

From: [Alan Baum](#)
To: [Samra Seymour](#)
Subject: Schnider Homes Project on Hazelwood
Date: Thursday, July 08, 2021 7:39:43 AM

[Redacted]
Good Morning,

Please note the following comment in regards to the Schnider Homes development project:

I, Alan Baum, strongly oppose this project. The streets cannot handle the increase in traffic. The wildlife will be destroyed. The lake will suffer. The increase of residents will put a massive strain on the ecosystem and the community. The land is home to bald eagles, bats, owls, deer, and so much more. The forest cools the area. The hot 100+ days are 10-15 degrees cooler walking down the street near those trees.

Some of the paperwork for this project on the city website is 2+ years old. The zoning is inappropriate for the area. I ask for the zoning to be re-evaluated. Lacey is a city of trees, and cutting down all the trees goes against that. There is NO need to deforest one of the last remaining lakeside areas in the area. The City of Lacey does not need to be greedy. We are and continue to be a beautiful green city that preserves and enjoy the woods and wildlife, not destroy it.

Thank you

Alan

--
Alan D. Baum
360-304-1256

From: [Mitch Becker](#)
To: [Samra Seymour](#)
Subject: Hicks Lake Apartments (21-081)
Date: Wednesday, April 27, 2022 2:11:08 PM

You don't often get email from brookdweller@yahoo.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

EXAMPLE LETTER - PLEASE EDIT TO YOUR LIKING Dear Ms. Seymour, I am writing to express my strong opposition to the Hicks Lake Apartments Development (21-081). Many in the surrounding area and those of the Hicks Lake Community deem that this development will be detrimental to one of the few wetland environments left in our city. Wetlands improve and protect our water quality. This flourishing habitat, home to deer, coyote, otter, eagle, owl, fish, geese, fox, beaver and raccoon (well beyond the "squirrels and mice" stated in the application), will be destroyed. The impact of this development on those who cannot speak for themselves should be strongly considered. Not only will the demolition of the forest cause significant ramification to the land, but the added traffic, to an area with limited access, will contribute even more to the safety and destruction of the area. Hicks Lake Apartments boasts 178 units, and as a typical passenger vehicle emits approximately 4.6 metric tons of carbon dioxide a year, this sudden influx of vehicles will have substantial effect on the air quality in the current natural surroundings. The repercussions would extend beyond the wildlife to those visiting the nearby park and boat launch, leaving fewer opportunities in our city to enjoy unsullied nature. I urge you to disapprove the proposed development. From recent meetings and discussions with community members, I know my opinions are shared by many. Thank you for your continued service and support of our communities. Best regards,

I've served in the role of camp counselor many times at Camp Gwinwood, and would very much like to see the camp and surrounding environment preserved for future generations to both enjoy and be nurtured in mind and spirit.

Rev. Mitch Becker
First Christian Church of Port Angeles
253-880-6169

From: [John Koch](#)
To: [Reace Fant](#); [Sarah Schelling](#); [Samra Seymour](#)
Subject: FW:
Date: Wednesday, June 23, 2021 5:55:54 PM

From: VICTORIA BYINGTON <vic_sny@msn.com>

Sent: Wednesday, June 23, 2021 5:54 PM

To: John Koch <jkoch@ci.lacey.wa.us>

Subject:



Question 1: How in the Heck can we support the increased traffic in the funnel we already have?

Question 2: Is really not so much a question but can't fathom that revenue from this "so-called development" would be worth the destruction of an almost pristine habitat for deer, let alone the wetland flora and fauna?!?!

It seems that greed is behind the consideration!?! Don't be Greedy!!! Be Green!!! Don't destroy this unique treasure in favor of revenue!!!

Vehemently Sincerely,
Victoria Byington

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: lecarver24@comcast.net
To: Samra Seymour
Subject: Objections to Apartment Developments at Hicks Lake
Date: Saturday, June 19, 2021 10:08:31 AM



Ms. Seymour:

My husband and I bought a home at 2728 Hazelwood Lane SE. on Hicks Lake in 1986, and it's been a wonderful, quiet place to live out our retirement years. We have always enjoyed Hicks Lake , along with our children, grandchildren, and great grandchildren , for canoeing, fishing, swimming, and watching the amount of wildlife that the lake attracts . We are devastated to find that the area is zoned for apartments, and that the City of Lacey is possibly allowing hundreds of apartments to be built on the land just to the South of our property, at 2 801Hazelwood Lane SE., as well as the land behind our home at 2712 Hazelwood Lane SE.

The two homes adjacent to mine on the Lake and my house on Hazelwood Lane were originally owned by the Hicks family, and later by the O'Keefe family. We live in a very special little enclave of lake cottages, and the neighbors have all been friends for decades. Our family intended to keep my house for generations to enjoy Hicks Lake, but this potential development will totally ruin the area for all of the residents of Hazelwood Lane.

The amount of increased traffic will be more than our narrow streets can handle, and there are no sidewalks to protect children and people walking in the area.

At my advanced age, it is very disturbing to find that our neighborhood will have to put up with years of construction noise and disruption, and the impact to the lake, forest, and wildlife will be unconscionable and cannot be restored. Plus, the impact of hundreds of cars, people, and watercraft will be really hard on the area, and the pool and activities building for th e 2712 Hazelwood Lane SE. project are shown right next to Hicks Lake on the proposed drawings, within a sensitive shoreline area.

Please consider creating a City of Lacey Park that joins Wanscher's Reserve, the Hicks Lake boat launch, and Gwinwood Retreat along the shore of Hicks Lake instead of allowing these damaging developments to be built.

Thank you for your consideration,
Evelyn Carver

2728 Hazelwood Lane SE.

Lacey, WA 98503

lecarver24@comcast.net

From: [DANA CLAY](#)
To: [Samra Seymour](#)
Subject: Hicks Lake Development
Date: Wednesday, July 14, 2021 10:52:48 AM

Dear Ms Seymour;

I am writing to express my husband and my grave concerns about the proposed development(s) on Hicks Lake Drive. To make this as brief as possible, I'll just enumerate our concerns below:

- Unless a *through street* is planned for Hicks Lake Drive, this development (not to mention the OTHER one in the adjacent area is *also* in the planning) it seems absolutely inconceivable and downright irresponsible. With that amount of increased traffic to the area AND traffic and parking for Wanscher's Park, it seems utterly ludicrous and completely unworkable. It's already become quite a problem on a hot day as it is without them. Depending on the available parking at the apartment complex(s), I can imagine that in order to afford the price of the apartments, many people may have roommates and guests with cars that won't necessarily be allotted parking at the complex and will end up parking out on Hicks Lake road. Also, if that parking ends up spilling over into our neighborhood we will end up with parking problems for our own houses and guests. The resulting traffic will make this whole area a safety hazard. Lots of kids from the apartments that are already here walk to school every day and with no sidewalks and no traffic light it's an accident waiting to happen with that amount of increased traffic.
- We're also concerned about the loss old growth trees in the area. We think that the city should be working to *expand* Wanscher's park if at all possible. We don't have that many nature type parks in Lacey to enjoy as it is! This park really impacts our health and well being because we make it a point to walk it nearly every day. If traffic to the road increases, I doubt that we'll want to continue due to safety concerns and our age.
- We're also concerned about the inevitable increase of fertilizer runoff into the lake from the Apartment's green spaces. A couple of years ago I remember a problem with Roundup in the lake where we were unable to use it for a couple of weeks. People actually swim and fish in this lake in the summer.
- We also should be concerned about the loss of wildlife habitat. There are several deer, owls, eagles, racoons and coyotes that live in that area.
- It's absolutely crazy how many new housing developments are happening here. Many are just unaffordable to the people who really need them anyway. If they ever decide to cut troops at Fort Lewis (certainly not inconceivable at this point), this place will be a big glut of *empty* houses and apartments.

Thank you so much for the opportunity to express our concerns.
Respectfully Submitted,
Dana and Dane Clay
5818 Donegal Hills Ct. S.E.
Lacey, WA 98503

From: [Darryl Carver](#)
To: [Samra Seymour](#)
Subject: Traffic problems created by developments on Hazelwood Lane SE
Date: Tuesday, June 29, 2021 12:23:25 PM



Hazelwood Lane is NOT a through street to Ruddell Road.

Hazelwood Lane stops short of Hick's Lake Road. All traffic from this development and the one at 2801 Hazelwood Lane SE will have to travel down Hicks Lake Road, 25th Ave SE and Shady Lane. The corner of 25th and Reddell will become a major clog, it is already blind and dangerous with no traffic light. Traffic management could become a major expense for the City of lacey.

This development and the Gateway development would add the traffic from over 300 new residences, probably over 500 cars a day. Hicks Lake Road is in bad repair, has no sidewalks and is not lit. Children from the current apartment complexes and these proposed walk along this street to Lacey Elementary School.

Darryl Carver
425-894-2240
[2728 Hazelwood Lane SE](#)

From: Darryl Carver
To: Samra Seymour
Subject: Schneider Development at 2712 Hazelwood Lane SE
Date: Tuesday, June 29, 2021 12:02:04 PM

Please read the **Lacey Forest Management Plan**
https://www.ci.lacey.wa.us/Portals/0/docs/community_development/planning_documents/2013_urban_forest_management_final.pdf
(), pages 14, 15, and 16 discuss the reasons for maintaining forested land in an urban environment. These include Environmental, Economic and Psychological benefits and they are discussed in detail.

While the Planning and Zoning Department's Tree Preservation and Protection Plan allows new developments to set aside 5% of the land for trees, it flies in the face of the Forest management Plan and its own rules for residential tree cutting. This is a special piece of land and the city needs to find a way to preserve it and its connection to Wanscher's park and the huge open space to the south.

Ideally the city should find a way to purchase this property and include it in the parkland.

Darryl Carver
425-894-2240
2728 Hazelwood Lane SE

X120121
Hello - I am passing the following information on to you. Please stop the proposed development in the WA community later. There will be a great life in our neighborhoods. They are far from services so traffic will be 2000/2500 more cars per day. There are no sidewalks so people will be on-
sidewalks

AUG 24 2021

demanded (Edinburgh to Stirling). The
polition advise from traffic will it.
global warming factors in BOND action
to prevent cutting down trees + this
will decimate 2 forests. BINTON
will endanger the lake. The city
could buy both parcels & expand
one well used - Larcher Park
PLANNING

卷之三

3120121
Mr. Watson: Please stop the TACO BELL & WA
proposed on Hicks L-120 ~~at the corner of 3rd & 11th~~
decrease the quality of life in our
neighborhood significantly. They are
far from services so traffic will
increase to 200000 more cars per
day. There are no sidewalks so
children who walk will be in danger.

Air pollution noise from traffic will. Planning Commission
Global warming means bold acts to Urezy City H.S.
~~forest~~ cutting down trees → this would decimate 2 forests. The lakes would be endangered with pollution
Urezy wa 98503

The city could buy both parcels & expand
the Westwood park. Thanks.

Hi Peg - I'm asking the company Post Co
to propose ship the proposed
on the lake. They 2000
quality of life in our neighborhoods

They are conference services or pretty much anything else.

3604129226

8/26/21
Mr. Wesson: Please stop the ~~construction~~^{development} of the proposed highway 1-120 at the intersection of Hwy 120 and Hwy 11. This will decrease the quality of life in our neighborhood significantly. There are first floor services so traffic will more than likely cause part of the day. There are no sidewalks so children who walk will be in danger.

Planning Commission
Fair pollution noise from traffic will fit.
Global warming means bold acts to
prevent cutting down trees & this
would decimate forests. The lake
would be endangered with pollution
Urcy wa 98503

The city could buy both parcels & expand
the used park. Then it would have more room.

Mr. Big - Formulating the commercial
purpose strip the proposed development
on Lake Charles. Thirty 20 acre plots
Post Card

They are conference services or pretty much anything else.

卷之三

8/20/21
Mr Bishop - Please stop the ~~Proposed~~ proposed on Hinch Lefko Rd AL-3700115012 L
the quality of life in our neighbour hoods.
There are few from services so traffic
will up to 2000/2500 more cars per day
There are no sidewalks so kids/senior
walking will be endangered. Air
pollution & noise from traffic will, Mr Eddie Bishop

FOREVER / USA

AUG 26 2021

global warming reverse bold action
to prevent cutting down trees = this
will decrease Σ fagets. Tree like
would be endangered with pollution
Tree City could buy both parcels and
lacy planning committee
lacy city hall
the college street
lacy wa open -

Erspamer are well-wised park. Tanks
Vermillious Peacock.

YMPPI BOAST

Gangie - Please stop the proposed developments on Hales Lake. They will destroy the quality of life in our neighbourhoods. They are far from services so traffic will go to 2000/2500 cars/day. There are no sidewalks. People walking will be endangered (get to school too). Air pollution from traffic will. Global warming requires bold action to prevent: cutting down trees & this will decimate forests. The lake will be endant much pollution. The city could buy both parcels & expand until needed park lot.

Thank you

23/2/1994
Lyon UG
Sri Lanka

Hi - I am writing to ask the Post Committee
to please stop the proposal to open up
on Thors Lake. This would affect 4
more neighborhoods. They are far
from services so traffic will ↑
2000-2000 more cars/day. There are
residentially so people working will
be in danger (kids to school too)
air pollution noise from traffic
will ↑. Global warming
will ↑.

EDWARD FERGUSON TO PETERSON & CO.
12 SEPTEMBER 1882

Dear Sirs,
I have the pleasure to acknowledge your kind
note, and to assure you that we have no
objection to your sending us a copy of the
Circular Letter of the 1st inst., and will do so
as soon as we receive it.

A postcard with a wavy black and white background. In the top left corner is a small American flag postage stamp. The text "FOREVER / USA" is printed vertically next to it. In the center, there is a large rectangular box containing handwritten text:

Aug 24 2021
Mrs Gm. Medelen:
Lorey Hammy Commission
Lorey Gay Neal
1120 Colle Dr.
Casper WY - 82601

23.12.1981 लुम्बन वर्षा देवी

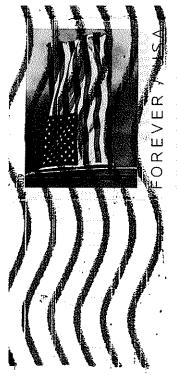
120 C 1168
Perry WA 98523

Mr. Maldonado - PLEASE STOP PROJECT A developments on those lots 201 and 212. L will ↓ the quality of life in our neighborhoods. They are far from services so traffic will go nowhere. There are no sidewalks so people walking (kids) will be endangered. Air pollution & noise from traffic will. Global warming means BOLD action to prevent cutting down trees & this will decrease 2 forests. The lake will be endangered with pollution. The city could buy both parcels and expand our well-used parks.

98009-127299

8/20/21
Ms Retzlaff - Thank you for your wa 983
work on the planning of the 2nd phase of WA
Please stop the 2 proposed developments on Hicles Lane Road. There
are no sidewalks, there is no ingress/egress
except Shady Lane, 22nd, 25. Traffic
may be increased in our neighborhood
by e. much as 2500 cars per day
causing noise, pollution and endangering

Kids walking to school. The site has a 30° slope which endangers our lake. Trees are needed to stop global warming. People who live in our neighborhood will have a totally changed environment. The city should buy the parcels and



1512121

1720 - I'm risking the combination
of the two vehicles. So they'll be
able to get to the station.

Please stop the proposed ~~gasoline~~
car tax increase. They will thru
excess off life in our neighborhoods
there are far from services so traffic

There are no sidewalks so people walking will be endangered (K-12 school too). Air pollution comes from traffic which global warming requires ~~and~~ action to prevent attorney damage & this will decrease 2 forests. Pollution will endanger the life. The city could buy both forests & expand ~~and~~ used watershed park. The

AUG 24 2021

Kunihiko Matsuhashi
Landscape Planning Committee
Yokohama City Hall
420 College Street
Vancouver, BC V6Z 2B2

31013123 B701 2313 Vern & Lorraine Deering

3604129226

July 12, 2021

City of Lacey
Attention: Reace Fant and Samra Seymour
420 College Street SE
Lacey, WA 98503

RE: Hicks Lake Development Project

Dear Reace and Samra,

There is a serious problem with speeding traffic on Shady Lane, Lacey. I am bringing your attention to this ongoing problem that will be made worse with the planned development of the Gayteway Hicks Lake MF and Schneider Homes Apartment project. Shady Lane is a convenient "short cut" road that runs between Carpenter and Ruddell Road.

Shady Lane residents have been putting up with this unbearable situation from day one. This is especially during peak hours in the morning and evening. The number of cars, school buses and construction vehicles using the roads has increased ten-fold but the roads remain narrow with only two lanes and no sidewalks. An increased number of people use Shady Lane as their personal race track, and it is not unusual for speeding cars to pass other cars on Shady Lane.

There have been multiple crashes on Shady Lane due to speeding cars. Just in front of our house, a cinder block retaining wall has been crashed into three times, a truck slid into a tree, and several pets have been killed. It is unsafe to back a car out of a driveway onto Shady Lane, or to ride bikes, take a walk, have a garage sale, etc. Shady Lane and area roads cannot handle an increased amount of cars / traffic.

I hope the City Council will consider this issue when looking at future development in the Hicks Lake area.

Thank you,

.
Chris Gagnon
6424 Shady Lane SE
Lacey, WA 98503
360-701-6110
gagsrus@msn.com

From: [Scott Spence](#)
To: [Reace Fant](#); [Samra Seymour](#)
Cc: [Scott Egger](#); [Rick Walk](#)
Subject: FW: Traffic hazard
Date: Thursday, June 10, 2021 3:12:06 PM
Attachments: [image001.png](#)

Reace and Samra,

Original e-mail (see below).



From: Scott Goddard <jz2xq@yahoo.com>
Sent: Monday, June 7, 2021 10:54 AM
To: Scott Spence <SSpence@ci.lacey.wa.us>
Cc: Scott Egger <SEgger@ci.lacey.wa.us>; Tom Stiles <TStiles@ci.lacey.wa.us>; 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: Traffic hazard

[Redacted]
Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

June 8, 2021

TO: Lacey City Manager's Office
ATTN: Mr. Scott Spence
RE: Traffic Hazard

Mr. Spence,

Allow me to bring your attention to a situation in the making with the potential for perilous outcomes. Plans have been submitted for two developments along Hicks Lake Road that will bring some 330 new living units. Has adequate thought been given to how these residents will make their way out into Lacey to access work, school, shopping, etc.? That number of units will bring 500-600 cars or more residing in those developments plus visitors and delivery vehicles--that translates to several thousand added daily trips along roads

currently strained to handle a small fraction of that amount.

You may start by considering the physical inadequacy of Hicks Lake Road itself: narrow, uncurbed, for the most part lacking sidewalks, and in general disrepair. Please visit this road at 7:45 AM on a weekday morning--the time at which many residents of the new apartments will be rushing to work. What you will find on Hicks Lake Road at that hour are crowds of children from the Surrey Lane Apartments and Forest Grove Apartments walking in the street on their way to Lacey Elementary, or to 25th Avenue where both school buses and Intercity Transit buses stop.

After your visit to Hicks Lake Road at 7:45, please then proceed to the traffic artery these new several thousand daily trips will be accessing: the intersection of Ruddell and 25th. You'll soon note the hazards associated with turning onto Ruddell from 25th. Conditions there essentially create a "blind corner" as regards the fast-moving northbound traffic. Even now the situation here makes for an unpleasant adventure; if you're turning left there are difficulties in trying to find a slot between the northbound and southbound Ruddell traffic, and if you're turning right you can't see the northbound Ruddell traffic because there's another 25th Avenue car trying to turn left that is blocking your view. Imagine how impatient drivers will feel if they've been the 10th car backed up in line along 25th Avenue while trying to get to work in the morning, possibly provoking aggressive decisions to pull out onto Ruddell.

If your answer to this quandary is the traffic light at 22nd & Ruddell, consider how these thousand or so cars will daily make their way onto 22nd. Their only access would be through either Maxine, Shirley, or Angela. Please acquaint yourself with these streets. Since the residents there employ a great deal of on-street parking, these are essentially one-lane roads...one-lane roads often filled with children and teenagers, or residents trying to back out into the street with their views blocked by parked cars.

Unfortunately, it is not difficult to imagine this imbroglio leading to inconvenience, frustration, property damage, bodily injury, and hopefully not but possibly fatality. And that is after construction of the new apartments is completed. Before that, are you aware the new Gayteswood apartment development proposes to import 10,000 cubic yards of dirt fill? That translates to some thousand trailer loads--imagine a 40-foot long trailer loaded with dirt, or a concrete truck, navigating the 25th & Ruddell intersection; or trying to snake its way through Maxine, Shirley, or Angela streets.

I'll close by relaying a remarkable thing that happened to me this morning. At the kitchen sink, I turned the faucet handle and guess what happened--water came out! Though mostly taken for granted, that event is no small thing. It was brought about not by magic, but by the diligent efforts of City Of Lacey employees and the leadership of yourself and City Council-members; those efforts and leadership also providing, among many other things, our streets to drive upon and police officers to patrol them. Thank you for your efforts in making those happen. I'm sure you, your staff, and the Council-members will be applying those same demonstrated capabilities to ensure the worst of that described above does not come to pass.

Respectfully Submitted,

Scott Goddard

Cc: Scott Egger
Tom Stiles
Mayor & Council-members

From: [Scott Goddard](#)
To: [Samra Seymour](#)
Cc: [Tom Stiles](#); [Scott Spence](#)
Subject: Re: City of Lacey Project# 21-81: Schneider Hicks Lake Apartments
Date: Thursday, June 17, 2021 11:26:02 AM


Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

June 17, 2021

TO: Lacey Community Development Department
ATTN: Ms. Samra Seymour, Senior Planner
RE: 2712 Hazelwood Lane

Greetings Ms. Seymour,

Thank you for your email notification that the project review process has begun. I am writing to request that the period for your department accepting comments be extended beyond the 14 day-period noted on the posting.

This is no normal project:

- A high-density development where the nearest logical access to an arterial traffic street lies nine-tenths of a mile through residential neighborhoods.
- A mid-rise building tucked into single-family residences.
- Construction occurring adjacent to a lake serving recreational, wildlife, and wetland uses.

Those factors result in there being a great deal to digest in order for citizens to comment appropriately. Compounding that is the period in which we find ourselves: Coming out of the pandemic. Your office is still maintaining limited hours for public access. For the first time in 15 months, many people are (joyfully!) finding themselves able to travel and reunite with relatives whom they have been unable to see. And this is June--schools are out and people are vacationing.

I request that the period for accepting public comment be extended 30 days until July 29, 2021.

Respectfully Submitted,

Scott Goddard

Cc: Scott Spence
Tom Stiles

On Wednesday, June 16, 2021, 08:48:29 AM PDT, Samra Seymour <sseymour@ci.lacey.wa.us> wrote:

Good morning,

As a party of record, you are receiving this email as notification that the project review process has begun. Here is a [link](#) to the above referenced project. Please look for the project number and name. 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

Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

RECEIVED

JUL 02 2021

June 29, 2021

BY

TO: Lacey Community Development Department
ATTN: Ms. Samra Seymour, Senior Planner
RE: Schneider Hicks Lake Apartments
Traffic Impact Analysis

The provided traffic impact analysis fails to support that current road infrastructure is adequate to facilitate this project without unreasonable nuisance and endangerment to the citizens of Lacey.

Unfortunately this analysis is mostly oriented to analyzing the development's impact on intersections several miles away. It fails to appropriately address a more pertinent, nearby problem: Apartment residents will necessarily need to utilize the intersection of 25th Street and Ruddell Road--an intersection that is already inadequate and unsafe even while handling a small fraction of the future traffic volume that will be generated by this development.

In addition to this conceptual flaw, the report contains substantive errors that further distort what will be the true traffic impact of this development. A few of these errors are summarized below, with further explanation following in this commentary:

- Inaccurately characterizes Hicks Lake Road as a "Major Residential Street".
- Significantly undercounts the volume of vehicular trips to be generated.
- Misrepresents Crash Volume data, obscuring intersection dangers.
- Assumes usages of adjacent private properties and neighborhood streets that are both inappropriate and certain to be resisted by those affected.
- Ignores the inability of surrounding streets to handle the large volumes of tractor-trailer traffic and concrete transport to be generated during the construction phase.

A traffic impact analysis conducted on more sound conceptual grounding, utilizing data both relevant and appropriately weighted, would have come to this conclusion: The several thousand new daily car trips generated will bottleneck at the intersection of 25th and Ruddell. The inability of this intersection to handle this increased traffic will result in delays, frustration, and an unacceptable number of accidents and injuries.

Respectfully Submitted

Scott Goddard


Cc: Scott Spence

Scott Egger

Hicks Lake Road

The Drawings label Hicks Lake Road a "Major Residential Road", but that does not make it one. Visual inspection reveals it to be more akin to a country lane. There is no center line, bicycle lane or striping of any kind. It is mostly uncurbed and in many places shows damage and weathering. Hicks Lake Road is already in a state of advanced deterioration, even before the first of several thousand trucks bearing concrete and other delivered building materials begin to erode its condition.

Traffic Volume to be Generated

There are several misrepresentations in this analysis of the traffic volume to be generated. The first is a straight-forward entry error: Instead of the 178 units proposed in this project, Table 3 on pg.16 uses the figure of 155 units for calculation purposes. Even if one accepts the utilized trip rate of 5.44 trips/per day/per unit, using the correct figure of building units raises the total daily traffic volume from the claimed 843 to 968 trips per day.

The figure of 5.44 trips/per day/per unit is suspect. The analysis states this is a calculated norm as determined by the Institute of Traffic Engineers (ITE) for apartment buildings 3-10 stories in height. For apartment buildings two stories in height, ITE's recommended figure significantly jumps to 7.32 trips/per day/per unit--an increase of 35%. Why the great difference? Buildings in height of 3-10 stories are generally located in urban cores or areas where residents likely live within walking distance of work, school, retail, and/or can conveniently access frequent mass transit--features that this project lacks in entirety. The driving habits of residents of this project will more closely resemble residents of low-rise suburban apartment buildings than those of persons living in an urban mid-rise building. The ITE recommended trip rate of 7.32 trips/per day/per unit for these buildings is a more appropriate choice.

Another facet that cannot be ignored is the existence of submittal to build just next-door another apartment project with 132 living units. It is unlikely that the City of Lacey would approve one of these projects and then deny the other for reasons of insufficient road infrastructure. There is also the consideration of other adjacent parcels also zoned for high density that could support additional development. In any case, the bare minimum of units to be considered for traffic impact analysis should be the combination of these two projects--310 building units.

The figure for Traffic Volume to be Generated is more accurately calculated as 310 BU x 7.32, or 2,269 additional daily vehicle trips. Adding in delivery and other service vehicles rounds the estimate to 2,500 additional daily vehicle trips that will need to be accommodated.

Crash Volume Data

The analysis compiles and transcribes great amounts of data but fails to effectively assess the likelihood for increased numbers of injury accidents resulting from the new development. Unless the residents of this new project are intended to fan out through adjacent neighborhoods (this subject will be addressed below), the only arterial access is to utilize 25th Street and then turn onto Ruddell Avenue.

In Section 3.5, "Existing Crash History", this traffic impact analysis obscures the danger of this intersection by inserting irrelevant data of six other intersections that have no common characteristics to 25th & Ruddell. All of the other intersections shown in Table 1 on pg. 14 feature stop-lights or a traffic circle, and the traffic volume of the two intersecting streets is somewhat equal to each other. None of these conditions apply at 25th & Ruddell where more than 90% of the "Total Daily Entering Traffic" will just be whizzing by on Ruddell--vehicles traveling unimpeded in a straight line that will almost never become engaged in an accident.

For an intersection between a relatively low volume Connector Route and a high-volume Arterial, it is turning movements that initiate accidents and should be the data point of interest--NOT the total number of vehicles who only flow through an intersection. But Table 1 includes the pass-through traffic at 25th & Ruddell to deceptively inflate the denominator used to calculate the fraction of "Crashes per Vehicles Entering", and then suggests there is some relevance of this fraction when compared to other totally dissimilar intersections. There is no relevance here, and the **boldfaced** numbers in Table 1 reveal nothing about the risks for drivers on 25th turning onto Ruddell.

The only intersection listed with some relevance to 25th & Ruddell is the intersection of 22nd & Ruddell. They are similar in that both are low volume Connector Routes feeding into a busy Arterial. They differ in that the intersection at 22nd is controlled by a traffic light and here southbound Ruddell traffic has a left turn lane here; at 25th there is no stop light nor a southbound left turn lane. Refer to Table 4 on Page 10 of this analysis, "Existing 2020 PM Peak Hour Traffic Volume". During the time-period studied, the stop-light controlled intersection at 22nd & Ruddell produced 315 turning movements; during the same time period there were 95 turning movements at 25th & Ruddell. Despite the intersection at 22nd having a higher volume by some 330%, Table 1 on Page 14 reveals it is the intersection at 25th that produces more accidents and more injury-accidents.

This comes as no surprise to those of us who daily use these intersections. When one is attempting to turn onto Ruddell from 25th, the fencing and trees of the apartment complex there obscure the view of the northbound Ruddell traffic, creating a "blind corner". Even now the situation here makes for an unpleasant adventure; a vehicle turning left there faces difficulties in finding a slot between the northbound and southbound Ruddell traffic. And the person attempting to turn right can't see the northbound Ruddell traffic at all if there's another 25th Avenue car trying to turn left that is blocking their view. Imagine how impatient drivers will feel if they've been the 10th car backed up in line along 25th Avenue while trying to get to work in the morning, possibly provoking aggressive decisions to pull out onto Ruddell.

The southbound Ruddell traffic has no left-turn lane for accessing 25th Avenue. The proposed new development will increase by a factor of 200-400% the number of vehicles desiring to turn from southbound Ruddell onto 25th, likely at times to create a backlog of non-moving vehicles. These stopped vehicles will be subject to becoming involved in rear end collisions from fast moving south bound Ruddell traffic.

This traffic impact analysis fails to accurately represent the hazardous status of the intersection at 25th & Ruddell--a condition that will be made exponentially worse by new development.

Adjacent Neighborhoods & Properties

The 100-page traffic impact analysis only allots 3 short paragraphs, Section 6.3.3, to the problematic intersection at 25th & Ruddell--an intersection that will need to be utilized by almost all of 2,500 daily vehicular trips generated by new development. In that section 6.3.3 the analysis acknowledges there are problems here, and reveals their strategy for working around those problems. The following italicized wording is transcribed directly from the analysis:

The project traffic wishing to travel south on Ruddell Road SE have multiple alternatives to 25th Avenue SE. Project trips can reach Ruddell Road using 30th Avenue by traveling through Forest Grove Apartments. These project trips also have several neighborhood roads that provide access from 25th Avenue SE to 22nd Avenue SE, which then provides a signalized approach to make a WB left-turn onto Ruddell Road SE. These alternate routes seem sufficient, such that no improvement is warranted at this intersection.

The traffic impact analysis makes no mention of any agreement between Schneider Homes and Forest Grove Apartments to allow the new residents to drive through the Forest Grove Apartments parking areas in order to access Ruddell. The likely conclusion is there is no such agreement. Almost certainly the advent of several hundred cars daily traversing through their parking lot will prompt Forest Grove Apartments to close access from Hicks Lake Road. A closing such as this was recently enacted by the adjacent Surrey Lane Apartments.

Similarly, neither do the "neighborhood roads" mentioned provide an acceptable alternative. The analysis is referring to the streets Maxine, Shirley, Angela, Larch, and Sycamore. These streets were not intended or designed to be Connector Routes--they are quiet neighborhood streets lined with occupied residences. Families living here employ a great deal of on-street parking, which often restricts effective passage to only one lane. Many of the houses on these streets are lived in by children, often playing in the street or walking to the adjacent Lacey Elementary School.

The influx of hundreds of new vehicle trips daily through these streets, many of them ignoring speed limits, will significantly degrade the quality of life and present dangers for those living there. This will prompt a very predictable result: Persons living on these streets will exercise their rights to have installed speed bumps and other traffic calming/reduction devices so as to effectively prevent the apartment residents from using these streets for access to 22nd Street. Whether it's dealt with in advance, or after a great deal of nuisance, angst, and possible injuries, the result will be the same: Almost all of the 2,500 daily vehicle trips generated by new development will necessarily flow through the intersection of 25th & Ruddell.

Construction Traffic

The analysis included no evidence of consideration to gauge the ability of the current road infrastructure to safely accommodate the construction traffic to be generated. Upwards of one-thousand trips into and out of the site by semi-tractor trailers will be required: Five acres of forest to be logged and cleared, importing and exporting of dirt and gravel, concrete, lumber, drywall, roofing etc.--these will all involve large trucks and equipment.

Besides the physical inability of Hicks Lake Road to hold up to this type of traffic, there is the question of how these vehicles will access the site. Unless it is deemed acceptable for concrete transporters and tractor-trailers to be snaking through the neighborhood streets described above, all of these will need to utilize the intersection of 25th & Ruddell. The difficulties of ordinary cars to navigate this intersection will be compounded by the size and turning radii of large trucks, with the potential to cause traffic back-up and delays.

Since a car traveling west on 25th hoping to turn onto southbound Ruddell has very limited sightlines of the northbound Ruddell traffic; they will inch up as far as possible so as to be able to see whether they can safely enter the intersection. When simultaneously a northbound concrete transporter approaches the intersection attempting to access the building site, it will be unable to make that turn due to insufficient space to execute the turn. Unable to move, that truck will then further block the car driver's vision and concentrate other northbound traffic into the only lane remaining passable--making it even more difficult for the car to find an accessible slot to enter between the northbound and southbound Ruddell traffic. Like the truck, the car now becomes stuck-in-place. This is only one version of standoffs certain to be repeated endlessly during the construction phase.

Likewise, there will be problems for site access by a tractor-trailer southbound on Ruddell trying to turn onto 25th, again facing insufficient space to execute the turn if a car is present. Additionally, there are the challenges tractor-trailers will face after leaving the construction site when attempting to pull out onto Ruddell Road. There is plenty that could go wrong here.

From: [Scott Goddard](#)
To: [Samra Seymour](#)
Subject: Comments: Schneider Hicks Lake Apartments
Date: Sunday, July 25, 2021 9:20:35 AM



Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA 98503

Mailing Address:

P.O. Box 3261
Lacey, WA 98509

July 24, 2021

TO: Lacey Community Development Department
ATTN: Ms. Samra Seymour, Senior Planner
RE: Schneider Hicks Lake Apartments
Shoreline Improvements

The improvements that lie within the 200' setback from OHW appear inconsistent with the Shoreline Master Program (SMP) enacted 03/18/2021. Within an Urban Conservancy zone such as this, the SMP calls for "uses that preserve the natural character of the area or promote preservation of open space". But this proposed use covers that area with hard surfaces: two buildings, a parking lot, impervious hardscaping, and a chlorinated swimming pool whose chemicals are likely to find their way into the lake waters.

Not only are these improvements inconsistent with SMP, but they are out of character with other properties on the lake. For many years, homeowners have been restricted from building within this 200' setback so as to protect the lake waters and provide enhancements that are both environmental and esthetic. Except for some houses that were built many years ago, the areas along the lakefront are uniformly covered with soft vegetative cover. How does the interjection of these buildings, parking lot and other impervious hard surfaces "preserve the natural character of the area"?

Of the two buildings proposed to be constructed within the 200' setback, the documents yield mixed signals regarding the intended use of the northernmost of these two buildings. Some of the Drawings label this as a Recreation Building. Soundview Consultant Sheet 4 labels this as Office space, and Sheets 10 & 14 in the Barghausen Engineering set show interior partitions here that portray an office layout. Office use would explain the cluster of parking here. Notably, there is no other space on the property designated for receiving prospective Tenants, or conducting leasing and administrative activities. Such daily, nine-to-five activities, would seem to be non-allowed within the 200' setback area as the Uses & Activities Matrix excludes commercial uses in an Urban Conservancy zone.

The demarcation of the 100' wetlands setback appears gerrymandered to facilitate placement of the pool. The jutting out of the shore as shown on the Drawings results from unpermitted placement of fill by the previous Owner, and is not the natural shoreline. In any case, placement of a chemically laden pool is antithetical to the goal of environmental protection of the wetland area just 100' downhill.

Respectfully Submitted,

Scott Goddard

June 28, 2021

Samra Seymour, AICP
Senior Planner
City of Lacey
Community & Economic Development
420 College Street SE
Lacey, WA 98503

Dear Ms. Seymour,

I am writing to you today in response to the proposed development by Schneider Homes at 2704 Hazelwood Lane. I am adamantly opposed to this proposed plan to develop this site with high-density multi-family apartments. I have been a Lacey resident and homeowner since 1983, first in Hicks Lake Estates, and since 1998 in Donegal Hills. My home sits less than 200 feet from the proposed property perimeter, our east property line is on Hicks Lake Road. As a homeowner and taxpayer in this community for nearly 40 years I have vested interest in the decisions your department makes regarding this application for development. I believe that this type of a development on a freshwater lake is the wrong way to go. There is no other development of this type on any other lake in Lacey, and it should remain that way. We need to preserve this rare property for all Lacey residents to enjoy, not the few that have no vested interest in their community.

I attended the Zoom meeting you provided on June 23 and asked several questions via my sister Susan Cooksey's login, we both own residences in Donegal Hills. I must tell you that I was less than impressed with your answers to my questions and after that session and your responses, fear that our opinions will not change the outcome, perhaps that the developers have too great a pull on the planning department. The following were my questions for you:

1. When did these properties become zoned as "high-density? None of you seemed to know the answer, or I suspect, were trying to be covertly deceptive as to when, or more importantly, why, this zoning decision was made. I doubt that Donegal Hills, (1997 application) would have been developed into single family homes if the designation had been made as early as 1992, as you had suggested. Residents greatly impacted by this zoning change, **should have been notified** when it was about to happen, to allow us an opportunity to impact the revision.
2. Are there any other high-density developments of this type on fresh-water lakes in Lacey? Your answer, No, because there have been no other properties of this size available. Not exactly true, the properties on the northeast side of Long Lake were recently developed into single family homes, and if 1992 is your benchmark for zoning of this type, the development on the south side of Southwick Lake was also developed into single family homes after that time.
3. Define "environmentally sensitive" areas? I will defer to the department of Ecology's definition, but, in my opinion, "environmentally sensitive" is a rare old growth forest on the edge of a fresh-water lake in the middle of a city.
4. The question another attendee asked about the displaced wildlife was not mine, but it could have been, your answer to this one was in my opinion, extremely cavalier; you said

something to the effect that, it is an unfortunate consequence of development. It does not have to be an unfortunate consequence when the right choices are made.

I have been fortunate for the past 23 years living on the fringes of this wooded wonderland sharing my property with numerous woodland creatures including: Grey and Douglas squirrels, raccoons, opossums, and deer. I have watched mallards swimming in our stormwater pond, numerous varieties of birds including jays, crows, woodpeckers, bald eagles, and an occasional owl perched in the trees behind my property. These woods that border Hicks Lake and Hicks Lake Road, including Wanchers Park are special. The City of Lacey needs to progressive in preserving this treasure for all Lacey residents to find delight in, perhaps as an extension to Wanchers Park, with walking trails and wildlife education stations. This action taken now is important, not just people of my generation, but for those in the generations to come. As a homeowner and an HOA president for over 10 years, I am aware of the tree ordinances and the restrictions necessary to maintain a proper stormwater ecosystem. A high-density development which rapes the land of all the trees, replacing them in fact, with a high percentage of asphalt and buildings with concrete foundations and only a minimal amount of vegetation; will not be mitigated by a small vegetative buffer on the lake, and a stormwater trench along the road. I would expect better from a city who once called itself “The City of Trees.” In my opinion, **allowing a multi-family development along the shore of a freshwater lake and wetland habitat to proceed, is a precedent that Lacey cannot set.**

I did not have a say in the planning of the other multi-family housing complexes along Hicks Lakes Road, they were there when I moved to Lacey. I can, however, speak to their impact on my neighborhood and the environment. Many residents in these complexes have little “**vested interest**” in their community. I walk regularly along Hicks Lake Road. There is constantly a littering of trash of all types, masks, bottles, cans, and fast-food waste. Shopping carts, couches, and other broken furniture and children’s toys, have all been casually discarded without regard to the environment. The greatest example of casual disregard for the environment can be found in the amount of pet waste left by the dog owners from adjacent apartments. I have been a witness to it many times; and have been forced to deal with the remnants, while maintaining Donegal Hills property along Hicks Lake Road. Another example of the disregard some residents of these complexes have for their neighbors is their belief that it is okay to use Hicks Lake Road as a drag strip at all hours of the day or night, I know they wake me up all the time. A linear dead-end road is too tempting for these individuals.

Hicks Lake Road is not capable of handling the increased traffic these developments will create. The intersections at 25th, and 22nd and Ruddell cannot take the additional traffic. Have any of you tried to make left hand turns onto Ruddell Road at high traffic times? The intersections at 25th and Hicks Lake Road, and 25th and Ruddell are poorly lit, and visibility is limited. Allowing the developer to do a traffic study is akin to cigarette companies funding lung cancer studies. It does not make sense. The results would be suspect, in my opinion. Hicks Lake Road is only a two-lane road with sidewalks and parking areas only along the perimeter of Donegal Hills. Wanchers Park is extremely popular in the summer. Today a 100-degree day, at 2 PM there were 32 cars lined up along the road, from the stop sign at 25th to within 100 feet of the boat launch. For a time, they parked on both sides. I didn’t monitor all day, but I suspect as temperatures rose, the number of cars increased. I can only imagine when these proposed

apartment residents invite friends to share in their waterfront facilities, what the road will look like. The road needs repair now in several areas and stormwater handling near the intersection of 25th is poor, at best. There is always standing water in the road near the stop sign with any significant rainfall. I can only imagine what condition the road will be in with the addition of construction and logging equipment. Please do not turn a blind eye and approve the application for this development, the road was never meant to handle additional traffic of this amount.

I worry that crime will increase in the area with additional multi-family complexes. Absentee landlords and property managers with limited hours and authority, allow for all kinds of malicious mischief. I myself have been a victim of crime on two occasions. My car was car jacked when I stopped at my community mailbox in Donegal Hills in January 2016. The perpetrator was high on crack cocaine at the time; and had been a visitor at the Surry Lane Apartment Complex adjacent to my neighborhood. Less than a month ago my storage sheds were broken in to, the locks were cut off and some of my garden tools were stolen. My yard and belongings are visible by persons who stroll along Hicks Lake Road. I don't know why I was targeted, but I am sure the risk won't go away with additional persons casing along Hicks Lake Road. I recognize that crime, malicious mischief, and irresponsible behavior happen in all neighborhoods, but I believe these things happen in greater numbers in neighborhoods where residents have little "vested interest" in their community.

I am not opposed to urban growth and development. There are many developments currently underway in Lacey that I believe, are a better fit to meet the needs of the City's Comprehensive plan. I have earned a bachelor's degree in architecture from the University of Washington. In my opinion, with some creativity in acquisition, and negotiation, there are other properties that will meet the needs of both city planning initiatives, and project developers. I ask that you please carefully consider the impact to all residents: human, and non-human, and to the environment it is, impossible to reverse. **Multi-family housing complexes do not have a place on any Lacey fresh-water lake and habitat!** Your decision here does not need to create an "unfortunate consequence."

I will conclude with a mission statement once used by the City of Lacey Department of Water Resources Management. "**Working together... to conserve and enhance the water resources of Lacey, to enhance protection of the public's safety, health and property; to protect water quality for the enjoyment of citizens and to preserve and enhance wildlife habitat.**" With this mission statement as its guide, Lacey, the City of Trees, cannot approve the permit for The Schneider Homes Development on the shore of Hicks Lake.

Sincerely,

Janet Ikeda

5830 Donegal Ct. SE
Lacey, WA 98503
(360) 456-3060

From: cdleigh@aol.com
To: [Samra Seymour](#)
Subject: Apartment Complex Proposal - Hicks Lake
Date: Wednesday, July 14, 2021 9:51:10 PM



Samar Seymour:

We live on Hicks Lake off of Shady Lane and have concerns related to the proposed development by Schneider Homes LLC at 2712 Hazelwood Lane SE. We have already submitted a letter related to the proposed development at 2801 Hazelwood Lane SE.

We have looked at the transportation study and find it deficient in that it does not mention Shady Lane. As you know anyone wishing to head north, especially those who work at Joint Base Lewis McCord, from the site will use Shady Lane to access Carpenter Road then to Martin Way and I-5. There is already a serious speed problem with the current traffic on Shady Lane and adding 500+ additional cars a day will further exacerbate the problem. The intersection of Shady Lane and Carpenter Road is already very difficult to make a left turn. In the past few days there have been a number of injury accidents on Carpenter Road. Additional traffic will cause additional accidents. The developer proposes no measures to mitigate the traffic impact. There are no sidewalks, curbing or bike lanes on Shady Lane and a large number of individuals walk on this road. If the city approves the development of these apartments we propose the city obtain dedicated funding from the developer and subsequent residents to improve the road and fund police enforcement of the speed limit on Shady Lane.

There is still no discussion regarding the need for sewer hook-up. It should not be free for either the developer or the new residents. It should be at least as much as the City wants current residents on Shady Lane to pay for sewer hook up.

An additional concern involves increased use of Hicks Lake by wake boats, ski boats, and jet skiers. Over the years of living on the lake we have noticed an increase in usage by boaters and a decrease in police patrol on the lake. We have witnessed canoes being swamped by wake boats and kids needing rescued by lake residents as a result. Wake boats are causing damage to the shoreline of the lake, docks and bulkheads. An additional 178 apartment units with a pier and floating dock will cause an increase in the risk for lake resources and public safety. It should be noted that an individual drowned yesterday in the lake. These concerns need to be addressed by the developer and resolved prior to approval of the project.

Thank you for the opportunity to express our concerns and provide input.

Curtis and Diane Leigh
6129 Shady Lane SE
Lacey, WA 98503

(360) 491-4689 (Home)

From: [Rob Ms](#)
To: [Samra Seymour](#)
Subject: Rob Myers: Hicks Lake HD project (21-081)
Date: Wednesday, April 20, 2022 7:57:27 AM

You don't often get email from r94gppt@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

Hi Samara, I'm curious as to the current phase of the application process regarding the Hicks Lake Apartment project. Has the application been finalized for project execution or review? I've noticed the website for The City of Lacey has been reformed so I'm a little confused as to where this proposed project is heading. A few concerns I'd like to bring forth even though I'm sure you're already aware of them. Traffic impacts through Clearbrook and surrounding neighborhoods is of most concern to me since many people including myself cycle and walk through those streets. The traffic impact analysis may only be theoretical, however real time traffic may be three times the number of trips analyzed. Traffic through that area has also significantly increased (visual/no data) since at least 2017 (Lebanon St. extension and microburst detour via Ruddell Rd.) I do not believe these roads are up to date to handle such traffic increases from both projects (20-190) and (21-081). Such traffic in my opinion should directly access Ruddell Rd.(despite possible traffic conflicts). However zoning and surrounding properties/developments offer no other way around these collector streets. 22nd will be a conflicting mess--guaranteed along with 25th and Ruddell. Any roadway projects in plan if both these apartment project applications are approved/finalized? A couple other questions to ask is...the reason the two Hazlewood properties are zoned HD instead of MD? I believe MD would better suit the characteristic of that area including the critical areas of Hicks Lake (in scientific reasoning that all bodies of water are generally considered critical despite data and methods used for determination). One final question is if a public hearing is scheduled for these projects and when? May I actively join in on planning meetings or are those only for planning staff? Any information on these projects including potential traffic/street reform and upcoming hearings would greatly be appreciated.

Thank you for being open to concerns and hope these projects work better than what many people are envisioning.

R. Myers

From: [Julie Nierenberg](#)
To: [Samra Seymour](#)
Subject: Hicks Lake development
Date: Tuesday, August 03, 2021 12:04:12 PM



Hi,

Thank you for taking the time to read our concerns regarding the multi-family developments occurring on Hicks Lake. We are Hick Lake residents and our biggest concern regarding the large developments is the **safety** of those using the lake. It is a small lake and already gets really busy, between all the jet skis, ski boats, and people paddle boarding and kayaking. We are concerned that with such a huge increase in the number of residents, that the lake will be so chaotic that someone will get hurt. The lake is already super busy, especially on weekends. There were several times that we were boating and felt it was unsafe to those jet skiing/paddle-boarding/kayaking that we just had to stop. Other boats typically continued to go fast. There were also several times we were paddle-boarding/kayaking and felt unsafe due to the many boats and jet skis and stopped. We just can't imagine how crazy and unsafe the lake will be with all the new residents.

Will the multi-family developments allow for motorized jet skis or boats to be moored? If so, any idea how many? We really hope that this is not the allowed.

Will the multi-family developments allow for storage and access to kayaks/canoes/paddle-boards? If so, any idea how many?

We also share concerns about the impact to the many animals and birds living on or near the lake.

Thank you,
John and Julie Nierenberg 206-218-9103

From: [Reace Fant](#)
To: [Samra Seymour](#)
Subject: FW: Please do not allow the destruction of forest on Hicks Lake
Date: Monday, January 31, 2022 9:47:39 AM

I think this one is for your project.

-Reace

From: Olympia Indivisible <olympia.indivisible@gmail.com>
Sent: Monday, January 31, 2022 9:06 AM
To: Reace Fant <RFant@ci.lacey.wa.us>
Subject: Please do not allow the destruction of forest on Hicks Lake

[REDACTED] 

A new plan has been submitted to the city of Lacey to build an additional 200 units on a Hicks Lake parcel adjacent to an already scheduled 132 unit complex. This would mean 332 units on 10 acres of wetlands and forest. The plans include leveling and cutting down 95% of the forest.

Keeping and adding trees to our ecosystems is an important part of sequestration of carbon to offset climate change as well as cooling during these climatic difficult times. The city should not allow 10 acres of forest at Hicks Lake to be destroyed for another massive residential complex.

Sincerely,

Lisa Ornstein
Thurston County resident and concerned citizen

From: [Pamela Pearce](#)
To: [Samra Seymour](#)
Subject: Objections to Apartment Developments at Hicks Lake
Date: Saturday, June 19, 2021 10:12:14 AM



Ms. Seymour:

Generations of our family have enjoyed Hicks Lake since 1986, and we are simply devastated by the proposal to build 178 apartments on the waterfront property at 2712 Hazelwood Lane SE. We are stunned to discover that the area around Hicks Lake has been zoned High Density Residential, for the environmental impact on Hicks Lake will be devastating to flora, fauna, and wildlife. There is another apartment development on approximately five acres just to the South of this development by Gayteway Development at 2701 Hazelwood Lane SE. that is rumored to include approximately 132 apartments, further impacting the Lake and its surroundings. Lakes nearby have been destroyed by algae from overpopulation, which should prove that this development should not be allowed. The existing roads are narrow and limited, and this number of apartment dwellers will present a major problem with traffic congestion in a neighborhood where many children and people need to walk without sidewalks to keep them safe.

The forest will be destroyed, and a great number of wildlife travel from Wanscher's Reserve, through the other trailer park property that is destined for development, to this acreage regularly, including coyote, raccoons, deer, etc. There are also numerous birds that use this lake habitat for their homes, including eagles, herons, osprey, woodpeckers, owls, etc.

The health of the Lake will be greatly threatened by the impact of the construction of this and the other upcoming development, as well as the impact of the number of people and boats, kayaks, etc., that will populate the lake itself.

Please examine the situation carefully, to see if the City of Lacey really wants to destroy some of the only forested areas left, to destroy this natural habitat for wildlife and potentially Hicks Lake. The best solution for this situation would be for the City of Lacey to purchase the land at 2801 Hazelwood Lane SE. and the property at 2712 Hazelwood Lane SE., and connect them to the Hicks Lake Boat Launch and Wanscher's Reserve, as well as the Mullen Road Habitat Reserve and Gwinwood Retreat. This solution would preserve the natural forest, which contributes to the health of the Lake, as well as contributing to the health of the growing population by providing natural areas for walking and connecting with nature, both of which are beneficial to people's physical and mental health. The trees also help to clean our air, and should be treasured and preserved.

Thank you for considering another solution to this rare and endangered land that could be saved in perpetuity for the health of Hicks Lake and the Citizens of Lacey. At a time when our environment is so threatened by climate change and overpopulation, it is unconscionable that the City of Lacey would even consider destroying this native land.

Sincerely,

Pamela Pearce Carver

From: [Ruth Rector](#)
To: [Samra Seymour](#)
Subject: Hicks Lake Development
Date: Thursday, July 08, 2021 9:53:10 AM



Samra Seymour,

As a resident on Hicks Lake 6201 Shady Ln SE, my wife and I are deeply concerned about the development that is being proposed at 2712 Hazelwood Lane, Parcel #1182811100. Constructing this large of a multi-family complex will have significant impact to the residential area and upon the surrounding area. My wife and I have major concerns with traffic flow/impact, roads, traffic lights, added congestion, impact to local schools (Lacey Elementary), wildlife preservation, Hick's Lake boating/fishing/water sports congestion, storm-water issues.

It is discouraging to see this area even being considered for multi-family housing. I would encourage our Lacey Commissioners and the Department of Community Development team to reconsider the zoning of this development.

Steven & Ruth Rector
6201 Shady Ln SE
Lacey, WA

From: [Reace Fant](#)
To: [Samra Seymour](#)
Subject: FW: Hicks Lake Projects - Attn: Reace Fant
Date: Monday, July 19, 2021 8:14:28 AM

For your records. He states 'projects'.

-Reace

From: Cindy Carmichael <ccarmich@ci.lacey.wa.us> **On Behalf Of** CD-Planning
Sent: Monday, July 19, 2021 8:12 AM
To: Reace Fant <RFant@ci.lacey.wa.us>
Subject: FW: Hicks Lake Projects - Attn: Reace Fant

From: a-drhodes <a-drhodes@comcast.net>
Sent: Saturday, July 17, 2021 10:41 PM
To: CD-Planning <Planning@ci.lacey.wa.us>
Subject: Hicks Lake Projects - Attn: Reace Fant

[REDACTED] 

I hope that this email reaches the appropriate individual in the Lacey Planning Department who is designated to receive comments on the Hicks Lake apartment complex projects. A friend of mine who lives in the surrounding neighborhood informed me that Reace Fant is that person. If that is not the case, then please forward it to the appropriate individual. Thank you.

I am writing to urge the City of Lacey to deny these proposed projects because they are a lose-lose proposition for every species of organism, from plants and insects to wildlife and humans, that live in the surrounding area.

A beautiful forested shoreline that now serves as a carbon sink, a wildlife habitat and a protector of both surface and ground water quality will be wiped out, only to be replaced by acres of asphalt, concrete and 4-story buildings, as well as hundreds of people, cars, pollution and related runoff. The quality of life for every current resident in the surrounding area will be permanently degraded, and the developer will take all the profits and go searching for the next pristine natural area do it all over again.

I don't blame the developers, though; I blame our leaders and policy makers for failing to recognize fundamental principles of science, physics and Mother Nature in making policy. This project is a perfect example of how unlimited growth on a finite planet is ultimately unsustainable. I urge you to stop it now!!

Sincerely,

Dennis (Dusty) Rhodes

Dusty Rhodes
Sent from my Verizon, Samsung Galaxy smartphone

From: seviersonhicks@comcast.net
To: Samra Seymour
Subject: Development proposal for 2712 Hazelwood Lane
Date: Thursday, June 17, 2021 9:35:54 AM

We are writing to share our concerns about the proposed development at 2712 Hazelwood Lane in Lacey. We hope that all of these issues will be considered, especially in light of the additional multi-family development being proposed in the same neighborhood.

We have the following concerns:

- removal of so many large trees and the impact on animal and bird habitats there.
- maintaining the aesthetic of Hicks Lake shoreline. This is Lacey's only lake and this property contributes to the natural and peaceful atmosphere of this valuable outdoor space in our community.
- impacts to Hicks Lake usage. The police presence to remind users of rules and safety has been reduced to very few hours through the summer. The potential for increased water traffic, both motorized and not, should be a burden the developer should at least share with the city. Increased use means greater need for police presence at high-use times.
- informing and consulting with the Hicks Lake Management District. The LMD will need to determine a tax rate for the project based on anticipated/estimated lakeshore usage.
- environmental impacts to Hicks Lake created by increased usage and increasing impermeable surface so close to the lake.
- parking. The narrow streets surrounding the development won't accommodate overflow parking which seems like an issue with most apartment developments in Lacey.
- traffic. The impact to Hicks Lake Road and Shady Lane should be evaluated.

We appreciate your consideration of these issues and hope they will be evaluated in depth as you review this application.

Dean and Wendice Sevier
3005 Carpenter Rd SE

From: [Savanna Small](#)
To: [Samra Seymour](#)
Subject: Hicks Lake Apartments
Date: Saturday, May 14, 2022 2:51:09 PM

You don't often get email from savannasmall64@gmail.com. [Learn why this is important](#)

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Hello, my brother and I live on 25th LP SE, right up the road from where the apartment complex is planned to be. I would just like to make a comment. Not only do I disagree with these buildings, I think it is extremely selfish. The lake offers many of the already pushed out wild life a place to stay. To put in not one but 2 huge buildings and the parking lots, traffic, cars, and people to a small, secluded and quiet neighborhood is outrageous. If the city continues to push this money hungry idea, they should be ashamed for not thinking of the current residents, both animals and people.

From: [Reace Fant](#)
To: [Samra Seymour](#)
Subject: FW: Hicks Lake
Date: Thursday, February 03, 2022 2:53:32 PM

Another one.

-Reace

From: Nancy Snyder on AOL <snyderoly@aol.com>

Sent: Monday, January 31, 2022 11:18 AM

To: Reace Fant <RFant@ci.lacey.wa.us>

Subject: Hicks Lake



Keeping and adding trees to our ecosystems is an important part of sequestration of carbon to offset climate change as well as cooling during these climatic difficult times. The city should not allow 10 acres of forest at Hicks Lake to be destroyed for a residential complex.

Please find less sensitive areas to develop the needed housing.

Thank you,

Nancy Snyder

From: patti_logan@juno.com
To: [Samra Seymour](#)
Subject: Hicks Lake
Date: Sunday, May 15, 2022 11:36:34 AM

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

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Please don't destroy our neighborhood. This would tear down our forest and cause terrible traffic mess. What a shame!

From: [Reace Fant](#)
To: [Samra Seymour](#)
Subject: FW: Hicks Lake Development: Surveys
Date: Tuesday, July 13, 2021 8:42:30 AM

FYI

From: Cynthia Pratt <CPratt@ci.lacey.wa.us>
Sent: Monday, July 12, 2021 2:20 PM
To: [dearingl@yahoo.com](#)
Cc: Reace Fant <RFant@ci.lacey.wa.us>
Subject: Re: Hicks Lake Development: Surveys

Lynn, this project will come before the Council as a quasi-judicial decision requirement because it is a land use issue so I cannot comment or participate in communication until after the hearing and the referral from the Hearings examiner comes before us. If you haven't contacted the staff person, Reece Fant, to make sure your email and/or letter is put in the record (so that it comes before the Council at the appropriate time), please do so. I'm cc'ing our Public Affairs Department, and Reece, so that it reaches the Community Development Department.

Cynthia Pratt
Deputy Mayor

Sent from my IPad

On Jul 12, 2021, at 1:20 PM, lynne dearing <dearingl@yahoo.com> wrote:



[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "SaveHicksLake" <savehickslake@googlegroups.com>
To: "SaveHicksLake" <savehickslake@googlegroups.com>
Cc:
Sent: Mon, Jul 12, 2021 at 10:15 AM
Subject: Hicks Lake Development: Surveys
Good Morning All,

Did you know that the TRAFFIC and ENVIRONMENTAL surveys that the City of Lacey has for the developments are not only **paid for by the contractor**, but using the contractor's "**Preferred Vendors**"? How biased would you say those are?

Not only that, but the **environmental survey** on 2801 Hazelwood was performed in **February** when, and I quote the Evergreen College graduate who came to do a free quick assessment in April, "**everything was either**

hibernating or covered in snow."

The 2700 Hazelwood development has supporting **documents dated 2018!**
UNACCEPTABLE

The \$30,000 we are raising will cover legal fees, our own surveys, as well as the flyers and lawn signs. We are so close to hitting \$8,500 but we need another \$6,500 to hire the lawyer and get the process going.

Please donate and SHARE with friends, family, coworkers, neighbors, people out of state, and on the other side of the world. If everyone in our community around the lake donated just \$100, we would hit our goal easily!

I am so grateful to Lynne and Vern for canvassing the neighborhoods, and to every donation so far.

We have new lawn signs arriving this week. Email me at
savehickslakeforest@gmail.com with your address to get a lawn sign delivered.

Thank you all!

GoFundMe.com/f/save-hicks-lake
SaveHicksLake.org

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You received this message because you are subscribed to the Google Groups "SaveHicksLake" group.

To unsubscribe from this group and stop receiving emails from it, send an email to savehickslake+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/savehickslake/b9b1a9f9-840c-4d53-9344-da3de11264e4n%40googlegroups.com>.

From: [Gary Wilson](#)
To: [Samra Seymour](#)
Subject: Proposed developments at Hicks Lake
Date: Saturday, May 14, 2022 1:47:41 PM

You don't often get email from gw62469@gmail.com. [Learn why this is important](#)

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Dear Ms. Seymour,

I have lived at Hicks Lake for the past 35 years and have recently been following the two proposed high density developments currently underway along the shoreline. I share the NIMBY feelings of the local residents and their sadness to see so much natural habitat eliminated to make way for these projects. Also the expected and unavoidable change in the nature of our neighborhood. I also realize that the City owns the lake for the benefit of all Lacey residents, and has an interest in providing housing for newcomers to the area.

It is unfortunate that this well established residential area will soon change dramatically and become overcrowded. Traffic is a particular concern because the 500 new cars of the new residents will have to come and go on Hicks Lake Road, which is only two lanes wide and will cause a traffic mess on 25th Ave and other neighborhood roads. It seems like there should be rules for this kind of thing, to place new developments in areas where the roads are capable of carrying the increased traffic.

Perhaps it is possible to widen 25th Ave and Hicks Lake Rd to 4 lanes and to install a traffic light or roundabout at 25th and Ruddell. If so, I respectfully request that this be done before construction begins on the developments so that the neighborhood has adequate roads in place before the new residents move in and create the excess traffic....and also before construction traffic overwhelms the local streets. It seems like the developers should bear the cost of this upgrade.

Thank you for your consideration.

Gary Wilson