

Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA 98503

Mailing Address:
P.O. Box 3261
Lacey, WA 98509

December 13, 2021

TO: Lacey City Council: Mayor Ryder, Deputy Mayor Pratt, and Councilpersons Cox, Greenstein, Kunkel, Miller, and Steadman
Cc: City Manager Scott Spence
RE: Road Infrastructure at Hicks Lake

Greetings Mayor & Council Members,

I write to inquire of the status of plans to provide road infrastructure that will be required to support the two proposed developments resulting in 310 new apartment units on Hicks Lake.

I realize that consideration of those proposals is restricted by their quasi-judicial status and currently off your radar-screen. But that should not preclude planning for and making preparations to provide the road infrastructure that will be required should those proposals be approved.

The pertinent facts are these:

- Per the standards of the Institute of Transportation Engineers, these developments will generate upwards of 2,200 vehicle trips per day.
- Almost all of these trips will need to utilize the intersection of 25th Street and Ruddell Road. This intersection is already problematic and dangerous while carrying only a fraction of the traffic that will result. Difficulty for 25th St. drivers accessing Ruddell Road result from the speed of Ruddell traffic, impaired vision of northbound Ruddell traffic due to adjacent fencing and landscaping creating a blind corner, and the lack of a left turn lane for southbound Ruddell drivers to use when turning onto 25th Street.
- Current condition of Hicks Lake Road and 25th Street do not qualify them to serve as the connector routes they will become. Hicks Lake Road's deteriorated condition will become radically worse as soon as heavy traffic such as the logging trucks, concrete mixers, etc. begin to roll in.

The dangers at the referenced intersection will increase once land-clearing begins as tractor-trailers attempt to navigate conditions already problematic for passenger cars. If a car is present on 25th attempting to access Ruddell, there is insufficient space to accommodate the turning radius of large trucks; plenty could go wrong here.

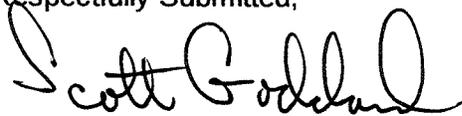
The traffic analysis submitted by Schneider Homes proposes the dangerous conditions of this intersection be avoided by having truck and car traffic routed through the parking lot of the Forest Grove Apartments, or travel on Maxine St. to reach 22nd Street which has a signalized intersection with Ruddell; both of those ideas are wildly inappropriate. Notwithstanding the certainty of legal resistance from those affected by several thousand cars daily scurrying through neighborhood streets or an apartment parking lot, there is also the fact that Maxine St. (which has no sidewalks) is used by children from the existing nearby apartments walking to Lacey Elementary School.

Safe and reasonable connection to the Lacey arterial road grid for these several thousand of daily vehicle trips, and the construction traffic that will precede them, require these:

- Signalization of the intersection at 25th St. and Ruddell Road.
- Widening of Ruddell Road to facilitate a left-turn lane for southbound traffic.
- Upgrades and repairs to 25th St. and Hicks Lake Road so that they meet criteria for connector routes, and provide safe passage for pedestrians.
- Traffic calming/diversion improvements to keep the neighborhood streets between 25th & 22nd from being deluged with speeding cars and construction traffic.

I recognize that your service as stewards of Lacey requires immense amounts of your time (and btw, you're doing a great job!), so I really hate to ask for your investing any more of that precious commodity...but please take a short drive and familiarize yourself with these streets and that intersection—try turning onto Ruddell from 25th Street during rush-hour traffic as these new apartment residents will be required to do, and as concrete ready mix drivers will have to do during construction. I believe you will agree that the improvements noted above should occur before the first logging truck for site-clearing arrives, and not after Lacey citizens have experienced an unreasonable amount of delay and frustration, property damage, and probable injury-accidents.

Respectfully Submitted,

A handwritten signature in black ink that reads "Scott Goddard". The signature is written in a cursive, flowing style.

Scott Goddard

April 26, 2021

RECEIVED

APR 28 2021

To: Reace Fant, Assistant Planner
City of Lacey Department of Community Development
420 College Street SE
Lacey, WA 98503

BY _____

Re: Concerns Regarding Proposed 132 Unit Multi-Family Development at Hicks Lake (2801 Hazelwood Ln SE, Lacey WA 98503)

We write to voice our strong concerns regarding this proposed project. We have lived nearly adjacent to the site since 2002; ours is one of three houses on Hicks Lake Lane, a private road at the foot of 30th Avenue. The entrance to the Gwinwood Retreat Center lies immediately to the south of us. Our concerns are both general and specific.

Stormwater and Drainage: This is the issue we feel would impact us most directly. As you're no doubt aware, the proposed site for the project has a definite slope down towards Hicks Lake. In all the years we have lived in our current house, any time there is a moderate to heavy rain – typically several times a month during the long rainy season – we have to be extremely mindful of the stormwater coming down 30th Avenue. Our house is a daylight basement home, so the lower level is below the road surface in front of our house. When the rain is heavy enough, it fills up our lower level “window wells” and then drains into the interior of our home. This has happened several times in the 18+ years we've lived here. (Note: this sometimes happens despite our attempts to shovel out “channels” to direct the water away from our house.)

Two or three years ago when Lacey experienced a “micro burst” storm, the stormwater coming down 30th Avenue looked like a river coming towards our house. With the proposed removal of so much vegetation and soil from the site, and the paving of new roads and parking places, the amount of drainage negatively affecting our property can be expected to increase significantly. Much of the stormwater which finds its way down to our property no doubt eventually drains into the lake, contributing to pollution problems.

Access Roads and Increased Traffic: This issue has no doubt been brought up by several others. As the only city road currently into the proposed site, the amount of traffic on **Hicks Lake Road** can be expected to increase almost exponentially given the 132 residential units that are planned. We believe that road will have to be re-built or at least re-designed to provide for turn lanes.

Last summer, anytime there was warm, sunny weather, a large number of cars parked alongside the road so people could go to Wanschers Park and the boat launch (which for many serves as another access point for swimming). With cars parked along both sides of the road it became very difficult for cars traveling in opposing directions to pass safely. This problem will be aggravated significantly if this project proceeds.

The other road which will be affected is **30th Avenue SE** which is the sole access road not only for us and our two neighbors, but also the **Gwinwood Retreat Center** which is located immediately south of us. This is a very narrow road that could not be expected to handle much more than the very limited traffic it currently receives. Our experience has been that in a non-COVID summer, the Retreat Center next door hosts at least a couple of events that are very heavily attended and result in cars being parked along both sides of 30th Avenue, making safe travel difficult at best. It seems reasonable to expect that

“spill-over” traffic and parking from the proposed multi-family project will significantly aggravate this problem.

Given that there are only two relatively small roads bordering the site, traffic problems could become particularly problematic for current residents during what would likely be a long period of land clearing and construction requiring heavy equipment and large trucks. We are also concerned about whether there will be sufficient access to Wanschers Park and the public boat launch during this period.

These traffic issues could become extremely problematic in situations where emergency vehicles such as fire engines or ambulances are required (something which has happened several times over the past few years).

Impact on Wildlife: We are not experts on this issue, but it appears that the applicants significantly underestimated the kinds of wildlife that would be displaced because of this project. Every year we have lived here we have had many, many deer wander down from the proposed site to feast on the apples that grow on our trees. They will not be happy about the destruction of their forest or the loss of their apples! In addition, we see eagles, beavers, osprey, and many other small animals and birds on our property, and the proposed site likely is also full of these animals.

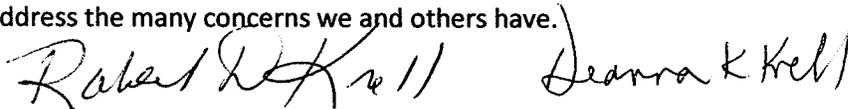
Zoning: We were surprised to see that the current zoning for the land in question is “**high density residential,**” and understand that designation was made a number of years (or decades) ago. This strikes us as a highly questionable designation for property that sits on a lake, and would like to know the rationale for it. This type of zoning seems much more appropriate for the core downtown area, where residents would have easy access to goods and services.

Other Impacts on the Lake and its Residents:

During our almost nineteen years living here, we have experienced and enjoyed Hicks Lake as a generally quiet, peaceful and scenic residential lake, one dominated by single-family residences. The proposed development would significantly change that.

- **Lake Crowding:** This proposal would more than double the number of residences with access to the lake, likely doubling the number of people who use the lake for swimming, fishing, kayaking, water skiing, and any number of additional water activities.
- **Noise:** Both during construction and after completion, the project would substantially increase noise levels – on the lake, within the development, at the pool, etc.
- **Nighttime and Outdoor Lighting:** Necessary lighting in the complex – for parking lots, stairwells, the pool and activity building, sidewalks – would increase the level of nighttime “light pollution,” visible from many vantage points on the lake.

We look forward to attending any upcoming hearings, where the project proponents and city staff can address the many concerns we and others have.



Robert and Deanna Krell
2812 Hicks Lake Lane SE

APR 15 2021

April 11, 2021

Mr Reace Fant
Assistant Planner
Lacey Community Development Department
420 College St SE
Lacey WA 98503

Dear Mr Fant,

As the President of the Board of Directors of the Gwinwood Retreat Center, I am writing to express my strong opposition to the Gayteway at Hicks Lake Multifamily Development, proposed for 2801 Hazelwood Ln SE, Lacey WA 98503 (parcel number 11828140700).

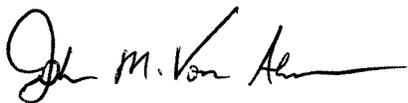
Many in the surrounding area and those of the Hicks Lake Community deem that this development will be detrimental to one of the few wetland environments left in our city. Wetlands improve and protect our water quality. This flourishing habitat, home to deer, coyote, otter, eagle, owl, fish, geese, fox, beaver and raccoon (well beyond the "squirrels and mice" stated in the application), will be destroyed. Strong consideration of the impact from this development should be considered for those who cannot speak for themselves.

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. Gayteway at Hicks Lake boasts 132 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 on the current natural surroundings. The repercussions would trail beyond the wildlife to those visiting the nearby park and boat launch, leaving fewer opportunities for 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,



Rev. John M. Von Almen
President, Board of Directors
Gwinwood Retreat Center

April 9, 2021

Mr. Reace Fant
Assistant Planner
Lacey Community Development Department
420 College St. SE
Lacey, WA 98503

APR 15 2021

Dear Mr. Fant,

As a member of the Board of Trustees for the Gwinwood Retreat Center as well as a co-owner as a member of the Olympia First Christian Church (Disciples of Christ), I am writing to express my strong opposition to the Gayteway at Hicks Lake Multifamily Development, proposed for 2801 Hazelwood Ln SE Lacey, WA 98503 (parcel number 11828140700).

This property is a key part of the forest and wetland environment for Hicks Lake. It helps keep the lake clean and provides a vibrant habitat for the many deer, beaver, otter, coyote, raccoon, fox, fish, geese, duck, eagle, and owl that live, eat, and breed in this place they call home.

Adding 132 units, with one or more cars per unit, onto a limited access road will endanger wildlife and people, add pollution to the air, lake, and wetlands, increase the noise pollution, and limit public access to that lovely oasis of nature in the middle of Lacey.

I urge you to disapprove the proposed development and save this vital natural resource for the citizens of Lacey and visitors from around the state of Washington who come to enjoy the peace of nature.

Thank you for your continued service and support of our community.

Best regards,

Rachel Crum
Gwinwood Retreat Center
Board of Trustees



April 9, 2021

Mr Reace Fant
Assistant Planner
Lacey Community Development Department
420 College St SE
Lacey WA 98503

APR 12 2021

Dear Mr Fant,

As the Executive Director of the Gwinwood Retreat Center, I am writing to express my strong opposition to the Gayteway at Hicks Lake Multifamily Development, proposed for 2801 Hazelwood Ln SE, Lacey WA 98503 (parcel number 11828140700).

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. Strong consideration of the impact from this development should be considered for those who can not speak for themselves.

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. Gayteway at Hicks Lake boasts 132 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 on the current natural surroundings. The repercussions would trail beyond the wildlife to those visiting the nearby park and boat launch, leaving fewer opportunities for 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,

A handwritten signature in black ink, appearing to read "Kate Ayers", written in a cursive style.

Kate Ayers
Ex Dir Gwinwood Retreat Center

APR 13 2021

April 13, 20121

Mr. Reace Fant, Assistant Planner

420 College Street Se

Lacey, Washington 98503

Dear Mr. Fant,

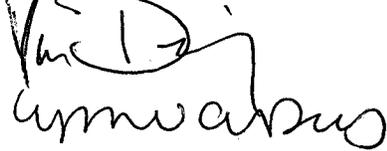
My husband Vern and I have lived on Shirley Street since 2001. Since that time, we have become frequent walkers to Hicks Lake and on down the road. We are shocked and saddened to see that someone is planning to develop it. We have seen wildlife including a 6 point buck, many birds and of course plants, the trillium are blooming now .The peacefulness and beauty of the park always impresses us. Everyone needs peace and beauty in these times and the trees are a carbon sink and help in preventing climate change.

We are opposed to development here for the following reasons:

1. This is a quiet neighborhood with 1 small road in front of the park and only 25th street for egress. 100 plus more cars per day will add pollution, noise and risk to children who play in the area. Even now, people speed down 25th street and endanger others . There is no light or cross walk across Ruddell and that would be a requirement. Drivers could then turn right or left safely.
2. Much of the property is low and water is standing in it at times. The possibility of contamination of Hicks lake is high.
3. Hicks Lake road is a small two lane road, there are no sidewalks. The road would need to be widened and sidewalks provided so people can go to and from the lake safely.
4. There are many office buildings standing empty and unused now with the covid pandemic may never be filled. They could be refitted as apartments on already developed property.
5. Children walk to Lacey Elementary school through all neighborhood street that do not have sidewalks and most use the bike lanes on 22nd. This is an unsafe situation and with more traffic it would only get worse.
6. Bus stoops on 25th, Lilac and 22nd would need sidewalks so people could wait safely.
7. Currently, high school students wait for the bus on 22nd. There would need to be a place for them to do this safely.
8. The entire character of the neighborhoods would change and that would be difficult for all of us.
9. Lastly, how much development is enough? Water is already a precious commodity and air needs to be clean. People move to Washington because it is beautiful. The travesty of development on Marvin Road is not to be born. More people will need more space for beauty. Nature's value is priceless, much greater than any tax dollars from development , in this case ruination.

Thank you for considering our concerns. The pandemic shows that we need more community and more places to be in nature in order to survive. Children need it even more than we older folks do. Lacey needs to return to the drawing board for planning. A comprehensive plan in the 90s did not foresee an explosion of growth here and the needs for clean air and water and the peacefulness of silence. Once built, this beautiful forest can never be repaired, these birds and animals can never have their homes and we cannot have the life here we had planned.

Sincerely,

A handwritten signature in black ink, appearing to read "Vern and Lynne Dearing". The signature is written in a cursive style with a large, stylized initial "V" and "L".

Vern and Lynne Dearing

2313 Shirley Street SE

Lacey, Washington 98503

360 412 9226/ 360 701 5380.

Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

APR 15 2021

April 13, 2021

TO: Lacey Community Development Department
ATTN: Mr. Reace Fant
RE: 2801 Hazelwood Lane

The documents as submitted do not provide adequate information to allow City of Lacey staff, the City Council, or the citizens of Lacey to make decisions regarding conformance of this project to development and building standards, or its appropriateness for the city fabric.

Perhaps by utilizing sophisticated measuring implements and computer software one would find some technical conformance to coverage requirements. But no sophisticated equipment or skill is required to see that the density portrayed compromises the basic needs of the citizens who will occupy this project.

By nature of the utilitarian finishes proposed and the majority of the units having 2 or 3 bedrooms, it is likely that many of the Occupants will be families with small children. Where will these children play? Where can they run and romp? I see no notation of landscape areas or playground equipment to serve the needs of these youngest citizens of Lacey. This sharply contrasts with the two apartment projects adjacent to the west, which both provide such areas and equipment for their occupants.

Keeping these youngsters in mind, note the documents' notations that the project will provide access to the lake. However, these documents have no provision for safety measures that might prevent unintended access to the lake by small children with possibly unfortunate results.

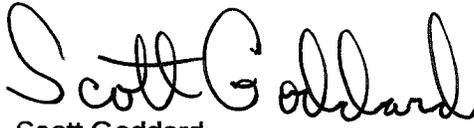
There seems to be some sleight-of-hand with the submitted site plan showing a large green area at the southeast corner. An observer might be inclined to associate the green swath on the drawing with grass and openness. Not so--there are three occupied houses in this area! Why are these houses not shown in these documents so that the true density of this project and its impact on existing residences is revealed?

Neither does this site plan show the recorded easement lines for Hazelwood Lane. How do the buildings in this project relate to the width of that dedicated easement?

There is vagueness about this "Amenities Building". Since the city is being asked to waive restrictions on building within the 200' shoreline setback for this structure, could there be a more substantive description of ways in which this building will be used for the benefit of the apartment Residents? The site plan has no mention of any office space for leasing or other property management needs; nor is there any area for storage of maintenance supplies and equipment. Will the Amenities Building be allowed to be used for those purposes?

I will close my comments by noting there is one instance where the submitted site plan appears adequate in its completeness: It reveals that Building "D" encroaches into the required 200' shoreline setback.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Goddard". The signature is written in a cursive, flowing style.

Scott Goddard

Cc: Andy Ryder
Cynthia Pratt
Scott Spence

Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

April 27, 2021

TO: Lacey Community Development Department
ATTN: Mr. Reace Fant, Planner
RE: 2801 Hazelwood Lane

Greetings, Mr. Fant,

This project's proposed system for capture of storm water is unfamiliar to me. When I drive around Lacey, I see subdivisions and multi-family projects that have visible dedicated retention areas for capture and dispersal of storm water. These are "ponds" at grade that are easily visually monitored to ensure they continue to perform in the capacity for which they were intended.

Instead of the familiar systems where water is directed by gravity flow in plain sight, the proposed project at 2801 Hazelwood Lane is using an alternate strategy. It seems designed to direct stormwater through sub grade piping into an underground cistern--do I have that right?

How is this below-grade system monitored? If the system becomes clogged or otherwise non-performing, who will know?

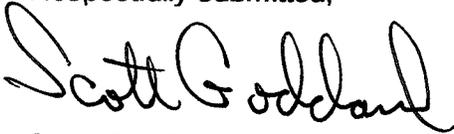
The location and slope of this project raises the harm of any underperformance by the stormwater system, since that would result in polluted runoff falling into Hicks Lake. As a shorefront resident, I can vouch more is at stake than the ducks, geese, eagles, osprey, and other birds who are permanent or near-permanent residents at Hicks Lake. In addition to those birds, during the calendar year there are at least a thousand birds (and maybe several thousand!) of varying species who use Hicks Lake as a stopover in their migratory patterns. Not being a trained birder, I am unable to comment on whether any endangered or protected species are included in these migrating flocks, but any bird in a migratory mode is particularly vulnerable to being affected by polluted habitat.

Note the adjacency of this storm water collection point to the house to the east of this property. Will the depth and size of the required excavation possibly undermine the foundation of this house?

The placement of the project's swimming pool is so inappropriate as to be absurd. The purpose of having a 200' setback is to protect the integrity of the lake and buffer it from any effects of building or other activities. Hicks Lake is an amenity for all of the residents of Lacey. Fishing, boating, swimming, canoeing, and kayaking are activities enjoyed here. For the lake's protection this 200' adjacent to the lake-waters is an area in which all other landowners are restricted from building...yet this project is going to place here an uncovered structure holding thousands of

gallons of water laced with chlorine and other pool chemicals. Being that the pool is close and uphill, it's not difficult to predict any number of circumstances where these toxins could make their way into the lake. The pool will only be used a few months, but those chemicals will be present 12 months a year--months when the pool is untended and unobserved during our rainy periods. This pool placement is wholly inconsistent with the intent of Hicks Lake having the 200' building setback.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Goddard". The signature is written in a cursive, flowing style.

Scott Goddard

Cc: Scott Spence
Tom Stiles
Doug Christenson

Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA 98502

FEB 22 2022

Mailing Address: P.O. Box 3261, Lacey WA, 98509

February 19, 2022

TO: Lacey Community Development Department
ATTN: Mr. Reace Fant, Planner
RE: Hicks Lake Multi-Family (Gayteewood)
Traffic Impact Analysis

The Traffic Impact Analysis (Updated 09/24/21) prepared by Transportation Engineering NorthWest (TENW) is chock-full of colorful tables, diagrams, and aerial photographs that result in a visually attractive compilation. Well done on that point, for sure—but the analysis fails to substantiate that the residents of the proposed development will be able access the City of Lacey road network without creating inconvenience and endangerment for themselves and others.

Vehicle trips generated by this development will need to execute a turning movement through the intersection of Ruddell Road and 25th Avenue. The current problems at this intersection will be greatly worsened by the daily addition of several thousand vehicle trips generated by new development. This intersection's deficiencies should have been core to any objective consideration, but they receive no mention in TENW's analysis.

Additionally, the analysis contains significant errors-in-fact. It states that only 709 new daily trips will be generated, when a conservative estimate should anticipate a minimum of 2,269 additional daily trips. Comments regarding the applicable math are attached. Since the mistaken figure of 709-trips is embedded in almost every table and figure, that error alone compromises the entire analysis and any conclusions it draws.

Another error-in-fact results from the analysis' misstatement of existing conditions. Quoting from page 9 of the report: "*25th Avenue SE is an east-west collector with a posted speed of 25 mph in the project vicinity. The road has **two lanes in each direction...***" Well actually, that's incorrect. 25th Avenue SE has only one-lane in each direction.

A mistake of something this obvious suggests that the Engineer completed this traffic analysis from their office in Bellevue without once visiting the site. That's unfortunate for a couple of reasons: For one, they deprived themselves of an opportunity to visit Lacey! And secondly, the project would have benefited from their gaining some first-hand experience of challenges this location presents.

If they had visited the site... Coming from their office, they would have approached the site driving south-bound on Ruddell, desiring to turn left onto 25th. At this juncture they would have become aware there is no left turn lane here. The high volume of northbound traffic on Ruddell usually requires an interval in which a left-turning car is stopped and blocking the left lane. Compounding the risk is the fact that Ruddell Road doglegs here, so that the southbound vehicles have little time to react once they see the stopped vehicle ahead. As our friend waited for a break in the northbound traffic so that they could complete their turn onto 25th, they might be anxiously looking in their rearview mirror, wondering if one of the speeding southbound vehicles was about to plow into the tail end of their car.

Hopefully they would be able to execute their left turn onto 25th unscathed, and complete their visit to the project site. But reversing course on their way back to Bellevue, they would have another adventure awaiting them—attempting to turn from 25th Avenue onto Ruddell Road. The volume and speed of Ruddell Road traffic make it challenging to find a gap in which to enter the traffic flow. Making matters worse, conditions at this intersection significantly limit the ability of a 25th Avenue driver to view the oncoming traffic from either direction. The southbound vehicles are obscured by the previously mentioned dogleg in Ruddell Road. Meanwhile, vehicles northbound on Ruddell Road are almost entirely screened from view by the fencing, landscaping, and signage of the apartment building on the southeast corner of this intersection.

The lack of a left-turn lane and the speed of traffic on Ruddell Road combined with the visual impairments create potential endangerment at this intersection. A more thorough analysis would have brought attention to this situation, and offered recommendations for remedy. Instead, it was ignored in the report.

The Traffic Impact Analysis (Updated 09/24/21) prepared by TENW should be viewed as faulty in so many regards that it does not fulfill the requirement for a responsible submission.

Respectfully,

Scott Goddard

xc: Scott Spence

Attachment
Scott Goddard—February 19, 2022
HicksLake Multi-Family (Gayteewood)

Trip Generation

An underlying flaw in the analysis is the calculated figure of 709 additional trips per day shown in the “Trip Generation Summary” on Pg. 31. This erroneous figure is subsequently used throughout the analysis to support assertions that are unsupported if a more accurate trip generation figure is utilized.

The referenced calculation employs a trip rate per building unit of 5.44 trips/day/unit, and attributes this figure to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, 2017. The quoted figure of 5.44 comes from a guidance in the ITE manual for projects 3-10 stories in height. This figure is a guidance as a starting point from which a prediction for trip generation might be reasonably generated—it is NOT a prediction in and of itself. A prediction for traffic generated that is intended to be accurate would start with this guidance and modify the rate to reflect the actual conditions of the site in question.

The same ITE manual suggests a guidance of 7.32 trips/day/unit for apartment buildings two stories in height. Does the difference in these figures (7.32 vs. 5.44) result from any assertion that somebody who lives on the third floor of a building is less likely to be employed or eat regularly than a person who lives on the second floor? Of course not! The difference in these guidances results from the fact that mid-rise apartment buildings mostly occur in areas significantly more urbanized than the neighborhood in which the Gayteewood Apartments will be located. Typically the residents in urban mid-rises have a number of retail and food amenities within walking distance, and are located at or near stops for frequent mass transit. Gayteewood Apartments will have none of these features. The nearest bus service is an unsheltered stop over ½ mile away, and the service intervals are infrequent. There are no retail or food locations anywhere near the site—the nearest spot where one could buy even a can of soda is over two miles away. That fact is not subject to change; within a radius of several miles there is no land zoned to accommodate any retail/commercial usage. The only non-residential structure remotely close to the site is Lacey Elementary School.

The reasonable conclusion is that the driving habits of the residents of Gayteewood Apartments will be similar to persons living in two-story suburban apartment complexes; they will NOT resemble the driving habits of persons living in ten-story urban mid-rise buildings. In fact, this development is even more isolated from amenities than most 2-story apartment buildings and the 7.32 figure is probably too low. A more accurate prediction of anticipated trip generation might be realized by using a figure of 9-10 trips/day/unit. In any case the 7.32 trips/day/unit guidance of ITE should be the MINIMUM appropriate figure to be used in predicting trip generation.

Accordingly, this 132 unit complex should be seen to generate upwards of 967 trips per day. Recognizing that the Owners of the adjacent parcel have submitted a proposal to build a development with 178 apartment units, the math for trip generation becomes 310 building units x 7.32 trips/unit/day, resulting in a prediction of 2,269 additional trips per day generated by new development. This is more than triple the number (709) of trips generated upon which this traffic analysis is based.

The flaws noted above are magnified when considering AM & PM peak travel hours. The analysis repeats its errors of utilizing ITE guidances that are intended for urban mid-rises, and considering trip generation from only one of the two proposed developments. These lead to unsound predictions of the number of vehicle turning-movements at 25th & Ruddell during rush hours.

Considering the AM peak hour, ITE's guidance of 0.46 AM trips per unit for suburban low-rise apartments multiplied by 310 units yields 142 trips at this hour. Checking this figure with a common sense guide, 310 units should result in at least 500 adults of driving age. Between the hours of 7:30-8:30 each weekday morning, what percentage of these adults will either be leaving for work, or driving children to school, or going to school themselves, or driving to a store or restaurant to get something to eat? Half? A third? Even if you assume that only a quarter of these adults will leave to go somewhere in the morning, that would result in 125 outbound vehicles.

Compared with either of these figures, TENW's prediction that development will generate only 36 AM peak trips appears off by a great margin. Yet this is the figure their analysis uses to consider whether this intersection has capacity to accommodate the additional rush-hour trips that will result from development.

-END-

Margaret Shannon
2720 Hazelwood Lane SE
Lacey, Washington

TO: Lacey Community Development Department
ATTN: Mr. Reace Fant
RE: 2801 Hazelwood Ln. SE

This is in concern for the proposed development at 2801 Hicks Lake Road. I realize this land is zoned for high density. But the excess of putting 132 units on 5 acres compromises and endangers the wildlife, the trees, the community members of Lacey that lives in the surrounding area, and all those that utilize the lake.

The developer is requesting waiver of restrictions on building within the 200 ft. setback for an amenities building. This regulation was enacted to protect the shoreline and lake. Residents on the lake have had to adhere to this, why should it be different for a large apartment complex?

This property serves as a wildlife corridor for coyotes, deer, and owls, and eagles and osprey are often seen in the branches of the high evergreens, of which there are at least 3 different kinds. The site plans don't appear to retain any of these trees, the consequences of this are disturbing; and I don't understand how this is even legal.

I am very concerned about the safety issues surrounding such a potential increase in lake usage and accessibility in a small area. The plans include "leaving the stairs in" which implies that swimming is planned. Being that I live a few doors down, I am very familiar with the shoreline conditions here. The existing shoreline at this location supports vegetation and fish habitat. That being combined with an uneven rocky and mucky bottom make this area not conducive to swimming, and dangerous for inexperienced swimmers. Dredging or other changes to improve swimming would require destroying the habitat and certainly challenge lake and water health.

And how will the safety of the residents be insured? Surely, there will be children living in this complex. Presently, swimmers, paddleboarders, kayakers, and other small craft boats, of which have grown exponentially over the last few years compete with jet skis, ski boats and larger pleasure craft. There is little to no monitoring of safety; the police department already stretched with our rapidly growing population has had less and less visibility with its police boat. We recently received a letter stating that there would be "volunteer" police presence this year on the lake. I have lived here for many years, I feel that this lake is already at capacity usage, it simply will not support this many more people without great compromise to the environment, and the people of this community.



Margaret Shannon

RECEIVED

APR 14 2022

4/14/2022

Rick Walk ^{BY} _____
Planning Director
Lacey, Washington

attn: Rhee Faust

Rick,

This is the article and information I promised. The experts have concluded that the older trees should be spared for climate mitigation. We in Lacey have seen the ravages of what is called development, which implies improvement or progress but the growth has resulted in clear cutting and poorly planned building without regard to the health of our population and in the existing infrastructure. I am assuming that your climate specialists realize that existing forests are critical to our future and that our riches lie in our resources not in tax revenue from more building. We have been degrading our environment at an alarming rate. You say it was all planned in 1998 as part of the Urban Growth Plan. Well, we have learned a lot since then and should take that knowledge and put it to work in preserving what little we have left.

Lacey talks about septic systems in the watershed as a problem and we have to be tested often to prevent any pollution to our streams. Yet, we clearcut and pave with asphalt which is recognized as the deadliest pollutant to our streams and salmon. While continuing the alarm about septics, the Fish and Wildlife fellow who patrols our stream said the hydrology is quickly changing because of the disruption to the environment admitting that septics take far less toll than the cutting forests and pavement in our area.

Well, Rick, I hold little hope for Lacey at this point. I as many others moved here to leave more polluted and disrupted areas only to find the City of Trees has turned into a rapidly becoming toxic area which cannot support the so-called progress. Progress has denoted positivity...this is not. Let us TAKE NOTE. Thanks.



Cheryl Tack
1845 Draham Rd NE
Olympia, WA 98516-3826

(360) 491-4702

Cheryl Tack

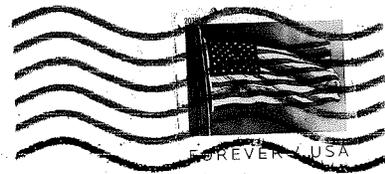
1 NOV 2017 17:20:01

MAYOR Ryder - Rethink the Post Card development of 2-5 Acre on Hicks Lake. The development to the lake & park is inevitable. It is far from services so traffic will be excessive. There are no side walks so kids walking to school will be in danger. Global warming is here & cutting down 2 forests loses air quality & the carbon sink of trees. Air pollution due to vehicular traffic will be high. Our neighborhood will be changed for the worse! Make the 2 parcels part of Hicks Lake Park. Thank

8503-123820



360 412 9226 2313 Shirley St SE Lacey



Mayor Andy Ryder
Lacey City Council
420 College Street SE
Lacey WA

Dear Examiner

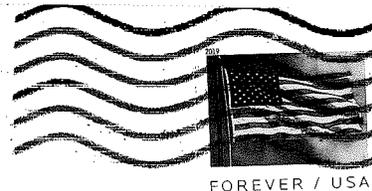
3/9/22

I am writing about the proposed developments on Hicks Lake. I am very concerned about traffic, air quality, water quality, noise & the demise of our beautiful neighborhoods. Have you driven down the road & looked @ the sites? Thousands of cars will exit via our sleepy streets with no side walks endangering children, adults, animals let alone the beautiful forests. This is a low-wise development for current residents. Please say no?

I am very concerned about traffic, air quality, water quality, noise & the demise of our beautiful neighborhoods. Have you driven down the road & looked @ the sites? Thousands of cars will exit via our sleepy streets with no side walks endangering children, adults, animals let alone the beautiful forests. This is a low-wise development for current residents. Please say no?

Lynne & Tom Dearing 2313 Shirley St SE
360 701 5330

TACO Post Card
OLYMPIA WA
MAR 2022



Hearney Examiner Hicks Lake
420 College St SE Project
Lacey WA 98503

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

April 28, 2021

To Lacey City Planning,

We have lived on Hicks Lake for 32 years and have seen a lot of changes in that time. There have certainly been a lot more houses built and we witnessed that lake get dirtier, louder (there was a period where there were many high decibel jet skis going at high speeds), and we started getting many more invasive weeds. It was such a relief when just a few years ago, residents joined together to form a LMD and started clearing out the weeds and lily pads. We also began to share concerns about the lake activity with one another. This has made a huge difference. The lake appears to be much cleaner and quieter.

It is certainly a privilege to live on such a beautiful lake in the middle of a city, that has natural springs, public access and a walk-in park. There are plenty of residences but it is still manageable. The amount of people living on or near the lake with lake access will be exponentially expanded if you allow the new apartment complex to be built. And made even worse if it is followed by the second property which is now zoned to allow apartment complexes. That can quadruple the amount of people having lake access.

The city used to have a police presence on the lake around 20 hours per week. That really helped slow down the speed of the motorboats and jet skis. My understanding is that has been cut back in the last few years and it shows. Many more people speed on their boats and jet skis. Jet skiers often go wildly all over the lake in tight circles and figure eights and race one another. And there are often a few boaters and jet skiers that don't follow the time restrictions.

So now you are proposing less monitoring of the lake activity but 200 to 400 more people using it. Clearly, that will only bring more harm to the lake. It seems there hasn't been a lot of transparency in this process and our understanding is we were not given much advanced notice originally to attend a public hearing regarding the past zoning change.

It has been such a pleasure watching more and more wildlife around the lake especially since COVID. The lake use has really quieted down over the past year and making it more of a sanctuary for wildlife. We are extremely concerned over the impact the developments will have on the lakes wildlife. We see eagles, osprey, blue herons, hawks, Kingfishers, river otters, and an incredible variety of ducks. It is so serene.

Lacey is undergoing tremendous growth. And so it is even more vital to keep our natural resources protected. Hicks Lake is a gem in Lacey and does have public access so all can enjoy it. But putting one or two apartment complexes with so many people will have a deleterious effect on the lake. We are dealing with all of the negative effects of climate change. It is up to our generation, our governments, and us; to do all we can to protect our planet, our local environment and all of our waterways.

We strongly oppose this development. We also request a PUBLIC HEARING via Zoom to voice our concerns. We trust you will take the time to hear our concerns and to do an in-depth, independent environmental study on how the development of one, and then the other, apartment complex will effect the lake environment. Thank you.

Lynn Grotsky and Lisa Brodoff
2419 Carpenter Rd. SE
Lacey, WA 98503
360 556-2506

Eduardo Maldonado
5626 29th Court, S.E.
Lacey, Washington 98503

DATE: 04/27/2021

Mr. Reace Fant
Lacey Community and Economic Development
City of Lacey
Rfant @ ci.lacey.wa.us

RE: Hicks Lake Development

Dear Mr. Fant:

I am a resident of the vicinity of Hicks Lake and this letter is to express my support for the proposed development of 132 residential units in the 2800 block of Hazelwood Lane SE, in the City of Lacey.

The health of our community will depend on providing affordable housing to keep up with population growth.. Currently the demand exceeds the supply resulting in higher rents and it is an obstacle for entry level home ownership. The City of Lacey Master Plan has zoned this land for high density residential use. Consequently, it is appropriate to develop this area as part of the policy of better land use, and use this opportunity to bring much needed housing to our community.

I am confident the City staff will secure that this project is in compliance with the current environmental guidelines. I believe that this project will have minimal impact in the neighborhood. In reference to people that are worried about the environmental impact to Hicks Lake, I expect that those concerns will be addressed during the Shoreline Development process. Currently of the 2.4 miles of the Hicks Lake shoreline 95% is in the hands of private owners and it is their responsibility to limit the runoff from pollution sources. If this project complies with current environmental regulations regarding proper handling of storm water and other pollutants, then the environmental quality of the lake will be preserved.

Regarding the additional impact created by this project, the City should mitigate this by provision of street improvements to Hicks Lake Road SE and adjacent streets serving this project. This shall include paving, sidewalks, landscaping and storm drainage.

Sincerely,

Eduardo Maldonado
Lacey

C: rboone@olympian.com

2508 Gwinn Lane SE
Lacey, WA 98503

April 13, 2021

City of Lacey
Planning Department
420 College Street
Lacey, WA 98503

Attention: Reace Fant Subject: **2801 Hazelwood**

For the past 18 years, we owned and resided at the historic Tayler house on Hicks Lake. As a tribute to those who preceded us, we felt compelled to apply for historic status because we want their contributions to supersede us. Our inspiration was Lettie Wanschers.

Besides the rich history, the lake community shares a communal concern for the health, safety and preservation of the 162-acre lake and the wildlife that inhabit or feed from the lake. When the lake showed signs of algae, a member of the community stepped forward, formed a committee and initiated the Lake Management District to curtail the algae, resulting from warming water and foreign chemicals that leached its way to the lake. Besides the algae, the LMD hired and paid for a contractor to remove the invasive lily pads and lake weeds. The lily pads at the south end of the lake were so thick, it made transportation from lake to shore impossible.

It is unfortunate that of all the open areas in Lacey, a developer chose to benefit from the very spot that has recently been cleared of algae and weeds, though not entirely, through the hard work of the LMD and at the expense of the entire lake community. The south end of the lake is forested; it has wetland; it is a buffer for wildlife. More importantly, it serves as safe passage for wildlife to travel with their young from one green area to another. It reduces the temperature on hot summer days and shields the community from traffic noise and loud music. A developer plans to build a large multi-family complex with parking spaces for nearly 200 vehicles. The developer wants to traffic 200 vehicles, plus the vehicles of their guests, onto this 5-acre parcel, overwhelming and overpowering the single-family residences on Hazelwood and changing the atmosphere and disturbing the peace for members of the historic Gwinwood Retreat. The developer plans to displace the wildlife and replace them with an enormous, paved parking lot that absorbs oil and toxic fluids from the constant shuffling of cars and trucks. The developer plans to pepper the complex with buildings to create a strain on surface water management.

The developer has not taken into account how the neighborhoods will suffer with the increased traffic, additional noise, and road space needed by 200-plus cars coming and going. (Will the City need to widen roads to accommodate the increased traffic? Will the City take land through eminent domain?) The developer has no interest in the history, diversity, ecology, stability, or the communal strength of Hicks Lake. It is up to the City Planning Department to curtail the intrusion, disruption, excess traffic and ecological degradation that such a development will impose on the health and sensitivity of this historic lake and the entire chain of connected lakes on their way to Henderson Inlet. Please do not rubber stamp this intrusive development. Please carefully calculate the impact large multi-family development adds to neighborhood roads and road outlet. Please remember the developer does not live in or near the community and has no interest in the ecology or history of Hicks Lake.

The SEPA report, submitted by the developer, was dismissive. At a minimum, there were errors of omission. Some of the wildlife we observed around the lake are: owls, eagles, kingfishers, deer and fawns, otters, osprey, various breeds of duck, including bufflehead, harlequin and wood duck, red-tail-hawks, Douglas Squirrel, raccoon, opossum, tree frogs, and pileated woodpecker. We observed the woodpecker on our property and from the water. The grandchild of a neighbor excitedly described his visit to Hicks Lake as, "It's like the Wild Kingdom here."

Besides lake owners, recreationalists will be impacted by this large development. On the 4th Saturday of April, a flotilla of silent fishing boats appear on the lake at dawn. Peaceful, courteous, quiet, engaged fishermen look forward to the start of fishing season on Hicks Lake and the thrill of catching rainbow trout, large mouth bass, bluegill, perch or crappie. Fisherman feel the impact of big development on a small lake. "Overcrowding can be corrected only by inducing people not to crowd, and the environment will continue to deteriorate until polluting practices are abandoned - B. F. Skinner."

Please, please do not rubber stamp this development. When damage is perpetrated on the ecological systems, when wildlife is displaced, when peace and tranquility is permanently disturbed with excess traffic, noise, and overcrowding, there will be no means to preserve this historic gem. But locals will remember and will share their grief.

Thank you.

DJ and Dean Lietzau

April 28, 2021

To Lacey City Planning,

We have lived on Hicks Lake for 32 years and have seen a lot of changes in that time. There have certainly been a lot more houses built and we witnessed that lake get dirtier, louder (there was a period where there were many high decibel jet skis going at high speeds), and we started getting many more invasive weeds. It was such a relief when just a few years ago, residents joined together to form a LMD and started clearing out the weeds and lily pads. We also began to share concerns about the lake activity with one another. This has made a huge difference. The lake appears to be much cleaner and quieter.

It is certainly a privilege to live on such a beautiful lake in the middle of a city, that has natural springs, public access and a walk-in park. There are plenty of residences but it is still manageable. The amount of people living on or near the lake with lake access will be exponentially expanded if you allow the new apartment complex to be built. And made even worse if it is followed by the second property which is now zoned to allow apartment complexes. That can quadruple the amount of people having lake access.

The city used to have a police presence on the lake around 20 hours per week. That really helped slow down the speed of the motorboats and jet skis. My understanding is that has been cut back in the last few years and it shows. Many more people speed on their boats and jet skis. Jet skiers often go wildly all over the lake in tight circles and figure eights and race one another. And there are often a few boaters and jet skiers that don't follow the time restrictions.

So now you are proposing less monitoring of the lake activity but 200 to 400 more people using it. Clearly, that will only bring more harm to the lake. It seems there hasn't been a lot of transparency in this process and our understanding is we were not given much advanced notice originally to attend a public hearing regarding the past zoning change.

It has been such a pleasure watching more and more wildlife around the lake especially since COVID. The lake use has really quieted down over the past year and making it more of a sanctuary for wildlife. We are extremely concerned over the impact the developments will have on the lakes wildlife. We see eagles, osprey, blue herons, hawks, Kingfishers, river otters, and an incredible variety of ducks. It is so serene.

Lacey is undergoing tremendous growth. And so it is even more vital to keep our natural resources protected. Hicks Lake is a gem in Lacey and does have public access so all can enjoy it. But putting one or two apartment complexes with so many people will have a deleterious effect on the lake. We are dealing with all of the negative effects of climate change. It is up to our generation, our governments, and us; to do all we can to protect our planet, our local environment and all of our waterways.

We strongly oppose this development. We also request a PUBLIC HEARING via Zoom to voice our concerns. We trust you will take the time to hear our concerns and to do an in-depth, independent environmental study on how the development of one, and then the other, apartment complex will effect the lake environment. Thank you.

Lynn Grotsky and Lisa Brodoff
2419 Carpenter Rd. SE
Lacey, WA 98503
360 556-2506

Grant Beck

From: patti_logan@juno.com
Sent: Sunday, May 15, 2022 11:40 AM
To: Reace Fant
Subject: Hicks Lake

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from patti_logan@juno.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

Please don't destroy our neighborhood. Tearing down our forest and causing a traffic mess would be a shame.

Grant Beck

From: Savanna Small <savannasmall64@gmail.com>
Sent: Saturday, May 14, 2022 2:50 PM
To: Reace Fant
Subject: Hicks Lake Apartment

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from savannasmall64@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

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.

Grant Beck

From: Gary Wilson <gw62469@gmail.com>
Sent: Saturday, May 14, 2022 1:42 PM
To: Reace Fant
Subject: Proposed developments at Hicks Lake

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from gw62469@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

Dear Mr. Fant,

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 to 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.

Thank you for your consideration.

Gary Wilson

Grant Beck

From: Amy Fisher <amycfisher360@gmail.com>
Sent: Tuesday, May 10, 2022 12:09 PM
To: Reace Fant
Subject: Fwd: Hicks Lake development proposals 20-190 and 21-81

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from amycfisher360@gmail.com. [Learn why this is important](#)

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Sent from my iPad

Begin forwarded message:

From: Amy Fisher <amycfisher360@gmail.com>
Date: May 10, 2022 at 11:51:43 AM PDT
To: Amy Fisher <amycfisher360@gmail.com>
Subject: Hicks Lake development proposals 20-190 and 21-81

Dear Lacey City Planners Reace Fant and Samra Seymour

We read a letter to the editor recently regarding the land cleared for housing at 6th Ave and 15th Ave SE. Jim Weber stated - 'Residential development in Lacey must have the infrastructure in place *before* growth can be allowed'. We echo that sentiment, as I write in regard to the two proposed multistory housing units on Hicks Lake. My husband and I are concerned about the impacts on air quality, traffic safety, wildlife habitat, water quality, and in general the quality of life in our city where we have resided for 43 years.

Area demand for housing is evident, but you could prioritize sites that had previous disturbance or development, e.g. the former site of Burlington Coat Factory is ideal and other idle commercial property, or vacant lots that are overgrown with invasive species like Scotch broom and Himalayan blackberry. Choosing a beautiful forested lakefront with an adjacent park makes sense from the developers point of view and perhaps from the city's desire for more tax income but not from the viewpoint of neighboring residents. As more and more lots of native vegetation are removed, less habitat remains for birds, bees, butterflies. The City is contributing to a reduction in clean air at a time when maintaining trees for carbon capture must be a priority.

The City will be adding dramatically to an already busy Ruddell Road that is very hard to cross from West to East to try to reach the bus stops. The added traffic will make it even more risky to ride a bike through

that corridor to reach destinations including the Chehalis Western Trail. More cars equals more air pollution. Of course adding population puts increased demands on water which we must conserve every summer.

We would like to see the City require Electric vehicle charging stations at every new development. Residents of apartments as well as houses are more likely to purchase non-polluting vehicles if they have easy access to a charge.

Among the best features of Lacey when we moved here in 1979 was the taste of the water and the pockets of habitat that brought a diversity of birds to our yard. We are aware that in an economically healthy community, growth is inevitable, but with consideration for quality of life for all, smart choices can be made to choose sites which minimize negative impacts. Please record our opposition to both proposal 20-190 and 21-81.

Thank you
Amy and Greg Fisher
amycfisher360@gmail.com
360-491-2310

Sent from my iPad

Grant Beck

From: Kyle Mckeon <flath20@icloud.com>
Sent: Monday, April 25, 2022 9:38 AM
To: Reace Fant
Subject: Re: Notice of MDNS

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IS Department

Good morning Reace

First - thanks for your continued communications - it's very much appreciated

Moving along - the MDNS you shared discusses impacts to thurston county road projects - doesn't make much sense - how about impacts to existing Lacey streets? The pavement on 25th is crumbling and deteriorating - I would venture to guess it's beyond its lifecycle. The pedestrian facilities along shady lane are abysmal and dangerous - Why not have the developer mitigate some of the pre-existing deficiencies to make Lacey a better place and let Thurston county pay for their own Improvements?

Pretty certain the development is imminent - just want to see Lacey get it's due mitigation

Thanks again Reace - I do realize your the messenger and I can appreciate your role

Kyle

Sent from my iPad

On Apr 20, 2022, at 9:38 AM, Reace Fant <RFant@ci.lacey.wa.us> wrote:

Good Morning,

Please find the copy of the MDNS for project #20-190.

Thanks,

Reace Fant
Assistant Planner
Community & Economic Development
City of Lacey
360-486-8710

<20-190 MDNS.pdf>

Grant Beck

From: Nancy Snyder on AOL <snyderoly@aol.com>
Sent: Monday, January 31, 2022 11:18 AM
To: Reace Fant
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

Grant Beck

From: Sharon Herting <seherting@hotmail.com>
Sent: Monday, January 31, 2022 8:25 AM
To: Reace Fant
Subject: Hicks Lake Development



As we should all know by now, 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.

Sharon

"Teach us to care and not to care. Teach us to sit still." T.S. Eliot

Grant Beck

From: Rob Ms <r94gppt@gmail.com>
Sent: Thursday, November 25, 2021 1:42 PM
To: Reace Fant

Follow Up Flag: Follow up
Flag Status: Flagged



Hello Rease, I have reviewed the traffic generation, tree line, and civil documents. I have a few concerns I'd like to address.

1. After reviewing the traffic counts on the traffic document I'm trying to figure out if the counts are median or actual projected individual counts. Are these counts per hour, minute, or day?

Traffic generation on 25th, Sycamore, and 22nd are of major concern to me since I cycle these streets on a daily basis. After the 2017 microburst I have noticed a significant increase in traffic using these same streets.

2. I have also noticed that the area along the eastern side of Hick's Lake Rd. is zoned HD multifamily residential. Yet the western side is zoned MD multifamily residential. Why would the more critical areas along the shoreline be zoned as such? I'm a little concerned for future environmental impact in such an area. I understand such impacts are already under the process of further study.

3. Since the planned project is proposed to be on the lake shoreline, what median income will the units be marketed toward if the project is executed? How many story levels are proposed in each building? I'm concerned of increasing property values and increases in rent. Is the western side of Hick's Lake appropriate for such a massive project? Should such project be limited to at least 50 to a maximum of 80 units?

I understand such projects are for the economic interests for the City of Lacey. I'm all for more multifamily development in the Thurston UGA however this particular project is raising some red flags.

If you can provide me with more information and feedback regarding this project I would definitely appreciate it.

Thank you for providing opportunity for feedback.

Rob Myers

Grant Beck

From: Cindy Carmichael on behalf of CD-Planning
Sent: Monday, July 19, 2021 8:12 AM
To: Reace Fant
Subject: FW: Hicks Lake Projects - Attn: Reace Fant

Follow Up Flag: Follow up
Flag Status: Flagged

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



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

Grant Beck

From: Cynthia Pratt
Sent: Monday, July 12, 2021 2:20 PM
To: dearingl@yahoo.com
Cc: Reace Fant
Subject: Re: Hicks Lake Development: Surveys

Follow Up Flag: Follow up
Flag Status: Flagged

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>
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](https://www.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>.

Grant Beck

From: Erin Ferrarelli <eferrarelli@hotmail.com>
Sent: Thursday, June 24, 2021 2:06 PM
To: Samra Seymour; Reace Fant
Subject: Hicks Lake Proposed Planning Projects

Follow Up Flag: Follow up
Flag Status: Flagged

[Warning! External Email]

Hello!

I attended the Hicks Lake/planning webinar last night (6/23) and I would like to be included in any email groups for updates on these two projects.

Erin Puente: eferrarelli@hotmail.com

Thank you!

Erin Puente

Grant Beck

From: John Koch
Sent: Wednesday, June 23, 2021 5:56 PM
To: Reace Fant; Sarah Schelling; Samra Seymour
Subject: FW:

Follow Up Flag: Follow up
Flag Status: Flagged

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](#)

Grant Beck

From: Hayley McGinnis <mcginnishayley380@gmail.com>
Sent: Friday, May 28, 2021 12:26 PM
To: Reace Fant
Subject: Concerned citizen

Follow Up Flag: Follow up
Flag Status: Flagged

[Warning! External Email]

As a life long resident of western WA state I am always disheartened to see such disregard for our areas natural wonders and woodlands. Our city should be prioritizing woodland conservation over more and more intrusive development projects. This is supposed to be an environmentally conscious county!

I am concerned about the development plans being proposed at Hicks lake. This is a cherished habitat that I and many others enjoy as a community (not to mention the wildlife that resides there and depends on having free range woodlands!!) Please think of the impact that more residential building projects would have in this area!!!

Sincerely,

A highly concerned citizen!

Sent from my iPhone

Grant Beck

From: Karin Frischknecht <karin@hellcat-tattoo.com>
Sent: Thursday, May 20, 2021 4:36 PM
To: Reace Fant
Subject: Proposed development at Hicks lake

Follow Up Flag: Follow up
Flag Status: Flagged



To Reace Fant,

I am writing you today regarding the proposed development at Hicks Lake. My family and I have lived in the Hicks lake area for over 20 years. We have enjoyed witnessing the eco system in that area change and mature. We are concerned that bringing in more development into the area would reduce green spaces that are vital to the wildlife that rely on those areas resources. We have seen a thriving population of nesting eagles. Along with eagles we have seen deer, ravens and owls living and feeding in and around the Hicks lake area.

One of the great things about our Lacey community are these wildlife pockets. These green spaces are vital not just for the wildlife but for people. Putting in more development will only encroach upon what little green spaces we have left which are really irreplaceable.

I hope that you will take this into consideration and preserve this beautiful area and leave it as it currently is.

Thank you for your time and consideration.

Sincerely, Karin Frischknecht
360-481-4880
1810 Dogwood st
Lacey, WA 98503

Grant Beck

From: PATRICIA/G JOHNSON <pattyj48@comcast.net>
Sent: Saturday, May 8, 2021 8:28 AM
To: Reace Fant
Subject: Save Hicks Lake Forest



Hi,

I'm a home owner on Shady Lane and am opposed to the proposed development. This will cause lots of traffic to a fairly quiet neighborhood. Also we have several deer in the neighborhood and where will they go. I would rather that property stay natural. Not sure if I am too late in voicing my opinion.

thanks

Grant Beck

From: cdleigh@aol.com
Sent: Friday, May 7, 2021 1:10 PM
To: Reace Fant
Subject: Fw: High Density Development of Hicks Lake



Below is an email we sent you on April 26th. While looking through our spam file today we noticed it had not gone through. Hopefully you will still be able to review our concerns as it was initially sent timely. Thank you for your consideration in this matter

Curtis and Diane Leigh

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

From: "cdleigh@aol.com" <cdleigh@aol.com>
To: rfrant@ci.lacey.wa.us <rfrant@ci.lacey.wa.us>
Sent: Monday, April 26, 2021, 12:26:01 PM PDT
Subject: High Density Development of Hicks Lake

Dear Mr. Frant:

We reviewed the SEPA checklist provided by the developer for the project at 2801 Hazelwood Lane SE in Lacey. The discussion on transportation needs was incomplete and not addressing the impacts that will come from additional traffic associated with over 100 living units. It only mentions Hicks Lake Road, which is a very small road which is adjacent to the proposed development. The residents will need to use 25th Avenue to reach Ruddell Road or Shady Lane to reach Carpenter Road. Shady Lane will be the primary route for all residents who wish to travel north, especially those who may work at Fort Lewis. There is already a serious speed problem with the current traffic on Shady Lane and adding over 100 cars a day with further exasperate the problem. The developer proposed no measures to mitigate the traffic impact. I propose the City obtain dedicated funding from the developer and subsequent residents to fund police enforcement of speed limit on Shady Lane.

There is no discussion regarding the need for sewer hook up. It should not be free. It should be at least as much as the City wants current residents to pay for sewer hook up.

An additional concern involves increased use of the lake by wake boats, ski boats and jet skiers. Over of 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 as a result. Wake boats are causing damage to the shoreline on the lake, docks and bulkheads. An additional 100 living units which residents will have access to the lake will cause an increase in the risk for lake resources and public safety. This concern needs to be addressed by the developer.

Thank you for the opportunity to provide input on this project and hope these concerns are addressed and resolved prior to the project approval.

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

(360) 491-4689 (Home)
(360) 790-7781 (Cell)

Grant Beck

From: Dan and Elizabeth Klingler <klingler@yahoo.com>
Sent: Friday, April 30, 2021 11:59 AM
To: Reace Fant
Subject: Hicks Lake Zoning Change History input

Follow Up Flag: Follow up
Flag Status: Flagged



The Hicks family is shocked, saddened and dismayed by the development of Hicks Lake. The original 2712 Hazelwood Ln parcel that had been in our family for 5 generations was never intended to be sold to a large scale developer that would ruin the property. The only reason the zoning was changed in 2006 was because the city refused our plans to replace the existing, already ancient, mobile homes with more permanent structures. The major complaint was environmental concerns and we were told the land could not hold more than 5 units, must maintain a 200' setback, and that no existing docks could be replaced. Once the zoning was changed, the development plan then was for replacing the mobile homes with SMALL condo/town-homes, not taller than two stories and those plans were rejected, again, due to environmental concerns. So, the family was left with land that could not be improved. This, along with unfortunate circumstances with the brothers who inherited the land and how the land was titled, forced the family to sell. However, the family NEVER would have sold to Schneider Family Homes had we known the extent to which the city would allow such dense, destructive, large scale development. We had told Schneider Homes upfront that the city would not allow large development but after the sale learned that they had already been in talks with the city and gained per-approval. Schneider Homes, via our Realtor at the time of the sale, stated the size of the project was much smaller than what is now actually in plan. From 2006 to 2017 several development offers were received by the Hicks Family and larger developers were rejected outright. Other smaller development offers fell through because the City did not approve these smaller scale projects-all citing environmental concerns. Had the land been left to my sister and I, we would have donated it to the City as a park.

When we first learned of what Schneider Family Homes was planning we contacted them via our Realtor and requested to purchase back the property. That offer was sadly, refused.

PLEASE DO NOT ALLOW FURTHER DESTRUCTION OF HICKS LAKE. DO NOT APPROVE ANY FURTHER DEVELOPMENT.

Sincerely,

Elizabeth Hicks Klingler

Grant Beck

From: Adam E-H Wilson <adamehwilson@gmail.com>
Sent: Friday, April 30, 2021 7:43 AM
To: Reace Fant
Subject: Hicks Lake development

Follow Up Flag: Follow up
Flag Status: Flagged



Hello,

Adam Wilson here. My wife, Jessica and our family live on Homann Drive, and we frequently visit Hicks Lake. I recently learned there is a proposal to build a large apartment complex toward the lake's southwest side.

I confess I do not know how one gets involved in the city's decision making process on issues like this, but I would like to get on the record as being opposed to such a development. All five of our kids have spent a lot of time at Wanscher's Park, and I used the boat launch to fish the lake just yesterday. As you no doubt know, two thirds of the lake's shore is already heavily developed. But the west side is beautiful -- because it is not heavily developed.

A large apartment complex would reduce the beauty and community value of Hicks Lake as an important natural island in an increasingly populated area. It would inevitably increase pollution and run off into a lake in which Lacey residents fish, boat, ski and swim. It would not be beneficial to the fish in the lake -- popular with long-time residents and many visitors -- or the abundant wildlife on shore. Additionally, it adds a lot of people and traffic to a small, dead end road that already serves as fire access for two other large apartment complexes.

Frankly, given the increasing pressure on wooded and green spaces of all kinds in Lacey, I would rather see the property in question purchased by the city and converted to public use. We won't get it back once it's gone.

I realize that's a lot of info, but if you could tell me when and how the public is able to comment on this development, I would definitely take part.

Thanks again,
Adam Wilson
1502 Homann Dr SE
360-402-9677

Grant Beck

From: Angela Konen <angela.konen@gmail.com>
Sent: Thursday, April 29, 2021 7:27 PM
To: Reace Fant
Cc: brandon konen
Subject: Proposed Hicks Lake Developments

Follow Up Flag: Follow up
Flag Status: Flagged



Good evening Mr. Fant,

We are writing to express our concerns over the proposed developments on Hicks Lake. The proposed project by Graves and Associates to build 132 apartment units has the potential to create serious traffic congestion, parking issues, and negatively impact the wildlife and environment in this area. We have also been told of another project under consideration by Schneider Homes on the adjacent five acres north of this project that could add approximately 200 additional apartment units. These combined 10 acres are the only High Density residential zoned area outside the contiguous Lacey core. This zoning has been in existence for over 25 years. It does not seem like an appropriate level of density for this area, and it does not seem to meet the environmental standards that would be in effect today if such a zoning change were proposed.

Our family has lived on Hicks Lake for almost 8 years and have made this our permanent home after retiring from the military. Almost daily we see osprey, eagles, kingfishers, deer, ducks, geese, frogs, squirrels, and several various types of birds I can't even begin to name. Owls, red-tailed hawks, woodpeckers, hummingbirds, blue jays, as well as local songbirds and others make their home in this area. It is not uncommon to see coyotes, raccoons, otters, and opossums as well.

To make room for one or both of these developments will require clearing of heavily wooded areas with large, mature cedars, Douglas fir, hemlock, alders, maples and very large evergreens. These two plots sit between the 16-acre Wanscher's Park and the 23-acre Gwinwood Retreat and this is adjacent to an additional 250 plus acres of largely undeveloped land reaching down to the Mullen Road Habitat. Wildlife moves freely through this entire area. With only 5% of the land in the Graves proposal being set aside for trees, it is likely that many of the wildlife in this area will be displaced or have their habitats affected by the increased noise and activity.

The impact on the local residential area will be significant with just the 132 additional households. With limited routes to and from this area, Hicks Lake Road, 25th Avenue and Shady Lane will likely see significant increases in traffic volume. Concerns about sufficient parking for these units should be considered as well. Without adequate parking to accommodate 1-2 vehicles per household and any guests or visitors, vehicles will likely park along residential roads. Some of these roads do not have sidewalks and vehicles parked on roads could impact pedestrian safety, including children playing in these areas.

We hope that the above issues and concerns will be taken into consideration and you do not grant the permits for these projects.

Thank you in advance for your time,

Angela & Brandon Konen
6550 33rd Ave SE
Lacey, WA 98503

Grant Beck

From: Shirley Topham <sstopham@yahoo.com>
Sent: Thursday, April 29, 2021 6:24 PM
To: Reace Fant
Subject: Objection to Hicks Lake development

Follow Up Flag: Follow up
Flag Status: Flagged

[Warning! External Email]

Hello We hear that the owner of the proposed development is from Oregon and that the developer is from Bellevue. What interest do they have in preserving the wildlife and quality of life we have on the lake? Answer none. They have no skin in the game. We DO NOT want this development.

Please answer the following:

What are the mitigation plans for additional traffic created by the housing increase?

What are the stormwater mitigations plans for additional impervious surface created by the housing units?

What is the plan for on-site parking, and does it meet the city requirements?

What are the plans the city may have if the project is partially finished and the developer is not able to perform and complete the project?

What other projects has this developer completed in the Lacey or Thurston County area?

Grant Beck

From: Beth-Anne Koval <bethannekoval@gmail.com>
Sent: Thursday, April 29, 2021 3:42 PM
To: Reace Fant
Subject: Save Hicks Lake Forest

Follow Up Flag: Follow up
Flag Status: Flagged



Dear Reace Fant,

please use your position to take a stand against the deforestation of our communities!

Hicks Lake Forest is home to a beautiful but dwindling ecosystem of animals. Lacey, Olympia, and Tumwater have been dozing so many small forests in the name of brand new housing developments and it deeply saddens the residents of these areas.

It's disheartening to see so many developers take advantage of the beauty our areas have to offer, and then cheapen them by displacing so many animals and uprooting forests that keep our air clean.

Help keep our cities beautiful and deny these developers access to these last remaining forests!

I hope you have a beautiful day and can get outside to connect with nature ♡

Beth-Anne

Grant Beck

From: RJO <rjo.office@gmail.com>
Sent: Thursday, April 29, 2021 3:31 PM
To: Reace Fant
Subject: The Hicks Family Letter in opposition to Hicks Lake apartment complex proposal . . .

Follow Up Flag: Follow up
Flag Status: Flagged



To Lacey City Planning,

As a 100+yr generational resident on Hicks Lake, our family for whom the lake is named after, oppose the misuse and abuse of this proposed development! We see this as an overcrowding and environmental issue that would cause great detriment to the area, the natural habitat and its wildlife which is under constant pressure from encroaching developments such as this one will continue to disappear and once they are gone there is no return to its former natural beauty. The descendants of Gwin Hicks, son of Urban E. Hicks, who helped to pioneer and shape Washington into a state from the Oregon Territory oppose the overdevelopment of these natural habitats and take side with the residents of Hicks Lake in preserving the natural beauty and tranquility that we have come to enjoy.

The uniqueness of this lake is in the middle of a city, has natural springs that are still functional, has a walk-in park, a music retreat center, doesn't have milfoil, and is not overcrowded. There have never been over 100 residences. When our family sold off the land where the resort was 15+yrs ago, they only divided it into 4 parcels, each one over an acre. That showed tremendous regard for the lake. Allowing the building of an apartment complex that will more than double the residents that use the lake doesn't make any sense. I know the zoning allows for this, but it is wrong on so many levels. (and is there a second property development with >200 units in the pipeline?) Why wasn't there a public hearing when that zoning change was proposed? Where are the public records for any environmental impact studies done for this proposal?

The many guests we have had over the years are always in awe that this lake has been preserved as a sanctuary to wildlife. This lake is small, so putting 4X the residents will take away the calm, quiet natural sanctuary that it is. Over the recent decades, we have seen the eagle, osprey and blue heron population increase. They WILL LEAVE if the quiet serene environment cannot be preserved. I waited patiently for FIVE years to see a blue heron light on a small floating dock we placed out front. We have provided 2 wood duck boxes on our property, and this spring, there were FIVE couples vying to fill those. It's rare to see one, but otters & turtles also live on the lake. This is VERY unusual and it is essential to retain this lake as their habitat.

There have been several homes torn down and rebuilt over the last decade. The only significant change to lake use has been kayaks and paddleboards. The quiet is highly respected and obviously prioritized by all.

Lacey is undergoing tremendous growth. This development on Hicks lake will have a negative environmental impact, along with parking & traffic that is very unreasonable.

It's vital to protect our natural resources, and Hicks Lake should be at the top of that list for the city of Lacey. With any drive to protect our planet, protecting our waters is, as it should be, a top priority!

We strongly oppose this development. We also request a PUBLIC HEARING via Zoom to voice our concerns. Thank you for your consideration in this matter of utmost concern to all Hicks lake residents. We look forward to your response.

Michael D. O'Keefe
Robert J. O'Keefe
2724 Hazelwood Ln SE
Lacey, WA 98503

Grant Beck

From: Ian McKenzie <iam287@nyu.edu>
Sent: Thursday, April 29, 2021 3:14 PM
To: Reace Fant
Cc: Scott Spence; Tom Stiles; dchristie@ci.lacey.wa.us
Subject: 2801 Hazelwood Lane

Follow Up Flag: Follow up
Flag Status: Flagged



Dear Mr. Fant, et al --

My name is Ian McKenzie, and I'm writing to express my extreme opposition to the proposed project at 2801 Hazelwood Lane. This opposition, as I'm sure you now know, is shared universally amongst our community here, and I'm sure other letters have detailed the obvious ways this project poses dangerous ecological, economic, and quality-of-life threats to the area and even the city at large. I'm writing to repeat some of those dangers, as well as to detail how Hicks Lake and the woods around it — especially those at the proposed project site — impacted my upbringing in ways the proposed project would make impossible for future generations of Lacey residents.

You are naturally aware of the ecological degradation such a project would incur. You have also, as servants of the public, been made to know the responsibility you bear to protect against such degradation, especially in an area so known for its wildlife. The loss of habitat this project requires is obvious; less obvious are the ways street runoff, increased air pollution, and the installment of infrastructure such as sewage would effect water quality throughout the Hicks Lake area. Perhaps the loss of wildlife and resources is a necessary cost, in your minds, for additional housing in a growing city. But what I want us to remember is that this ecological degradation would also incur very human costs, shared equally by current and future residents of our area. My family has lived on Hicks Lake Road since I was three years old. I have three siblings, all within a few years of each other, and since we were school-aged, we'd spend hours in the woods and in the water across the street together. We built makeshift forts from fallen branches, road bikes on trails, and learned to swim on our own. This was possible not only because my mom checked in periodically and without us knowing, but because the water and the surrounding woods in general were being maintained by residents and by the city itself. We could do these things because the environment around us was safe to do so. Greater water quality and safe ecological habitat leads directly to greater quality of life for all.

This last statement is not foreign to the City Council. Just two years ago, the city's Hicks Lake Integrated Aquatic Vegetation Management Plan (IAVMP) called for the use of two carcinogenic chemicals to be used in the treatment of the lake, but this plan was discontinued due to the danger these chemicals posed not only to the wildlife of the lake but to Hicks Lake residents. That the proposed project at 2801 Hazelwood Lane, with all of its major disruptions and dangers caused by the installment of infrastructure, street runoff, and increased air pollution, has not been met with this same sentiment by the Council, has led the current residents of the Hicks Lake area to realize economic interests are — as of right now — being privileged over the health and well-being of citizens. On top of this, we are painfully aware of the negative economic impact this project will have on our property prices and home values, since the project would necessitate cutting into resident property to widen Hicks Lake Road and accommodate the drastic increase in traffic, the latter of which would also decrease buyer enthusiasm for living in the area itself. I have tried, but I am failing to see the ways in which this project does any good for the residents of Lacey who have, over time, built their lives and Lacey's property values into what it is today.

I mentioned growing up with the water, and how it impacted my childhood. Now, two of my siblings have daughters, who are also learning to maintain and to co-exist with the lake and its wildlife. Your responsibility to the Hicks Lake ecology is also, and at its core, a responsibility to the people who call the lake home, to the people who would like to take advantage of its resources, and to those who have safeguarded its habitat and its value for multiple generations. This project at Hazelwood Lane asks you to disregard that responsibility altogether. I am here asking you to reconsider it, and to consider your responsibility to the residents who have helped make Lacey what it is and can be in the long term.

Respectfully submitted,

Ian A McKenzie
2509 Hicks Lake Road SE
Lacey, WA 98503

Grant Beck

From: Canyon Clay Creative <canyonclaycreative@gmail.com>
Sent: Thursday, April 29, 2021 1:09 PM
To: Reace Fant
Subject: The Graves and Associates proposed project

Follow Up Flag: Follow up
Flag Status: Flagged



Hello Reace,

My name is Jordan Hedlund and I am the property owner of the single-family resident sharing property boundaries with the proposed project of the 132 apartment unit complex set to be constructed on the 5 acres of forest, 2811 Hicks Lake Lane SE. My husband, myself, and our 2-year-old purchased this property this March 3rd 2021, as our very first home with no knowledge of these plans, even after doing extensive research online to prepare ourselves, and were absolutely devastated to discover weeks after closing and investing years of savings, that the vast forest that surrounds our new home is planned to be demolished.

Having been deeply connected with the Hicks Lake Community over this horrific plan, I am aware you've likely received a plethora of emails from Lacey folks who have spent years on this lake and have shared with you the precious wildlife that needs to be preserved and the impact it would cause on the environment, the community, and the lake itself.

I don't need to go over the details of the overall impact because I know you've read that a hundred times over now. What I can say is this;

This isn't what the original landowner wanted. Walter was someone who cared for the land and appreciated land preservation which is why in his will he asked it to be untouched for 10 years.

Hicks lake is a nature haven in which neighboring folks come for peace and quiet to go for walks, soak in their surroundings, and get a break from the hustle and bustle of the loud streets and strip malls. Despite being on a dead-end street, we already get at least 20 walkers down on our road a day. This land would be a perfect addition to the park and a great opportunity (with the right funding through grants) for a revitalization program to bring the forest back to health in preparation to extend the park.

Beyond that, the current proposed plans have me concerned for my own family's security, privacy, and safety. For one, the current plans don't accurately depict our property's boundaries. We want to keep and preserve as many trees as possible and as much privacy as possible. We do not want an exit RIGHT next to our home. The roads will not be able to handle this development and will leave current residents on our street as the last priority in terms of being able to safely and conveniently exit and enter our homes. We do not want a 4 story apartment complex in which residents can peer into our yard and home and watch us. Not only that but the noise and air pollution the development will cause. These are all major concerns I have. The very reason we chose this house was that it was surrounded by nature and wildlife, in a quiet and safe neighborhood, and now that is immediately being taken away.

I honestly could go on and on about the many many issues with this proposed plan. But please have some compassion for the residents that actually appreciate the nature that Lacey has to offer and moved here for it.

Looking forward to hearing from you,

All the best,
Jordan

Grant Beck

From: Michael Callaghan <kakezan@outlook.com>
Sent: Thursday, April 29, 2021 11:10 AM
To: Reace Fant
Subject: We oppose the proposed high impact apartment complex on the west side of Hicks Lake.

Follow Up Flag: Follow up
Flag Status: Flagged



My wife and I recently moved onto Hicks Lake – but my family has owned a parcel on the lake since 1955. When I first started coming here in the summers as a kid, Carpenter Road was but a small country road. Today, Carpenter Road remains two lane, but the volume of traffic is that of a main thoroughfare oina major city. The speed limit sign says 35, however a majority of drivers seem to blind to that limit and drive dangerously fast. I don't want to image the impact of another 130 some apartments complex would cause - plus I understand there might be another 200 or so rental complex in the works.

Watching the development of homes on the lake over the years, I've seen some changes, but not as dramatic as a 130 unit complex. I believe that could deliver a huge envirmetal impact to the lake. Storm water drainage from the units would impact the lake negatively. Yes, there are some 100 homes on the lake and there is runoff from the roofs. But all of these homes have yards with grass, plants, trees that can temper the roof runoff. The 130 unit complex will have to have paving all around to accommodate the parking of may 200+ cars. The oils and contaminates from that will cause a disturbing on the breeding cycle of the fish and other water animals in the lake. On top of that Hicks Lake is the first in the chain of 3 lakes. When we moved in last year, the big news was about all of the allege that was taking over Long Lake. I'm sure part of Long Lakes allege problem stems from the fact that Hicks and Patterson Lake flow down to Long lake. And that flow surly carries contaminates. Now you want to consider adding 330 contaminate producing new apartments to the head of the chain of lakes.

When I was a kid growing up on the lake I remember there was a resort on the east end. We loved motoring up there and buying a popsicle and playing on the docks there. That was sold off and you only allowed for 4 homes to go in there because of the adverse impact it would cause the lake. Where is that mentality when it comes to 330 new apartments you are considering. Could it be the influence of big developers with lots of money?

I purchased Mr. Carr's property last year after he passed away. It is next door to parents property which is now owned by my brother. My dad and Mr. Carr had a few disagreements over the years. I remember my dad put in a small concrete bulkhead about 10 feet wide on the lake front. Mr. Carr objected and it went to you guys, the city of lacey, to decide. Well the city decided that it could be an envirmetal hazard and ordered the bulkhead removed. You gave my dad a short window and if he didn't remove it within that time limit you were going to charge him \$100 a day fine. Now you are considering to allow these developers to pave some 5 acres with potential severe envirmetal impacts on the chain of lakes. Just from a single land owners, that sure doesn't seem fair.

So, we are objecting to these projects because to the impact on the roads around the lake, and the environmental impact on the chain of lakes. Also, from what I have seen in regards to your other decisions made in management of the lake where you were extremely conservation about the impact of development and dangers to the water quality, I see a decision to allow the new developments to be a 180 degree change in your policy.

I own a one acre parcel with an old trailer on it. What do you think my chances would be to subdivide it into two parcels and build two new homes. I would suspect that after years of applying for permits my chances as a small home owner would be slim to none. But let the big developer with money to put in pockets come in and well, things change.

We oppose these new developments!

Mike and Judy Callaghan, 2801 Carpenter Road, Lacey, 98503. 360-259-9027

Sent from [Mail](#) for Windows 10

Grant Beck

From: 1jeff mckenzie <jeffmckenzie1@comcast.net>
Sent: Thursday, April 29, 2021 10:21 AM
To: Reace Fant
Cc: Scott Spence; Tom Stiles; dchristie@ci.lacey.wa.us
Subject: proposed project at 2801 Hazelwood Lane

Follow Up Flag: Follow up
Flag Status: Flagged



To: Reece Fant, City of Lacey Community Development Department
Re: Proposed project at 2801 Hazelwood Lane

Greeting Mr. Fant,

I am writing you today to indicate my strong opposition to the proposed project at 2801 Hazelwood Lane. My family has lived on Hicks Lake Road for over 27 years and have enjoyed our time here in numerous ways. We have especially enjoyed the wildlife that is coexisting with the human population in our little neighborhood. We enjoy eagles, hawks, owls, coyotes, deer, small animals and any number of bird species right here in this little area. Removal of habitat from the area by the city is extremely short minded and detrimental to the quality of life for all involved. It seems to me and my neighbors that it is the responsibility of the City of Lacey, especially the city planners, to prevent the ecological degradation that a project of this scale will undoubtedly cause.

Other areas of concern are excess traffic (is there now a plan to widen Hicks Lake Road, taking property away from homeowners, thereby lowering property values?), storm runoff into Hicks Lake (which as you well know is part of a chain of lakes which all eventually run off into Henderson inlet) Also, I am concerned about detrimental effects on migratory birds, thousands of which use Hicks Lake as a stopover during their migration every year. Pollution of Hicks Lake will without a doubt have a negative impact on these magnificent animals.

By allowing this project, the city is effectively forever taking away any possible future use of this shoreline area from all city residents other than the few hundred living in this apartment complex.

I also must say that it is interesting that in the site plan, the existing lakefront houses aren't even shown, they are just listed as "tax parcels". Seems a bit misleading, don't you think? How will this project physically affect those residents?

In closing I would urge the City Planners to please take the long look at the terrible effects a project like this will have on the lake, the neighborhood, and the city in general.

Respectfully submitted,

Jeffrey A. McKenzie
2509 Hicks Lake Road SE
Lacey, WA 98503

Grant Beck

From: Vivienne Owens <vsmayhill@gmail.com>
Sent: Thursday, April 29, 2021 10:15 AM
To: Reace Fant
Subject: Hicks Lake development

Follow Up Flag: Follow up
Flag Status: Flagged



Please stop developers' plans to build apartments on Hicks Lake and the surrounding reserve. It is home to so many animals and birds. It should be preserved for future generations to enjoy.

Vivienne Owens

Grant Beck

From: Scott Goddard <jz2xq@yahoo.com>
Sent: Thursday, April 29, 2021 8:57 AM
To: Reace Fant
Cc: Scott Spence; Tom Stiles; Doug Christenson
Subject: 2801 Hazelwood Lane

Follow Up Flag: Follow up
Flag Status: Flagged



Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

April 27, 2021

TO: Lacey Community Development Department
ATTN: Mr. Reace Fant, Planner
RE: 2801 Hazelwood Lane

Greetings, Mr. Fant,

This project's proposed system for capture of storm water is unfamiliar to me. When I drive around Lacey, I see subdivisions and multi-family projects that have visible dedicated retention areas for capture and dispersal of storm water. These are "ponds" at grade that are easily visually monitored to ensure they continue to perform in the capacity for which they were intended.

Instead of the familiar systems where water is directed by gravity flow in plain sight, the proposed project at 2801 Hazelwood Lane is using an alternate strategy. It seems designed to direct stormwater through sub grade piping into an underground cistern--do I have that right?

How is this below-grade system monitored? If the system becomes clogged or otherwise non-performing, who will know?

The location and slope of this project raises the harm of any underperformance by the stormwater system, since that would result in polluted runoff falling into Hicks Lake. As a shorefront resident, I can vouch more is at stake than the ducks, geese, eagles, osprey, and other birds who are permanent or near-permanent residents at Hicks Lake. In addition to those birds, during the calendar year there are at least a thousand birds (and maybe several thousand!) of varying species who use Hicks Lake as a stopover in their migratory patterns. Not being a trained birder, I am unable to comment on whether any endangered or protected species are included in these migrating flocks, but any bird in a migratory mode is particularly vulnerable to being affected by polluted habitat.

Note the adjacency of this storm water collection point to the house to the east of this property. Will the depth and size of the required excavation possibly undermine the foundation of this house?

The placement of the project's swimming pool is so inappropriate as to be absurd. The purpose of having a 200' setback is to protect the integrity of the lake and buffer it from any effects of building or other activities. Hicks Lake is an amenity for all of the residents of Lacey. Fishing, boating, swimming, canoeing, and kayaking

are activities enjoyed here. For the lake's protection this 200' adjacent to the lake-waters is an area in which all other landowners are restricted from building...yet this project is going to place here an uncovered structure holding thousands of gallons of water laced with chlorine and other pool chemicals. Being that the pool is close and uphill, it's not difficult to predict any number of circumstances where these toxins could make their way into the lake. The pool will only be used a few months, but those chemicals will be present 12 months a year-- months when the pool is untended and unobserved during our rainy periods. This pool placement is wholly inconsistent with the intent of Hicks Lake having the 200' building setback.

Respectfully submitted,

Scott Goddard

Cc: Scott Spence
Tom Stiles
Doug Christenson

Grant Beck

From: Lakegang@comcast.net
Sent: Thursday, April 29, 2021 5:38 AM
To: Reace Fant
Cc: sobadog@msn.com
Subject: We strongly oppose this development proposed on Hicks Lake

Follow Up Flag: Follow up
Flag Status: Flagged



To Lacey City Planning,

Please consider these items and do not grant the permit:

As a 60 yr resident on Hicks Lake, it is worth noting the uniqueness of this lake. It is in the middle of a city, has natural springs that are still functional, has a walk-in park, a music retreat center, doesn't have milfoil, and is not overcrowded. There have never been over 100 residences. When they sold off the land where the resort was 15+yrs ago, they only divided it into 4 parcels, each one over an acre. That showed tremendous regard for the lake. Allowing the building of an apartment complexes that will more than triple the residents that use the lake doesn't make any sense. We know the zoning allows for this, but it is wrong on so many levels. (and is there a second property development with >200 units in the pipeline?) Why wasn't there a public hearing when that zoning change was proposed? Where are the public records for any environmental impact studies done for this proposal?

The other project under consideration by Schneider Homes on the adjacent five acres North of the Graves project that might add an additional 200 or so rental units. These combined 10 acres are the only High Density residential zoned area outside the contiguous Lacey core. This zoning has been in existence for over 25 years. It does not seem like an appropriate level of density for this area, and it does not seem to meet the environmental standards that would be in effect today if such a zoning change were proposed.

In addition, it does not seem consistent with the City of Lacey Urban Forest Management Plan

https://www.ci.lacey.wa.us/Portals/0/docs/community_development/planning_documents/2013_urban_forest_management_final.pdf

It does not seem in line with the Community and Economic Development Planning & Zoning Department's Tree Preservation and Protection Plan

<https://www.ci.lacey.wa.us/city-government/city-departments/community-and-economic-development/planning-zoning/current-planning/tree-preservation-and-protection>

These two plots sit between the 16-acre Wanscher's Park and the 23-acre Gwinwood Retreat and this is adjacent to an additional 250 plus acres of largely undeveloped land reaching down to the Mullen Road Habitat. Wildlife moves freely through this entire area; deer, raccoons, coyotes, otters, squirrels, opossums and tree frogs have been seen by the local residents. Birds include owls, kingfishers, osprey, eagles, many breeds of ducks, beavers, gophers (pocket), red-tailed hawks, and pileated woodpeckers, as well as local songbirds and others.

The two plots are heavily wooded, besides alders and maples there are huge cedars, Douglas fir, white fir and hemlock. The Graves proposal sets aside only 5% of the land for trees, and fails to mention the existence of the big evergreens.

The impact on the local residential area will be significant. Hazelwood Lane does not (and cannot) go directly through to Ruddell Road as shown on Google Maps , so Hicks Lake Road, 25th Avenue and Shady Lane will likely see major increases in traffic volume. If these projects are approved, it could triple the lakeside population. It is likely to increase pollution to the lake from impervious surfaces which Long Lake experiences and is now dealing with.

Hicks Lake is the high lake in a chain, springs feed Hicks lake, water flows out to Paterson, Long, Ponds, and Lois Lakes, which then feeds Woodland Creek flowing all the way to the Bay. All these ecosystems will be impacted with overdevelopment of this size.

Lacey is undergoing tremendous growth. This development on Hicks lake will have a negative environmental impact, along with parking & traffic that it very unreasonable.

It's vital to protect our natural resources, and Hicks Lake should be at the top of that list for the city of Lacey. With any drive to protect our planet, protecting our waters is, as it should be, a top priority.

We strongly oppose this development. We also request a PUBLIC HEARING via Zoom to voice our concerns. Thank you for your consideration in this matter of utmost concern to all Hicks Lake residents. We look forward to your response.

Sincerely,

Ken & Sue Callaghan
2805 Carpenter Road SE
Lacey, WA 98503

Grant Beck

From: Bill Broeker <bfamily4u@hotmail.com>
Sent: Wednesday, April 28, 2021 5:59 PM
To: Reace Fant
Subject: Graves and Associates project

Follow Up Flag: Follow up
Flag Status: Flagged



To Reace Fant, April, 28, 2021

My wife and I have been residents on Hicks Lake for the past 11 years and Lacey and Olympia residents for a total of 47 years. We have seen many changes and progress over this time span. Some changes positive and some negative. We have observed a lot of concentrated apartment growth woven throughout the areas. These in well planned and designated areas are positive. If complexes are too large for an area and the habitat and safety of people is negatively affected, it needs to be noted and changed.

The Hicks Lake community is not an area conducive to high density apartment complexes. The lake is too small to accommodate the influx of 132 proposed units. This could potentially, at 4 people per unit, house over 500 more people and their use on the lake. If each apartment had some type of boat, ie. kayaks, canoe, paddle or motor boat, that could potentially add over 200 hundred watercraft in addition to the homeowner's boats plus the public boat launch access onto the lake. Swimmers would be free swimming in the lake and on floating devices. Imagine the boats trying to dodge the swimmers and craft they cannot see. An accident waiting to happen. Could that lead to future law suits against the city?

The construction of extra recreational buildings and area proposed is within the restricted shoreline edic. No variance should be given to the developers. It will affect the visual sight lines with bright lights, noise, and be an annoyance for all those living beside them and across the lake. Noise levels on water clearly carry farther and louder. Both would be hazardous to wild life.

Concerning the habitat and environment; this is an area which is a home to many different species of fish, birds, and animals. A beaver dam was recently spotted on the south side of the lake. The local residents respect and protect this and more people see it as an opportunity to "play" with it.

There is concern about storm water runoff. When the storm water collects it would saturate the wells. This water then would runoff into lake affecting the level of water and affect the quality and integrity of the lake. A much larger system and more pervious areas need to be designed to handle the runoff.

Current Hicks Lake homeowners bought on this lake knowing it as an all purpose boating lake and paid the higher prices for their properties and continue to pay with higher taxes. The Hicks Lake residents do not intend to give up their paid for boating options because a developer wants to capitalize on "the more units the better".

While we again are for progress we are against the building of this and other proposed apartment complexes in this area.

Please take these points to heart as we kindly strive together to achieve safety for all, preserving our natural habitat and complying with laws for everyones benefit. Thank you for supporting Lacey and its people.

Respectively submitted,

Bill and Ede Broeker

Grant Beck

From: Jamie Schultz <jschultz123@yahoo.com>
Sent: Wednesday, April 28, 2021 4:41 PM
To: Reace Fant
Subject: Hicks Lake Development

[Warning! External Email]

Lacey city planning,

I am in disbelief after reading about the proposed Hicks Lake, multi family development. I would like to see the city value one of the gems of Lacey. Where else can you find a city that has a relatively small lake in their city with a beautiful park, a boat launch, all free to the public. Hicks Lake, with a beautiful view of Mount Rainier, is a wildlife sanctuary. It should be protected not put at risk.

Hicks Lake, with its numerous springs, feeds a chain of lakes. To risk the health of Hicks Lake, further risks the health of the other lakes. This development of the lake that doubles, triples, and possibly quadruples the family units will begin the downward spiral of the wildlife sanctuary, the health of many lakes in Lacey, and a pristine opportunity for its residents to enjoy the park and the lake.

The current road structure in this area is inadequate with today's current population, let alone adding many more cars. I live on Shady Lane at the curve. The problem with this curve and the traffic has been reported many time over the years and the city has done nothing to reduce the probability of a horrific accident with most all cars cutting the corner at this curve. The truck traffic is too much for this curve and this road. And now you expect that more traffic is going to be OK? There are no sidewalks in this area and adding more traffic just increases the risks.

Please don't be known as the people that allow development to ruin the city and the unique assets this city possesses. I hope that you will allow a public hearing on this proposed development. Please count me in as one of the many that strongly oppose this development.

Jamie Schultz
6317 shady lane se
Lacey
3604400197

Grant Beck

From: Darryl Carver <dlcarver42@gmail.com>
Sent: Wednesday, April 28, 2021 11:06 AM
To: Reace Fant
Subject: Graves Development at 2801 Hazelwood Lane SE



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 it's 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 it's connection to Wanschler'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
2728 Hazelwood Lane SE
425-894-2240

Grant Beck

From: Lynn Grotsky <lynngrotsky@gmail.com>
Sent: Wednesday, April 28, 2021 11:03 AM
To: Reace Fant
Cc: lbrodoff@seattleu.edu
Subject: Letter Concerning Apartment Development near Hicks Lake
Attachments: Concern re apartments Hicks Lake.docx



Hello,

Please see the attached letter requesting more public hearings on the Hick's Lake development proposal and the need for further environmental impact studies. Thank you. Lynn Grotsky and Lisa Brodoff

Lynn Grotsky
2419 Carpenter Rd. SE
Lacey, WA 98503
Phone: 360 556-2506
Email: lynngrotsky@gmail.com
Pronouns: She/Her/Hers

Grant Beck

From: Gail Smith <gailsmith1956@gmail.com>
Sent: Wednesday, April 28, 2021 10:19 AM
To: Reace Fant
Subject: Hicks Lake Apartment Complex Proposal

[Warning! External Email]

To Lacey City Planning,

As a resident on Hicks Lake since 1986, it is worth noting the uniqueness of this lake. It is in the middle of a city, has natural springs that are still functional, has a walk-in park, a music retreat center, doesn't have milfoil, and is not overcrowded. There have never been over 100 residences. When they sold off the land where the resort was 15+ yrs ago, they only divided it into 4 parcels, each one over an acre. That showed tremendous regard for the lake. Allowing the building of an apartment complex that will more than double the residents that use the lake doesn't make any sense. I know the zoning allows for this, but it is wrong on so many levels. (and is there a second property development with >200 units in the pipeline?) Why wasn't there a public hearing when that zoning change was proposed? Where are the public records for any environmental impact studies done for this proposal?

The many guests we have had over the years are always in awe that this lake has been preserved as a sanctuary to wildlife. This lake is small, so putting 4X the residents will take away the calm, quiet natural sanctuary that it is. Over the recent decades, we have seen the eagle, osprey and blue heron population increase. They WILL LEAVE if the quiet serene environment cannot be preserved. It's rare to see one, but otters & turtles also live on the lake. This is VERY unusual and it is essential to retain this lake as their habitat.

There have been several homes torn down and rebuilt over the last decade. The only significant change to lake use has been kayaks and paddleboards. The quiet is highly respected and obviously prioritized by all.

Lacey is undergoing tremendous growth. This development on Hicks lake will have a negative environmental impact, along with parking & traffic that it very unreasonable.

It's vital to protect our natural resources, and Hicks Lake should be at the top of that list for the city of Lacey. With any drive to protect our planet, protecting our waters is, as it should be, a top priority.

We strongly oppose this development. We also request a PUBLIC HEARING via Zoom to voice our concerns. Thank you for your consideration in this matter of utmost concern to all Hicks lake residents. We look forward to your response.

William (Grant) & Gail Smith
2625 Carpenter Road SE
Lacey, WA 98503

Sent from my iPhone

Grant Beck

From: Pat Meyers <olymeyers@gmail.com>
Sent: Wednesday, April 28, 2021 9:29 AM
To: Reace Fant
Subject: Re: Hicks Lake apartment complex proposal



To Lacey City Planning,

As a 50yr resident on Hicks Lake, it is worth noting the uniqueness of this lake. It is in the middle of a city, has natural springs that are still functional, has a walk-in park, a music retreat center, doesn't have milfoil, and is not overcrowded. There have never been over 100 residences. Allowing the building of an apartment complex that will more than double the residents doesn't make any sense. I know the zoning allows for this, but it is wrong on so many levels. (and is there a second property development with >200 units in the pipeline?) Why wasn't there a public hearing when that zoning change was proposed? Where are the public records for any environmental impact studies done for this proposal?

The many guests we have had over the years are always in awe that this lake has been preserved as a sanctuary to wildlife. This lake is small, so putting 4X the residents will take away the calm, quiet natural sanctuary that it is. Over the recent decades, we have seen the eagle, osprey and blue heron population increase. They WILL LEAVE if the quiet serene environment cannot be preserved. I waited patiently for FIVE years to see a blue heron light on a small floating dock we placed out front. We have provided 2 wood duck boxes on our property, and this spring, there were FIVE couples vying to fill those 2 boxes. It's rare to see one, but otters & turtles also live on the lake. This is VERY unusual and it is essential to retain this lake as their habitat.

There have been several homes torn down and rebuilt over the last decade. The only significant change to lake use has been kayaks and paddleboards. The quiet is highly respected and obviously prioritized by all.

Lacey is undergoing tremendous growth. This development on Hicks lake will have a negative environmental impact, along with parking & traffic that it very unreasonable.

It's vital to protect our natural resources, and Hicks Lake should be at the top of that list for the city of Lacey. With any drive to protect our planet, protecting our waters is, as it should be, a top priority. We strongly oppose this development.

Sincerely,
John & Pat Meyers
2321 Carpenter Road SE
Lacey, Wa. 98503

--

Best,
Pat | 360.742.2222

Grant Beck

From: Pamela Pearce <pamelazpearce@gmail.com>
Sent: Wednesday, April 28, 2021 8:22 AM
To: Reace Fant
Subject: Objections to Apartment Developments at Hicks Lake



Generations of our family have enjoyed Hicks Lake since 1986, and we are simply devastated by the proposal to build 132 apartments on the five acres of waterfront property currently owned by Wayne Gustafson at 2801 Hazelwood Lane SE. The developer proposing this development has not yet even closed on the purchase of this property. 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 including the trailer park property, just to the North of this development by Schneider Development at 2712 Hazelwood Lane SE. that is rumored to include approximately 180 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 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 this land at 2801 Hazelwood Lane SE. and the trailer park 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

Grant Beck

From: Gary Wilson <sailsidetrack@gmail.com>
Sent: Wednesday, April 28, 2021 8:06 AM
To: Reace Fant
Subject: Proposed high density developments on Hicks Lake



Dear Mr. Fant,

We moved to our house on Hicks Lake 35 years ago. News that Graves and Associates wants to build a 132 unit high density apartment on the Hicks Lake shoreline came as a surprise and disappointment to me. I remember when Wanchers gave the 16 acres to the City many years ago for a park, with the stipulation that it never be used for a high density housing project, so I thought our shorelines were going to be safe from over-development. Now I learn that Schneider Homes has an adjacent project also in the works.

The developers may have submitted traffic plans to you, but since there is no street for them through to Ruddell Road, it seems like they are going to create a traffic disaster down Hicks Lake Road and Shady Lane and through the neighborhoods. How would you mitigate that?

Also, the loss of habitat for the wildlife will be severe after clearing off acres and acres of forest land. How can this be okay with a city that requires me to obtain a permit if I want to cut one tree down in my yard?

Please do not allow these projects to go forward. I think these kinds of projects need to be in more open areas that can accommodate the spread, not piled on top of existing, well established development and ecologically sensitive forestland.

Thank you for your consideration
Gary Wilson
5824 25th Ave SE
Lacey, WA 98503

Grant Beck

From: Bruce Schultz <bschultz000@yahoo.com>
Sent: Tuesday, April 27, 2021 7:56 PM
To: Reace Fant
Subject: Hicks lake proposed apartment complex

Follow Up Flag: Follow up
Flag Status: Flagged



Sent from my iPhone

Begin forwarded message:

My questions—

What are the mitigation plans for additional traffic created by the housing increase?

What are the stormwater mitigations plans for additional impervious surface created by the housing units?

What access will the residence have to the lake and how will this be enforced? Is it beach type access or boat launch access?

What is the plan for on-site parking, and does it meet the city requirements?

What are the plans the city may have if the project is partially finished and the developer is not able to perform and complete the project?

General Knowledge questions -

What other projects has this developer completed in the Lacey or Thurston County area?

Does the developer build and hold or build and sell?

Sent from my iPhone

Bruce Schultz
bschultz000@yahoo.com

Grant Beck

From: Alan Baum <alandbaum@gmail.com>
Sent: Tuesday, April 27, 2021 7:31 PM
To: Reace Fant
Subject: Re: Proposed deforestation of Hicks Lake forest



Thank you Mr Fant.

Please also include the following;

Having recently purchased the property at 2811 Hicks lake lane, I am surrounded on 2 sides by the parcel for proposed development. I would be personally affected by having the shade from the nearby trees be removed, this would affect my heating and cooling bills, and the development would devalue the property I just closed on March 2nd. The proposed development would also have the back entrance of the parking lot right at my property line, meaning a massive increase of traffic which would endanger my child and pets. Noise would increase dramatically on the back side of my home, and so I would have to invest in higher grade windows and patio doors to block the noise.

This development would massively increase my costs, devalue my property, endanger my family, and disrupt my community.

Thank you.

Alan Baum

On Tue, Apr 27, 2021 at 17:53 Alan Baum <alandbaum@gmail.com> wrote:

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

From: Alan Baum <alandbaum@gmail.com>
Date: Tue, Apr 27, 2021 at 10:30
Subject: Proposed deforestation of Hicks Lake forest
To: <RFant@ci.lacey.wa.us>

Good Morning Mr.Fant,

I am writing to you today to openly express my disapproval of the proposed project to be located at 2801 Hazelwood on Hicks Lake.

This habitat is filled with life: trees - alders, maple, douglas fir, cedar, hemlock - and animals - deer, frogs, raccoons, coyotes, otters, squirrels, opossum, owls, kingfishers, osprey, duck, red-tailed hawk, woodpeckers, a variety of songbirds, and Bald Eagles.

In fact, Bald Eagles can regularly be seen in the trees of that parcel, and may even have a nest. These animals move freely between Wanschers park and the Gwinwood retreat, and such development would destroy the ecosystem and the homes of hundreds of animals, include the National Bird of the United States. Destroying the home of a Bald Eagle is quite frankly un-American.

The impact of the 132-unit complex on the community would mean an additional 200+ cars on roads that aren't equipped or designed for the traffic - Shady Lane already has outsiders speeding down the road to cut through but this would mean many more on said road, as well as 25th and Hicks Lake road.

The influx of residents would mean more pollution to the area with trash and noise, and the lake will also be incredibly effected. The danger of having lake access to that many resident right next to the boat launch could result in power boats colliding with smaller watercraft, or even with swimmers.

A complex of 132 units of a 5 acre plot of land isn't going to attract middle class or even lower-middle class residents. To live in such high density of people is lower income families, that unfortunately also mean drugs and gangs. This community does not need a higher density of population in it, especially with another development in the works of some 200 units on 5 acres. This is not what Lacey is about. And it does not coincide with the City of Lacey Urban Forest Management Plan, nor the Community and Economic Development Planning and Zoning Department's Tree Preservation and Protection Plan.

The late owner of the land, Wayne Gustafson, had shared with neighbor that he wanted the land to remain untouched for at least 10 years after his death, a wish that clearly represented his appreciation of the forest. He would not want this land to be gutted and abused like this.

To summarize, the development of this land would mean deforesting 95% of the woods, destroying the homes of hundreds of animals, and severely impacting the safety of the residents and community. It would put tremendous strain on the infrastructure of the area, would require increased Police funding for the population, and would be the beginning of turning Lacey into yet another metropolis. I whole heartedly oppose the plans to develop this land.

As alternative options, the best and preferred option would be for the city to purchase the land and extend Wanschers park in order to preserve the land.

The second option (only because I understand city budgets, and that it is private land and I could not expect the parcel owner to change their mind and not profit off the land) would be alternative plans to develop. Instead of cutting down 95% of the trees, it could be only about 30-40% of the trees to develop a 12-16 unit apartment building, with lake access and a smaller recreation area. (Whatever amount of trees would be acceptable to preserve the wildlife as recommended by a third party ecologist) This could attract young professionals, with median income of \$60-90k, and that appreciate the wildlife and the area. The landlord could charge a higher rent for these nicer apartments, and Lacey would benefit from an influx of cash into the local economy from these young professionals.

Thank you for your time, I hope this project can be changed for the betterment of the community and the ecology.

Sincerely,

Alan Baum
Hicks Lake Lane resident.

--

Alan D. Baum
360-304-1256

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Sent from my iPhone

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Sent from my iPhone

Grant Beck

From: Jeanette DeMello <jdemello@comcast.net>
Sent: Tuesday, April 27, 2021 6:46 PM
To: Reace Fant
Subject: Huge Impact on Wildlife



To Reace Fant,

My family has had a home on Hicks Lake for over 90 years. I am very concerned that the proposed Graves and Associates project to build 132 apartment units on five acres with access to Hicks Lake. This development will present serious problems for the City of Lacey and environmentally impact our area and lake.

Please consider these items and do not grant the permit:

There is another project under consideration by Schneider Homes on the adjacent five acres North of the Graves project that might add an additional 200 or so rental units. These combined 10 acres are the only High Density residential zoned area outside the contiguous Lacey core. This zoning has been in existence for over 25 years. It does not seem like an appropriate level of density for this area, and it does not seem to meet the environmental standards that would be in effect today if such a zoning change were proposed.

In addition, it does not seem consistent with the City of Lacey Urban Forest Management Plan

https://www.ci.lacey.wa.us/Portals/0/docs/community_development/planning_documents/2013_urban_forest_management_final.pdf

It does not seem in line with the Community and Economic Development Planning & Zoning Department's Tree Preservation and Protection Plan

<https://www.ci.lacey.wa.us/city-government/city-departments/community-and-economic-development/planning-zoning/current-planning/tree-preservation-and-protection>

These two plots sit between the 16 -acre Wanscher's Park and the 23 -acre Gwinwood Retreat and this is adjacent to an additional 250 plus acres of largely undeveloped land reaching down to the Mullen Road Habitat. Wildlife moves freely through this entire area; deer, raccoons, coyotes, otters, squirrels, opossums and tree frogs have been seen by the local residents. Birds include owls, kingfishers, osprey, eagles, many breeds of ducks, red-tailed hawks, and pileated woodpeckers , as well as local songbirds and others.

The two plots are heavily wooded, besides alders and maples there are huge cedars, Douglas fir, white fir and hemlock. The Graves proposal sets aside only 5% of the land for trees, and fails to mention the existence of the big evergreens.

The impact on the local residential area will be significant. Hazelwood Lane does not (and cannot) go directly through to Ruddell Road as shown on Google Maps , so Hicks Lake Road, 25th Avenue and Shady Lane will likely see major increases in traffic volume. If these projects are approved , it could triple the lakeside population. It is likely to increase pollution from impervious surfaces, cause a dangerous mix of fast power boats and slow personal watercraft and create increased noise from the proposed lakeside activity center and pool.

Please consider this letter and the impact and do not approve the permit.

Regards,
Jeanette DeMello
2403 Carpenter Road SE
Lacey, WA 98503

Grant Beck

From: DOUGLAS CATEY <dougcatey@comcast.net>
Sent: Tuesday, April 27, 2021 6:29 PM
To: Reace Fant
Cc: marg@hollinger-group.com
Subject: Graves Development Proposal on Hicks Lake



My family has lived on Hicks Lake since 1987. We wish to register our complete concurrence with the letter from the Hollingers of 4/27/2021 and add our observations and concerns.

1. The water quality of Hicks Lake has deteriorated markedly in the years we have lived on the lake. The City of Lacey invested in a stormwater abatement facility where Ruddel Road drainage enters the lake to try to mitigate the urban drainage impacts, but the water quality continues to deteriorate. The proposed Graves development will add substantial impervious surfaces and peak runoff to the already taxed Hicks Lake. It is doubtful that those impacts can be mitigated with any feasible stormwater retention structure so close to the lake, and on the sandy loam soil on site.
2. If allowed to proceed, the project should be required to connect to city water and sewer, with the sewer main sized to accommodate all of the existing development along Hazelwood Lane, including Gwinwood Retreat.
3. An independent traffic study should be completed, with mitigation measures identified and required for increased traffic all the way from the proposed project to Ruddel Road, including any improvements needed on Ruddel Road itself such as signaling, turn lanes, etc.
4. The City of Lacey, developer, lakeside residents, and other interested parties should investigate the feasibility of purchasing this site from the developer, along with the other nearby site under consideration for intensive development. If the City were to purchase these parcels, the complex of public land, including Wanschers Park and the boat launch would be a huge asset to the City's inventory of public recreation parkland. It would also go a long way toward protecting the environmental quality of Hicks Lake and its surroundings.
It seems a much better use of funds than the legal costs likely to be borne by all parties if the project attempts to proceed.

We hope you will deny this project, or, at a minimum, delay approval until all of the environmental and infrastructure impacts of the proposal are identified and adequately mitigated.

Thank you for your consideration.

Doug and Elayne Catey
6511 27th Lane SE
Lacey WA 98503

Grant Beck

From: Kyle Mckeon <flath20@icloud.com>
Sent: Tuesday, April 27, 2021 3:15 PM
To: Reace Fant
Subject: Hicks Lake Developments

[Warning! External Email]

Good Afternoon Reace,

I will keep this brief as I know many of my neighbors are writing you as well

I am opposed to these developments

As a resident on the lake I am concerned about a couple of things with these developments. The traffic impacts - thats going to add a ton of extra trips to both 25th and Shady Lane in the AM and PM peaks. Oh and on an editorial note, I can also confirm to the city that ignoring the speed problem on shady lane is not a particularly effective strategy. With the increased average daily trips created by 300+ units I would suggest its only going to get worse. This is not a NIMBY issue but rather a legitimate safety concern. Shady Lane is not Pedestrian friendly and speed is definitely a problem

I'm also concerned about the environmental impacts and effects on the wildlife created by these proposed additional units in the neighborhood. I do not see how there couldn't be any adverse impacts. Surprisingly, there is quite a diversity of wildlife out here despite being in a more urbanized setting, the zoning on these parcels don't matter they are also habitat.

If Lacey can't stop the development I would hope they would take a very thoughtful, collaborative and multimodal approach to any mitigation measures on these developments I also hope the city takes aggressive measures to protect the lake itself.

Thanks

Kyle McKeon
6215 Shady lane

Grant Beck

From: Margaret Hollinger <marg@hollinger-group.com>
Sent: Tuesday, April 27, 2021 1:29 PM
To: Reace Fant
Subject: Huge Impact on Wildlife



To Reace Fant,

I have lived on Hicks Lake for 10 years. I am very concerned that the proposed Graves and Associates project to build 132 apartment units on five acres with access to Hicks Lake. This development will present serious problems for the City of Lacey and environmentally impact our area and lake.

Please consider these items and do not grant the permit:

There is another project under consideration by Schneider Homes on the adjacent five acres North of the Graves project that might add an additional 200 or so rental units. These combined 10 acres are the only High Density residential zoned area outside the contiguous Lacey core. This zoning has been in existence for over 25 years. It does not seem like an appropriate level of density for this area, and it does not seem to meet the environmental standards that would be in effect today if such a zoning change were proposed.

In addition, it does not seem consistent with the City of Lacey Urban Forest Management Plan

https://www.ci.lacey.wa.us/Portals/0/docs/community_development/planning_documents/2013_urban_forest_management_final.pdf

It does not seem in line with the Community and Economic Development Planning & Zoning Department's Tree Preservation and Protection Plan

<https://www.ci.lacey.wa.us/city-government/city-departments/community-and-economic-development/planning-zoning/current-planning/tree-preservation-and-protection>

These two plots sit between the 16-acre Wanscher's Park and the 23-acre Gwinwood Retreat and this is adjacent to an additional 250 plus acres of largely undeveloped land reaching down to the Mullen Road Habitat. Wildlife moves freely through this entire area; deer, raccoons, coyotes, otters, squirrels, opossums and tree frogs have been seen by the local residents. Birds include owls, kingfishers, osprey, eagles, many breeds of ducks, red-tailed hawks, and pileated woodpeckers, as well as local songbirds and others.

The two plots are heavily wooded, besides alders and maples there are huge cedars, Douglas fir, white fir and hemlock. The Graves proposal sets aside only 5% of the land for trees, and fails to mention the existence of the big evergreens.

The impact on the local residential area will be significant. Hazelwood Lane does not (and cannot) go directly through to Ruddell Road as shown on Google Maps, so Hicks Lake Road, 25th Avenue and Shady Lane will likely see major increases in traffic volume. If these projects are approved, it could triple the lakeside population. It is likely to increase pollution from impervious surfaces, cause a dangerous mix of fast power boats and slow personal watercraft and create increased noise from the proposed lakeside activity center and pool.

Please consider this letter and the impact and do not approve the permit.

Regards,
Margaret and Glenn Hollinger
2503 Carpenter Road SE

Lacey, WA 98503

Grant Beck

From: Alan Baum <alandbaum@googlemail.com>
Sent: Tuesday, April 27, 2021 10:31 AM
To: Reace Fant
Subject: Proposed deforestation of Hicks Lake forest



Good Morning Mr.Fant,

I am writing to you today to openly express my disapproval of the proposed project to be located at 2801 Hazelwood on Hicks Lake.

This habitat is filled with life: trees - alders, maple, douglas fir, cedar, hemlock - and animals - deer, frogs, raccoons, coyotes, otters, squirrels, opossum, owls, kingfishers, osprey, duck, red-tailed hawk, woodpeckers, a variety of songbirds, and Bald Eagles.

In fact, Bald Eagles can regularly be seen in the trees of that parcel, and may even have a nest. These animals move freely between Wanschers park and the Gwinwood retreat, and such development would destroy the ecosystem and the homes of hundreds of animals, include the National Bird of the United States. Destroying the home of a Bald Eagle is quite frankly un-American.

The impact of the 132-unit complex on the community would mean an additional 200+ cars on roads that aren't equipped or designed for the traffic - Shady Lane already has outsiders speeding down the road to cut through but this would mean many more on said road, as well as 25th and hicks lake road.

The influx of residents would mean more pollution to the area with trash and noise, and the lake will also be incredibly effected. The danger of having lake access to that many resident right next to the boat launch could result in power boats colliding with smaller watercraft, or even with swimmers.

A complex of 132 units of a 5 acre plot of land isn't going to attract middle class or even lower-middle class residents. To live in such high density of people is lower income families, that unfortunately also mean drugs and gangs. This community does not need a higher density of population in it, especially with another development in the works of some 200 units on 5 acres. This is not what Lacey is about. And it does not coincide with the City of Lacey Urban Forest Management Plan, nor the Community and Economic Development Planning and Zoning Department's Tree Preservation and Protection Plan.

The late owner of the land, Wayne Gustafson, had shared with neighbor that he wanted the land to remain untouched for at least 10 years after his death, a wish that clearly represented his appreciation of the forest. He would not want this land to be gutted and abused like this.

To summarize, the development of this land would mean deforesting 95% of the woods, destroying the homes of hundreds of animals, and severely impacting the safety of the residents and community. It would put tremendous strain on the infrastructure of the area, would require increased Police funding for the population, and would be the beginning of turning Lacey into yet another metropolis. I whole heartedly oppose the plans to develop this land.

As alternative options, the best and preferred option would be for the city to purchase the land and extend Wanschers park in order to preserve the land.

The second option (only because I understand city budgets, and that it is private land and I could not expect the parcel owner to change their mind and not profit off the land) would be alternative plans to develop. Instead of cutting down

95% of the trees, it could be only about 30-40% of the trees to develop a 12-16 unit apartment building, with lake access and a smaller recreation area. (Whatever amount of trees would be acceptable to preserve the wildlife as recommended by a third party ecologist) This could attract young professionals, with median income of \$60-90k, and that appreciate the wildlife and the area. The landlord could charge a higher rent for these nicer apartments, and Lacey would benefit from an influx of cash into the local economy from these young professionals.

Thank you for your time, I hope this project can be changed for the betterment of the community and the ecology.

Sincerely,

Alan Baum
Hicks Lake Lane resident.

--

Alan D. Baum
360-304-1256

Grant Beck

From: Darryl Carver <dlcarver42@gmail.com>
Sent: Tuesday, April 27, 2021 9:42 AM
To: Reace Fant
Subject: Graves Development at 2801 Hazelwood Lane SE



Hazelwood Lane is NOT a through street to Ruddell Road.

All traffic from this development and the expected one at 2712 Hazelwood Lane will have to travel down Hicks Lake Road, 25th Ave SE and Shadey Lane.

Hicks Lake Road is in bad repair and not lit. This would add the traffic from over 300 new residences.

Darryl Carver
425-894-2240
2728 Hazelwood Lane SE

Grant Beck

From: director@gwinwood.org
Sent: Tuesday, April 27, 2021 9:30 AM
To: Reace Fant
Subject: Gayteway at Hicks Lake

[Warning! External Email]

Dear Mr Fant,

As the Executive Director of the Gwinwood Retreat Center, I am writing to express my strong opposition to the Gayteway at Hicks Lake Multifamily Development, proposed for 2801 Hazelwood Ln SE, Lacey WA 98503 (parcel number 11828140700).

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. Strong consideration of the impact from this development should be considered for those who can not speak for themselves.

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. Gayteway at Hicks Lake boasts 132 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 on the current natural surroundings. The repercussions would trail beyond the wildlife to those visiting the nearby park and boat launch, leaving fewer opportunities for 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,
Kate Ayers
Ex Dir Gwinwood Retreat Center

Grant Beck

From: DANA CLAY <clayd58@comcast.net>
Sent: Monday, April 26, 2021 9:28 PM
To: Reace Fant
Subject: Development at Hicks Lake Road



Dear Mr. Fant;

I am writing to express my husband and my grave concerns about the proposed development 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 fact that I'm told that *2nd* one in the adjacent area is *also* in the planning) it seems absolutely inconceivable! With that amount of increased traffic to the area AND traffic and parking for Wancher's Park, it seems utterly ludicrous and completely unworkable. It's already become quite a problem on a hot day as it is. 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 the 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.
- We're also concerned about the loss old growth trees in the area. We think that the city should be working to *expand* Wancher'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.

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

Grant Beck

From: Susan Cooksey <susandcooksey@frontier.com>
Sent: Monday, April 26, 2021 4:02 PM
To: Reace Fant
Cc: Samra Seymour; 'Hunt, Sen. Sam'; laurie.dolan@leg.wa.gov; jessica.bateman@leg.wa.gov
Subject: Proposed Development at 2801 Hazelwood LN SE, Lacey

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged



To: Reace Fant, Assistant Planner
City of Lacey Planning Department

Dear Mr. Fant:

I live in Donegal Hills, a community of 17 homes built twenty plus years ago, across from the Hicks Lake boat launch. Although I became a resident here only three years ago when I retired, both my parents and my sister and her husband purchased homes in this subdivision when it was first built. I am active in my Homeowner's Association and vested in this community.

I am writing this letter to inform both you, and the City of Lacey Planning Department, that I am adamantly opposed to the 132 multi-unit development being proposed at 2801 Hazelwood LN SE, Lacey. I believe that this development would seriously and negatively impact several crucial characteristics of the Wanchers Park/Hicks Lake area.

The area along Hicks Lake Road, adjacent to the Lake, is forested and includes wetlands. It is home to racoons, opossum, squirrels, deer, birds, amphibians, and many insects, all of which will have their habitat displaced by this development.

As I am trying to read through the City's Shoreline Master Plan and the State's Ecology Shoreline Management Act, I note that Hicks Lake is designated and specifically called out as a shoreline area in Lacey. In both documents there is language protecting these areas and the wildlife that is near these bodies of water. I think high-density development and the significant impervious surface and pollution that come with it are hugely inconsistent with the intent behind shoreline uses regulations.

The [Shoreline Management Act](#) (SMA) requires all counties and most towns and cities with shorelines to develop and implement [Shoreline Master Programs](#). The law also defines the role in reviewing and approving local programs. The SMA was passed by the Washington Legislature in 1971 and adopted by voters in 1972. Its overarching goal is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

The SMA applies to all 39 Washington counties and about 250 towns and cities with stream, river, lake, or marine shorelines.

There are three basic SMA policy areas: Shoreline use, environmental protection, and public access.

The SMA establishes the concept of preferred shoreline uses. These uses are consistent with controlling pollution, preventing damage to the natural environment, or are unique to or dependent upon use of Washington's shorelines. Preferred uses include:

- **Single-family residences**
- Ports
- Shoreline recreational uses
- Water-dependent industrial and commercial developments
- Other developments providing public access opportunities

The SMA is intended to protect shoreline natural resources including the land, vegetation, wildlife, and aquatic habitats against adverse environmental effects. All allowed uses are required to offset adverse environmental impacts as much as possible and preserve the natural character and aesthetics of the shoreline.

I am also disturbed to find that 2801 Hazelwood LN SE is zoned R-3. How did this development receive a high-density designation? And when did this occur? Where, when and how was the community engaged in this decision?

According to Zoning, **R-3 High Density Residential zone** shall consist of one to 10 and above dwelling units per acre. The purpose of this zone is to establish areas for higher residential densities within easy pedestrian access to commercial areas, public facilities and employment centers of the City.

This development is NOT within easy pedestrian access to commercial areas, public facilities, employment centers of the City or PUBLIC TRANSPORTATION. The only easy way to access any of the above will be by vehicle dependency.

This development appears to be inconsistent with the department of ecology and the city's own shoreline master plan.

In addition to destroying the forested area by clear cutting the construction area (I counted at least 30 plus old-growth trees marked for removal) and creating potential lake pollution, the development does not even show a retention pond or any areas of green grass in their rendering.

In addition, Hicks Lake Road is barely two lanes (especially when flooding occurs during rainfall). There are no sidewalks along the road except on the Donegal Hills community property line. Plus the road is often used as a raceway by various individuals living in or visiting the apartments. In the summer, overflow visitors at Hicks Lake, will park along the road, making it even more narrow and causing congestion. This road cannot handle an additional 200 or more vehicles.

And what about the schools? I doubt that Lacey Elementary would be able to handle an influx of students.

I certainly hope that a deal was not made to allow a multi-unit complex on Hicks Lake in exchange for building affordable housing elsewhere.

Please do not allow this type of development on Hicks Lake. It will cause irreparable harm to the environment, wildlife, and lake.

I would like to understand and discuss options for changing the zoning of this area to be consistent with state and local policy for shorelines and appropriate zoning for high-density residential. I understand that high-density zoning allows for additional opportunities for low-income housing. This project, with its amenities and lake views are inconsistent with that goal.

Thank you.

Susan Cooksey
5806 Donegal CT SE
(425) 941-7310

Grant Beck

From: The Krells <krells@comcast.net>
Sent: Monday, April 26, 2021 2:57 PM
To: Reace Fant
Subject: Concerns Regarding Proposed 132 Unit Multi-Family Development at Hicks Lake (2801 Hazelwood Ln SE, Lacey WA 98503)

Follow Up Flag: Follow up
Flag Status: Flagged



We write to voice our strong concerns regarding this proposed project. (A paper copy has also been sent to you at City Hall.) We have lived nearly adjacent to the site since 2002; ours is one of three houses on Hicks Lake Lane, a private road at the foot of 30th Avenue. The entrance to the Gwinwood Retreat Center lies immediately to the south of us. Our concerns are both general and specific.

Stormwater and Drainage: This is the issue we feel would impact us most directly. As you're no doubt aware, the proposed site for the project has a definite slope down towards Hicks Lake. In all the years we have lived in our current house, any time there is a moderate to heavy rain – typically several times a month during the long rainy season – we have to be extremely mindful of the stormwater coming down 30th Avenue. Our house is a daylight basement home, so the lower level is below the road surface in front of our house. When the rain is heavy enough, it fills up our lower level “window wells” and then drains into the interior of our home. This has happened several times in the 18+ years we've lived here. (Note: this sometimes happens despite our attempts to shovel out “channels” to direct the water away from our house.)

Two or three years ago when Lacey experienced a “micro burst” storm, the stormwater coming down 30th Avenue looked like a river coming towards our house. With the proposed removal of so much vegetation and soil from the site, and the paving of new roads and parking places, the amount of drainage negatively affecting our property can be expected to increase significantly. Much of the stormwater which finds its way down to our property no doubt eventually drains into the lake, contributing to pollution problems.

Access Roads and Increased Traffic: This issue has no doubt been brought up by several others. As the only city road currently into the proposed site, the amount of traffic on **Hicks Lake Road** can be expected to increase almost exponentially given the 132 residential units that are planned. We believe that road will have to be re-built or at least re-designed to provide for turn lanes.

Last summer, anytime there was warm, sunny weather, a large number of cars parked alongside the road so people could go to Wanschers Park and the boat launch (which for many serves as another access point for swimming). With cars parked along both sides of the road it became very difficult for cars traveling in opposing directions to pass safely. This problem will be aggravated significantly if this project proceeds.

The other road which will be affected is **30th Avenue SE** which is the sole access road not only for us and our two neighbors, but also the **Gwinwood Retreat Center** which is located immediately south of us. This is a very narrow road that could not be expected to handle much more than the very limited traffic it currently receives. Our experience has been that in a non-COVID summer, the Retreat Center next door hosts at least a couple of events that are very heavily attended and result in cars being parked along both sides of 30th Avenue, making safe travel difficult at best. It seems reasonable to expect that “spill-over” traffic and parking from the proposed multi-family project will significantly aggravate this problem.

Given that there are only two relatively small roads bordering the site, traffic problems could become particularly problematic for current residents during what would likely be a long period of land clearing and construction requiring

heavy equipment and large trucks. We are also concerned about whether there will be sufficient access to Wanschers Park and the public boat launch during this period.

These traffic issues could become extremely problematic in situations where emergency vehicles such as fire engines or ambulances are required (something which has happened several times over the past few years).

Impact on Wildlife: We are not experts on this issue, but it appears that the applicants significantly underestimated the kinds of wildlife that would be displaced because of this project. Every year we have lived here we have had many, many deer wander down from the proposed site to feast on the apples that grow on our trees. They will not be happy about the destruction of their forest or the loss of their apples! In addition, we see eagles, beavers, osprey, and many other small animals and birds on our property, and the proposed site likely is also full of these animals.

Zoning: We were surprised to see that the current zoning for the land in question is “**high density residential,**” and understand that designation was made a number of years (or decades) ago. This strikes us as a highly questionable designation for property that sits on a lake, and would like to know the rationale for it. This type of zoning seems much more appropriate for the core downtown area, where residents would have easy access to goods and services.

Other Impacts on the Lake and Its Residents:

During our almost nineteen years living here, we have experienced and enjoyed Hicks Lake as a generally quiet, peaceful and scenic residential lake, one dominated by single-family residences. The proposed development would significantly change that.

- **Lake Crowding:** This proposal would more than double the number of residences with access to the lake, likely doubling the number of people who use the lake for swimming, fishing, kayaking, water skiing, and any number of additional water activities.
- **Noise:** Both during construction and after completion, the project would substantially increase noise levels – on the lake, within the development, at the pool, etc.
- **Nighttime and Outdoor Lighting:** Necessary lighting in the complex – for parking lots, stairwells, the pool and activity building, sidewalks – would increase the level of nighttime “light pollution,” visible from many vantage points on the lake.

We look forward to attending any upcoming hearings, where the project proponents and city staff can address the many concerns we and others have.

Robert and Deanna Krell
2812 Hicks Lake Lane SE
(360) 459-3493

Grant Beck

From: Andrew Feyerick <prthead@bellsouth.net>
Sent: Monday, April 26, 2021 1:55 PM
To: Reace Fant
Subject: Hicks Lake Forest

Follow Up Flag: Follow up
Flag Status: Flagged



Good Afternoon,

I am writing to state my great displeasure with the idea of destroying the Hicks Lake Forest! I understand that there is a lot of money to be made by wealthy developers for tearing down the forest and building a large, unsightly 132 family apartment complex but you're talking about destroying an area that is attractive, adds value to the current homeowners and is unique to the community. I bought a house on Hicks Lake in June of last year. I specifically bought here because it was a great location on a wonderful lake where there is still access for the public for boating, picnicking and any other family event that someone would want to plan. I'm sure there are dozens of other places in Lacey that do not ruin a natural area and still provides very nearby access for families wanting to enjoy the lake and the park.

A second issue is the infrastructure. Having 132 more families coming in and out of that area would be a disaster and create a traffic nightmare. Obviously you would solve this by tearing down more of the park since that's probably just part of the plan. There is no way to build the building, parking, roads and other items that would inevitably follow without massive destruction of the land around the lake.

Please don't even try to turn this into a jobs creation issue. While there may be a lot of workers for construction, they will be gone in about 12-24 months. Beyond that, you'll probably have less than a dozen longer term employees for building management, unit sales and maintenance. And to be real, the construction will not stop here and this will end up being just become another overcrowded swimming hole.

Please do not do this. There are other places that can accommodate this. Again, build a 200 building apartment building a mile or two away, closer to businesses that can cater to the tenants and help them thrive while continuing to provide public access to every resident. This project will be a disaster for Hicks Lake. Please don't do it!

Best Regards,

Drew Feyerick
2516 Gwinn Ln.
Lacey, WA 98503
904-535-8304

Grant Beck

From: Nicole Williams
Sent: Monday, April 26, 2021 11:38 AM
To: Reace Fant
Subject: FW: Apartment Developments at Hicks Lake

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Reace,

Please add this email to the public comment regarding this 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: Andy Ryder <ARyder@ci.lacey.wa.us>
Sent: Monday, April 26, 2021 11:37 AM
To: Nicole Williams <nwilliam@ci.lacey.wa.us>
Subject: FW: Apartment Developments at Hicks Lake

From: lecarver24@comcast.net <lecarver24@comcast.net>
Sent: Sunday, April 25, 2021 10:13 PM
To: Andy Ryder <ARyder@ci.lacey.wa.us>
Subject: Apartment Developments at Hicks Lake



Mr. Mayor:

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 the 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 2 801 Hazelwood 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.

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 the 2801 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

Grant Beck

From: Scott Spence
Sent: Monday, April 26, 2021 8:43 AM
To: Reace Fant
Cc: Rick Walk
Subject: FW: Proposed Development @ 2801 Hazelwood Lane SE

Follow Up Flag: Follow up
Flag Status: Flagged

Reace,

Please see comment related to Hazelwood Lane development.

Thank you.

Scott

From: Scott Goddard <jz2xq@yahoo.com>
Sent: Thursday, April 15, 2021 8:44 AM
To: Scott Spence <SSpence@ci.lacey.wa.us>
Subject: Proposed Development @ 2801 Hazelwood Lane SE



Mr. Spence,

Pardon my redundancy!

Yesterday I delivered to your office a copy of my comments to Lacey Community Development Department regarding this proposed development. For your convenience if you prefer to receive these digitally, below is a reprint of those comments.

Regards,
Scott Goddard

Scott Goddard
2720 Hazelwood Lane SE
Lacey, WA

April 13, 2021

TO: Lacey Community Development Department
ATTN: Mr. Reace Fant
RE: 2801 Hazelwood Lane

The documents as submitted do not provide adequate information to allow City of Lacey staff, the City Council, or the citizens of Lacey to make decisions regarding conformance of this project to development and building standards, or its appropriateness for the city fabric.

Perhaps by utilizing sophisticated measuring implements and computer software one would find some technical conformance to coverage requirements. But no sophisticated equipment or skill is required to see that the density portrayed compromises the basic needs of the citizens who will occupy this project.

By nature of the utilitarian finishes proposed and the majority of the units having 2 or 3 bedrooms, it is likely that many of the Occupants will be families with small children. Where will these children play? Where can they run and romp? I see no notation of landscape areas or playground equipment to serve the needs of these youngest citizens of Lacey. This sharply contrasts with the two apartment projects adjacent to the west, which both provide such areas and equipment for their occupants.

Keeping these youngsters in mind, note the documents' notations that the project will provide access to the lake. However, these documents have no provision for safety measures that might prevent unintended access to the lake by small children with possibly unfortunate results.

There seems to be some sleight-of-hand with the submitted site plan showing a large green area at the southeast corner. An observer might be inclined to associate the green swath on the drawing with grass and openness. Not so--there are three occupied houses in this area! Why are these houses not shown in these documents so that the true density of this project and its impact on existing residences is revealed?

Neither does this site plan show the recorded easement lines for Hazelwood Lane. How do the buildings in this project relate to the width of that dedicated easement?

There is vagueness about this "Amenities Building". Since the city is being asked to waive restrictions on building within the 200' shoreline setback for this structure, could there be a more substantive description of ways in which this building will be used for the benefit of the apartment Residents? The site plan has no mention of any office space for leasing or other property management needs; nor is there any area for storage of maintenance supplies and equipment. Will the Amenities Building be allowed to be used for those purposes?

I will close my comments by noting there is one instance where the submitted site plan appears adequate in its completeness: It reveals that Building "D" encroaches into the required 200' shoreline setback.

Respectfully submitted,

Scott Goddard

Cc: Andy Ryder
Cynthia Pratt
Scott Spence

Grant Beck

From: Janet Ikeda <janetikeda@msn.com>
Sent: Sunday, April 25, 2021 4:01 PM
To: Reace Fant
Cc: laurie.dolan@leg.wa.gov; Jessica.bateman@leg.wa.gov; sam.hunt@leg.wa.gov
Subject: Hazelwood Lane Development Project

Follow Up Flag: Follow up
Flag Status: Flagged



To: Reace Fant, Associate Planner, City of Lacey:

Dear Mr. Fant,

I have been a resident of Lacey, “The City of Trees.” since November of 1983, first as a property owner on 22nd Street, in the Hicks Lake Development, and on Donegal Court in Donegal Hills, a neighborhood adjacent to the boat launch on Hicks Lake Road. In those nearly forty years I have witnessed firsthand, the limited development within a few square miles of my residences. In fact, Donegal Hills, is one of those developments. In the early years of my residency in Lacey, my family and I used to visit the Hicks Lake boat launch to cool off in the hot days summer. The neighborhood now known as Donegal Hills, was then, lightly wooded pastureland, owned by the Crowe family who also owned the adjacent property to the north. The multi-family apartment complexes which flank the perimeter of Donegal Hills, and occupy the west side of Hicks Lake Road, pre-exist my residency in Lacey. I share with you this brief background because I feel it is important for you to understand my **“vested interest” in my community**. I have always been a careful steward of the land, and my neighborhood. I have attended storm water seminars provided by the City, participated in work parties to maintain my neighborhood pond, and annually rake the leaves from storm drains, and along the sidewalks along Hick Lake Road. As required by City ordinances, I have applied for permits, when necessary, to remove trees over 4” in diameter. In essence, I have done my part and played by the rules because I care, and because I care, I must state now; **Allowing the Multi-family development adjacent to Hicks Lake to proceed is the wrong direction to go!**

In my opinion, Lacey would be sliding down a slippery slope if they allow for this type of development along the shore of a freshwater lake and wetland habitat. This is a precedent that we cannot set! These properties should be left as wildlife habitats for the community to enjoy, accessible to citizens perhaps, but not decimated, to make way for a large development of pavement, and oil burning cars. Living on the fringes of Hicks Lake, over the years, I have been lucky to share my yard with numerous squirrels, raccoons, opossums, and deer. I have enjoyed the ducks and frogs on our stormwater pond, numerous birds of all kinds, eagles flying above the lake, and an occasional owl stopping by. I do not want to be the last generation to be able to enjoy these experiences, the perks of living adjacent to the wildlife habitat that is Hicks Lake. I did not have a say in the planning of the other multi-family housing complexes along Hicks Lake 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, bottles, cans, and fast-food waste, shopping carts, couches and other broken furniture, children’s toys, all have 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. Some residents at the Summer Ridge apartment complex believe Hicks Lake Road is their personal drag strip to the back door access of that complex. Just this week someone on a motorbike made numerous high-speed trips at 2:30AM. This inconsiderate type of traffic increases in summer months, however, is not limited to it. Traffic in the area increases as residents gather at Wanchers Park and at the boat launch. Parking now becomes crowded along Hicks Lake Road; with two multi-family complexes and visitors added to the volume of cars, there would be an oversaturation of the road and the area. Finally, 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 was a victim of a car-jacking while stopped at my 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. I recognize that litter, 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.

It is simply incomprehensible to me that Lacey would approve zoning laws that would allow for high density multi-family dwellings to be located adjacent to a freshwater habitat. Even the sites where the current apartment complexes sit are zoned low-density multi-family parcels. What input did Lacey residents have in the zoning law revisions that would allow for this catastrophic mistake? Was this done under the table, and who is benefitting? Developers? Certainly not current Hicks Lake residents and wildlife!

I ask that you please carefully consider the impact to all residents: human, and non-human, and to the environment before a planning mistake is made, and impossible to reverse. **Multi-family housing complexes do not have a place on any Lacey fresh-water lake and habitat!** I will conclude with the mission statement found on the City of Lacey Water Resources Management folder: **“Working Together...to conserve and enhance the water resources of Lacey, to ensure 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 guideline, Lacey, “The City of Trees,” cannot approve the permit for the Hazelwood Lane Development Project, there is too much at stake.

Sincerely,

Janet Ikeda

Grant Beck

From: PATRICIA TOLMAN <pattol@comcast.net>
Sent: Friday, April 23, 2021 11:45 AM
To: Reace Fant
Subject: Fwd: Save Hicks Lake Forest

Follow Up Flag: Follow up
Flag Status: Flagged



Reace Fant
Assistant Planner
Dept. of Community Development

While walking along 30th Avenue earlier this week, I spotted a Save Hicks Lake Forest from being developed flyer. I am very concerned about this parcel of land being developed and lost to us forever.

I have lived on 30th Avenue for 17 years and what I love most is that we have forested areas. There is a green belt behind my apartment where deer, racoons, squirrels and song birds thrive, it is what keeps me here. Nature.

Our forested areas are of great value to us and for generations to come.

Please don't allow the Hicks Lake Forest to be destroyed. There are other areas that could be developed that would not wipe out a forest.

Thank you,

Patricia Tolman

Grant Beck

From: Julie Nierenberg <jnierenberg@comcast.net>
Sent: Tuesday, April 20, 2021 6:52 AM
To: Reace Fant
Subject: Hicks Lake - Multi-family development concerns



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. Due to Covid and people having more time last summer, the lake was super busy. 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

Grant Beck

From: Naedine Honorbound <naedine@yahoo.com>
Sent: Monday, April 19, 2021 1:01 PM
To: Reace Fant
Subject: Hicks Lake Forest

Follow Up Flag: Follow up
Flag Status: Flagged



Dear Mr. Fant and Whomever it may concern,

Looking at the untended stretch of forested property along the west side of Hicks Lake, it can appear empty at first. It is thick with underbrush and trees, sometimes with trash illegally dumped on the edges, and there's no footpaths since it isn't open to the public, unlike Wanschers Park at the north end of it. However, I've lived in this neighborhood since early 2016 and can attest that the forest is a quietly thriving and deeply appreciated part of the local area. I was devastated to learn that it is to be bulldozed for a housing development but shocked further at just how much more of the forest would be destroyed when I saw the intended size on the public notice. The loss of so much natural greenery would have an undeniably harsh impact on the whole neighborhood when you consider all the positive benefits the forest provides- not just for the human residents of the area, but also for the local wildlife and native flora. I'm also concerned about the pollution and risk that 200+ cars will create when driving down the single-lane Hicks road when there are no street lights or sidewalks around that area.

People frequently traverse Hicks Lake Road on foot, enjoying the shade and cooler breezes that the trees and nearby lake help create together. Without sidewalks, there's always children in the street as they head home after school. Meanwhile deer, raccoons, and squirrels can be spotted in and around the forest looking for food and/or shelter. I was actually told by a visiting conservationist two years ago that the blackberries growing in the forest are a rarer type. The trees themselves are home to more types of birds than I can differentiate, including one or two owls over the years. I have always enjoyed watching the forest shift its colors with the passing seasons, but I especially love driving under the 'arches of green' that the branches make over the road during spring. I often take pictures of the forest while walking to preserve the memory of such natural beauty here. Olympia has always been the epitome of the lush Pacific NorthWest to me and now I feel that I can never live happily anywhere else if it does not have as many trees and green areas as this city.

On a more serious note, research has shown that green is a calming and therapeutic color, which is one reason why various shades of it are used in hospitals. It's also been proven that the presence of parks and greenbelts with mature trees, as well as other natural landscapes, can help provide various mental and physical health benefits. Forested areas are a good way to passively reduce smog, decrease stress, and help lower the rate of violence and suicide within communities, as well as boost a general sense of well-being. Such green areas also provide some refuge for the various wildlife displaced by the expansion of residential and commercial areas into previously undeveloped land. The abundant foliage of fully grown trees not only helps cool the air, but also filter out carbon and return oxygen to the local environ, all of which can be a big benefit when living within a city.

There is one last thing to point out, an important distinction to make, regarding the intended development. I know intimately how severe the PNW housing crisis is. I've been a victim of it both living here in Washington and while previously down in Oregon near Portland. Thus, normally I would applaud the idea of selling unused city land for development into multi-family housing, but I don't think it should be land that is in this type of situation with the park and lake ecosystems. Having watched the land values of properties around the lake, I also personally believe it is extremely unlikely that the intended housing complex will be priced affordably to help combat the on-going housing crisis, and will instead contribute. With that, I now ask you who have the ability to help us residents of the Hicks Lake neighborhood to listen to our plea:

Please do not sell the land and let a company destroy Hicks Lake Forest, even if it's for the sake of housing, not when there are other city properties that are already developed and unused within other non-green areas of town. Please save the land and instead expand Wanscher's Park to encompass the whole stretch of property so that both people and

animals can continue to enjoy the benefits of our beloved forest here. Please encourage the use of already-developed or semi-developed land parcels for housing developments instead of park-adjacent areas and greenbelts.

Respectfully,
-Casandra N.
Hicks Lake area resident

Grant Beck

From: Jackie Edwards <shesings11@gmail.com>
Sent: Friday, April 16, 2021 4:34 PM
To: Reace Fant
Subject: Hicks Lake development



Dear Reace,

My husband and I live near the Hicks Lake area where there is a proposed development of a 132 unit apartment. My heart aches that all our green spaces are being encroached upon by developers that don't even care or live in this area. Please consider our concern for the ecological diversity that lives in this area and how the apartment will affect our beautiful green space. The impact it will have on our birds and other wildlife will be disasterous.

Concerned Citizens,
Jackie and Phil Edwards

Grant Beck

From: Patrick Sprout <patricksprout@yahoo.com>
Sent: Friday, April 16, 2021 3:48 PM
To: Reace Fant
Subject: 132-unit apartment proposal for Lacey's Hicks Lake



RE: 132-unit apartment proposal for Lacey's Hicks Lake.

To: rfant@ci.lacey.wa.us

From:
Patrick Sprout
Date:
April 16, 2021

I am a supporter of community growth and development. However, I do not support such large developments close to ecologically sensitive areas, including on the shores of Hicks Lake.

Hicks Lake, I think, is the smallest freshwater lake in Thurston County that permits gas-powered ski boats, jet skis, fast and large pontoon barges, etc. The lake is already very crowded every summer. My small boat can barely handle the wakes currently being generated by so many large boats. How many of the renters in these proposed apartments have friends with boats? Are we really considering making things even busier on (small) Hicks Lake?

In particular, I cannot fathom having more adults and children entering the water close to the public boat launch. As it pertains to safety, I can't think of a **worse location** for more swimmers and recreational users, especially when the boat ramp area is already a high risk area.

As well, we have a recreational pollution problem on Hicks Lake. I see this pollution because trash floats up on my shore all 12 months of the year. Hicks Lake is the "starter" lake that feeds into Pattison Lake, Long Lake, and then eventually Puget Sound. These water bodies need increased care - not increased exposure to pollution. If we are a city and state that values ecology, why would we further risk our natural resources? Once a super-huge development is built there is no turning back time. In 20 years we'll have to deal with the consequences of this decision. Our state prioritizes ecology. Let's keep it that way.

Bottom line, our decisions today should **protect** and **improve**... not move us in the wrong direction. Multi-family housing units are great. We need more of them in our city. But, there is a place for such things. And, on a fragile lake is not the place.

The deer that graze, live, and sleep in that area. What will be the impact to them? They're running out of places to go. More traffic = more dead deer and more accidents.

The eagles that live on the lake. How will more growth impact them? How about the ducks and birds? They're already being negatively impacted by today's masses.

The fish in the lake. How will this impact them?

The water quality of the lake. How will **more** development lead to improving the ecology of Hicks Lake?

Will temporary renters treat the lake differently than homeowners?

Single family homes on the lake has been fine - and is to be expected. Multi-family housing on the lake is not taking our community in the right direction. How on earth did that proposed area get zoned for multi-family units? To have multi-family zoning within 200 feet of a freshwater lake - I just don't get it. That's not how Lacey should operate. That's not who we are. We as a community support growth and development. But, we need to be smart **about WHERE these big developments are going.**

I see a lot more negatives than positives when it comes to this apartment proposal.

Thank you.

Grant Beck

From: Ted Saylor <tsaylor41@gmail.com>
Sent: Friday, April 16, 2021 11:46 AM
To: Reace Fant
Subject: Hicks Lake development

Follow Up Flag: Follow up
Flag Status: Flagged



Good morning,

One of my neighbors has alerted me to the proposed multi-family development on the south end of Hicks Lake.

I have lived on Maxine Street, three blocks

from the lake, since 1982. I've always loved

the quiet, natural feel of the area. And, I appreciate the remaining wildlife habitat.

A large development such as the one proposed

would do enormous, permanent damage.

The traffic on 25th, the only route into the new complex, would be incompatible with the narrow residential street.

I adamantly oppose this development.

Why must wealthy real estate developers be allowed to destroy our community? I point to

the butchering of several square miles of forest

on north Marvin Road...under the watch of "Lacey the Tree City." If you really believe in protecting the environment,

and it's not just feel-good platitudes, please disapprove this proposed development.

Sincerely,

Ted Saylor

2302 Maxine St SE

Grant Beck

From: D. B. <wolfed2@msn.com>
Sent: Thursday, April 15, 2021 3:53 PM
To: Reace Fant
Cc: Marsha Jackson
Subject: Hicks Lake development

[Warning! External Email]

Dear Reace,

Growing up on Hicks Lake and a home owner on the lake, I was so surprised to here there are plans to build a 132 unit apartment complex on the Lake. I know the area well and can not believe they would build on this area of wetlands.

Hicks Lake residents have been trying and paying with our property taxes the past few years and in the future to help preserve the lake and clean it up. The last few years have also seen considerable growth in non lake resident boat traffic that could care less about our shoreline and docks. I can't imagine what another 250 or so residents might do. The wildlife alone in this wetland area should be enough this stop it now.

Please reconsider this proposal and put a stop to it. Maybe the city could buy the property and make a wetland park out with it. Anything but more apartments everywhere.

Best regards,

Devin Brown

Grant Beck

From: Ruth Rector <r.rector@comcast.net>
Sent: Thursday, April 15, 2021 1:49 PM
To: Reace Fant
Subject: Hicks Lake Multi-family Development Concern



Dear Reace Fant,

We are deeply concerned about the proposed multi-family development that is proposed on Hicks Lake (2801 Hazelwood Ln SE). As a home owner, my wife and I are concerned about the traffic congestion that we would see if this development is allowed to progress. We already see a steady flow of traffic on Shady Lane where we live and we know this development would increase our traffic flow immensely. Plus, allowing this large development to continue would increase the amount of people utilizing the lake for recreational use. We have seen a steady increase of boaters and paddle boaters since we have moved into the area over six years ago. This steady increase of lake users has made it very difficult for recreational boaters to maneuver around the lake.

With single family home owners all around the lake, this massive building project seems to be out of place and zoned inappropriately for this property on the lake.

Steve & Ruth Rector
6201 Shady Lane SE
Lacey, WA

Grant Beck

From: Cindy Carmichael on behalf of CD-Planning
Sent: Wednesday, April 14, 2021 8:37 AM
To: Reace Fant
Subject: FW: Gayteway at Hicks Lake Multifamily Development

From: oymoore@comcast.net
Sent: Tuesday, April 13, 2021 11:02 PM
To: CD-Planning
Subject: Gayteway at Hicks Lake Multifamily Development



I am writing to express my opposition to approving Gayteway at Hicks Lake Multifamily Development, proposed for 2801 Hazelwood Ln SE, Lacey WA 98503 (parcel number 11828140700).

I have been to Gwinwood Retreat Center on Hicks Lake many times and marveled at the natural beauty of the lake, woods, meadows and wetlands. I've also noted that both Hicks Lake Road SE and 30th Ave SE are not well equipped for the current traffic, never mind the impact of a 132-unit housing complex. A review of Google Maps shows lakefront homes and Gwinwood Retreat Center, which has been operated by its original owners since 1947.

Please preserve this beautiful area and its unique character. Protect it from a massive influx of traffic, vehicle emissions and noise—do not approve this development.

Thank you,

Cheryl C. Moore
10027 Littlerock Road SW
Olympia, WA 98512

Grant Beck

From: djwblond@aol.com
Sent: Tuesday, April 13, 2021 4:18 PM
To: Reace Fant
Subject: Response to 2801 Hazelwood Multi-Unit Development
Attachments: Hicks Lake Development Protest.docx



Hello Rease,

Attached is our response to the development proposed for 2801 Hazelwood.

Thank you,

DJ Lietzau

Grant Beck

From: D Pierpoint <dpierpoint123@yahoo.com>
Sent: Monday, April 12, 2021 1:42 PM
To: Reace Fant
Subject: Proposed Hicks Lake Development

Follow Up Flag: Follow up
Flag Status: Flagged



Greetings,

As a resident of Hicks Lake I have seen growing concern over 2 possible apartment complexes(?) proposed for the west side of the lake. Although I do not live on that side of the lake, I consider Hicks Lake my neighborhood similar to residents who live in Horizon Point and Montebello or Historic Lacey. While certainly open to the public as it should be, we pay a yearly fee to keep the lake free of weeds and have a vested interest in the quality of life in our neighborhood. Eagles nest on this lake, there is good fishing and boating and it is a great place for City residents to enjoy.

I will list a few of my concerns for the record and also ask for future notifications of any public hearings and or additional comment opportunities.

First, I see on the drawings a portion of the buildings will be within 200 feet of the shoreline which I have been told in the past is not acceptable. I certainly know lake residents who have been required to abide by such restrictions.

Historically in Lacey, apartment complexes are not required to have adequate parking. This area has no place for overflow vehicles and these type of issues will impact the neighbors significantly. Lets ensure we learn from areas that have failed like the apartments on Britton Parkway and Barstow Lane to name a couple. Whatever equation is being used, it needs adjusted. People are not going to ride the bus, they need parking for themselves and visitors. If we ask ourselves and or city leaders how many cars they own, most would be more than 1.5 per household. Being on the lake with lake access will drive parking and guest numbers higher during summer months. Parking may be the number one problem I see for that area if not dealt with properly. These types of issues cause neighbors to quarrel and the police to respond with no easy way to fix it. If no room for adequate parking, reduce the number of units. The people who live in this complex and nearby will be the ones who suffer if not done correctly.

Lake access and what rules or restrictions are being considered for boats, kayaks, paddle boats and canoes for 130 new homes? They will need a place to park them and possibly a dock. Will they be allowed to moor these vessels only in front of their property? Will there be a dock for this complex? Many of these concerns may already be thought out, but once this complex goes in it will be too late to go backwards and then issues arise.

I have not been able to get a clear answer on if these are apartments or condominiums.

I appreciate the opportunity to give comment.

If these concerns need to be in a different format or to a different person, please let me know. I would like to know where to access all public comment if possible after it has closed.

Thank you for your time,

Dusty Pierpoint
3009 Carpenter Rd SE

Sent from [Mail](#) for Windows 10

Grant Beck

From: seviersonhicks@comcast.net
Sent: Monday, April 12, 2021 12:36 PM
To: Reace Fant
Subject: Development proposal for 2801 Hazelwood Lane

Follow Up Flag: Follow up
Flag Status: Flagged



We are writing to share our concerns about the proposed development at 2801 Hazelwood Lane in Lacey. 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. Increase 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.

At the least, we believe there should be an Environmental Impact Statement required for this proposal. We appreciate your consideration of these issues as you review this application.

Dean and Wendice Sevier
3005 Carpenter Rd SE

Grant Beck

From: Cindy Carmichael on behalf of CD-Building
Sent: Monday, April 12, 2021 11:59 AM
To: Reace Fant
Subject: FW: Attention Assistant Planner Reace Fant - Regarding Application #20-190, 2801 Hazelwood Lane SE, Lacey, WA 98503

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Scott <jsjarviswa@aol.com>
Sent: Monday, April 12, 2021 11:09 AM
To: CD-Building <Building@ci.lacey.wa.us>
Cc: Scott <jsjarviswa@aol.com>
Subject: Attention Assistant Planner Reace Fant - Regarding Application #20-190, 2801 Hazelwood Lane SE, Lacey, WA 98503

[Warning! External Email]

Dear Mr. Fant:

I write to express concerns and opposition to the City of Lacey's potential approval of "Application #20-190, 2801 Hazelwood Lane SE, Lacey, WA 98503".

I am also concerned the City elected to utilize WAC 197-11-355(2)(a)(ii) to make this the only opportunity for public comment on the environmental impacts of this significant lakeside development proposal along the shore of a heretofore primarily single family home residential community.

Among the issues that need to be comprehensively addressed in the permitting application review are:

1. The impact the addition of 132 residential units and the associated parking for residents, guests and service vehicles will have on the existing roadway system. Our roads are single lane, each way. For example, Shady Lane SE is a very popular link between Ruddell Road and Carpenter Road, heavily utilized during morning and evening work commute hours, with limited traffic enforcement oversight and few sidewalks. Significantly adding to the current use level poses additional safety concerns for the pedestrians, children, as well as vehicles using our roads.
2. Specific review of the impacts the addition of 132 residential units and guests associated with those units will have on the recreational usage of the lake and the safety issues associated with that increased usage. At times during the summer the lake is a very busy place, with motor, sail and human powered craft, along with swimmers, fisherman and paddle boarders, occupying the lake at the same time. As a resident I have observed boaters unfamiliar with the "rules of the road" steering their crafts in potentially dangerous manners. As noted in the April 1, 2021 letter to Hicks Lake residents: "Enforcement of boating laws on Hicks Lake is the responsibility of the City of Lacey, but current resources do not allow us to staff the patrol boat daily." If past is prologue, the patrol boat's appearances on the lake will be few and far between. Volunteers and Community Service Officers are not uniformed police officers.

3. The impact on specific, individual categories/species of fish and other wildlife, particularly the resident raptors (bald eagles and osprey) and the migratory birds that spend considerable time on Hicks Lake.
4. Management of the considerable volume of rainwater runoff that will now fall upon pavement impacted by petroleum products that inevitably end up on the pavement from the parking and traffic of vehicles associated with the 132 residential units, their guests and service vehicles.

With all due respect, the City appears to be rushing to judgment as to permitting a project that will dramatically impact that nature of the Hicks Lake community and environment and the local transportation system that is not prepared to handle a virtual doubling (estimate) of local vehicle traffic.

Sincerely,

James Scott Jarvis
6311 Shady Lane SE
Lacey, WA 98503-3464
Jsjarviswa@aol.com

Grant Beck

From: Cynthia Pratt
Sent: Friday, April 9, 2021 11:24 AM
To: Alan Baum
Cc: Reace Fant
Subject: Re: Hicks Lake Forest - Development

Follow Up Flag: Follow up
Flag Status: Flagged

Alan, I was just informed in the last couple of days that this project will go before the Hearings Examiner and as such, because it triggered a Conditional Use Permit, it became a quasi-judicial matter. This means that I can't discuss this project since it comes before the Council as type of court decision:

(Websters definition) "having a partly judicial character by possession of the right to hold hearings on and conduct investigations into disputed claims and alleged infractions of rules and regulations and to make decisions in the general manner of courts."

Your contacts must be through the planner for this project, Reace Fant (RFant@ci.lacey.wa.us). I have cc'd him on this email.
CP

Sent from my iPad

On Apr 5, 2021, at 2:41 PM, Alan Baum wrote:



Good Afternoon Cynthia,

Thank you so much for taking the time to get back to me. I also really appreciate you forwarding my information through to Public Affairs. May I ask, with your experience and career, what can I do as a citizen to make a difference? Is there anyone in the government or private sector that may be willing to help?

Thank you once again for your time and guidance.

Sincerely,

Alan Baum

On Mon, Apr 5, 2021 at 2:29 PM Cynthia Pratt <CPratt@ci.lacey.wa.us> wrote:

Mr. Baum, even though I agree that keeping open space makes Lacey what makes Lacey so lovely and supports wildlife, property rights carries weight in Washington State. I don't know if the City can tell an owner that he can't develop his land if it doesn't have zoning as conservation lands. However, I'm going to forward your email to our Public Affairs Department so they can make sure you are put in touch with

a staff person that is handling this project's permit process. Your concerns need to be put on the record and they can clarify what redress you have.

CP

Sent from my iPhone

On Apr 5, 2021, at 11:44 AM, Alan Baum <alandbaum@googlemail.com> wrote:

[Warning! External Email]

Good Morning Mayor Ryder, Deputy Mayor Pratt, Councilmember Miller, Councilmember Cox, Councilmember Greenstein, Councilmember Kunkel, and Councilmember Steadman,

My name is Alan Baum. I have just purchased a home on Hicks Lake with my wife, Jordan, and toddler Syler. We have been yearning to move to Lacey since we lived in Burien almost 6 years ago, and we are so pleased to be here and to be a part of this community.

I am reaching out to you today because of a Notice to Develop about 5 acres of forest on Hicks Lake, at 2801 Hazelwood Lane. This woodland is home to so many animals including deer, ducks, birds, and eagles. The forest is old, the trees are tall and the roots contribute greatly to the soil structure surrounding that area of the lake. With Wanschers Community Park just next door and the Historic Gwinwood Retreat on the other side, the land is clearly an ecosystem that needs to be preserved, and leveling the area to build 134 unit apartment complexes with adequate parking is going to greatly interfere with the wildlife that roam back and forth from the park to the retreat. It's also going to bring about more crime, an increased possibility of number of predators so close to a children's retreat and summer camp, and more trash and pollution.

Furthermore, Hicks Lake will be affected by the multitude of inhabitants and the construction., affecting the quality of the water, the fish and plants.

While I understand that this land is privately owned, we must work hard to preserve our forest lands within the City of Lacey as it so greatly contributes to the charm and lifestyle and so it doesn't become the concrete jungle like the big cities. It really makes Lacey a much more desirable place to live, meaning greater property prices and more taxes to be collected by the residents. I would happily pay more taxes with so much forestland around the city. We need to allow our children and grandchildren to grow up in a city like Lacey, and not some concrete high-rise.

Can you please help? What can I do to help this from happening?

Thank you for your time today. I look forward to hearing from you.

Sincerely,

Alan

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Alan D. Baum
360-304-1256

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Alan D. Baum
360-304-1256

Grant Beck

From: djwblond@aol.com
Sent: Monday, April 5, 2021 1:09 PM
To: Reace Fant
Subject: Hicks Lake Legal Notice Multi-Family Development

Follow Up Flag: Follow up
Flag Status: Flagged



Could you provide more information on the proposed facility on Hicks Lake please? Is it apartment or condominium? How many bedrooms in units? How many stories? Will the land stay in the current owner's name? How is the area zoned? Is there a written proposal or plan summary? How much parking is planned? Covered or uncovered? Street parking? What is the impact to Ruddell Road? What about storm water? Will the complex look like Britton Place?

Thank you,

DJ Lietzau

Grant Beck

From: Canyon Clay Creative <canyonclaycreative@gmail.com>
Sent: Monday, April 5, 2021 11:11 AM
To: Rick Walk; Sarah Schelling; Samra Seymour; Reace Fant; CD-Planning
Subject: Hicks Lake Complex Plan

Follow Up Flag: Follow up
Flag Status: Completed



Hello,

I am a community member of Hicks Lake who recently was informed of the complex plans for Hicks Lake Lane SE and Hazlewood. I would like to request a copy of the SEPA analysis, the current timeline for the complex plan, any hearing dates, and other necessary documentation and public information available that you can provide to me. Please provide this within the next few business days as to be courteous to the 14 business day timeline provided in the notice.

Thank you for your assistance.

Best,
Jordan

Grant Beck

From: Denise Demers <dmdemers@icloud.com>
Sent: Friday, April 2, 2021 8:41 AM
To: Reace Fant
Subject: Proposed development on Hicks Lake

[Warning! External Email]

Reace Fant
Assistant Planner
City of Lacey
Department of Community Development

Dear Sir,

I appreciate being given an opportunity to comment on the proposed Apartment Complex on Hazelwood Drive. Creating affordable housing is so important, especially now with so many families affected by the pandemic. I am concerned though with the environmental impact of such a project on a small parcel of land on a small city lake. The residents on the lake formed a Lake Management District just five years ago to address issues of invasive vegetation and to lower pending issues of pollution and toxic algae. The LMD has been successful and it has brought more Lacey residents on this lake with more recreational vehicle traffic. Last summer was the busiest it has ever been and although seeing happy boaters on the lake is great- at some point it becomes a safety concern.

Please consider several reviews of the environmental and safety impact of 132 more families living on the lake, more vehicles driving to and from on small side streets, more water recreational vehicles and less green space on an already stressed city lake.

There is so much building going on here in Lacey. And I do appreciate we are a growing city. But we are also a green city and I don't think this project is a good one for Lacey.

Thank you for this opportunity to express my concerns.

Denise M. Demers
6207 Shady Lane SE
Lacey, WA 98503

Sent from my iPhone