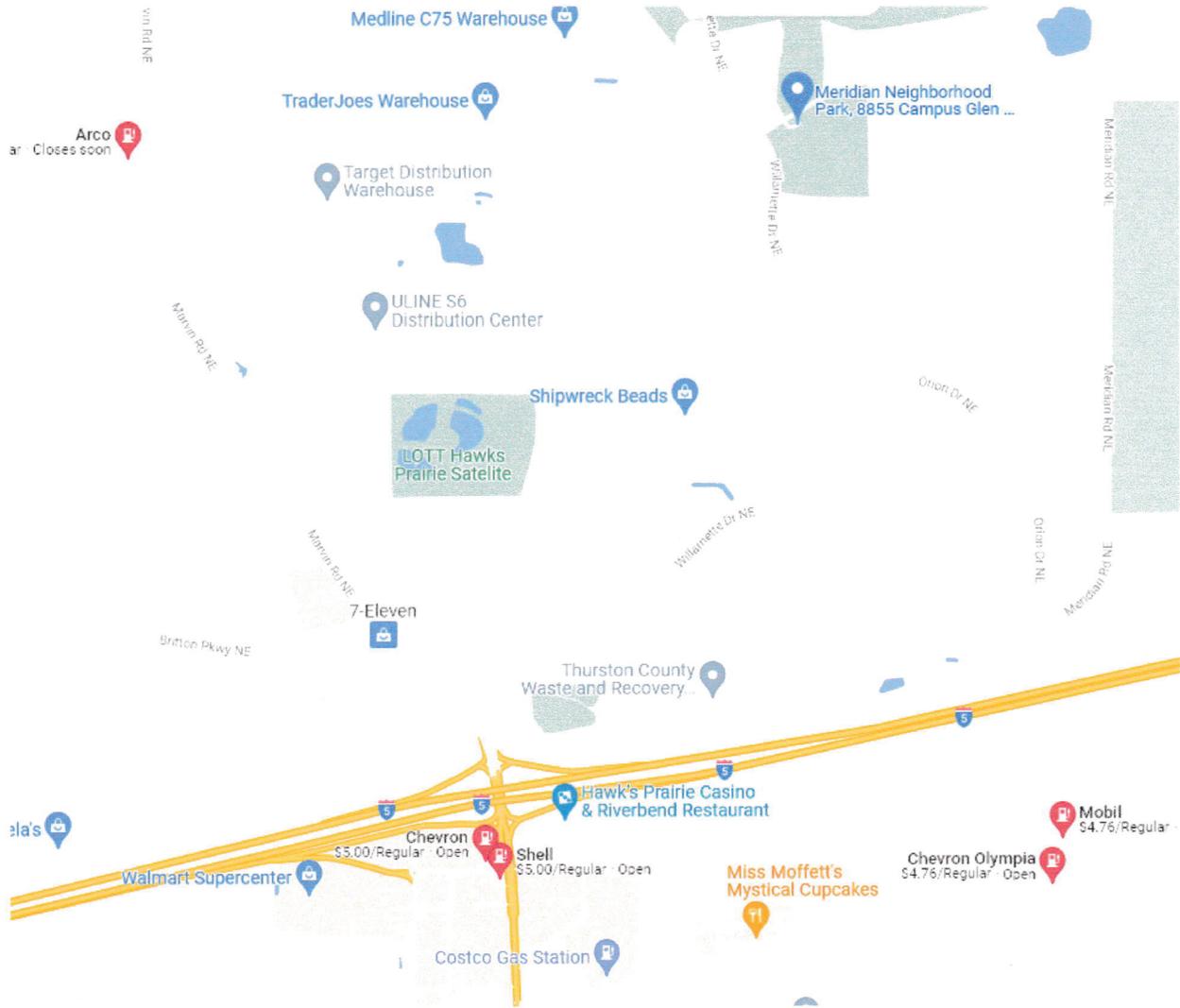
6. The applicant's *Market Analysis* provides the short answer: financing. "For the food and convenience store to work, it is **essential to sell gas at this location**. . . Beyond the synergy with the convenience store and food sales, **the sale of gas also brings financing. Without that financing, it would be difficult to obtain loans for uses that are both feasible here and permitted by the zoning.**"

For these reasons, we support a small neighborhood market in the Meridian Campus area, but believe a gas station will be a very bad fit for this location in both the short and long term. Please reject the application.

Respectfully submitted,



Lynn & Elaine Briggs
9204 Periwinkle LP NE
Lacey, WA 98516
509-225-0345
Briggse82@yahoo.com



Campus Meridian
 Neighborhood Park
 Distance to 7 area gas stations

- 2.0 – Mobil
- 2.1 – 7-11
- 2.2 – Chevron
- 2.6 – Costco
- 2.6 – Hawk's Prairie Arco
- 2.6 – Marvin Road Shell
- 2.7 - Safeway

Distance of PROPOSED
 STATION to MNP

< 75 feet to Park

City of Lacey
Park and Open Spaces

Neighborhood or Community

Miles to Closest Gas Station

Data from Google Maps 2/27/22

Avonlea Neighborhood Park
 Brooks Park
 Chambers Lake Natural Area
 Cuoio Park

 Homann Park
 Horizon Pointe Park
 Huntamer Park
 Lake Lois Park
 Lakepointe Park
 Long Lake Park
 McAllister Grove Community Park
 Meridian Campus North
 Neighborhood Park

Neighborhood
 Neighborhood
 Neighborhood / Open Space
 Neighborhood / Community / Regional
 Neighborhood
 Neighborhood
 Neighborhood / Community
 Neighborhood
 Neighborhood
 Neighborhood / Community
 Neighborhood / Community
 Neighborhood - not developed

2.0 - Chevron
 .1 - Food Mart / Chevron
 1.0 - Chevron
 1.6 - Shell

 1.3 - 66
 1.3 - Chevron
 .4 - Mobil
 .8 - Shell
 .9 - Chevron
 2.6 - 76
 2.0 - Chevron
 3.0 Arco

Meridian Neighborhood Park

Neighborhood
 Distance to PROPOSED STATION

2.0 - Mobil
 2.1 - 7-11
 2.2 - Chevron
 2.6 - Costco
 2.7 - Safeway

< 75 feet from site to Park

Pleasant Glade Park
 Rainier Vista Community Park
 Regional Athletic Complex (RAC)

Neighborhood / Community Park
 Neighborhood / Community
 Neighborhood / Community / Regional

2.0 - Shell
 .5 - Chevron
 1.4 - Chevron

South Plaza Park / commercial

Neighborhood / Community

312 ft Fred Meyer

Thornbury Park

Neighborhood

.6 - Chevron

Wanschers Park

Open Space / Community

1.2 - 76

West Plaza Park Commercial

Neighborhood / Community

.1 - Shell, .2 - Fred Meyer

William A Bush

Neighborhood

1.3 - Chevron

William Ives Trail

Open Space

2.0 - Mobil

< 75 feet from site to edge of trail / wooded area.

Wonderwood Park

Neighborhood / Community

1.6 - Chevron

Woodland Creek Community Park

Neighborhood / Community

.2 - Safeway

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

Grant Beck

From: Dan McKinney <danielmckinney@comcast.net>
Sent: Friday, March 11, 2022 5:48 AM
To: Samra Seymour
Subject: Proposed gas station

[You don't often get email from danielmckinney@comcast.net. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Ms. Seymour,

I know you are probably getting many emails opposing the gas station in NE Lacey.

I think with all the negatives and dangers of installing a gas station that have been voiced you should tell those concerned that you agree and will close all of the gas stations in the city of Lacey.

Dan McKinney

Sent from my iPad

Grant Beck

From: Becca Wilcox <lovebonovox@gmail.com>
Sent: Thursday, March 10, 2022 11:05 AM
To: Samra Seymour
Subject: Reference project 20-310.

You don't often get email from lovebonovox@gmail.com. [Learn why this is important](#)

I would like it noted for the record that as a resident of this neighborhood, I strongly oppose any gas station being built in this area. The majority of neighbors here do not want or need gas pumps near our park and school. It is time the city council starts putting the needs and desires of residents over the corporations.

I oppose the Meridian Campus Gas Station project

Rebecca Wilcox

Grant Beck

From: Jeremy Wilmot <j1wilmot@gmail.com>
Sent: Thursday, March 10, 2022 9:20 AM
To: Samra Seymour
Subject: Gas Station at Campus Glen

You don't often get email from j1wilmot@gmail.com. [Learn why this is important](#)

Dear Ms Seymour,

As a citizen in the Campus Meadows neighborhood I oppose adding a gas station and convenience store to the corner of Willamette and Campus Glen.

I have the following concerns:

1. My children go to the park across the street from the proposed location and the increased traffic from this station will increase safety risks.
2. I don't feel that the gas station is appropriate at the proposed address. It is directly in a residential area. There are numerous other gas stations nearby.
3. I am concerned about the noise and lights that this station would bring. I live very close to the proposed location and would hear anything that took place at the station.

Thank you for considering my input,

Jeremy Wilmot

Grant Beck

From: Dianne Laslie <dblaslie@comcast.net>
Sent: Wednesday, March 9, 2022 10:54 AM
To: Samra Seymour
Subject: Gas Station at corner of Willamette and Campus Glen

You don't often get email from dblaslie@comcast.net. [Learn why this is important](#)

Ms Seymour:

I am a citizen of Campus Highlands, a neighborhood of Meridian Campus, where I have lived since our home was built in 2008.

Number One: I absolutely oppose building a gas station/convenience store at the corner of Willamette and Campus Glen because it will endanger the children using the nearby crosswalk as they attend Salish Middle School.

Number Two: We do not need it. We do not want it. If you asked all residents of the Meridian Campus communities, I feel confident that the majority would agree.

Please add my concerns to the list of objections brought before the City Council meeting. We want the Council to be aware of each and every objection.

Dianne B. Laslie
3864 Cameron Drive NE
Lacey, WA 98516

Grant Beck

From: Linn A Weiss <lawweisslaw@gmail.com>
Sent: Tuesday, March 8, 2022 5:16 PM
To: City Council
Cc: Samra Seymour
Subject: Reference Project 20-310 (Gas Station at NE corner of Willamette and Campus Glen)

Some people who received this message don't often get email from lawweisslaw@gmail.com. [Learn why this is important](#)

March 8, 2022

Linn and Carol Weiss
 3951 Amelia Ct. NE
 Lacey, WA 98516

Dear Lacey City Council:

Comment About Proposed 6-Pump Gas Station Near Meridian Campus Park and Walking Path for Salish Middle School Students

As Meridian Campus residents, we strongly oppose the entire application package, a two-building project comprising a gas station, a convenience store, and retail/restaurant space. Principal reasons for our opposition:

1. **Major Safety Concern:** It would be immediately across from Meridian Neighborhood Park, a high-traffic area for small children and their families, many of whom enter and exit the park on foot, by strollers, and by tricycles and bikes. It also would be immediately next to a busy neighborhood crosswalk, used daily by dozens of children on their way to and from nearby Salish Middle School. Gas stations, with their huge fuel holding tanks, require vigilant safety management. Increased pollution in the forms of increased noise and light, and reduced air quality (including from benzene) will result from tank refuelings — particularly harmful to Campus Pointe residents whose homes border this property.
2. **Major Traffic Bottleneck:** For residents, work commuters, visitors and park users, the proposed project will cause major intersection congestion at corner of Willamette Drive NE and Campus Glen Drive NE. For residents who use Campus Glen Drive NE to access their homes east of the intersection, they first will have to run the gauntlet through this new commercial area, with its many vehicles continually entering and departing the gas station and other retail services. Given the increased number of giant warehouse/fulfillment centers in the nearby area, this proposed project will also attract much inter-day work commuter traffic.
3. **Major Environmental Impact:** In addition to the removal of trees, grasses, scrubs and topsoil — and resultant loss of neighborhood green space — gas stations, restaurants and retail stores require continual heavy truck traffic to keep them supplied. A gas station's fuel holding tanks must be continually refilled, and large tractor-trailer rigs delivering fuel are both a major traffic problem as well as a potential safety and environmental concern.

In sum, the proposed project's location is terribly ill-advised as it does not fit with the neighborhood, is potentially dangerous to children and others, a major unwanted bottleneck for local residents, and is environmentally risky — all sound reasons for the project's rejection.

Please say "No" to this proposal.

Sincerely,

Linn and Carol Weiss
lawweisslaw@gmail.com

From: Kelly Wicker <kellyawicker@gmail.com>
Sent: Tuesday, March 8, 2022 3:50 PM
To: Samra Seymour
Subject: Willamette Blvd + Campus Glen Dr gas station

[You don't often get email from kellyawicker@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Ms Seymour,

I am writing in opposition to the proposed gas station at Willamette Blvd + Campus Glen Drive. My primary concerns center around congestion in a neighborhood setting, environmental impacts, and public safety to the nearby neighborhoods and recreational areas.

I would like to be kept apprised of any future updates regarding this proposal.

Thank you,
Kelly Wicker
Campus Estates neighborhood

Sent from my iPad

40A - 342

Grant Beck

From: claslie@comcast.net
Sent: Tuesday, March 8, 2022 1:04 PM
To: Samra Seymour; City Council
Subject: [SPAM] Gas Station

You don't often get email from claslie@comcast.net. [Learn why this is important](#)

I oppose adding a gas station to the corner of Willamette and Campus Glen because it will endanger the children using the nearby crosswalk as they attend Salish Middle School.

James C. Laslie
1835 Cameron Drive NE
Lacey, WA 98515

From: David Doyle <david.doyle044@gmail.com>
Sent: Tuesday, March 8, 2022 10:24 AM
To: Samra Seymour
Subject: City of Lacey Project# 20-310: Meridian Market and gas

You don't often get email from david.doyle044@gmail.com. [Learn why this is important](#)

Dear Samra,

Thanks for the opportunity to respond to the Meridian Market and Gas (#20-310) project.

My first question for this project is “why” do we need this project in this location? I have read the documentation on the Planning and Zoning page of the City of Lacey website and fully understand why investors paint such a “rosy” picture of the need for more food options and gasoline options. But the needs are exaggerated.

It is clearly outlined in the market analysis that there are plenty of places to purchase gasoline in the surrounding area. In fact, the AM/PM Arco convenience store is literally two blocks away on Marvin and Hawks Prairie Rd. I visit this location often for gasoline and miscellaneous sundry items and it is never busy. Even though the market analysis states the AM/PM has 8 pumps, in reality the location can handle sixteen cars at a time since both sides of the each pump provides a gas nozzle to fill an automobile.

Besides the lack of “need” for food and gas, the proposed location is awful for the established foot traffic and bike riding (related to the Meridian Neighborhood Park and surrounding housing). In addition, the convenience store would be almost right up next to backyards of roughly 5-6 homes, that now infringes on their privacy after living in their neighborhood for years. I see there is a possible tree lined border, but as I have seen with all of the warehouses and other large projects of late, very few trees are saved and the ones that are replanted, after the project, are small immature trees that provide little boundary and little blocking of harsh LED lighting.

Finally, traffic in and out of the project area would continue to add more activity to the intersection of Campus Glen Dr NE and Willamette Dr NE. This intersection has already seen increased activity since the Amazon warehouse became active.

The Campus Meridian neighborhoods, Salish Middle School, and the Meridian Neighborhood Park area doesn't need this project. I am asking the City of Lacey City Council to “not approve” the project and keep the space natural.

Thanks for your time and for your hard work on all projects that fall under the City of Lacey.

Kindest regards,

David Doyle

9339 Balata Ct NE

(973) 219-3494

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
[420 College St SE](#)
[Lacey, WA 98503](#)

www.ci.lacey.wa.us www.locationlocationlacey.com

From: Mary Ann Rothwell <maryannrothwell@gmail.com>
Sent: Tuesday, March 8, 2022 9:17 AM
To: Samra Seymour
Subject: Opposed to Proposed Meridian Gas Station

You don't often get email from maryannrothwell@gmail.com. [Learn why this is important](#)

Dear Ms Seymour:

I am a resident of Meridian Campus and I strongly oppose the proposed gas station on the corner of Willamette and Campus Glen for several reasons. The primary reason is safety for our community's children. This proposed gas station would be at the intersection of the Meridian Campus Park and busy Willamette Blvd NE. It is also at a school bus stop and adjacent to foot traffic by our middle schoolers. Our community is already surrounded by numerous roundabouts that carry heavy semi traffic. Please allow our Park to NOT also be overrun by trucks and other vehicles frequenting the proposed gas station and endangering our precious children. Can we not have an island of safety for our children? Please seriously consider the concerns of the residents of Meridian Campus. Please add my concern to the others from my community. We want the Council to be aware of all our concerns.

Sincerely,
Mary Ann Rothwell
4048 Amelia Ct. NE 98516

Grant Beck

From: Eric Lain <eric.d.lain@gmail.com>
Sent: Tuesday, March 8, 2022 7:46 AM
To: Samra Seymour
Subject: Re: City of Lacey Project# 20-310: Meridian Market and gas

You don't often get email from eric.d.lain@gmail.com. [Learn why this is important](#)

Ms. Seymour,

Thank you for the update. I wanted to reply voicing my desire for comments to be included in the public record as strongly opposing the development and construction of Meridian Market and Gas. Our neighborhood currently enjoys a beautiful greenbelt that is a large part of why many of us purchased homes here. Additionally the location of a gas station across the street from a very busy children's park presents safety issues both from an increase in traffic perspective as well as a safety issue from predatory behavior. Kids can be seen riding their bikes on the sidewalk to the park in front of the proposed build site all of the time, an increase of traffic associated with a gas station will almost certainly lead to accidents involving a child. Additionally the area surrounding the park is beautiful and provides residents an opportunity to enjoy the outdoors. Building a gas station across the street will significantly diminish the aesthetics of the area.

My family and I strongly oppose the building of this gas station across from our neighborhood park. Please include our opposition to help prevent this project from moving forward.

Respectfully,

Eric Lain

On Wed, Feb 23, 2022 at 4:23 PM Samra Seymour <Sseymour@ci.lacey.wa.us> wrote:

Good afternoon,

I wanted to provide a brief update for folks and some additional information. I was able to get the public hearing on the Hearing Examiner's docket for early April. So you can expect to see more activity on that front within the next few weeks.

Additionally, I wanted to provide a [link to the City's website](#) where you can find more project information. When this project was initially routed for review, we had not yet started posting submittals on our website. Now that we have a means of doing that I wanted to get the information out to folks. As a party of record, you will receive this information again once the official notice of hearing is sent to you, along with the staff report and the full exhibit package.

Please also note, because this project is subject to the quasi-judicial process, and the final decision rests with the City Council, public comment should be directed to me and not City Council members. Communication on this proposal

prior to their eventual consideration of the proposal at a future Council meeting may be considered ex-parte communication. All of the public comments that I receive are added to the public record that is sent to the Hearings Examiner, and eventually to the City Council. So rest assured, Council will have the opportunity to review all your comments at the appropriate time when they receive the full record prior to their meeting.

Thank you all for your continued interest in this project. Stay tuned for more information in the coming weeks.

Samra Seymour AICP | Senior Planner
(she/her)

City of Lacey
420 College St SE
Lacey, WA 98503

www.ci.lacey.wa.us www.locationlocationlacey.com

360.491.5642 department

360.413.3541 direct

40A - 346

Grant Beck

From: Merja Mueller <merjamueller@hotmail.com>
Sent: Thursday, March 25, 2021 4:06 PM
To: City Council
Subject: Meridian Campus Chevron at Willamette

[Warning! External Email]

I would like you to know that I am adamantly opposed to the plan to put a gas station/ convenience store at this location. You have done enough damage to this family oriented neighborhood.

Sent from my iPad

Grant Beck

From: Kelly Huber <kamfrog@gmail.com>
Sent: Thursday, March 25, 2021 3:10 PM
To: Ed Kunkel
Subject: Chevron near Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I live in the Campus Peak neighborhood and am concerned about a notice I became aware of that says a Chevron station is going to be put in near Meridian Park. This is not a good place for a gas station. It is a residential neighborhood with gas stations very conveniently located only a few minutes away on Marvin Road. There is no need for a gas station in this place. It would bring with it an eye sore, crime, and more traffic near the park than we would like. I am a parent of small children and do not think that a gas station in this area is a good idea. I am very much against having a gas station in this area. Please reconsider and don't allow this business in our beautiful residential area.

Thank you,
Kelly Huber

Grant Beck

From: Kelly Huber <kamfrog@gmail.com>
Sent: Thursday, March 25, 2021 3:08 PM
To: Cynthia Pratt
Subject: Chevron near Meridian Park

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I live in the Campus Peak neighborhood and am concerned about a notice I became aware of that says a Chevron station is going to be put in near Meridian Park. This is not a good place for a gas station. It is a residential neighborhood with gas stations very conveniently located only a few minutes away on Marvin Road. There is no need for a gas station in this place. It would bring with it an eye sore, crime, and more traffic near the park than we would like. I am a parent of small children and do not think that a gas station in this area is a good idea. I am very much against having a gas station in this area. Please reconsider and don't allow this business in our beautiful residential area.

Thank you,
Kelly Huber

Grant Beck

From: Cynthia Pratt
Sent: Thursday, March 25, 2021 2:14 PM
To: City of Lacey Public Affairs
Subject: Fwd: objection

Here is my reply to Mr./Ms. Cook. Basically, I talked about process, not anything to do with the project. The commenter seemed confused as to why they couldn't contact Council directly, skipping the project lead planner on a project.
CP

Sent from my iPad

Begin forwarded message:

From: Cynthia Pratt
Date: March 25, 2021 at 11:43:31 AM PDT
To: christinecookwa
Subject: Re: objection

Not until it comes before us, if it does at all. You need to respond directly to the lead staff person listed as the project lead. Otherwise, changes or mitigation etc. will not be affected based on comments. That is how all projects work whether it's federal, state, or local government. Specific projects only come before officials, such as Lacey Council, if it goes before a hearings officer, and then we can review the documents on record, including comments by the public, to see if the hearings officer made the correct decision.

I hope that helps you understand the process better. It can be quite confusing at times. Councils make policies, and only act as final adjudication officials on temporary changes made to zoning codes that first goes to the Hearings Officer.

CP

Sent from my iPhone

On Mar 25, 2021, at 10:44 AM, christinecookwa wrote:

External Email Warning! Use caution before clicking links or opening attachments.

Thank you, but isn't this something the council is voting on? We vote NO.

Sent from Samsung Galaxy smartphone.

----- Original message -----
From: Cynthia Pratt
Date: 3/25/21 10:42 AM (GMT-08:00)

To: City of Lacey Public Affairs
Cc: Chris Cook
Subject: Fwd: objection

I'm forwarding this to our Public Affairs department so that responses to the project will reach the appropriate staff.

Cynthia Pratt

Sent from my iPhone

Begin forwarded message:

From: Chris Cook
Date: March 25, 2021 at 10:39:15 AM PDT
To: Cynthia Pratt , Lenny Greenstein , Michael Steadman , Carolyn Cox , Ed Kunkel , Malcolm Miller
Subject: objection
Reply-To: Chris Cook

[Warning! External Email]

objection. there will be dozens of neighbors writing to you. We do NOT want this gas station in our neighborhood for many reasons. This is a RESIDENTIAL area.

Gas station across from park. Hello. Has anyone seen this notice? I definitely do not want this in the neighborhood and across a kids playground

Posted in General to Anyone

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/sad42.png>]

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/wow42.png>]

4 Neighbors

28 Comments

[Like]Like

[Comment]Comment

Share

[Annia Niusulu]

Annia Niusulu

•

Edgewater

What is it? I can barely read it

15 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/agree42.png]

1

[Cort Campbell]

Cort Campbell

•

Campus Pointe

I thought it was a great idea when I saw it. Don't even have to cross the street now to go to the convenience store.

14 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Violet McWhirk]

Violet McWhirk

•

Eagle Cliffe

With the attempted luring from this park recently, it just makes me feel like it's an easier get away location :(

54 min ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Meghan Baxley]

Meghan Baxley

•

Campus Pointe

The print is too small to read. I dont think thats a good spot for a store.

14 hr ago

Like

Reply

Share

[Ross Hilden]

Ross Hilden

•

Beach Crest

Lacey, home to clear cuts, big cement boxes and convenience stores wake up and get some esthetics.

14 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Dan Durham]

Dan Durham

•

Jubilee

Don't just post it - explain it. It is too small for many of us to read so describe what it says and why you are against it.

14 hr ago

Like

Reply

Share

[Joseph Haschka]

Joseph Haschka

•

Jubilee

On your PC, right click on the photo of the notice, and save it to your desktop with whatever name you give it. Then go to the saved image on your desktop, double left click on the image to open, then magnify with the magnifier tool.

13 hr ago

Like

Reply

Share

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

It's a proposal to build a gas station and 2 story convenient store in the empty lot across from the playground on Willamette drive off campus Glenn. Not just that intersection is insane at times, specially with Salish school so close by, but also it is a terrible idea in my opinion to put that directly next to that wonderful playground. Also aesthetically speaking, an eye sore for that area. I don't want this at the entrance of our neighborhood at all

12 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

2

[Violet McWhirk]

Violet McWhirk

•

Eagle Cliffe

I agree. Would much rather a dog park or splash park. A family run coffee shop or consignment kid clothes store. Literally can think of so many better things for the community

51 min ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

If anyone has any comments they may be directed to the senior planner, Samra Seymour at Sseymour@ci.lacey.wa.us

12 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

2

[Valeria Howard]

Valeria Howard

•

Campus Pointe

I'm located in Campus Pointe and think this is a terrible idea as well. My husband and I will be voicing our concerns regarding this proposal. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area, so needless to say, this is very disappointing.(edited)

12h

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Suzi Lorence]

Suzi Lorence

•

Campus Glen

I live near the AMPM on the round-about on Marvin and Hawks Prairie. Quick gas, milk, nice walk to get Slurpees with the kids. I love having this amenity near. They keep their grounds neat and the employees are very nice, store very well kept.

12 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

2

[Josh and Ana Bogart]

Josh and Ana Bogart

-

Campus Pointe

This store would be literally in some People's backyards. Also I haven't been to that ampm store in probably a couple Of years but last time there was junk on the surroundings like shopping carts and blue tarps from people squatting right next to it. And this is why I haven't gone back. If I wanted the convenience at hand I wouldn't have purchased a home in a residential area like the one we live in. I would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

11 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/agree42.png>]

4

[Steve Rosenoff]

Steve Rosenoff

-

Eagle Cliffe

On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you get candy store just down the block and across the street ... no, no, no.(edited)

3h

Like

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[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

3

[Kristen Marshall]

Kristen Marshall

-

Eagle Cliffe

Do you know when things will get started on this elementary school? That would be a super confient place for an elementary school.

2 hr ago

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[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Steve Rosenoff]

Steve Rosenoff

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Eagle Cliffe

Kristen Marshall They were actually supposed to start last spring, but COVID-19 put the project on hold. They were in the field marking fence lines two weeks ago on the Barkley Drive side. You could certainly call North Thurston School District for an update: it may even be on their web site :-)

2 hr ago

Like

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[Chris Cook]

Add a reply...

[Larry Stevenson]

Larry Stevenson

•

Jubilee

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3 hr ago

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[<https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/sad42.png>]

5

[Stephanie Barnett]

Stephanie Barnett

•

Eagle Cliffe

I'd rather it be a farm stand.

2 hr ago

Like

Reply

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3

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

I really love that idea. A co-op maybe!

2 hr ago

Like

Reply

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1

[Chris Cook]

Chris Cook

•

Campus Glen

I hope everyone is emailing the city council---each email would help stop this. Their emails are listed at the city site.

1 hr ago

Like

Reply

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1

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

I emailed the city planner but will have to email city council as well! Thank you for the idea!

1 hr ago

Like

Reply

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[Chris Cook]

Chris Cook

•

Campus Glen

Suggest an email to each. Ask who voted for this. We need to know.

1 hr ago

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Reply

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[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

Chris Cook thank you I am doing this ASAP

1 hr ago

Like

Reply

Share

[https://d19rpgkrjeba2z.cloudfront.net/f422031082034269/static/images/reactions/like-v2_42.png]

1

[Chris Cook]

Add a reply...

[Jaime Scott]

Jaime Scott

•

Campus Glen

I emailed several times about the now Home Depot warehouse and the future 200 apartments that will be off of Hawks prairie rd and basically it doesn't matter what we think. The money is more important to the city than the people who live in it.

1 hr ago

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[Chris Cook]

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•

Campus Glen

Jaime, I know, but we have to try and if enough do it, we stand a chance

1 hr ago

Like

Reply

Share

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3

[Jaime Scott]

Jaime Scott

•

Campus Glen

Chris Cook I completely agree we should keep trying. I went into it thinking they'd actually listen and was just sad to learn I was mistaken.

1 hr ago

Like

Reply

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[Chris Cook]

Add a reply...

[Josh and Ana Bogart]

Josh and Ana Bogart

•

Campus Pointe

Here is the link with all the council members emails and phone numbers. I just clicked on their name and emailed them individually <http://www.ci.lacey.wa.us/city-government/city-council/city-council-2/contact-us>

1 hr ago

Grant Beck

From: Rebecca Boor <rebeccaboer@gmail.com>
Sent: Thursday, March 25, 2021 11:15 AM
To: City Council
Subject: Public Notice for parcel 11936340200

External Email Warning! Use caution before clicking links or opening attachments.

Dear Lacey Council,

I currently own a home on London Loop NE, a block away from the proposed gas station and convenience store for assessor parcel 11936340200 located at 3540 Willamette Dr. NE. I am very upset that a gas station would be considered for this location for several reasons.

The first reason is that this neighborhood consists of homes, parks, and just a handful of small businesses. We bought a house in this area because it felt safe since it was primarily single-family homes, and the Meridian Campus neighborhood is away from other businesses. A gas station would not fit in with this neighborhood. It would cause home values to go down because who wants to live next to a gas station? If you look at other gas stations in the area, they are not next to family neighborhoods or a neighborhood park!! If residents in our area need to get to I-5, they either go down Willamette Dr. to Orion Dr, which turns into Meridian Rd NE. There is a Mobil gas station located at the corner of Meridian Rd NE and Martin Way. The second way to get to I-5 is to go down Willamette Dr. NE to Marvin Rd NE, and there is a 7-Eleven gas station located just after the roundabout At Willamette and Marvin. There are already gas stations in the area with convenience stores that are easy to get to since they are both right before freeway exits. These routes residence also take to get to main roads in Lacey. Both of these gas stations, the Mobil and 7-Eleven, are not located in neighborhoods. They are either by themselves or in a shopping area, which is how it should be. Not in the middle of a family neighborhood.

As I mentioned before, Meridian Campus consists primarily of single-family residences. Many children live in these homes. I know many of my neighbors feel our neighborhood is safe enough to let children walk down to the park by themselves and ride their bikes around our community. With a gas station at the corner of Willamette and Campus Glen, you are now bringing all these people and cars right where our children play. Putting a gas station in an area where all these children are out playing is a horrible idea. If you had children, would you want them playing near a gas station? Just from my observations, there are sometimes some questionable people that hang out at gas stations. Gas stations have parking lots where people can sit in their cars and now have a good view of all these children out playing in the neighborhood and at the park.

Meridian Neighborhood park is just on the other side of the corner from the proposed gas station. My house is just down the street from the park and the proposed gas station. Many of the homes in the area have small yards or no yards if they are a rear loading home. The park is a great selling feature for these homes because it makes up for the small yards. During the summer months, I would take my children daily to the park to play. It makes me sad that this gas station is being considered just steps away from the park. I do not feel the park would be as safe and kid-friendly with the gas station being so close to the park. I don't think parents would feel comfortable sending their kids down to the park to play with a gas station right there.

Another reason that the proposed gas station is a bad idea is because of the traffic. At the intersection of Campus Glen Dr and Willamette Dr. NE, there are no traffic controls. There is already a consistent amount of traffic that travels down Willamette Drive. Often I have to wait several minutes for traffic before I can pull out onto Willamette Dr. from Campus Glen Dr. The gas station will only make traffic worse if there are more cars coming and going, pulling in and out of that intersection. I noticed that there would be an entrance to the gas station on Campus Glen Dr. and Willamette Dr. Many children ride their bikes and walk along where these entrances to the gas station will be. Many people use this sidewalk in front of the proposed gas station to run on and walk their dogs. It seems like this would be a place prone to accidents. There is a lot of foot traffic there, and people coming in and out of the gas station could not be paying attention and hit a pedestrian. Many children cross the street right at the gas station entrance on Campus Glen Dr. to go to the park. If people headed to the gas station are unaware of this, they may not be paying attention to children crossing the street. Salish Middle School is on Campus Glen Dr. on the other side of Willamette Dr. Many children from the neighborhood walk to and from school right at the gas station entrance. This gas station location is a horrible idea, considering all of the children near the entrances to the gas station. There is a crosswalk with a traffic control just past the intersection of Campus Glen Dr. and Willamette Dr. that people are supposed to use to cross over Willamette Drive. Many kids and people do not use the crosswalk and instead cross at the intersection of Campus Glen Dr. and Willamette Drive. If there is an increase in traffic from people going to and from the gas station, this is an accident waiting to happen if they are not watching for kids and adults crossing the street. I have also seen cars that do not stop for the red light when people cross the road in the crosswalk because people do not pay attention.

From my understanding, Meridian Neighborhood park is also a stormwater collection site. Having a gas station so close to the park and the stormwater collection site would impact the environment. Gas also smells, and it would be horrible to smell the gas while playing at the park or for the homes that will be right up against this gas station. Would you want a gas station right in your backyard? Would you like to smell gas fumes when you are hanging out in your backyard? I assume that this gas station will be open all hours of the day. Is that really what we want to attract to a family neighborhood, having people come and hang out in this neighborhood all hours of the day? You do not see many gas stations in the middle of family neighborhoods because it is a bad idea.

Please do not allow this gas station to go in at this location. It makes me so sad to think that this would even be considered. I hope you will regard everyone who lives and plays in this area where the gas station would be built. Would the benefits of a gas station really outweigh the cons? There are already two gas stations in areas that are easily accessible. Please do not put this gas station here. It would ruin the neighborhood. Is it really worth it?

Thank you for taking the time to read my arguments for this proposal.

Sincerely,
Rebecca Boor

Grant Beck

From: Chris Cook <christinecookwa@aol.com>
Sent: Thursday, March 25, 2021 10:39 AM
To: Cynthia Pratt; Lenny Greenstein; Michael Steadman; Carolyn Cox; Ed Kunkel; Malcolm Miller
Subject: objection

External Email Warning! Use caution before clicking links or opening attachments.

objection. there will be dozens of neighbors writing to you. We do NOT want this gas station in our neighborhood for many reasons. This is a RESIDENTIAL area.

[Gas station across from park.](#) Hello. Has anyone seen this notice? I definitely do not want this in the neighborhood and across a kids playground

Posted in **General** to **Anyone**



4 Neighbors

28 Comments



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Annia Niusulu

•
Edgewater
What is it? I can barely read it
15 hr ago

[Like](#)
[Reply](#)
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Cort Campbell

•

Campus Pointe

I thought it was a great idea when I saw it. Don't even have to cross the street now to go to the convenience store.

14 hr ago

[Like](#)

[Reply](#)

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1



Violet McWhirk

•

Eagle Cliffe

With the attempted luring from this park recently, it just makes me feel like it's an easier get away location :(

54 min ago

[Like](#)

[Reply](#)

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1



Meghan Baxley

•

Campus Pointe

The print is too small to read. I dont think thats a good spot for a store.

14 hr ago

[Like](#)

[Reply](#)

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Ross Hilden

•

Beach Crest

Lacey, home to clear cuts, big cement boxes and convenience stores wake up and get some esthetics.

14 hr ago

[Like](#)

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3



Dan Durham

•

Jubilee

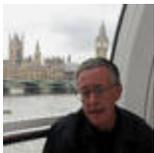
Don't just post it - explain it. It is too small for many of us to read so describe what it says and why you are against it.

14 hr ago

[Like](#)

[Reply](#)

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Joseph Haschka

•

Jubilee

On your PC, right click on the photo of the notice, and save it to your desktop with whatever name you give it. Then go to the saved image on your desktop, double left click on the image to open, then magnify with the magnifier tool.

13 hr ago

[Like](#)

[Reply](#)

[Share](#)



Josh and Ana Bogart

•

Campus Pointe

It's a proposal to build a gas station and 2 story convenient store in the empty lot across from the playground on Willamette drive off campus Glenn. Not just that intersection is insane at times, specially with Salish school so close by, but also it is a terrible idea in my opinion to put that directly next to that wonderful playground. Also aesthetically speaking, an eye sore for that area. I don't want this at the entrance of our neighborhood at all

12 hr ago

Like

Reply

Share



2



Violet McWhirk

•

Eagle Cliffe

I agree. Would much rather a dog park or splash park. A family run coffee shop or consignment kid clothes store. Literally can think of so many better things for the community

51 min ago

Like

Reply

Share



3



Josh and Ana Bogart

•

Campus Pointe

If anyone has any comments they may be directed to the senior planer, Samra Seymour at Sseymour@ci.lacey.wa.us

12 hr ago

Like

Reply

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Valeria Howard

•

Campus Pointe

I'm located in Campus Pointe and think this is a terrible idea as well. My husband and I will be voicing our concerns regarding this proposal. One of the reasons we purchased our home in this area was to be away from such businesses and live in a fully residential area, so needless to say, this is very disappointing.(edited)

12h

Like

Reply

Share



Suzi Lorence

•

Campus Glen

I live near the AMPM on the round-about on Marvin and Hawks Prairie. Quick gas, milk, nice walk to get Slurpees with the kids. I love having this amenity near. They keep their grounds neat and the employees are very nice, store very well kept.

12 hr ago

Like

Reply

Share



Josh and Ana Bogart

•

Campus Pointe

This store would be literally in some People's backyards. Also I haven't been to that ampm store in probably a couple Of years but last time there was junk on the surroundings like shopping

carts and blue tarps from people squatting right next to it. And this is why I haven't gone back. If I wanted the convenience at hand I wouldn't have purchased a home in a residential area like the one we live in. I would have gone anywhere else in Lacey where they mix and match like there no tomorrow.

11 hr ago

Like

Reply

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4



Steve Rosenoff

•

Eagle Cliffe

On the original site map for this development, that lot was supposed to be for a church. Now we get a quick stop? This is really disappointing! An elementary school is scheduled to go into the big empty lot adjacent to Meridian Park. Now you get candy store just down the block and across the street ... no, no, no.(edited)

3h

Like

Reply

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3



Kristen Marshall

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2 hr ago

Like

Reply

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2 hr ago

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Reply

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Add a reply...



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3 hr ago

Like

Reply

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Stephanie Barnett

•
Eagle Cliffe
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2 hr ago

[Like](#)

[Reply](#)

[Share](#)



3



Josh and Ana Bogart

•
Campus Pointe
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2 hr ago

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1



Chris Cook

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Campus Glen
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Their emails are listed at the city site.

1 hr ago

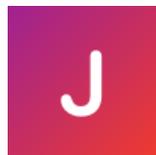
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1



Josh and Ana Bogart

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1 hr ago

Like

Reply

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Chris Cook

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1 hr ago

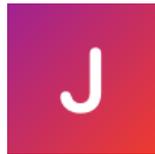
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1



Josh and Ana Bogart

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Campus Pointe

Chris Cook thank you I am doing this ASAP

1 hr ago

Like

Reply

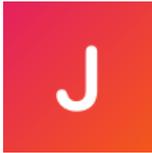
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1



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Jaime Scott

•

Campus Glen

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1 hr ago

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1 hr ago

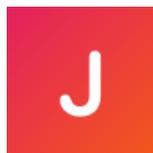
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Jaime Scott

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Chris Cook I completely agree we should keep trying. I went into it thinking they'd actually listen and was just sad to learn I was mistaken.

1 hr ago

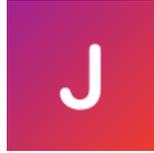
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Add a reply...



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1 hr ago

40A - 351

Grant Beck

From: James Shadoff <jshadoffs@comcast.net>
Sent: Thursday, March 25, 2021 10:04 AM
To: Cynthia Pratt
Subject: Gas station on Willamette Dr

External Email Warning! Use caution before clicking links or opening attachments.

No to gas station across from park on Willamette DR. Poor location amongst childrens fun park and too close to schools!

Jim Shadoff

From: Ana Rodriguez Carrera <aircarrera@gmail.com>
Sent: Thursday, March 25, 2021 8:58 AM
To: City Council
Subject: Proposal 20-310

[Warning! External Email]

Hello,

I am writing you in regards of the 20-310 proposal and how I think it is a terrible idea. As a homeowner of the neighborhood directly next to it this would mean a drastic change in traffic flow, cars, and the overall vibe of our wonderful area. To try and sneak in that small plot of land a gas station and convenience store and directly across from a wonderful little park that is always full Of children and adults riding bikes, running and just enjoying the outdoors seems Asinine. Such an eye sore and such a killer for the wonderful area we have! Not to mention the dangers of having such an influx of people who normally would not be there coming and going, directly across from a playground. A tragedy waiting to happen Enough with the concrete buildings and commercial areas. We really don't want that in our wonderful neighborhood. We want to keep our green areas and trails away from anything commercial like that. This is the reason we purchase a home where we did!

What steps would we have to take to stop this?

Thank you in advance. I am truly concerned about this proposal.

Ana R. Carrera

Grant Beck

From: Gail daly <gmdaly324@comcast.net>
Sent: Tuesday, March 15, 2022 5:01 PM
To: Samra Seymour
Subject: Meridian Marketplace

You don't often get email from gmdaly324@comcast.net. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

Dear Samara,

As a resident of Camp Meadows, I am opposed to the proposed gas station at the corner of Willamette & Campus Glen Drive. Due to the increase in traffic, I'm concerned about our children walking to & from the middle school & those playing at Meridian Park.

please keep me informed as to when the public hearing will be held.

Thank you

Gail Emerson