

Alex Baruch

From: Jared Crews
Sent: Friday, October 25, 2024 8:46 AM
To: cammywebster@comcast.net
Cc: Alex Baruch
Subject: RE: Vista Views at Black Lake

Hello Cammy,

This is Jared with the Transportation and Engineering Department, Alex asked me to respond to your email below since I will be the primary reviewer on this project for stormwater and traffic.

You bring up some very good points and often these are items the City is hyper aware of as well.

Regarding stormwater runoff, the project is required to complete a drainage report per the City of Tumwater Drainage Design and Erosion Control Manual. The drainage report is required to address all items stormwater related including runoff collection, conveyance, storage, treatment, infiltration, and release. Because of concerns with high groundwater in the vicinity the project has also been required to complete a winter groundwater study, monitoring groundwater levels to confirm restrictions or areas of concern. A geotechnical investigation is also required for the project to confirm soil types in and around the development. All of this data is closely reviewed by a team of engineers here at the City to ensure the project is meeting all applicable requirements.

Regarding traffic, we understand concerns with so many new houses in an area that has been without substantial development for some time creating an excess of new vehicles. The project is required to submit a traffic impact analysis that details the new traffic on the existing system and address any impacts that lower level of service below acceptable standards. A project of this nature would typically be conditioned that such improvements to the transportation system be completed prior to final plat (before they start building homes).

In short, the project and its impacts for stormwater and traffic are still under review and no formal decision has been made yet.

All of this data, reports, and the City's determination will be available to the public of course. When the determinations become available to the public we welcome residents of the City to review them and provide additional comments or and insight.

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Cammy Webster <cammywebster@comcast.net>
Sent: Friday, October 25, 2024 6:14 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Vista Views at Black Lake

The Rob Rice homes at Vista Views at Black Lake provides concerns. It would be valuable to know how the city of Tumwater plans to address the water runoff given the flooding in that area. Having 184 homes on 54 acres adds impervious surface resulting in less ground absorption.

Additionally how will the city of Tumwater address the intersection at 49th and Black Lake Belmore Rd.

9B.



NISQUALLY INDIAN TRIBE
Tribal Historic Preservation Office

4820 She-Nah-Num Drive S.E.
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

October 25, 2024

To: Alex Baruch, Senior Planner
City of Tumwater
Community Development
555 Israel Rd SW
Tumwater, WA 98501

Re: TUM-24-1446

The Nisqually Indian Tribe's Tribal Historic Preservation Officer (THPO) has carefully reviewed the project documentation you provided for the above-referenced project. We appreciate your consideration of potential cultural resources impacts.

To ensure the protection of ancestral lands and cultural heritage, we respectfully request that a cultural resources survey be conducted prior to the issuance of any permits. This proactive measure will help identify and preserve significant archaeological sites and avoid unintended consequences.

We would also appreciate it if you could keep us informed immediately in the event of any discoveries of archaeological resources or human remains. Your cooperation is crucial in upholding our shared responsibility to safeguard cultural heritage.

Thank you for your attention to this matter. Please do not hesitate to contact me if you require further information or wish to discuss this request in more detail.

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

From: Alex Baruch
Sent: Monday, October 28, 2024 4:00 PM
To: kerri wilson
Subject: RE: Comment about Vista Views at Black Lake

Hi Kerri,

Thank you for your email. Yes, there will be a continuation of the asphalt pavement to connect the Vista Views neighborhood at 58th Lane to the school and other neighborhoods in the area to the south. The plans show 320+ linear feet of offsite 4' walking path with a 5' x 5' pad every 200 linear feet. Please let me know if you have any additional questions.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: kerri wilson <kwilson9928@gmail.com>
Sent: Monday, October 28, 2024 3:27 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Comment about Vista Views at Black Lake

You don't often get email from kwilson9928@gmail.com. [Learn why this is important](#)

Hello Alex

I live in the Black Lake Park Neighborhood near the proposed Vista Views at Black Lake neighborhood. I am wondering if there are plans to connect the sidewalk running along Black Lake Belmore Rd (currently it only runs in front of our neighborhood) to Vista Views at 58th Ln. If not, I urge the city to consider adding this improvement.

Connecting these sidewalks will:

- Provide safe walking routes to Black Lake Elementary for students and families living in Vista Views.
- increase opportunities for physical activity and recreation to residents in the new and existing neighborhoods by providing more safe walking/ biking routes.
- provide a way for youth to safely travel by walking and biking to friends living in other neighborhoods.
- if a future safe connection is made from the end of Black Lake Belmore to Kenneydell residents of Vista Views will already be connected and will benefit as well.
- in the future when the proposed Gate-Belmore trail is installed, residents of Vista Views will have better and safer access to the trail, benefiting from is recreation and

transportation opportunities. Possibly one day making a safe connection to Black Hills High School as well.

Every inch of sidewalk and bike infrastructure is valuable to the overall connectivity of our community. And ultimately to the health, safety and well-being of those who live here.

Thank you for reading and considering my comment. Please let me know if you have any questions.

Kerri Wilson
443-465-7323
Kwilson9928@gmail.com

-

Alex Baruch

From: Alex Baruch
Sent: Monday, October 28, 2024 4:30 PM
To: Lane Johnson
Subject: RE: Tumwater development

Hi Lane,

Thank you for your email and providing us with an opportunity to discuss the Vista Views at Black Lake development proposal. I would like to respond to each of the items that you bring up in your email:

- The single family low density zone district allows for a minimum of four dwelling units per acre and up to six dwelling units per acre. Density is calculated by removing the public roads and critical areas (such as wetlands and wetland buffer) from the acreage and dividing the remaining acreage by the unit count. The net area ends up being 31.08 acres divided by 184 lots which equals 5.92 dwelling units per acre. This meets the single family low density zoning requirement of being between four and six dwelling units per acre.
- A proposed connection to the school is included within this project; the plans show 320+ linear feet of offsite 4' walking path with a 5' x 5' pad every 200 linear feet from 58th Lane to the current end of the asphalt path on Black Lake Belmore Road.
- The project is required to submit a traffic impact analysis that details the new traffic on the existing system and address any impacts that lower level of service below acceptable standards. A project of this nature would typically be conditioned that such improvements to the transportation system be completed prior to final plat (before they start building homes).
- The project is proposing to extend sewer from the Mottman Industrial Park down Sapp Road and install a sewer lift station as a part of this project to serve the northern basin. Depending on where the sewer ends up getting installed and the route it takes to get to this property there may be opportunities for you to connect to sewer in the future; a lot of that will depend on the final sewer layout.

If you have any additional concerns or questions please feel free to reach out and we will be happy to discuss.

Sincerely,

Alex Baruch | he/him
 Senior Planner, Community Development
 City of Tumwater
 555 Israel Rd SW | Tumwater, WA 98501
 (360) 754-4180 | ABaruch@ci.tumwater.wa.us
 www.ci.tumwater.wa.us

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

From: Lane Johnson <jabba7tn@hotmail.com>
 Sent: Monday, October 28, 2024 1:43 PM
 To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
 Subject: Tumwater development

[You don't often get email from jabba7tn@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am a resident of Black Lake park. I have been studying the plat of Rob Rice. I am uncomfortable with the high number of houses for the 54 acres. I think that will be too many for the area. Too much traffic, too many cars, too much

congestion around the school. I feel the plat is just too much for this area. Is the development going to have septic or sewer. We were told when we moved in 7 years ago we would be connected to the sewer yet 7 years later we are still on septic. This development is going to create a huge sewer problem.
Sent from my iPhone

Lane Johnson
6039 lido ct sw

Alex Baruch

From: Alex Baruch
Sent: Monday, October 28, 2024 5:09 PM
To: Jared Crews; Cammy's iPhone
Subject: RE: Vista Views at Black Lake

Hi Cammy,

Thank you again for your questions. The land division ordinance requires a minimum of 10% of the total gross site area to be set aside for park and open space area (TMC [17.12.210](#)). A minimum fifty percent of the open space shall be active open space with the remaining amount as passive open space. Active and passive open space are described in 17.12.210.G.1 and 3 (image below). In total 5.4 acres of open space will be required for this subdivision.

Vista Views at Black lake is proposing to utilize Tract B (stormwater pond and surrounding area outside the wetland buffer) to fulfil the active recreation requirement as allowed in G.2. The applicant will have to show how the facility is consistent with the drainage design and erosion control manual for Tumwater as a part of their site development grading permit. Staff has requested that the access from the public road to the stormwater facility is an accessible path so all members of the subdivision are able to utilize the open space. Tract B is approximately 3.45 acres.

Tract C is proposed to be used as a park and is 1.08 acres.

Lastly, Tract A includes a large wetland buffer that is proposed to be used as a part of the open space requirements under G.3.h (total of 13.39 acres, only a portion will be able to account as a part of the open space requirements).

G. For all residential subdivisions, at least fifty percent of the area set aside for park and open space area must be for active recreation, with the remainder set aside for passive recreation. For all nonresidential subdivisions, all the area set aside for park and open space area may be for passive recreation.

1. The following areas may be counted towards fulfilling the active recreation requirements:
 - a. Children's play equipment, such as slides, swings, and play structures;
 - b. A paved hard court for activities such as basketball, tennis, or pickleball;
 - c. Athletic fields for activities such as soccer or baseball and similar team sports;
 - d. Multiuse trails for pedestrians and bicycles meeting WSDOT multiuse trail design standards;
 - e. A flat, open lawn area with a surface suitable for unstructured active play;
 - f. Community gardens as defined in TMC [18.04.030](#), C definitions; and
 - g. Other similar active recreation facilities if approved by the community development director in conjunction with the parks and recreation director.
2. That portion of stormwater ponds with active recreation facilities anticipated to be usable at least six months per year may be counted towards fulfilling the active recreation requirement, provided these facilities are consistent with the erosion control manual for Tumwater.
3. The following areas may be counted towards fulfilling the passive recreation requirements:
 - a. Facilities for walking, such as unpaved trails;
 - b. Landscaped areas with benches and other amenities;
 - c. Picnicking facilities, such as picnic tables and shelters;
 - d. Public plazas;
 - e. Vegetated decks and rooftops, provided the deck or rooftop is accessible to all residents and employees, and shown on the site plan, or binding site plan;
 - f. Stormwater ponds with perimeter trails or year-round water features consistent with the drainage control manual for Tumwater;
 - g. Tree protection areas preserved under TMC Chapter [16.08](#), provided access is provided within the tree protection area consistent with the regulatory requirements for these areas;
 - h. Wetland buffers under TMC Chapter [16.28](#), wellhead protection areas under TMC Chapter [16.26](#),

Please let us know if you have any additional questions.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Jared Crews <JCrews@ci.tumwater.wa.us>

Sent: Monday, October 28, 2024 8:46 AM

To: Cammy's iPhone <cammywebster@comcast.net>

Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: RE: Vista Views at Black Lake

Good morning Cammy,

I am adding Alex Baruch back to the email chain. He can answer your questions on area set aside for open space, greenbelt, etc.

Regarding traffic concerns at Black Lake Elementary, this project is proposing to connect its on-site sidewalk to those sidewalks directly adjacent to the elementary school on Black Lake Belmore Rd thus completing a complete walking patch and hopefully eliminating the need for any additional vehicles trips to and from the school/new neighborhood. Other than that, if you feel there is a traffic concern on Black Lake Belmore Rd, I would actually recommend you speak to one of our Transportation Engineer's that focus on the existing road system and safety concerns. I can pass you off to the engineer/or give them your contact information for further discussion. Let me know your preference. Thanks,

Jared Crews | Engineer II

City of Tumwater Transportation & Engineering

From: Cammy's iPhone <cammywebster@comcast.net>

Sent: Sunday, October 27, 2024 5:50 PM

To: Jared Crews <JCrews@ci.tumwater.wa.us>

Subject: Re: Vista Views at Black Lake

Jared,

Thanks for the response. Two additional question/concern.

- 1.) It would be valuable to know how many of the 54 acres the City of Tumwater require they be dedicated to open space, greenbelt and trees?
- 2.) What is the City of Tumwater plan to address road and parking issues at Black Lake elementary due to the increase in student population? The parents currently block visibility around the school during drop off/pickup due to parking along Black Lake Belmore and the streets within Black Lake Park development. There are several near miss car accidents at the school location.

I look forward to your response.

Sent from my iPhone

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Date: October 25, 2024 at 8:49:21 AM PDT
To: cammywebster@comcast.net
Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: RE: Vista Views at Black Lake

Hello Cammy,

This is Jared with the Transportation and Engineering Department, Alex asked me to respond to your email below since I will be the primary reviewer on this project for stormwater and traffic.

You bring up some very good points and often these are items the City is hyper aware of as well.

Regarding stormwater runoff, the project is required to complete a drainage report per the City of Tumwater Drainage Design and Erosion Control Manual. The drainage report is required to address all items stormwater related including runoff collection, conveyance, storage, treatment, infiltration, and release. Because of concerns with high groundwater in the vicinity the project has also been required to complete a winter groundwater study, monitoring groundwater levels to confirm restrictions or areas of concern. A geotechnical investigation is also required for the project to confirm soil types in and around the development. All of this data is closely reviewed by a team of engineers here at the City to ensure the project is meeting all applicable requirements.

Regarding traffic, we understand concerns with so many new houses in an area that has been without substantial development for some time creating an excess of new vehicles. The project is required to submit a traffic impact analysis that details the new traffic on the existing system and address any impacts that lower level of service below acceptable standards. A project of this nature would typically be conditioned that such improvements to the transportation system be completed prior to final plat (before they start building homes).

In short, the project and its impacts for stormwater and traffic are still under review and no formal decision has been made yet.

All of this data, reports, and the City's determination will be available to the public of course. When the determinations become available to the public we welcome residents of the City to review them and provide additional comments or and insight.

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Cammy Webster <cammywebster@comcast.net>
Sent: Friday, October 25, 2024 6:14 AM

To: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: Vista Views at Black Lake

The Rob Rice homes at Vista Views at Black Lake provides concerns. It would be valuable to know how the city of Tumwater plans to address the water runoff given the flooding in that area. Having 184 homes on 54 acres adds impervious surface resulting in less ground absorption.

Additionally how will the city of Tumwater address the intersection at 49th and Black Lake Belmore Rd.

Sent from my iPad

Alex Baruch

From: Alex Baruch
Sent: Monday, October 28, 2024 5:32 PM
To: Kathi Latzke-Smith
Subject: RE: Planned development, Black Lake

Hi Kathi,

Thank you for your email, I appreciate you reaching out with questions about the proposed Vista Views subdivision. I will respond under each of your comments:

1. Would these homes be on a septic system or hooked to city lines? If city lines, would that force homes nearby with septic to change over to city lines?
 - The subdivision is proposing to extend sewer from Mottman Industrial Park to the development and build a pump station as a part of their development. This will allow properties to connect when they desire or if their current septic systems fail. Current septic systems that are working and being maintained will not be forced to convert.
2. Would the speed limit on black lake belmore be changed because of the future increase in traffic? Already we suffer from traffic noise of speeding cars on black lake belmore. Adding 200 plus cars would absolutely negatively affect us and is a huge concern to us!
 - The project is required to submit a traffic impact analysis that details the new traffic on the existing system and address any impacts that lower level of service below acceptable standards. A project of this nature would typically be conditioned that such improvements to the transportation system be completed prior to final plat (before they start building homes). We have not completed our review of the traffic impact analysis yet but there will most likely be some items that the applicant will need to amend as a part of staff's review.
3. How will this affect black lake elementary school?
 - The school district is a reviewing agency involved with assessing their capacity to handle the additional children from this subdivision. We have not heard any concerns as it relates to capacity however the development is proposing to connect the new sidewalk on 58th Lane (that the subdivision will construct) to the asphalt path along Black Lake Belmore Road so the community will have an easy walking path to the school. This will include approximately 320+ linear feet of offsite 4' walking path with a 5' x 5' pad every 200 linear feet.
4. What kind of homes/value are planned?
 - These are planned to be market rate single family homes.
5. Will there be detours during construction?
 - There will be frontage improvements along 49th Ave and the portion of Black Lake Belmore Road as a direct result of this development. These include road improvements, sidewalks, planter strips and street lights. There will be an impact to the roadway during the construction of these improvements however a traffic control plan will be required to ensure adequate access to existing homes and developments.
6. How will this increased number of residents affect black lake, black lake beach, and kenneydell park?
 - With more homes in the area I would imagine there will be a higher interest in the parks in the area. With that being said, the parks this new development will provide will also be useable by the adjacent existing homes. The added path along Black Lake Belmore Road to this subdivision will provide more opportunities for walking on sidewalks and provide greater connections through this area which will be a benefit to the overall community.

Please let me know if you have any additional questions or would like me to expand on any of the points above.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

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

From: Kathi Latzke-Smith <kayma54@hotmail.com>
Sent: Saturday, October 26, 2024 7:29 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Planned development, Black Lake

[You don't often get email from kayma54@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Alex Baruch,

My husband and I live in Black Lake Park, the neighborhood by the proposed new development. We (and many of our neighbors) are obviously concerned about such a big project so close to our neighborhood and our children's elementary school. Our biggest concern is the increase in traffic and noise from construction.

We have several questions:

1. Would these homes be on a septic system or hooked to city lines? If city lines, would that force homes nearby with septic systems to change over to city lines?
2. Would the speed limit on Black Lake Belmore be changed because of the future increase in traffic?
Already we suffer from traffic noise of speeding cars on Black Lake Belmore. Adding 200 plus cars would absolutely negatively affect us and is a huge concern to us!
3. How will this affect Black Lake Elementary School?
4. What kind of homes/value are planned?
5. Will there be detours during construction?
6. How will this increased number of residents affect Black Lake, Black Lake Beach, and Kenneydell Park?

Please reach out to me via email or phone at (253)332-1995.

Thank you,
Katharina Smith

Alex Baruch

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Tuesday, October 29, 2024 8:08 AM
To: Alex Baruch
Subject: Re: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446
Attachments: Outlook-ft1gmqob

Hello Alex,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above-listed project for our review and comment. After reviewing the project area, this area has a high potential for cultural resources. We recommend a cultural resource survey of the project area.



Shaun Dinubilo
Archaeologist
FAA Certified (Section 107) sUAS Remote Pilot
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Phone: 360-432-3998
Email: sdinubilo@squaxin.us
Office Hours: 7:30 am to 4:00 pm

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1] of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Tuesday, October 15, 2024 3:10 PM
Subject: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446

The Notice of Application for, Vista Views at Black Lake – TUM-24-1446 is ready to view (see attached). If you have any questions or would like additional information, please contact Alex Baruch at 360-754-4180 or abaruch@ci.tumwater.wa.us.

Alex Baruch | he/him
Senior Planner, Community Development

City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

Alex Baruch

From: Alex Baruch
Sent: Tuesday, October 29, 2024 8:29 AM
To: JEFF MARTIN
Subject: RE: Black Lake Belmore subdivision.
Attachments: Plat 10-01-2024.pdf

Hi Jeff,

I hope you are doing well. Thank you for your email and an opportunity to discuss the Vista Views at Black Lake subdivision. I've attached the most up to date plat which shows the concept for this subdivision. The applicant is proposing to develop 184 single family homes on two parcels zoned single family low density. The subdivision will have a portion of the lots have access from alleys throughout the subdivision and some will be traditional front loading through their front yard. Infrastructure, parks/open space and sidewalk are planned throughout the subdivision.

Frontage improvements will be required along the two property frontages on 49th Ave and Black Lake Belmore Rd. The majority of the property fronts on 49th Ave so that is where the majority of the road improvements will be located. The current design shows street, sidewalk, planter strip, bike lane and lighting being included along this frontage. The dimensions of the road improvements along 49th Ave change as you drive toward Black Lake Belmore Road as the right-of-way that currently exists needs to be re-oriented to line up better with Black Lake Belmore.

Additionally, the applicant is proposing to extend the 4' asphalt walking path that terminates near Blake Lake Park to the sidewalk at 58th Lane that will be constructed with this project. The plans state that a 4' wide asphalt walking path will be installed for 320 + linear feet along Black Lake Belmore Road with a 5' x 5' pad every 200 linear feet.

Lastly, transportation impacts that are off-site (not considered frontage improvements) are being assessed through a traffic impact analysis to look at the overall road network and ensure appropriate level of service is being maintained. We are still working through this analysis and do not have final conclusions at this time but we will be updating the notice and sending out the environmental determination with required mitigation once that review has been completed.

Please let me know if you have any additional questions!

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: JEFF MARTIN <jpm350@comcast.net>
Sent: Monday, October 28, 2024 5:53 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Black Lake Belmore subdivision.

Good afternoon, I live in Black Lake Park, the subdivision to the south of the new subdivision planned on Black Lake Belmore Road.

Could you describe the plans for Black Lake Belmore? Are additional lanes, sidewalks or bike lanes being included, not only directly in front of the new neighborhood but all along Black Lake Belmore.

Thank you,
Jeffrey and Corine Martin

Alex Baruch

From: Jared Crews
Sent: Tuesday, October 29, 2024 9:17 AM
To: cherrera@herrerainc.com
Cc: Alex Baruch
Subject: RE: Black Lake Development

Hello Carlos,

This is Jared with the Transportation and Engineering Department, my group typically reviews elements for new projects that you covered in your email.

The City agrees with you that a traffic impact study (traffic impact analysis or TIA for short), will be required for the project. The applicant has submitted a TIA and it is currently under review with the City. The intersections of Black Lake Belmore Rd/Black Lake Blvd and Black Lake Belmore Rd/Sapp Rd are included in the study. We have already identified a need for improvements at the intersection of Black Lake Belmore Rd/Black Lake Blvd, nothing is set in stone yet as the TIA is still under review but improvements to that intersection are very likely.

Currently the project is proposing to handle stormwater runoff with an infiltration basin. Stormwater runoff generated by the project will be collected and treated per the City of Tumwater Drainage Design and Erosion Control Manual and then will be infiltrated at 100% in the new basin. The project will be required to submit a drainage report addressing the sizing, water quality, infiltration calculations, soils characteristics, etc. A winter groundwater study has also been submitted with the project. These elements are still under review so there could be tweaks to the plan but the City is pretty thorough in our stormwater review.

I am happy to answer any additional engineering related questions you may have on the project. Thanks,

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Carlos Herrera <cherrera@herrerainc.com>
Sent: Saturday, October 26, 2024 10:07 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Black Lake Development

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

Dear Mr Baruch

Regarding the proposed development on 58th Lane SW:

Traffic impacts from 184 homes on this property will be great especially on Black Lake Belmore road. Of particular concern are the intersections of Black Lake Belmore and Sapp road, and Black Lake Belmore and Black Lake Blvd. I recommend a traffic impact study be conducted to determine if traffic controls and road improvements are needed at these intersections.

At the Black Lake Belmore Sapp road intersection a three way stop should be considered.

The Black Lake Belmore and Black Lake Blvd intersection is already a busy intersection where frequent accidents occur. There is limited line of sight at the intersection especially for vehicle merging on to Black Lake Blvd from Black Lake Belmore Road. With increased traffic, a stop light or a roundabout is needed, though there is probably insufficient room for a roundabout.

With regards to water quality and stormwater, stormwater runoff from the new development should not be allowed to discharge to Black Lake. Ideally, runoff from the property should be directed away from Black Lake or infiltrated on site using a stormwater infiltration pond. If stormwater is directed toward Black Lake, stormwater treatment and BMPs to reduce phosphorus should be required.

Feel free to contact me if you would like to discuss. 206-909-7880

Thank you,
Carlos Herrera
4035 Black Lake Blvd SW

Sent from Samsung Galaxy smartphone.
Get [Outlook for Android](#)



October 29, 2024

Alex Baruch
Senior Planner
Community Development
City of Tumwater

In future correspondence please refer to:
Project Tracking Code: 2024-10-07835
Property: City of Tumwater TUM-24-1446 Vista Views at Black Lake
Re: Archaeology - Survey Requested

Dear Alex Baruch:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at high risk of containing archaeology according to the DAHP predictive model. The transition of the property from fairly low impact agricultural use to high impact dense construction means that the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette
Local Governments Archaeologist
(360) 628-2755
Stephanie.Jolivette@dahp.wa.gov



9K.

Alex Baruch

From: Arthur Saint <arthur.saint@co.thurston.wa.us>
Sent: Wednesday, October 30, 2024 11:16 AM
To: Jared Crews; Alex Baruch
Subject: RE: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446

Thank you.

It sounds like you have our only issue, Black Lake/Black Lake Belmore, getting further analysis.

Please let us know how that goes.

Arthur Saint, PE

Civil Engineer | Thurston County Public Works | Development Review Section
3000 Pacific Avenue SE | Suite 100 | Olympia, WA 98501
Ph: 360.867.2043 | arthur.saint@co.thurston.wa.us

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Sent: Tuesday, October 29, 2024 10:35 AM
To: Arthur Saint <arthur.saint@co.thurston.wa.us>; Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: RE: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446

Hey Arthur,

No problem. See attached as well as the City's comments during our previous round of review.

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Arthur Saint <arthur.saint@co.thurston.wa.us>
Sent: Tuesday, October 29, 2024 10:26 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Cc: Jared Crews <JCrews@ci.tumwater.wa.us>
Subject: FW: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446

Could you please send me a copy of the traffic study to review for impacts to county facilities.

Thanks

Arthur Saint, PE

Civil Engineer | Thurston County Public Works | Development Review Section
2000 Lakeridge Drive SW | B1-2PW | Olympia, WA 98502-6045
Ph: 360.867.2043 | arthur.saint@co.thurston.wa.us

FUTURE OUT OF OFFICE: OCTOBER 9th to OCTOBER 29th

From: Delicia Durden <delicia.durden@co.thurston.wa.us>
Sent: Tuesday, October 15, 2024 4:27 PM

To: Leonard Hernandez <leonard.hernandez@co.thurston.wa.us>; Ashley Downs <ashley.downs@co.thurston.wa.us>; Andrew Deffobis <andrew.deffobis@co.thurston.wa.us>; Brett Bures <brett.bures@co.thurston.wa.us>; Arthur Saint <arthur.saint@co.thurston.wa.us>

Subject: FW: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Tuesday, October 15, 2024 3:10 PM

Subject: Notice of Application - Vista Views at Black Lake - Preliminary Plat, TUM-24-1446

The Notice of Application for, Vista Views at Black Lake – TUM-24-1446 is ready to view (see attached). If you have any questions or would like additional information, please contact Alex Baruch at 360-754-4180 or abaruch@ci.tumwater.wa.us.

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

Alex Baruch

From: Alex Baruch
Sent: Wednesday, October 30, 2024 5:13 PM
To: Dave Devine
Subject: RE: Comments regarding proposal for Vista Views at Black Lake

Hi Dave,

I hope you are doing well. Thank you for your email and an opportunity to discuss the proposed subdivision. I reached out to Mel Murray with the Tumwater School District and he said that the school district added a queuing lane and made other on-site revisions to be able to stack more cars on the site. This is a long term adjustment that parents will need to make and the principal has in the past and will continue to remind parents to not do this for safety reasons and to be a good neighbor. So far this year there has not been a late bus drop-off at the school so they are seeing a surge in bus ridership which will lessen the amount of cars at pickup/drop-off. During the next capital funding measure the school is going to be re-evaluating all of the schools to alleviate street parking issues.

Additionally, the subdivision is proposing to extend the asphalt path along Black Lake Belmore Road from 58th Lane to where it ends currently so more children will have an opportunity to walk to school in the morning and back from school after school is let out. This connection will be required to be installed prior to the first certificate of occupancy is issued within the subdivision.

There are many economic factors that go into new home development, surrounding infrastructure improvements and ensuring there are adequate services for the community. A part of new home construction permit cost includes impact fees which include contributions to parks, transportation and schools for each home/unit that is constructed. Additionally, permit fees go into the general fund at the City of Tumwater which help pay for emergency services and ensure proper staffing of those departments as there is growth in the City. The fire and police departments are aware of the projected growth of the City and make sure to track upcoming developments to ensure they have enough staff for the growing population. Washington State has mandated within the growth management act that Cities must provide for growth in our urban areas to accommodate growth closest to our existing infrastructure and resources.

All of the public comments will be included with the staff report prior to the public hearing. I would be happy to forward you the public comment we have received at this time if you would like to look at the questions and responses staff have provided to date. Please let me know if you have any additional questions and I will be happy to discuss further.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Dave Devine <david.devine275@gmail.com>
Sent: Wednesday, October 30, 2024 1:26 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Fwd: Comments regarding proposal for Vista Views at Black Lake

Hello Alex,

I have seen some of your answers to other residents of Black Lake Park and appreciate your responses to their questions. I would like to share some of my concerns regarding the proposed development of 184 homes at Vista Views at Black Lake.

I know that our HOA has contacted the city on a few occasions because of congestion caused by cars parking in our neighborhood during drop-off and pick-up time at Black Lake Elementary School. We have had near accidents due to the limited visibility and parents/children rushing around the area. At a recent after hours school function, when trying to leave Black Lake Park, cars were parked on both sides of Black Lake Belmore Rd and along Cortez loop obscuring any visibility when trying to depart our neighborhood; it was impossible to tell if a car was coming from either direction. We have been told by the city that this type of situation actually causes drivers to be more cautious, but we have seen that this is not true of all drivers. Adding a potentially substantial number of students to Black Lake Elementary, and the associated cars dropping off or picking up, will only worsen this situation and increase the possibility of an accident. I have included a document showing the areas of concern. The yellow lines show where cars from the school park, the red lines are the two intersections of Cortez Loop with Black Lake Belmore Rd. With the likely increase in the number of cars parking for school drop off, pick-up, and functions, I ask that the city do something to prevent parking in the areas of the red lines to ensure that drivers leaving and entering Black Lake Park have a clear line of sight of oncoming traffic and pedestrians while still providing parents places to park.

The city of Tumwater is a fantastic place to live but I am concerned that the recent surge in building of homes and apartments will stress our existing infrastructure to the breaking point. Can our local grocery stores, police, fire, surrounding hospitals, schools, and other services adequately support an influx of this many people?

Lastly, one of the nice things about living in Tumwater is the "small town" feel we have; if we continue to grow at the current rate, we will lose that.

Is there a site where people can view all of the questions and your responses? Thank you for your time and consideration of my concerns.

Sincerely,

David Devine
6025 Newport Ct SW

9M.

Alex Baruch

From: Alex Baruch
Sent: Wednesday, October 30, 2024 5:17 PM
To: JEFF MARTIN
Subject: RE: Black Lake Belmore subdivision.

Hi Jeff,

The proposed development is not proposing to extend sewer south of 58th Lane, I believe the infrastructure (sewer lines) are already available along Black Lake Belmore Road in front of the Black Lake Park subdivision at the intersection of Cortez Loop and Black Lake Belmore Road but the lines do not extend into the subdivision at this time. I am not aware of any plans to bring sewer into Black Lake Park.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: JEFF MARTIN <jpm350@comcast.net>
Sent: Wednesday, October 30, 2024 4:28 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: RE: Black Lake Belmore subdivision.

Alex, one more question if you don't mind.

We've been told that sewer is going into Black Lake Park since we moved here 31 years ago. Does the new development affect that at all?

Jeff

On 10/29/2024 8:28 AM PDT Alex Baruch <abaruch@ci.tumwater.wa.us> wrote:

Hi Jeff,

I hope you are doing well. Thank you for your email and an opportunity to discuss the Vista Views at Black Lake subdivision. I've attached the most up to date plat which shows the concept for this subdivision. The applicant is proposing to develop 184 single family homes on two parcels zoned single family low density. The subdivision will have a portion of the lots have access from alleys throughout the subdivision and some will be traditional front loading through their front yard. Infrastructure, parks/open space and sidewalk are planned throughout the subdivision.

Frontage improvements will be required along the two property frontages on 49th Ave and Black Lake Belmore Rd. The majority of the property fronts on 49th Ave so that is where the majority of the road improvements will be located. The current design shows street, sidewalk, planter strip, bike lane and lighting being included along this frontage. The dimensions of the road improvements along 49th Ave change as you drive toward Black Lake Belmore Road as the right-of-way that currently exists needs to be re-oriented to line up better with Black Lake Belmore.

Additionally, the applicant is proposing to extend the 4' asphalt walking path that terminates near Blake Lake Park to the sidewalk at 58th Lane that will be constructed with this project. The plans state that a 4' wide asphalt walking path will be installed for 320 + linear feet along Black Lake Belmore Road with a 5' x 5' pad every 200 linear feet.

Lastly, transportation impacts that are off-site (not considered frontage improvements) are being assessed through a traffic impact analysis to look at the overall road network and ensure appropriate level of service is being maintained. We are still working through this analysis and do not have final conclusions at this time but we will be updating the notice and sending out the environmental determination with required mitigation once that review has been completed.

Please let me know if you have any additional questions!

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

[\(360\) 754-4180](tel:3607544180) | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: JEFF MARTIN <jpm350@comcast.net>
Sent: Monday, October 28, 2024 5:53 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Black Lake Belmore subdivision.

You don't often get email from jpm350@comcast.net. [Learn why this is important](#)

Good afternoon, I live in Black Lake Park, the subdivision to the south of the new subdivision planned on Black Lake Belmore Road.

Could you describe the plans for Black Lake Belmore? Are additional lanes, sidewalks or bike lanes being included, not only directly in front of the new neighborhood but all along Black Lake Belmore.

Thank you,

Jeffrey and Corine Martin

Alex Baruch

From: Alex Baruch
Sent: Wednesday, October 30, 2024 5:38 PM
To: Larry Pendleton
Subject: RE: Proposed Vista Views at Black Lake concerns

Hi Larry,

Thank you for your email regarding the proposed subdivision near Black Lake Belmore and 49th Ave SW. Please see the below responses to your concerns. I would be happy to discuss them in further detail with you or reply to a follow-up email if you have further questions.

Housing density - 184 units plus needed roads and improvements appears to be overly dense.

- Washington State has mandated within the growth management act that Cities must provide for growth in our urban areas to accommodate growth closest to our existing infrastructure and resources. 184 units is within the allowed density on a single family low density zoned property as the maximum density allowed is six dwelling units per acre and the development is proposing just under six dwelling units per acre. Within the subdivision there will be required sidewalks, planter strips, street lighting and public roads along with alleys for some rear-loaded lots.

Potential runoff and flooding in the area.

- Regarding stormwater runoff, the project is required to complete a drainage report per the City of Tumwater Drainage Design and Erosion Control Manual. The drainage report is required to address all items stormwater related including runoff collection, conveyance, storage, treatment, infiltration, and release. Because of concerns with high groundwater in the vicinity the project has also been required to complete a winter groundwater study, monitoring groundwater levels to confirm restrictions or areas of concern. A geotechnical investigation is also required for the project to confirm soil types in and around the development. All of this data is closely reviewed by a team of engineers here at the City to ensure the project is meeting all applicable requirements.

Access and traffic congestion on Black Lake Belmore and 49th Ave SW.

- Road improvements are broken up into different categories, on-site (frontage improvements) and off-site (assessed through a traffic study). Required frontage improvements will be mostly focused on 49th Ave as that is where most of the property touches the existing road. The required improvements will include widening the pavement, installing sidewalks, street trees, planter strip, street lighting and a bike lane on the southern side of the road. On Black Lake Belmore only a small portion of the property is adjacent to that road so they will do some intersection improvements to 58th Lane and Black Lake Belmore along with bringing 58th Lane to public road standards. The existing 4' wide asphalt path that terminates along Black Lake Belmore Road adjacent to Black Lake Park will be extended to 58th Lane to provide a safe connection for children to walk to and from school with their parents. Lastly, a traffic impact analysis is being reviewed by the Transportation and Engineering Department to evaluate the existing intersections around the development and see if there are any required intersection improvements for this development. We are in the middle of the review process for the impact analysis and will be including our findings in the environmental determination (SEPA).

Additional school, police, fire and emergency support.

- A part of new home construction permit cost includes impact fees which include contributions to parks, transportation and schools for each home/unit that is constructed. Additionally, permit fees go into the general fund at the City of Tumwater which help pay for emergency services and ensure proper staffing of those departments as there is growth in the City. The fire and police departments are aware of the

projected growth of the City and make sure to track upcoming developments to ensure they have enough staff for the growing population.

Let me know if you have any follow-up questions and I will be happy to discuss further. I hope you have a great evening.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Larry Pendleton <lapendleton@yahoo.com>

Sent: Wednesday, October 30, 2024 3:44 PM

To: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: Proposed Vista Views at Black Lake concerns

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

Concerns:

Housing density - 184 units plus needed roads and improvements appears to be overly dense.

Potential runoff and flooding in the area.

Access and traffic congestion on Black Lake Belmore and 49th Ave SW.

Additional school, police, fire and emergency support.

Sincerely,

Lawrence P. Pendleton

3817 Cortez Loop SW

Tumwater, WA

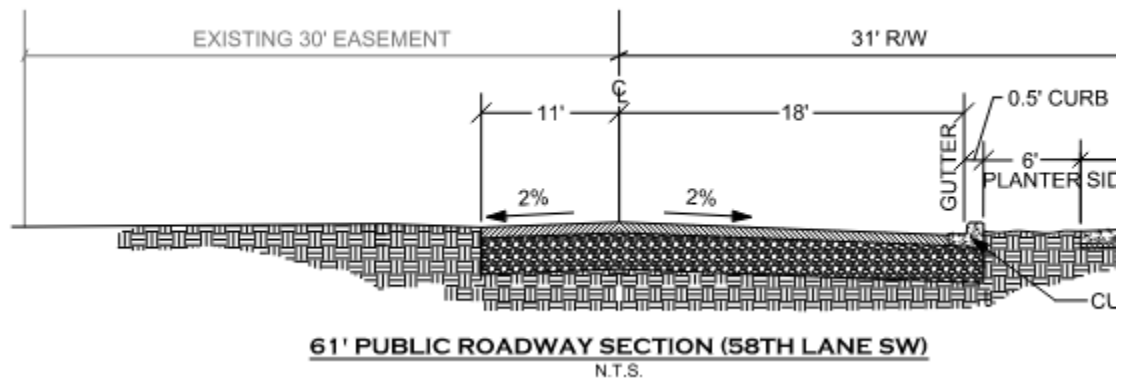
Alex Baruch

From: Alex Baruch
Sent: Wednesday, November 6, 2024 1:05 PM
To: Dave Stauffer
Subject: RE: Preliminary Platt TUM-24-1446

Hi Dave,

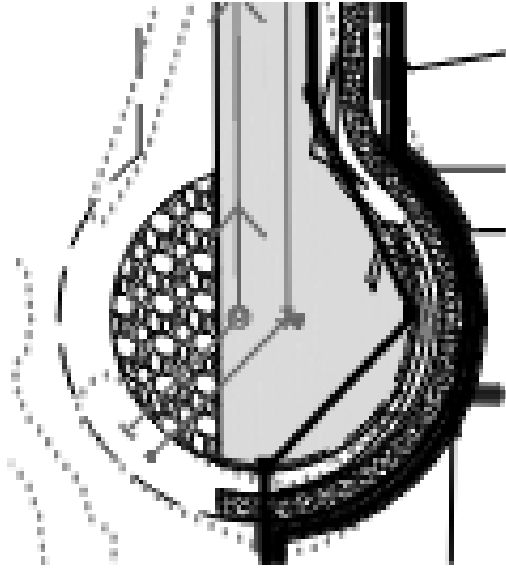
I hope you are doing well. Thank you for your email regarding the Vista Views development. Please see my responses to your email below in red.

1. Preliminary Plat Map provided in the notice produced by Hatton, Godat, Pantier shows dedication of 58th Ln SW but lacks any detail regarding the road improvements. I am interested in seeing the actual proposed layout for curbs, sidewalks, streetlights, fire hydrants and trees.
 - Please see the proposed street section below. The requirement for the development is to complete their half of the street improvements on their side of the property plus a lane to ensure two way traffic is improved as a part of their development proposal.

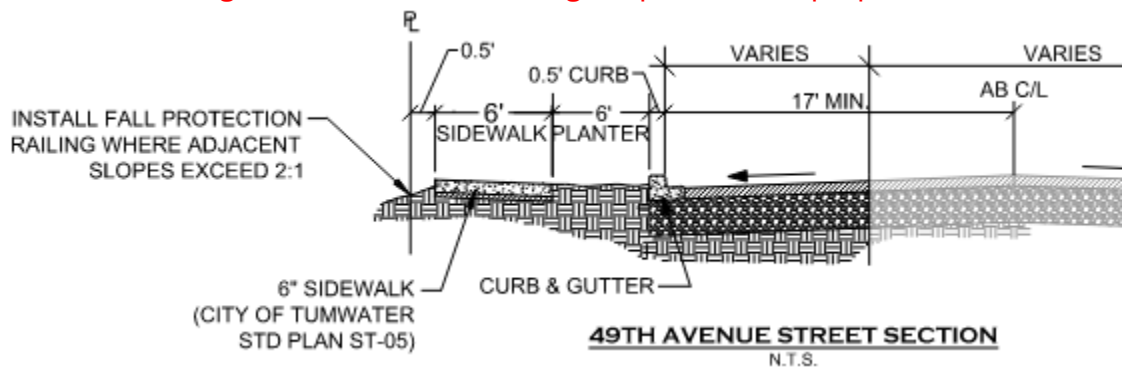


2. Are there any options for sidewalk and curb configuration? We are against having trees in the area between the curb and sidewalk. What is the plan for 58th Ln SW? We prefer a similar configuration to that of Black Lake Park located to the south of this proposed development where the curb and sidewalk are connected. If this is not possible, and you are installing trees between the sidewalk and curb, we require the maintenance of the trees and sidewalk to be the responsibility of Tumwater City or the Vista View owner's association for both sides of 58th Ln SW.
 - Curb, planter strip and sidewalk are only proposed to be installed on the Vista Views side of the road improvements. The frontage improvements for the south side of the road would come at the time of any development application in the future for those properties and would be required to meet the development guide requirements at the time of development. Currently, the development guide requires a 6' planter strip with street trees between the curb and sidewalk.
3. What are the currently proposed provisions for city sewer and water? I believe the current plan is to route the city sewer and water on 58th Ln SW, we request the sewer and water to go all the way to the cul-de-sac at the end of 58th Ln SW. As owner of the 3.67-acre lot (Parcel 12705210104) on the south side of 58th Ln we request stub out provisions to be included to the south side of the paved surface of 58th Ln SW for future possible subdivision for this parcel without late comer's fees.

- Water and sewer are proposed to be extended through the cul-de-sac and stub-outs are shown on the preliminary infrastructure drawings.



- I see on the Hatton, Godat, Pantier plans it states along the southern side of 58th Ln SW "NO KNOWN WATER SUPPLIES WITHIN 200' " which is incorrect. There are four single family wells (one for each home) within the stated 200' setback of the development.
 - I will make sure this is corrected moving forward.
- The increased density planned with 20' minimum house setbacks along the northern property line of Parcel 12705210104 we request that a limitation be established for single story homes required for lots 123 through 128.
 - Single family homes are a permitted use in the Single Family Low Density zone district. There is a 35' maximum height within that zone district. There is not a prudent land use reason to restrict the height of the homes developing along the southern boundary of the development.
- Ingress and egress to the 184 single family residences will result in an estimated 368 automobiles on only two entrances to Vista Views at Black Lake. What are the plans for improvements in local infrastructure to support this increase in traffic? We request posted "NO PARKING" limitations for 58th Ln SW with towing at the expense of the automobile owner.
 - Along the north side of 58th Lane the current plan shows a six foot parking lane.
 - Please see the diagram below for the frontage improvements proposed for 49th Ave.



- A connection to the existing asphalt path on Black Lake Belmore Rd. will be extended to 58th Lane so children within the subdivision will be able to walk to the school.
- Lastly, off-site transportation improvements are currently being reviewed by the transportation and engineering department through a traffic impact analysis. Once

we have those required improvements identified we will include them within the SEPA determination that is sent out to properties within 300' of the development and posted on the public notice sign.

You can find a copy of all of the submittal documents received to date [here](#). Please let me know if you have any additional questions and I will be happy to discuss.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Dave Stauffer <mobiledave55@gmail.com>
Sent: Thursday, October 31, 2024 12:53 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Preliminary Platt TUM-24-1446

City of Tumwater Community Development Department
Attn: Alex Baruch
555 Israel Road SW
Tumwater, WA 98501
Reg: TUM-24-1446

Mr. Alex Baruch,

Questions and statements in response to your "Posted Notice of Application" noted above.

1. Preliminary Plat Map provided in the notice produced by Hatton, Godat, Pantier shows dedication of 58th Ln SW but lacks any detail regarding the road improvements. I am interested in seeing the actual proposed layout for curbs, sidewalks, streetlights, fire hydrants and trees.
2. Are there any options for sidewalk and curb configuration? We are against having trees in the area between the curb and sidewalk. What is the plan for 58th Ln SW? We prefer a similar configuration to that of Black Lake Park located to the south of this proposed development where the curb and sidewalk are connected. If this is not possible, and you are installing trees between the sidewalk and curb, we require the maintenance of the trees and sidewalk to be the responsibility of Tumwater City or the Vista View owner's association for both sides of 58th Ln SW.
3. What are the currently proposed provisions for city sewer and water? I believe the current plan is to route the city sewer and water on 58th Ln SW, we request the sewer and water to go all the way to the cul-de-sac at the end of 58th Ln SW. As owner of the 3.67-acre lot (Parcel 12705210104) on the south side of 58th Ln we request stub out provisions to be included to the south side of the paved surface of 58th Ln SW for future possible subdivision for this parcel without late comer's fees.

4. I see on the Hatton, Godat, Pantier plans it states along the southern side of 58th Ln SW "NO KNOWN WATER SUPPLIES WITHIN 200' " which is incorrect. There are four single family wells (one for each home) within the stated 200' setback of the development.
5. The increased density planned with 20' minimum house setbacks along the northern property line of Parcel 12705210104 we request that a limitation be established for single story homes required for lots 123 through 128.
6. Ingress and egress to the 184 single family residences will result in an estimated 368 automobiles on only two entrances to Vista Views at Black Lake. What are the plans for improvements in local infrastructure to support this increase in traffic? We request posted "NO PARKING" limitations for 58th Ln SW with towing at the expense of the automobile owner.

We have had discussions with Rob Rice on some of these issues and are promised more detail on this Plat in the future. Since we have not concluded negotiations with the developer, we felt it important to comment within the 14 day comment period.

Kind Regards,

Dave Stauffer
3725 58th Ln SW
Tumwater, WA 98512
M 360-239-4670
E mobiledave55@gmail.com

Alex Baruch

From: Alex Baruch
Sent: Wednesday, November 13, 2024 5:37 PM
To: 'Patty Lynch'
Subject: RE: Vista Views at Black Lake Comment Permit No. TUM-24-1446
Attachments: Page from TIA 10-01-2024.pdf; Plat 10-01-2024.pdf

Hi Patty,

Thank you for sending us an email on the Vista Views at Black Lake preliminary plat application. Please see my responses below to your comments. Feel free to reach out if you have any follow-up questions or would like to discuss further.

- Traffic: Road improvements are broken up into different categories, on-site (frontage improvements) and off-site (assessed through a traffic study). Required frontage improvements will be mostly focused on 49th Ave as that is where most of the property touches the existing road. The City cannot require frontage improvements on property that they do not front. The required improvements will include widening the pavement, installing sidewalks, street trees, planter strip, street lighting and a bike lane on the southern side of the road. On Black Lake Belmore only a small portion of the property is adjacent to that road so they will do some intersection improvements to 58th Lane and Black Lake Belmore along with bringing 58th Lane to public road standards. The existing 4' wide asphalt path that terminates along Black Lake Belmore Road adjacent to Black Lake Park will be extended to 58th Lane to provide a safe connection for children to walk to and from school with their parents. Lastly, a traffic impact analysis is being reviewed by the Transportation and Engineering Department to evaluate the existing intersections around the development and see if there are any required intersection improvements for this development. We are in the middle of the review process for the impact analysis and will be including our findings in the environmental determination (SEPA).
 - o The traffic impact analysis prescribes specific percentages of trips that will be leaving and entering the site through each entrance/exit. These are prescribed by the Thurston Regional Planning Council's Transportation Analysis Zone 494 and are based off the likely routes people will take to "attractions" such as work, grocery store, etc in the morning and the evening. Based on the PM peak hour trip distribution and assignment map (attached) it is anticipated that 79 trips will be leaving/entering through 58th Lane and 99 will be leaving/entering through 49th Ave. While more trips are utilizing the 49th Ave entrance/exit it appears that the distribution is mostly even with the exception of more trips utilizing 49th Ave to go toward Littlerock Road as opposed to going south on Black Lake Belmore and utilizing 66th Ave.
 - o Each of the intersections within the area are being reviewed by our transportation and engineering department through the traffic study. The analysis shows that 49th Ave SW and Black lake Belmore Road is operating at a level of service A currently and would move to a level of service B with the proposed project so a stop controlled intersection is anticipated to remain at this intersection. The Black Lake Blvd and Black Lake Belmore intersection is being looked at more closely to identify what the improvement will need to be to ensure an adequate level of service moving forward.
- Schools: As I mentioned above, the development is proposing to install an asphalt path along Black Lake Belmore Road that will connect to the proposed sidewalks on 58th Lane. This will allow children to walk to school from this development. Additionally, in speaking with the Tumwater School District, they said that the school district added a queuing lane and made other on-site revisions to be able to stack more cars on the site. This is a long term adjustment that parents will need to make and the principal has in the past and will continue to remind parents not to park on Black Lake Belmore or in Black Lake Park for safety reasons and to be a good neighbor. So far this year there has not been a late bus drop-off at the school so they are seeing a urge in bus ridership which will

lessen the amount of cars at pick-up and drop-off. During the next capital funding measure, the school is going to be re-evaluating all of the schools to alleviate street parking issues.

- Sewer: The project is proposing to extend sewer from Mottman Industrial Park down Sapp Road and install a sewer lift station as a part of this project to serve the northern basin.
- Stormwater: The project is required to complete a drainage report per the City of Tumwater Drainage Design and Erosion Control Manual. The drainage report is required to address all items stormwater related including runoff collection, conveyance, storage, treatment, infiltration, and release. Because of concerns with high groundwater in the vicinity the project has also been required to complete a winter groundwater study, monitoring groundwater levels to confirm restrictions or areas of concern. A geotechnical investigation is also required for the project to confirm soil types in and around the development. Currently the project is proposing to handle stormwater runoff with an infiltration basin. Stormwater runoff generated by the project will be collected and treated per the City of Tumwater Drainage Design and Erosion Control Manual and then will be infiltrated at 100% in the new basin. These elements are still under review so there could be tweaks to the plan. All of this data is closely reviewed by a team of engineers here at the City to ensure the project is meeting all applicable requirements.
- Open Space The land division ordinance requires a minimum of 10% of the total gross site area to be set aside for park and open space area (TMC 17.12.210). A minimum fifty percent of the open space shall be active open space with the remaining amount as passive open space. Active and passive open space are described in 17.12.210.G.1 and 3. In total 5.4 acres of open space will be required for this subdivision.
 - o Vista Views at Black lake is proposing to utilize Tract B (stormwater pond and surrounding area outside the wetland buffer) to fulfil the active recreation requirement as allowed in G.2. The applicant will have to show how the facility is consistent with the drainage design and erosion control manual for Tumwater as a part of their site development grading permit. Staff has requested that the access from the public road to the stormwater facility is an accessible path so all members of the subdivision are able to utilize the open space. Tract B is approximately 3.45 acres.
 - o Tract C is proposed to be used as a park and is 1.08 acres.
 - o Lastly, Tract A includes a large wetland buffer that is proposed to be used as a part of the open space requirements under G.3.h (total of 13.39 acres, only a portion will be able to account as a part of the open space requirements).

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Patty Lynch <lynchpdha29@gmail.com>

Sent: Thursday, October 31, 2024 3:46 PM

To: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: Vista Views at Black Lake Comment Permit No. TUM-24-1446

You don't often get email from lynchpdha29@gmail.com. [Learn why this is important](#)

Mr Baruch,

I am a 25 yr resident of Black Lake Park and I would like to provide the following comments regarding the proposed development at Vista Views at Black Lake Preliminary Plat, Permit No. TUM-24-1446.

1. Traffic. I understand the traffic analysis to ensure surrounding infrastructure can handle the proposed development is still being finalized. I am concerned the current layout of the proposed intends to have the primary egress route to 49th Ave SW. The weight of proposed road improvements is at 49th. However, it would be logical for residents to most frequently use 58th Lane to Black Lake-Belmore RD. Given the density of all the housing is located at the south end of the parcels, I think it is misleading to assume most of the traffic is going to travel through the entire neighborhood to exit on to 49th. They're going to use the back exit - dumping out to Black Lake Belmore Rd via 58th Ln. It is apparent that the density of housing is concentrated on the south end because the north end is wetland. I'm assuming the developer is using the north exit in order to utilize the narrow strip fronting 49th, sparing the upland area on the southern portion of the parcel for more housing. I am concerned that presenting 49th as the main entrance falsely projects that the primary traffic issue will be resolved with improvements to this site. I am concerned that given the layout of the neighborhood, the primary egress route will actually be Black Lake-Belmore Rd, and that these impacts are either (1) being significantly underestimated because the assumption is most will exit the main entrance at 49th, or (2) deliberately being masked by creating the impression of a main entrance on 49th because the impacts to Black Lake-Belmore RD will be substantial (i.e. expensive).

2. Schools. What is the consideration to Black Lake Elem to be able to (1) handle the increased traffic along Black Lake Belmore Rd and to the school parking and drop off, and (2) the increase in number of students given 184 new houses proposed a block from the school?

3. Septic/Sewer. What's the plan?

4. Safety. What's the plan for the 3 way stop at 49th and Black Lake Belmore Rd in front of JJs Convenience Store? Light? Traffic Circle? Nothing?

5. 49th and Trosper floods as it is. What is the proposed mitigation and stormwater plan when the wetland and open space is developed?

Thank you. When is the public hearing?

Patty Lynch

Alex Baruch

From: Alex Baruch
Sent: Thursday, November 14, 2024 4:22 PM
To: Franklin Polk
Subject: RE: Comment on Vista Views at Black Lake

Hi Franklin,

Thank you for your comments on Vista Views at Black Lake. I have responded to each of your comments below. Please let me know if you have any follow-up questions.

- Wetlands: The applicant has completed a wetland study showing the extent of the wetlands on the properties and the required enhancements to the wetlands that will be completed with this project. I have included a copy of the wetland report [here](#) for your reference.
- Stormwater Drainage: As this property is within the City of Tumwater the City regulations would apply to development on this property, not Thurston County's regulations. The project is required to complete a drainage report per the City of Tumwater Drainage Design and Erosion Control Manual. The drainage report is required to address all items stormwater related including runoff collection, conveyance, storage, treatment, infiltration, and release. Because of concerns with high groundwater in the vicinity the project has also been required to complete a winter groundwater study, monitoring groundwater levels to confirm restrictions or areas of concern. A geotechnical investigation is also required for the project to confirm soil types in and around the development. Currently the project is proposing to handle stormwater runoff with an infiltration basin. Stormwater runoff generated by the project will be collected and treated per the City of Tumwater Drainage Design and Erosion Control Manual and then will be infiltrated at 100% in the new basin. These elements are still under review so there could be tweaks to the plan. All of this data is closely reviewed by a team of engineers here at the City to ensure the project is meeting all applicable requirements. The preliminary drainage report is included in the above link.
- Affordable Housing: While there are goals within the Comprehensive Plan (and as you referenced, the Tumwater Housing Action Plan, O2021-007) to provide for affordable housing within the City of Tumwater there are not any regulations that would require affordable housing as a component of every housing development at this time. The Housing Action Plan is guiding our current update to the Comprehensive Plan as we evaluate these policies and how a requirement should be added to our regulations for development in the future. Since there is not a requirement to have affordable housing as a part of this project the developer will be able to sell these homes at the market rate. Lastly, affordable housing is not just about providing housing for lower income brackets, but providing more housing in general so there is more housing stock available that will stabilize the housing market in this area. The work we have been doing to update the housing section of the Comprehensive Plan shows that market rate housing is still a need in Tumwater and by building more housing units in general it will open up existing housing stock for purchase or rent.
- Traffic: Road improvements are broken up into different categories, on-site (frontage improvements) and off-site (assessed through a traffic study). Required frontage improvements will be mostly focused on 49th Ave as that is where most of the property touches the existing road. The City cannot require frontage improvements on property that they do not front. The required improvements will include widening the pavement, installing sidewalks, street trees, planter strip, street lighting and a bike lane on the southern side of the road. On Black Lake Belmore only a small portion of the property is adjacent to that road so they will do some intersection improvements to 58th Lane and Black Lake Belmore along with bringing 58th Lane

to public road standards. The existing 4' wide asphalt path that terminates along Black Lake Belmore Road adjacent to Black Lake Park will be extended to 58th Lane to provide a safe connection for children to walk to and from school with their parents. Lastly, a traffic impact analysis is being reviewed by the Transportation and Engineering Department to evaluate the existing intersections around the development and see if there are any required intersection improvements for this development. We are in the middle of the review process for the impact analysis and will be including our findings in the environmental determination (SEPA).

- Each of the intersections within the area are being reviewed by our transportation and engineering department through the traffic study. The analysis shows that 49th Ave SW and Black lake Belmore Road is operating at a level of service A currently and would move to a level of service B with the proposed project so a stop controlled intersection is anticipated to remain at this intersection. The Black Lake Blvd and Black Lake Belmore intersection is being looked at more closely to identify what the improvement will need to be to ensure an adequate level of service moving forward.

Your comments will be a part of the public record and will be included with the staff report to the hearing examiner. The public notice for the hearing examiner meeting will be sent to this email address when the meeting date has been scheduled. The link above includes the documentation we have received from the applicant to date and includes the preliminary drainage report, wetland reports, preliminary plat and infrastructure plans. If you have any follow-up questions you would like to discuss please feel free to reach out and I would be happy to discuss.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Franklin Polk <frpolk44@gmail.com>

Sent: Friday, November 1, 2024 2:53 PM

To: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: Comment on Vista Views at Black Lake

You don't often get email from frpolk44@gmail.com. [Learn why this is important](#)

To City of Tumwater Community Development Department

Attention: Alex Baruch

Re: Vista Views at Black Lake development, Permit No. TUM-24-1446

My name is Franklin Polk, I live at 3525 49th Ave SW, I live on the same road as the proposed Vista Views at Black Lake development. I am opposed to the development for the following reasons:

- The development is proposed to be built on an area that has both wetlands and flooding hazards

- The development does not appear to be considerate of affordable housing, given its proximity to transit, and walkable roads
- The development will substantially increase traffic on its outlet roads, which are already highly trafficked

The proposed development places all of ‘division 2’ and ‘division 3’, as well as much of ‘division 1’ on areas that are marked as “High Groundwater Hazard’ areas, as originated from the Thurston Geodata Center, compiled from information from the Thurston County Community Planning and Economic Development Department. This is in direct violation of the Thurston County Critical Areas Ordinances, section 24.20.005-0035. Specifically, 24.20.020 requires a ‘no development zone’ extending 50 feet from the outer edge of the groundwater hazard area(s). There are over 75 houses that are proposed to be built directly on these high groundwater hazard areas. In addition, these high groundwater areas frequently support important wildlife, and the construction and increased traffic in the area will deter and drive away birds and amphibians that rely on these areas.¶

The City of Tumwater revised and adopted an ordinance to increase affordable housing in 2021 (No. O202-007) ¶. The closest bus stops are on Intercity Transit’s route 12 and 42¶ are over a 2 mile walk away, on roads that have minimal to no sidewalk. Low income residents are more likely to rely on public transportation¶, and it appears little consideration has been given to these residents. In addition, the city of Tumwater encourages people to get transportation via low carbon means¶, and the development will clearly be reliant on private transportation.

The development also proposes exits onto Black Lake Belmore Road SW, and 49th Ave SW. These are both 2 lane roads with minimal or no shoulder. Even if public transit becomes an option for many of the proposed residents of the development (see my previous comments), the roads and intersections in this area are not suitable for the vast increase in traffic loads that will happen with this large-scale development.

In conclusion, this development has numerous environmental and social barriers that appear to have been minimally, or unaddressed. I am opposed to this development continuing.

Respectfully, Franklin Polk

Shaded Pink areas are “High Groundwater Hazard Review Areas”

Solid Pink areas are “High Groundwater Hazard Areas”

Date from Thurston Geodata Center

Parcel outlined is 12832310700

https://www.co.thurston.wa.us/planning/critical_areas/adopted-ordinance/full-ordinance-unsigned-20120724.pdf and <https://www.thurstoncountywa.gov/departments/community-planning-and-economic-development/permitting/building-development-codes/flood-codes>

<https://apps.ecology.wa.gov/publications/documents/1406022.pdf>

<https://www.ci.tumwater.wa.us/home/showpublisheddocument/23773/638004688418370000>

<https://www.intercitytransit.com/plan-your-trip/routes/12> and <https://www.intercitytransit.com/plan-your-trip/routes/42>

<https://www.urban.org/features/unequal-commute#:~:text=And%20over%20790%2C000%20late%2Dshift,for%20workers%20with%20car%20access.>

<https://www.ci.tumwater.wa.us/departments/water-resources-sustainability-department/sustainability>

9R.

Alex Baruch

From: Alex Baruch
Sent: Thursday, November 14, 2024 5:31 PM
To: Ramona Fultz
Subject: RE: Vista Views Application, No. TUM-24-1446

Apologies for sending a follow-up so quickly but I wanted to clarify that the Transportation Impact Fees are per single family home as well. Please see the correction in red below.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Alex Baruch
Sent: Thursday, November 14, 2024 5:30 PM
To: 'Ramona Fultz' <rlouisefultz@msn.com>
Subject: RE: Vista Views Application, No. TUM-24-1446

Good afternoon Ramona and Gary,

Thank you for your comments on the Vista Views at Black Lake subdivision. Please see my responses below and reach out if you would like to discuss further.

Mitigation Concerns: A part of new home construction permit cost includes impact fees which include contributions to parks, transportation and schools for each home/unit that is constructed. Additionally, permit fees go into the general fund at the City of Tumwater which help pay for emergency services and ensure proper staffing of those departments as there is growth in the City. The fire and police departments are aware of the projected growth of the City and make sure to track upcoming developments to ensure they have enough staff for the growing population. The impact fees would be based on the City of Tumwater fee schedule applicable at the time of permitting. If the permits were submitted today the impact fees would be as follows:

- School: \$5,565 per single family home
- Transportation: \$4,401.78 **per single family home**
- Parks: \$2,784.68 per single family home
- Water, sewer and stormwater are based on the number of connections proposed.
- Permit fees are based on the cost of the work to include materials and labor

High-Density Concerns: Washington State has mandated within the growth management act that Cities must provide for growth in our urban areas to accommodate growth closest to our existing infrastructure and resources. 184 units is within the allowed density on a single family low density zoned property as the maximum density allowed is six dwelling units per acre and the development is proposing just under six dwelling units per acre. High density development would typically consist of apartments at a density starting at 14 dwelling units per acre all the way up to 40 dwelling units per acre. I would agree that apartments at that density would not be appropriate for this area however the proposed single family homes would.

Road and Traffic Concerns: Road improvements are broken up into different categories, on-site (frontage improvements) and off-site (assessed through a traffic study). Required frontage improvements will be mostly focused on 49th Ave as that is where most of the property touches the existing road. The required improvements will include widening the pavement, installing sidewalks, street trees, planter strip, street lighting and a bike lane on the southern side of the road. On Black Lake Belmore only a small portion of the property is adjacent to that road so they will do some intersection improvements to 58th Lane and Black Lake Belmore along with bringing 58th Lane to public road standards (add pavement, street lights, planter strip, sidewalk, etc). The existing 4' wide asphalt path that terminates along Black Lake Belmore Road adjacent to Black Lake Park will be extended to 58th Lane to provide a safe connection for children to walk to and from school with their parents.

- Lastly, a traffic impact analysis is being reviewed by the Transportation and Engineering Department to evaluate the existing intersections around the development and see if there are any required intersection improvements for this development. We are in the middle of the review process for the impact analysis and will be including our findings in the environmental determination (SEPA).
- The draft traffic impact analysis shows that 178 trips will be entering/exiting during the PM peak hours 4pm-6pm split between the two access points (79 trips through 58th Lake and 99 through 49th Ave with a combination leaving and entering the subdivision).
- Each of the intersections within the area are being reviewed by our transportation and engineering department through the traffic study. The analysis shows that 49th Ave SW and Black lake Belmore Road is operating at a level of service A currently and would move to a level of service B with the proposed project so a stop controlled intersection is anticipated to remain at this intersection. The Black Lake Blvd and Black Lake Belmore intersection is being looked at more closely to identify what the improvement will need to be to ensure an adequate level of service moving forward.
- As I mentioned above, the development is proposing to install an asphalt path along Black Lake Belmore Road that will connect to the proposed sidewalks on 58th Lane. This will allow children to walk to school from this development. Additionally, in speaking with the Tumwater School District, they said that the school district added a queuing lane and made other on-site revisions to be able to stack more cars on the site. This is a long term adjustment that parents will need to make and the principal has in the past and will continue to remind parents not to park on Black Lake Belmore or in Black Lake Park for safety reasons and to be a good neighbor. So far this year there has not been a late bus drop-off at the school so they are seeing a urge in bus ridership which will lessen the amount of cars at pick-up and drop-off. During the next capital funding measure, the school is going to be re-evaluating all of the schools to alleviate street parking issues.

Drainage Concerns: The project is required to complete a drainage report per the City of Tumwater Drainage Design and Erosion Control Manual. The drainage report is required to address all items stormwater related including runoff collection, conveyance, storage, treatment, infiltration, and release. Because of concerns with high groundwater in the vicinity the project has also been required to complete a winter groundwater study, monitoring groundwater levels to confirm restrictions or areas of concern. A geotechnical investigation is also required for the project to confirm soil types in and around the development. Currently the project is proposing to handle stormwater runoff with an infiltration basin. Stormwater runoff generated by the project will be collected and treated per the City of Tumwater Drainage Design and Erosion Control Manual and then will be infiltrated at 100% in the new basin (onsite). These elements are still under review so there could be tweaks to the plan. All of this data is closely reviewed by a team of engineers here at the City to ensure the project is meeting all applicable requirements.

Environmental and Wildlife Concerns: The applicant has completed a wetland study showing the extent of the wetlands on the properties and the required enhancements to the wetlands that will be completed with this project. I have included a copy of the wetland report [here](#) for your reference. The anticipated road work along 49th Ave will have some impact to the trees along the road however the vast majority of the trees within the wetland will be retained and there will even be additional plantings in the wetland and wetland buffer to enhance the existing wetland system.

Climate Element Concerns: We greatly appreciate your participation in the Comprehensive Plan process. That is an amazing way to contribute to our City's policy making and development regulation updates. The homes will need to meet the energy code requirements established by the Washington State Building Code as adopted by the City of Tumwater. The most up to date code will be applied to the homes based on when the permits are submitted.

Black Lake Concerns: The development is proposed to utilize a new sewer system that will be extended from the Mottman Industrial Park down Sapp Road. My understanding is that the main issue with pollution around Black Lake has to do with older septic systems that have not been maintained or need to be replaced. Since public sewer is being extended for this project there will not be additional pollution from septic systems generated by this project if approved. All pollution generating runoff from impervious surfaces will be captured, treated and infiltrated on-site so there will not be an opportunity for polluted water generated by this project to make it to Black Lake. The City of Tumwater conducts regular inspections to ensure the treatment devices are working properly post project completion and if anything needs to be repaired it will be the responsibility of the HOA. The treatment requirements are set by the Department of Ecology and enforced by the City of Tumwater.

Safety Concerns: I would posit that more people in the area will help with the safety concerns as there will be more people keeping an eye out for each other. In 2022 it was estimated that the average household had 2.51 people. Based on the 184 homes that would equal approximately 462 people at full build-out.

Please let me know if you have any additional questions or would like to discuss any of the above information.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Ramona Fultz <rlouisefultz@msn.com>
Sent: Friday, November 1, 2024 4:51 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Vista Views Application, No. TUM-24-1446

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

As a Black Lake Park homeowner in a single-family neighborhood less than a block from the proposed development, we're concerned about quality of life and the continued livability of our neighborhood. We wish to go on public record as opposed to this proposal. Tumwater's Comprehensive Plan, Housing Element, Action, Section H-8.1 states "Support the Stability of Established Neighborhoods" and Section H-8.2 states "Assure Housing will be well maintained and safe." We also object to the short response time allotted to public comment; this should be extended. We request notification of any further information or public hearings regarding the proposal. Following are our objections, concerns and questions:

1. MITIGATION CONCERNS: Will the developer mitigate all the infrastructure, including schools, police, fire, traffic, engineering, environmental and any other associated impacts of this project? (We've lived in a community where this was not initiated for large developments and the taxpayers were stuck with the costs.) For example, what is the cost projected for the schools; fire and police departments, including how may additional staff; engineering and traffic?

2. HIGH-DENSITY CONCERNS: This high-density development is not an appropriate option for our low-density rural community. The Tumwater Comprehensive Plan's Land Use Map showing the Future Land Use for the Trosper Neighborhood designates this parcel as "Single Family Low Density." This project would be better suited to a high-density area designated area.
3. ROAD AND TRAFFIC CONCERNS: How many vehicles are projected related to this proposal? The proposal is surrounded by two-lane roads that are congested, noisy and used by a lot of speeders at present. Visibility at proposed 58th Lane is very restricted by trees and brush. What lighting is proposed at the Entrances? A mass exit required by a wildfire (this community is heavily forested), for instance, would create a bigger hazard than already exists. Visibility issues already exist with the Black Lake School patrons currently parking outside our perimeter; this proposal would worsen the situation. The increased traffic would also create more safety concerns regarding the school. Presently, the intersection of Black Lake Belmore and 49th is a two-way stop, which is not safe for the increased traffic load. Beyond our development there are no sidewalks on Black Lake Belmore and none on 49th.
4. DRAINAGE CONCERNS: Adding this development could impact drainage problems in this high-water table area. The Black Lake Belmore Road floods and 49th has standing water with significant rainfall. Various streets in our neighborhood were designed with deep ditches and there is a deep retainage pond. What ditching and ponding is planned for the proposed project? Will fill be used to elevate the new project? This can create drainage problems for existing homeowners, potentially flooding their yards, basements or crawlspaces.
5. ENVIRONMENTAL AND WILDLIFE CONCERNS: Thurston County has sent out area wide notice requesting residents protect the wetland area in which we reside. Visible wetlands exist along both Black Lake Belmore and 49th. Thurston County's Land Use Plan stipulates "Preserving environmentally sensitive areas." Deer crossings exist on both roadways. Increased traffic would threaten deer and other wildlife. There appears to possibly be a large tree or trees on the north side of the proposed plat. It would be beneficial if any trees could be preserved.
6. CLIMATE ELEMENT CONCERNS: Tumwater's Climate Element Open House referred to vehicle emission concerns. Since no public transportation exists, the project increases emissions.
7. BLACK LAKE CONCERNS: Since many of the 55 acres will be covered by non-permeable surfaces, it is a concern if this could affect the health of Black Lake, approximately 1/2 mile from Vista Views. Black Lake already suffers periodically from toxicity.
8. SAFETY CONCERNS: We've seen an uptick in criminal behavior in our neighborhood and are concerned that 184 units could increase this risk. How many new residents are projected?

Sincerely, Ramona and Gary Fultz, 3815 Cortez Loop SW, Olympia, WA 98512

9S.

Alex Baruch

From: Alex Baruch
Sent: Friday, December 13, 2024 2:02 PM
To: James Giovannini
Subject: RE: Permit no. TUM-24-1446 Black Lake Vista Views

Hi James,

I hope you are doing well. I am the primary contact person from the City. Feel free to give me a call at the number below and I would be happy to discuss the project with you.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: James Giovannini <3579jrg@gmail.com>
Sent: Friday, December 13, 2024 2:00 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Permit no. TUM-24-1446 Black Lake Vista Views

You don't often get email from 3579jrg@gmail.com. [Learn why this is important](#)

Dear Mr Baruch,

We, Pamela & James Giovannini received a letter from the City of Tumwater outlining the proposal for the subdivision of the 50+ acres that borders our property to the south. Our address is 3711 49th Ave SW.

We have several questions regarding this project, but don't know who we should contact to set up a meeting. If you could help us with this situation we would be grateful. Our home phone is 360-943-0631 and my email is: 3579jrg@gmail.com.

Thank you for your help.

Sincerely,
James Giovannini