

## Sarah Schelling

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**From:** Robert Benn <boblynb@gmail.com>  
**Sent:** Sunday, December 06, 2020 6:15 PM  
**To:** Sarah Schelling  
**Subject:** Re: DR Horton Development on 15th Avenue NE

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

Hello Sarah, We have reviewed the information you provided regarding the proposed DR Horton Development, Bradley Park (Project #20-307). As we stated before, we own the four duplexes located directly to the west of the proposed development. Though we, and our tenants, are very sorry to see the property developed, we understand the process. We were involved in construction of single family residences in Thurston County in the 1980's and 1990's but have never dealt with the intricacies of a large development such as this one.

We were hoping that the area proposed for future development (a church site) would be located near our property, but apparently, it is on the southern edge of the development. The proposed family homes next to our property seem to be extremely dense. (We realize this is typical of DR Horton developments.) Based on the plans, there appear to be 5+ building lots and an area called "Tree Tract/Open Space Tract A" adjacent to our two eastern duplexes. In addition, it seems that the homes will be in very close proximity to our duplexes. Based on the development design plans and the landscape design, there does not appear to be a fence between our two properties, nor are any native trees left in that area. In the past, we have had a security issue with people crossing our property, occasionally stealing mail and packages, and generally being nuisances. In 2019, we built a cedar fence along our property line and 15th Avenue NE to discourage this. We contacted the City of Lacey at that time and asked about future development and increased traffic in the area. Apparently, no one was aware of any proposed development. We feel that Bradley Park will dramatically increase the traffic, the area population, and the noise (construction and other) and are also concerned about the security of our property, tenants, and their belongings. (This does not take into account the wildlife in the area nor the native vegetation.) We would like to make sure the developers of Bradley Park take this into consideration during their planning process, and **we are requesting that they build a cedar fence along our common property line to help mitigate any potential problems.** (They should be aware that we would not have built a fence along 15th had there not already been problems in the area!)

Sarah, we are not sure how to present this request to the developer or the hearing examiner. If you could advise us on the proper procedure, or if the **City of Lacey would require a fence as part of the approval process**, we would greatly appreciate it. (Perhaps, a fence is already mandated as part of the current new development building requirements. However, we can not determine that from the designs you provided).

Thank you very much for your assistance. Please advise.

Robert and Lynda Benn

On Wed, Dec 2, 2020 at 3:23 PM Robert Benn <boblynb@gmail.com> wrote:

Thank you so much for keeping us in the loop. We will review this information to see if we have further questions and will most likely be getting back to you.

Robert and Lynda Benn

On Tue, Dec 1, 2020 at 1:11 PM Sarah Schelling <sschelli@ci.lacey.wa.us> wrote:



Good afternoon;

Attached find project materials related to the DR Horton plat proposal for 15<sup>th</sup> Ave NE (Project #20-307 – Bradley Park), I have also included a link which *should* take you to all the project documents including a traffic impact analysis and geotechnical reports. The Notice of Application was issued today 12/1/20. This first comment period runs through 12/15. Comments related to the project need to be submitted in writing. They can be mailed to 420 College Street, Lacey, 98503, or they can be emailed to me.

There will be additional opportunity for comment when the public hearing is scheduled, and at the public hearing, to be set sometime after the first of the new year. Public notices will be posted on the site today, and again prior to the hearing. Property owners within 300 feet of the property will receive a hearing notice about a week prior to the hearing. As noted the hearing will not be held until after the first of the year.

Let me know if you have questions or if you have problems with the link.

Thanks so much, Sarah

Sarah Schelling, AICP

Senior Planner

Community and Economic Development

360.438.2689

[sschelli@ci.lacey.wa.us](mailto:sschelli@ci.lacey.wa.us)

<ftp://sschelli@FTP.ci.lacey.wa.us/CommunityDev/20-307%20Bradley%20Park>

## Sarah Schelling

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**From:** Joe Graham <joegraham2112@gmail.com>  
**Sent:** Sunday, December 06, 2020 4:57 PM  
**To:** Sarah Schelling  
**Subject:** Bradley Park Subdivision Comments

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

Dear City of Lacey Community Development,

I am writing to share my concerns with the proposed Bradley Park Subdivision located between 6th Avenue Northeast and 15th Avenue Northeast. I don't believe this development should be approved based on the points below. In short, we need to keep what few green spaces we have left as they are quickly disappearing in Lacey. If this is approved, it should be at less density than proposed, the developers made to wait to conduct the traffic impact analysis until normal traffic patterns resume, and the developer should be required to make improvements in the surrounding neighborhoods, particularly to lighting and street maintenance.

Here are details for my main concerns:

- Traffic increases
  - There is already substantial traffic congestion at the intersection of 6th Avenue Northeast and Sleater Kinney Road Northeast, especially at peak times.
    - There are four schools in the vicinity (I'm including Pleasant Glade Elementary as it's not very far from this area) with a lot of students walking to and from school
    - More traffic increases the risk, especially in the winter months when there is such limited visibility with very few street lights on 6th Avenue Northeast and Enterprise Drive Northeast
  - In the morning, evening, and when schools release, it is very difficult to make a left turn from 6th Avenue Northeast onto Sleater Kinney Road
  - It is also difficult for parents to get into the child care center on the corner of 6th Avenue Northeast and Sleater Kinney Road Northeast if they are coming southbound on Sleater Kinney Road Northeast as they need to turn left onto 6th Avenue Northeast and then left across a line of traffic into the child care center
  - Traffic on 6th Avenue Northeast, 15th Avenue Northeast, and Enterprise Drive Northeast has gone up as subdivisions have been built off of Sleater Kinney Avenue Northeast north of 6th Avenue Northeast
    - At a minimum, I request the Traffic Impact Analysis not be completed until after all COVID-19 related restrictions are rescinded as there is no way to make an accurate assessment with students and many workers at home
- More decimation of trees
  - I don't feel like I live in a Tree City USA anymore
    - I realize we still qualify for this moniker but I see fewer and fewer trees year by year in our community
  - Development in Lacey has been increasing drastically the last several years and every housing development that goes up takes out a slew of trees
  - It feels like every vacant spot in our community is being developed
    - I think this location would be more suitable for a park with walking paths
- Henderson Inlet Watershed and Woodland and Woodard Creek Drainage Basins



- More development will potentially have greater negative impact on this critical watershed with less soil for stormwater runoff
- I'm assuming these 80 homes will have septic systems, as sewer lines aren't available in these parts of the city limits north of 6th Avenue Northeast
- There isn't a great deal of difference in environmental impact between sewer lines and septic systems *as long as people properly maintain their septic systems*
  - Since this is a challenge for many people, adding even more septic systems to this area could be harmful

Thank you for considering these points and please let me know how I can participate further in these discussions.

Sincerely,  
Joe Graham