

From: Eve Taylor <chezeve@comcast.net>
Sent: Friday, July 21, 2023 5:35 PM
To: Reace Fant
Subject: Planned expansion of rentals/homes

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Trace Fant,

I was really & truly distressed to read about the proposed new developments in our most congested areas of Lacey. The Martin Way East/ Pacific/ 510 route/ Steilacoom & Marvin are already bulging with traffic. The uptick in major accidents on the I-5 corridor makes these areas impassable for hours during peak hours. It will be an absolute nightmare when the overdue fault lines buckle with an earthquake/ tsunami!

What was once the reason for living in this area is fast diminishing. All for greed& profit. It's certainly not in the interest of the residents already here. The area needs more roads, more community centers, outdoor venues for markets, retail shops & restaurants Not more people packed in like sardines. The crime rate will increase, guaranteed. Squeezing the little habitat we have remaining , without changing the infrastructure for new roads & access will actually decrease the quality of living in the area.

I really am opposed to this expansion of 481 new residences without attention to increasing roads & a workable freeway (s). We need another freeway N-S!!!!

Thanks for listening.

Eve Taylor

Eve Taylor

From: Todd Stidd <tstidd71@gmail.com>
Sent: Friday, July 21, 2023 3:43 PM
To: Reace Fant
Subject: Morel Meadows plan and additional apartment

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The impact to the area without arterial Street improvements will be too great.

Currently there is so much traffic it has become near impossible to leave our neighboring development safely.

Turn one of properties, or at least part of the property/ porperties into a park.

From: Kate Larsen <larsenkate@yahoo.com>
Sent: Friday, July 21, 2023 3:15 PM
To: Reace Fant
Subject: mushroom farm development plan

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

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Dear Sir:

I have been hoping that the mushroom farm land could be used for the public good, Our area is lacking a recreational area for the rest of us who don't play baseball and other sports that are well represented in the Athletic Complex next to the mushroom farm property. However, there are many old people and children in the area whose needs are not met. It would be wonderful if a swimming pool and other community activities complex could be put there. It is an ideal place being next to the athletic fields.

Even Chehalis has a public swimming pool and activities area, and we have a lot more people here, We could certainly afford to do that too. The children really need this, to learn to swim and have recreational activities that are lacking here. Almost every place I've lived before had a swimming pool and why doesn't Lacey? I know of no public ones, only the Y which is expensive to join and very crowded now. Our community is growing and we need it.

I know we need housing too, but some of this property could be saved for a pool and other community activities. I hope you will consider it. I've raised kids, grand kids and now great grandkids here and they had and have no place to swim.

thank you,

Kate Larsen.
8140 Lake Forest Dr SE
Lacey, WA 98503

From: Bookworm98513 <bookworm98513@yahoo.com>
Sent: Friday, July 21, 2023 10:53 AM
To: Reace Fant; ROSS KRUEGER; Jason Stensby; HawkesRidge HOA Group
Subject: Comment on development of former Ostrom's property

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Thank you. I've circulated the e-mail string to the members of the Board, we might send a flyer to residents, and I anticipate folks will be submitting comments. Here are mine:

One of my primary concerns is for the retention of the Garry oaks on the border of the property adjacent to Hawksridge. Garry oaks are native to the Sound Puget Sound region. They are a protected species in Lacey, and throughout the south Puget Sound area. They are beautiful in every season, and add a great deal to the harmony of the area. There are quite a number in our little park, and we've been informed that if we want to remove any or have major work done on them, we need the prior approval of City of Lacey arborist. In addition, any work must be done by a certified arborist. I believe it is important that the oaks in the new development be preserved. Retaining those along the property border with Hawksridge would also help our long-time residents maintain their privacy, and adjust to the sudden presence of new neighbors.

Another major concern has to do with drainage. An undeveloped area within Hawksridge is the low point for this development. A system of dry wells drains into the area. As a result, it contains a year-round small pond. During the winter's heavy rains, the area completely fills, and overflows through neighboring yards into the street. Royce Young, City of Lacey Public Works Department, has been involved in assessing this issue. She can provide further information for you, I'm sure.

I have not seen a plan for the new development. However, a draft plan for the Ostrom property which appeared in The Olympian showed a large drainage containment area up against the border of Hawksridge. With another winter like the last, it's entirely possible that the containment area would overflow down onto Hawksridge, adding to our problems. Any water containment areas for the new development should be located so there is no possibility of any overflow onto Hawksridge property.

Please let me know if you have questions or need clarification. Nancy Poultney 434 Peregrine Drive SE, Lacey 98513

On Thursday, July 20, 2023 at 01:03:59 PM PDT, Reace Fant <rfant@ci.lacey.wa.us> wrote:

Good Afternoon Nancy,

The initial routing does not get set out to all of the property owners so you will want to let as many people know as you can and have them send me comments. Technically, the comment period ends on 8/2/23 but we generally take comments up until the staff report is sent into the hearings examiner and of course anyone can testify or make a statement regarding the project at the hearing. Again, I would like to clarify that notice to every property within 300' of the site will be notified about the hearing.

Thanks,

Reace Fant

Associate Planner

Community & Economic Development

City of Lacey

360-486-8710

From: Bookworm98513 <bookworm98513@yahoo.com>

Sent: Thursday, July 20, 2023 8:37 AM

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

Subject: Re: Ostrom's sale

You don't often get email from bookworm98513@yahoo.com. [Learn why this is important](#)

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Thank you for getting in touch -- saw the notice in yesterday's Olympian. I will be in touch with the Hawksridge Board of Directors.

Will Hawksridge residents with property adjoining the project receive individual notice? Keep well. Nancy Poultney

On Wednesday, July 19, 2023 at 03:38:51 PM PDT, Reace Fant <rfant@ci.lacey.wa.us> wrote:

Good Afternoon Nancy,

Please find the link below to the routing materials for the subject project proposal at 8322 Steilacoom Road SE, Lacey, WA 98513. Parcel numbers 11814140500 and 11813220300. Please provide comments by **8/2/2023**. If you have any questions, concerns or trouble accessing the materials please reach out to me directly.

Link:

<https://cityoflacey.org/projects/morel-meadows-prd-subdivision-23-0180/>

Respectfully,

Reace Fant

Associate Planner

Community & Economic Development

City of Lacey

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From: Bookworm98513 <bookworm98513@yahoo.com>
Sent: Thursday, June 29, 2023 2:55 PM
To: Samra Seymour <Sseymour@ci.lacey.wa.us>
Cc: Reace Fant <rfant@ci.lacey.wa.us>
Subject: Re: Ostrom's sale

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And thank you for letting me know. We'll be following the process with interest. Keep well. Nancy Poultney

On Thursday, June 29, 2023 at 10:04:29 AM PDT, Samra Seymour <sseymour@ci.lacey.wa.us> wrote:

Good morning Nancy,

I just wanted to give you a heads up that the Ostrom's property did finally submit for its formal application. It has not yet been routed for review, but as a party of record, you will be notified once it has. It will be at this point that you can submit your comments to the official project record.

Also, I wanted to let you know that Reace Fant, Associate Planner, will be taking the project through the review process. So keep your eyes open from emails from him.

Thanks for your continued interest in the project!

Samra Seymour AICP | Senior Planner

(she/her)
City of Lacey
360.491.5642 department

360.413.3541 direct

From: Bookworm98513 <bookworm98513@yahoo.com>
Sent: Friday, June 9, 2023 11:36 AM
To: Samra Seymour <Sseymour@ci.lacey.wa.us>
Subject: Re: Ostrom's sale

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Yes ma'am. We will. Thanks. NancyP

On Friday, June 9, 2023 at 11:22:37 AM PDT, Samra Seymour <sseymour@ci.lacey.wa.us> wrote:

These are all helpful comments. Please also make sure to formally submit them once the comment period for the project begins so we can get them on the record.

Thanks again!

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Retaining the Garry oaks that grow along the property line between Hawksridge homes and the Ostrom property, and preventing drainage onto Hawksridge from any new development. Part of Hawksridge is within a recognized flood zone, and includes the low point for not only our homes, but for adjacent plots as well. During heavy rains, water has accumulated there and adjacent lots have flooded. Hawksridge is not on the city sewer system, but depends on a series of dry wells.

Thanks for keeping in touch. NancyP

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Hi Nancy –

The Assessor's information still shows Ostrom as the owner of the parcel and a search on the Auditor's site of recorded documents for that parcel do not show any recent title transfers. That said, I did hear from the retained consultant last week. They indicated that they expected to submit the application very soon.

That was the day before the big fire broke out on site. I don't know if that will affect DR Horton's plans for submittal or not.

All that to say, you may hear from me before too long with the formal application materials.

Have a great weekend!

Samra Seymour AICP | Senior Planner

(she/her)
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From: Bookworm98513 <bookworm98513@yahoo.com>
Sent: Friday, June 9, 2023 8:57 AM
To: Samra Seymour <sseymour@ci.lacey.wa.us>
Subject: Ostrom's sale

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Good morning. I hope you are doing well. Heard a rumor that Ostrom's has been sold. Can you tell us anything about that? Thanks for your help. Keep well.

Nancy Poultney, Secretary

Hawksridge Homeowner Association Board of Directors

From: patty51459@aol.com
Sent: Friday, July 28, 2023 9:06 AM
To: Reace Fant
Subject: Morel Meadows concerns

You don't often get email from patty51459@aol.com. [Learn why this is important](#)

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Hello,

My name is Patricia Madison, I live at 433 Peregrine Dr SE in Hawksridge, lot #18, across the street from Nancy Poultney, with whom you've been in contact with.

My property borders the back of Ostroms property.

I've lived here for about 26 years now.

While I'm grateful that the mushroom farm and it's odor are gone, I'm concerned about the future of what's coming.

Personally, for me, it's a privacy issue, and the protection of the Garry Oaks, the future of the existing Garry Oak tree's that are out back.....I understand that they're native to Washington and a protected species. Behind me, there is a large area of them, to the point that I can't see the end of them.....they provide shelter and protection for wildlife as well. It would be a shame to take that away, as growth continues. As far as I've learned, special considerations need to be taken in order to protect the native tree's.

Another concern are the water retention ponds.....we have in the past, have had problems with flooding in our neighborhood. With all the new proposed housing and roads that are being planned, I fear that this may cause flooding in other areas as well, certainly, draining into Hawksridge. We can barely keep flooding at bay here right now.

Thirdly, is the increase in traffic this will cause.....

With the addition of 125+ homes, I cannot imagine the traffic issues that this will cause. It's already horrible, especially on the weekends. Have the builders taken this into consideration, and have plans on how to deal with it?

While I understand the need for progress, I surely hope the buyers/builders will plan accordingly, and consider all involved.

Sincerely,

Patricia Madison

360-489-8436

[Sent from AOL on Android](#)

From: patty51459@aol.com
Sent: Friday, July 21, 2023 11:43 AM
To: bookworm98513@yahoo.com; Reace Fant; ROSS KRUEGER; Jason Stensby
Subject: Re: Comment on development of former Ostrom's property

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Nice response Nancy, thank you.

Yes, would be interested in going to hearing for sure.

[Sent from AOL on Android](#)

On Fri, Jul 21, 2023 at 10:52 AM, Bookworm98513

[<bookworm98513@yahoo.com>](mailto:bookworm98513@yahoo.com) wrote:

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Community & Economic Development

City of Lacey

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Sent: Thursday, July 20, 2023 8:37 AM
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Associate Planner

Community & Economic Development

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Nancy Poultney, Secretary

Hawksridge Homeowner Association Board of Directors

From: Perrin Zahn <pgzahn@gmail.com>
Sent: Wednesday, July 26, 2023 3:30 PM
To: Reace Fant
Subject: Public Comment - Morel Meadows at 8233 Steilacoom Road SE

Follow Up Flag: Follow up

Flag Status: Flagged

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Hi,

I would like to voice my opposition to the proposed development of '179 single-family lots' at 8233 Steilacoom Road SE.

Despite being located adjacent to the Nisqually middle school, regional athletic complex, and less than a mile from a major shopping center, this proposal calls for a housing density of less than 6 residential units per acre.

The low-density, inherent high-end market price of single-family homes does little to address affordability of housing in the area, and cannot be as easily served by public transportation options.

To understand the unaffordable, inefficient nature of these homes, an attached garage is typically included, which cannot be made optional. This removes living space, while still functioning as a marketable feature, serving only to drive up market price. Conversely, paid reserved parking at an apartment complex is often optional (especially with public transit availability), reducing cost to the tenant.

For these reasons, I believe this proposal should be rejected in favor of higher density, multi-family construction.

Sincerely,

Perrin Zahn

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