Exhibit 6a.

Alex Baruch

From: jamesgeluso@yahoo.com
Sent: Friday, May 15, 2026 10:40 AM
To: Alex Baruch
Subject: 5th Ave Townhomes

> You don't often get email from jamesgeluso@yahoo.com. Learn why this is important

Mr. Baruch,

Can you provide me with the following information on the 5th Avenue Townhomes proposal?

I've seen a picture of the plat, but can you send it to me? I can't see where the proposed parking is from the picture. Is there off-street parking?

The applicant is listed as being in Tumwater, but neighbors say he is backed by a corporation called Ash Holdings. Do you know what the relationship is between Ash Holdings and this project, if any?

Please add me to the public hearing notification list. This e-mail is sufficient, but my postal address is

James Geluso
917 Comiskey Lane SW
Tumwater WA 98512

Thanks,

James

Exhibit 6b.

Alex Baruch

From: Alex Baruch
Sent: Friday, May 15, 2026 10:49 AM
To: jamesgeluso@yahoo.com
Subject: RE: 5th Ave Townhomes
Attachments: Preiminary Plat Map 01-23-2026.pdf

Hi James,

Thanks for your email. I have added you to the public comment list for future public comment notifications.

I could not provide any insight on the relationship between the applicant and Ash Holdings.

Two off-street parking spaces are proposed for each townhome as required by the ordinance. My understanding is that there will be one garage space and one parking space in the driveway. I've attached the preliminary plat for your reference. If you'd like any other documentation please let me know.

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: jamesgeluso@yahoo.com <jamesgeluso@yahoo.com>
Sent: Friday, May 15, 2026 10:40 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: 5th Ave Townhomes

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Please add me to the public hearing notification list. This e-mail is sufficient, but my postal address is

James Geluso
917 Comiskey Lane SW
Tumwater WA 98512

Thanks,

James

Exhibit 6c.

Alex Baruch

From: Tara Chestnut <tarachestnut@gmail.com>
Sent: Thursday, May 14, 2026 6:23 PM
To: Alex Baruch
Subject: Re: TUM-26-0115 5th Ave Townhomes Preliminary Plat Documents

Good evening Alex,

Thank you for the opportunity to comment on the application for proposed 5th Avenue Townhomes at 585 5th Avenue SW, Tumwater, WA 98512 (TUM-26-0115). I co-own the adjacent property at 575 F Street SW, Tumwater, WA 98512. Welcome to the neighborhood!

I am supportive of this kind of in-filling to existing neighborhoods to reduce urban sprawl and increase housing density, and to make efficient use of existing infrastructure. Overall, this looks like a lovely planned addition to the neighborhood that maintains or improves neighborhood character, leaves open space and gardening opportunities for residents, and on-site treatment of stormwater runoff from added impervious surfaces. I do have questions that were not clear to me after reviewing the Preliminary Plat Plans and Maps and other documents, as well as recommendations for design, based on my professional expertise. Thank you for reviewing this letter and addressing my questions and comments.

Professional Qualifications

Pursuant to TMC 16.32.030(M), I am a qualified wildlife and habitat professional. I hold a B.S. in Wildlife Biology, an M.E.S. in Environmental Policy, an M.E.M. in Aquatic Science, and a Ph.D. in Environmental Sciences. Additionally, I have 30 years of experience working as a professional wildlife biologist and ecologist. I've published more than 50 peer-reviewed journal articles and served as a lead biologist for complex Endangered Species Act Section 7 consultations and National Environmental Policy Act documents. I am also on Pierce County's roster of Wildlife Specialists.

https://scholar.google.com/citations?user=Jz-bHQUAAAAJ&hl=en

https://www.piercecountywa.gov/DocumentCenter/View/4470/Wetland-Specialists-Fisheries--Wildlife-Biologist-Roster

Property Management

Please provide additional information on property management. Is the intent for the units to be rented or owned by occupants?

Sidewalks and Parking

Our neighborhood is enjoyed by many residents for its walkability and access to public transportation, however, many people still rely on personal vehicles, often with two or more vehicles per household.

It wasn't clear to me if sidewalks are included along 5th Avenue. If they are included, please accept my apologies for missing this detail. If they are not, I would like to see sidewalks on 5th Avenue to ensure pedestrian safety. It is also not clear to me how the homes will accommodate parking for residents, guests, and visitors. Adding 11 households to the street will certainly increase traffic and require additional parking. I would like to see off-street parking that will accommodate two vehicles per home. This will ensure both current and new residents will be able to host guests and have events at their homes that will minimize impacts to neighbors. In the lower left quadrant of the plan map, south of the property line, there is a notation "5' wide asphalt path to park" and an arrow pointing to the northeast. Please clarify what this is and the location that arrow is intended to point to – what does "park" refer to? – a park within the property? A city or county park that is off the map? Or to park vehicles?

Accessibility

To ensure disabled residents and community members have access to housing, I request that 1-2 units be designed for accessibility such that units can be occupied and visited by people who use wheelchairs and other assistive devices, per the Americans with Disabilities Act.

Trees, Community Garden and Covered Picnic Area

Large and mature trees are a critical part of a city's infrastructure, reducing temperatures through shade and transpiration, and providing habitat for wildlife in an environment that is extremely habitat limited. I request that the proposed project further reduce the removal of trees to maintain shade for the residents of the property, my property, my neighbor's property and the greater Tumwater Hill neighborhood. Removal of trees in the southwest quadrant of the property will negatively affect my property by decreasing shade and increasing summer heat. Removing these trees will also reduce the quality and quantity of habitat available to wildlife.

I request that the property owners consider switching the locations of the "Community Garden" and the "Picnic Bench with Cover" Relocating the "Community Garden" across from Units 1-4 will ensure the garden has ample sunlight without reducing the benefits and heat trapping ability that the large and mature trees provide to the future residents of the property, my property and my neighbor's property, as well as the greater Tumwater Hill neighborhood. While this will increase the amount of earthwork required for the garden, the benefits outweigh the cost. Retaining the trees will maintain this critical part of our neighborhood's infrastructure and increase benefits to users, who can enjoy picnicking under the shade trees and have more opportunities for wildlife viewing.

Stormwater and Erosion

I applaud the proposed project's commitment to treating stormwater runoff on-site. It does, however, concern me that the response to B.1.f. is that erosion could occur via offsite flows. My property is adjacent to the south and is directly downhill, therefore the most likely to be impacted by erosion and off-site flows. Please provide technical and plain language explanations for how this project will minimize the potential for off-site flows to impact my property and assurances that should these impacts occur, we will be adequately compensated to make repairs.

Bioretention ponds

Bioretention ponds can provide excellent habitat for wetland associated species, including amphibians, however, there are design features that can improve the habitat while maintaining water treatment requirements. Design features can also cause bioretention ponds to become ecological sinks, contributing to amphibian declines. Below, I've provided design recommendations to improve the ecological function of the bioretention ponds based on the findings of Guderyahn and others (2016) and Ostergaard and others (2008).

Hydroperiod: Maintain inundation between February and August. Monitor water level and attempt to limit mean monthly water level fluctuation to less than 30 inches (75 centimeters) during these months. To avoid colonization by invasive American bullfrogs, consider allowing ponds to dry in September or before the winter rains begin.

Vegetation: Within 33 feet (10 meters), plant native vegetation that includes appropriate shrubs, forbs and grasses (e.g., willow, red-osier dogwood, sedges, rushes). If assistance with a planting plan is needed, Thurston County Conservation District or Washington State University Extension Program are excellent resources (https://thurstoncd.com/ ; https://extension.wsu.edu/). Avoid removing trees and native shrubs in the southwest quadrant of the property. This area provides important habitat connectivity to the adjacent greenspace on the south and west sides of the property.

Maintenance: Vegetation clearing and dredging should be scheduled between September and January. Perimeter mowing should be avoided between June and August, when newly metamorphosed juveniles are dispersing to upland habitats. Avoid mowing within 33 feet (10 meters) of the pond edge. Support and initiate Integrated Pest Management practices. Avoid using chemical fertilizers and pesticides, using them only as a last resort for a specific problem or part of a larger invasive species management program. Avoid or prohibit the use of anti-coagulant rodenticides on the property.

Pond structure: Provide a shallow (40–60 cm) shoreline edge that extends at least 3.3 feet (1 meter) with emergent native vegetation. To the greatest extent practicable, avoid steep slopes that form a drop off to deep water.

Access and Signage: Consider providing access for people to observe and explore the ponds while ensuring public safety (e.g., a small observation deck or other feature that allows interaction). Include interpretive signs explaining the multiple functions and purposes of the stormwater ponds, including how they provide habitat for native aquatic species. Highlight species the species that are indicators of wetland health (e.g., Pacific chorus frog, long-toed salamander, common yellowthroat, violet-green swallow, dragonflies, mayflies, diving beetles). Label native plants with English and standard names (e.g., Pacific willow, *Salix lasiandra*).

Guderyahn, L.B., Smithers, A.P. & Mims, M.C. Assessing habitat requirements of pond-breeding amphibians in a highly urbanized landscape: implications for management. *Urban Ecosyst* **19**, 1801–1821 (2016). https://doi.org/10.1007/s11252-016-0569-6

Ostergaard, E. C., Richter, K. O., & West, S. D. (2008). Amphibian use of stormwater ponds in the Puget Lowlands of Washington, USA. *Urban herpetology. Society for the Study of Amphibians and Reptiles, Salt Lake City*, 259-270.

SEPA Checklist

I found the habitat assessment in the proposed project's SEPA environmental checklist to be incomplete and lacking sufficient detail.

4e. The applicant did not disclose how they concluded "None known on site." This response suggests they didn't review the species that could potentially be present or search the property during the appropriate growing seasons. Based on my professional judgement, I would expect hawkweeds (*Pilosella* and *Hieracium* spp.) and tansy ragwort (*Jacobaea vulgaris*) to have the potential to be on-site. I have also observed the following invasive species on or adjacent to the property:

- Common St. Johnswort (*Hypericum perforatum*)
- English holly (*Ilex aquifolium*)
- English ivy (*Hedera helix*)
- Herb-Robert (*Geranium robertianum*)
- Himalayan blackberry (*Rubus armeniacus*)
- Scot's Broom (*Cytisus scoparius*)
- Thistles (*Cirsium* spp.)

I do not believe the presence of these invasive species will affect the outcome of the application – as these species are widespread throughout the county – though it is disappointing to see this lack of attention to detail in preparing the application. I expect future environmental documentation to be thorough and complete.

https://www.thurstoncountywa.gov/departments/public-works/noxious-weeds/noxious-weed-list

https://forestry.wsu.edu/weeds/#baddies

5b. The response to this question "None known" reveals that the applicant did not conduct a basic desktop assessment for threatened or endangered species. Per 16.32.050 – Habitats defined and protected, it does not appear that the applicant consulted with the U.S. Fish and Wildlife Service (USFWS) and Washington Department of Fish and Wildlife (WDFW) to determine the potential for threatened or endangered species to occur within the project area. The first step to determine this, which is usually standard practice for environmental professionals who prepare SEPA checklists, is to visit the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website to obtain a list of threatened and endangered species that may be present in the project area. (https://ipac.ecosphere.fws.gov/location/index). The second step is to review the Washington Department of Fish and Wildlife (WDFW) Priority Species and Habitats (PHS) website to determine if state listed species or species of concern may be present (https://wdfw.wa.gov/species-habitats/at-risk/phs/list).

On May 13, 2026, I conducted an IPaC search which returned nine endangered species, bald eagle and 15 migratory bird species. **Based on the IPaC list, the proximity of this property to known occupied sites, and the habitat and soil conditions on this property, it is possible that Olympia Pocket Gopher (*Thomomys mazama pugetensis*) may be present**. **I recommend that a professional who is experienced in pocket gopher mound identification conduct surveys during the appropriate times of year to determine the likelihood of their presence before any groundbreaking activities occur.** WDFW may be able to provide technical assistance or recommend potential surveyors (https://wdfw.wa.gov/about/regional-offices). **It is also possible, though unlikely, that Streaked horned lark (*Eremophila alpestris strigata*) may be present on this property**. Of the 15 migratory bird species listed in the IPaC report, bald eagle, chestnut-backed chickadee, evening grosbeak, olive-sided flycatcher, Oregon vesper sparrow, and rufous hummingbird may be present. I have personally observed chestnut-backed chickadee, evening

grosbeak, olive-sided flycatcher, and rufous hummingbird on my adjacent property. I have also observed bald eagle flying over my property.

On May 13, 2026, I accessed the WDFW PHS list, which was last updated in 2023. Based on the list and the habitat that may be available on or adjacent to the property, it is my professional judgement that that the following species may be present:

- Band-tailed Pigeon
- Vaux's Swift
- Oregon Vesper Sparrow
- Streaked Horned Lark
- Roosting concentrations of Big Brown Bat and Myotis Bats
- Townsend's Big-eared Bat
- Mazama Pocket Gopher
- Blue-gray Taildropper
- Western Bumblebee
- Puget Blue Butterfly
- Valley Silverspot

I have personally observed big brown bat, myotis bats and Townsend's big-eared bat via Wildlife Acoustics Echo Meter Touch Pro ultrasonic recorder on my property at 575 F Street SW though I am unaware of the locations of roosting concentrations. Additionally, a few years ago, I observed a Townsend's big-eared bat on my property that appeared to be killed by an outdoor cat.

I recommend that professionals experienced in nest searching, invertebrates, and bats conduct surveys following standardized and accepted protocols to document any potential PHS species on the property. To mitigate the potential negative effects to WDFW species of concern and ensure the health and safety of pets, I encourage the townhomes to adopt a "Cats Indoors" posture. (https://abcbirds.org/solutions/keep-cats-indoors/).

5c. This response is incorrect. This property is located within the Pacific Flyway bird migration route. https://www.fws.gov/partner/migratory-bird-program-administrative-flyways

Should the above listed species or other endangered, threatened, and sensitive habitats and species as identified by USFWS or WDFW be detected, the owner is responsible for coordinating with the appropriate jurisdictions. If the City of Tumwater requires a habitat protection plan, pursuant to 16.32.090 Habitat areas – Protection plan, I request that it be approved by WDFW prior to groundbreaking activities.

Thank you for providing the opportunity to provide comments and for your review and response.

Sincerely,

Tara Chestnut

575 F Street SW

Tumwater, WA 98512

360-357-8758

On Wed, May 13, 2026 at 12:59 PM Alex Baruch <ABaruch@ci.tumwater.wa.us> wrote:

> Hi Tara,
>
> It was great speaking with you this afternoon. You can find the documents for the project here. Let me know if you have any follow-up 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

Exhibit 6d.

Alex Baruch

From: jamesgeluso@yahoo.com
Sent: Friday, May 15, 2026 2:49 PM
To: Alex Baruch
Subject: Re: 5th Ave Townhomes

> You don't often get email from jamesgeluso@yahoo.com. Learn why this is important

Mr. Baruch,

The notice mentions a stormwater facility, but I don't see one on the plat. The lowest point within the parcel is designated as the community garden, but then there is lower land on the adjacent parcel to the south. Where will the stormwater basin be?

Who will be responsible for maintaining the open space? The plat mentions land conveyed to the city, but I'm assuming that's just the street ROW.

Can you point me to another area in Tumwater with existing residences on lots as narrow as 28 feet? I'm looking for something comparable nearby on Google Maps, but everything nearby seems to have seven rooftops in the same length as this project's frontage.

Thanks,

James Geluso

On Friday, May 15, 2026 at 10:49:12 AM PDT, Alex Baruch <abaruch@ci.tumwater.wa.us> wrote:

Hi James,

Thanks for your email. I have added you to the public comment list for future public comment notifications.

I could not provide any insight on the relationship between the applicant and Ash Holdings.

Two off-street parking spaces are proposed for each townhome as required by the ordinance. My understanding is that there will be one garage space and one parking space in the driveway. I've attached the preliminary plat for your reference. If you'd like any other documentation please let me know.

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Alex Baruch | **he/him**
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(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

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Sent: Friday, May 15, 2026 10:40 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: 5th Ave Townhomes

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James Geluso
917 Comiskey Lane SW
Tumwater WA 98512

Thanks,

James

Exhibit 6e.

Alex Baruch

From: Alex Baruch
Sent: Friday, May 15, 2026 3:04 PM
To: jamesgeluso@yahoo.com
Subject: RE: 5th Ave Townhomes
Attachments: Preliminary Plat Plans 01-23-2026.pdf

Hi James,

I have attached the preliminary civil plans that show the location of the stormwater facility.

The homeowners association will be required to maintain the open space.

You are correct, the right-of-way is the only land proposed to be dedicated to the City.

An example of a similarly dense townhome style project would be up on Tumwater Hill at 3362 MOONLIGHT LN SW. Within approximately 270 feet there are 12 townhome style units similar to the density proposed with this project.

Let me know if you have any follow-up 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

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Sent: Friday, May 15, 2026 2:49 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Re: 5th Ave Townhomes

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City of Tumwater
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(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

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Please add me to the public hearing notification list. This e-mail is sufficient, but my postal address is

James Geluso
917 Comiskey Lane SW
Tumwater WA 98512

Thanks,

James

Exhibit 6f.

May 18, 2026

505 4th Avenue SW
Tumwater, WA 98512

Alex Baruch
Community Development Department
555 Israel Road SW
Tumwater, WA 98501

I write to express my serious concerns about the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115).

First, let me state what my objections are NOT about. I'm not against residential development on the subject property, though if the parcel were to be turned into a conservation zone or public park that would be grand. I understand the policy impulse behind greater residential density or "infill." But as a former member of the Tumwater City Council I am confident in asserting that when the Council, several years ago, amended the zoning ordinance to allow duplexes and town houses in a low density residential zone such as ours, an "infill" dynamic was envisioned wherein a single lot here, a corner lot there, could be developed to host a duplex or perhaps a set of them. There is an excellent example of this kind of development in our neighborhood, two streets away from the subject property. I refer to the two duplexes built just a few years ago at the corner of 3rd Avenue SW and F Street. To my knowledge, no one in the neighborhood objected to the inclusion of those 4 residential units.

When the increased density policy was adopted, no one could have reasonably expected to have it apply to such an anomalous property within this residential zone--the open field adjoining 5th Avenue SW. This property is equivalent to a whole block in this neighborhood. The plat proposes that it consist of 11 townhomes. By comparison, the city block to the immediate east of the subject property, holds 6 houses. The one east of that, also six houses. The block to the southeast of the corner of 5th and F holds seven and the one to the northeast of the corner of 5th and E has six.

Though the number of townhouses seems disproportionate times two based on the neighborhood model, compounding matters and representing perhaps a greater concern, the proposed plat would mass all residential development directly facing 5th Avenue SW, heretofore literally a street "at the edge of town." This is not residential infill it's urbanized inundation, especially when considering the neighboring terrain and streetscapes. South of F Street, 5th Avenue SW is beyond steep; it's vertiginous. Even with the current low residential density neighborhood, drivers are running those stop signs routinely as they head downhill. This street, from the corner of 5th and F southward is a means of access and egress in theory only. There are no sidewalks on either side, all the way to H Street.

To the northeast of the subject property, the corner of E and 5th Avenue SW is a blind curve on a hill. There are no sidewalks at this corner. E Street is also bereft of them until it reaches 4th Avenue SW. In winter time, because of 5th Street's current isolation, the city NEVER plows that street after a snow storm, which speaks to proposed development's outsized impact.

Then consider the construction impact of such concentrated development. The design brief stipulates that to equalize the gradient, 3,500 yards of fill will have to be trucked in. At ten yards of soil per truck load, that means 350 heavy dump truck loads will have to transit either F or (heaven forbid) the blind curve on E Street to access the subject property. It's an open question as to whether the thin overlay that presently constitutes the pavement of 5th Avenue is likely to survive that pounding.

In short, the proposed plat better reflects the pattern of development on the Barnes Boulevard/7th Avenue side of the hill. This fact, plus the site topography, which slopes to the southwest, suggests that road access to the subject property should be oriented in that direction, not the relatively underdeveloped street grid to the east. In the absence of that prospect, and in order to obviate the highly urbanized look of 11 townhomes on one remote street, I would suggest that 6-8 townhouses should be accessed, in part, off of each of 5th, E, and F, with each street brought up to modern standards to the point of interior access to the property. This would be a more visually attractive addition to the neighborhood than a consolidated wall of two story construction facing 5th.

Sincerely,

David L. Nicandri

Exhibit 6g.

Alex Baruch

From: Karen Drimay <karen.drimay.360@gmail.com>
Sent: Tuesday, May 19, 2026 4:13 PM
To: Alex Baruch
Cc: Leatta Dahlhoff
Subject: Feedback on 5th Ave Townhome proposal - TUM-26-0115

You don't often get email from karen.drimay.360@gmail.com. Learn why this is important

To Alex Baruch, senior planner for the City of Tumwater,
With a copy to Mayor Dahlhoff,

I live in the Old Tumwater Hill neighborhood (at 310 E St SW). I learned about the proposed development at the top of 5th Ave* (two blocks up from my house) by driving by there on my way home recently—seeing the signboard. (I did not receive any mailing or notice delivered to my house.)

One of my main concerns is about the special character of that lot. It is a natural water catchment area, being mostly concave and having a spring in the northeast section. In the rainy season, the basin holds water and animals come there to drink.

When you are standing there looking at it, you see something that looks like a natural reservoir, or at least a swale, not a building site. A construction project would be very disruptive to the contours of the land and to the animals that live there.

I wish this parcel could be set aside as an open space preserve.

Karen Gudmundsson
360-972-5597

*according to the information in the notice:

5th Ave Townhomes Preliminary Plat
Permit No. TUM-26-0115
585 5th Ave SW, Tumwater, WA 98512
Tax Parcel Number 33203200001

Exhibit 6h.

Alex Baruch

From: Alex Baruch
Sent: Tuesday, May 19, 2026 4:33 PM
To: 'Karen Drimay'
Cc: Leatta Dahlhoff
Subject: RE: Feedback on 5th Ave Townhome proposal - TUM-26-0115

Good afternoon Karen,

Thank you for providing comment on this application. The noticing requirements for this process requires that letters are sent out to properties within 300' of the property, the notice is also posted in the paper and on-site. Since you have made comment on the application I will add you to the public comment list so you will receive future public notices for this application.

The applicant submitted preliminary geotechnical and preliminary drainage reports for the project. Staff is still reviewing the preliminary documents before making an environmental determination on the application (SEPA Determination). I have added your comments to the file and they will be included with the staff report to the hearing examiner. Let us know if you have any follow-up comments or 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

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585 5th Ave SW, Tumwater, WA 98512
Tax Parcel Number 33203200001

Exhibit 6i.

Alex Baruch

From: brodrick coval <covalbro@gmail.com>
Sent: Wednesday, May 20, 2026 4:57 PM
To: Alex Baruch
Subject: Fwd: [Records Center] Public Records Request :: P012571-051226

> You don't often get email from covalbro@gmail.com. Learn why this is important

Alex,

I plan to submit public comment regarding the 5th Ave. Townhomes notice. To inform my comments I requested public records related to the parcel. Unfortunately the city won't be fulfilling those records requests before the end of the comment period (see above). To facilitate an informed and transparent process, I'd like to request that the comment period be extended.

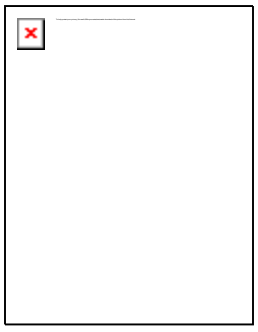
Thank you for your attention to this matter, I look forward to your response.

Best,

Brody Coval

---------- Forwarded message ---------
From: **Tumwater Public Records Center** <tumwaterwa@govqa.us>
Date: Mon, May 18, 2026 at 4:02 PM
Subject: [Records Center] Public Records Request :: P012571-051226
To: covalbro@gmail.com <covalbro@gmail.com>

--- Please respond above this line ---



05/18/2026

Brodrick Coval

504 G St. SW
Tumwater WA 98512

Re: Notice of Need for Extension of Time - Public Records Request No. P012571-051226

Dear Brodrick Coval:

I am writing to update you on the status of your public records request. The City of Tumwater requires additional time to identify and assemble responsive records.

At this time, the City believes records responsive to your request will be available on or before 5/27/2026. We will provide you with the records or a status update on your request on or before that date.

If you have any questions, please contact me.

Sincerely,

Tracie Core
Deputy City Clerk
3602525478

To monitor the progress or update this request please log into the Tumwater Public Records Center



Exhibit 6j.

Alex Baruch

From: Alex Baruch
Sent: Thursday, May 21, 2026 8:00 AM
To: brodrick coval
Subject: RE: [Records Center] Public Records Request :: P012571-051226

Hi Brody,

The Notice of Application comment period is the initial opportunity for adjacent property owners, the public and agencies to provide comments after the application is noticed through mailed notice, newspaper publication, and on-site posting. The end of this comment period does not mean the City will stop accepting public comment on the proposal.

Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices.

Over the coming weeks, the applicant will also be responding to public comments and completing environmental review materials before the City issues a SEPA determination. Any comments submitted will be included in the public comment record and attached to the staff report for Hearing Examiner consideration. Comments will also be reviewed by staff and the applicant so that responses can be provided where appropriate. We look forward to receiving your comments on this application.

Please let us know if you have any follow-up questions and we will be happy to help.

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: brodrick coval <covalbro@gmail.com>
Sent: Wednesday, May 20, 2026 4:57 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Fwd: [Records Center] Public Records Request :: P012571-051226

You don't often get email from covalbro@gmail.com. Learn why this is important

Alex,

I plan to submit public comment regarding the 5th Ave. Townhomes notice. To inform my comments I requested public records related to the parcel. Unfortunately the city won't be fulfilling those records requests before the end of the comment period (see above). To facilitate an informed and transparent process, I'd like to request that the comment period be extended.

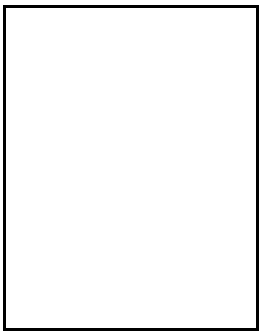
Thank you for your attention to this matter, I look forward to your response.

Best,

Brody Coval

---------- Forwarded message ---------
From: **Tumwater Public Records Center** <tumwaterwa@govqa.us>
Date: Mon, May 18, 2026 at 4:02 PM
Subject: [Records Center] Public Records Request :: P012571-051226
To: covalbro@gmail.com <covalbro@gmail.com>

--- Please respond above this line ---



05/18/2026

Brodrick Coval
504 G St. SW
Tumwater WA 98512

Re: Notice of Need for Extension of Time - Public Records Request No. P012571-051226

Dear Brodrick Coval:

I am writing to update you on the status of your public records request. The City of Tumwater requires additional time to identify and assemble responsive records.

At this time, the City believes records responsive to your request will be available on or before 5/27/2026. We will provide you with the records or a status update on your request on or before that date.

If you have any questions, please contact me.

Sincerely,

Tracie Core
Deputy City Clerk
3602525478

To monitor the progress or update this request please log into the Tumwater Public Records Center

Exhibit 6k.

5/20/26

Dear Alex,

I have lived in the old Tumwater hill neighborhood for over 25 years. Tumwater Hill recently received notice of a development proposal for eleven townhouses at 585 5th Ave SW.

I am opposed to this because of the hurt it will bring to my neighbors, their families and friends. This proposal will cause flooding, safety issues, traffic problems and noise.

Our streets are narrow!! there are lots people walking around the neighborhood as well as their dogs, ~ kids on bikes, ~~skate~~ boards and playing with their friends. There would be ~~no~~ safe place for anyone.

The city did not review this proposal very well or get the proper information to OK this proposal. This land could be used as a park for everyone to enjoy it.

We all love Tumwater hill

over

and you should listen to all of us. Its our community with great friends and neighbors Do not take this away from us.

Sincerely

Linda L. Muller
514 E St SW
Tumwater Wa
360-357-5097

Exhibit 6l.

Alex Baruch

From: Alex Baruch
Sent: Wednesday, May 27, 2026 1:16 PM
To: 'Dave Nicandri'
Cc: Leatta Dahlhoff
Subject: RE: 5th Avenue Plat proposal

Good afternoon David,

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration.

As background, in December 2025 the City completed a two-year process to update the Comprehensive Plan and associated development regulations in response to new State housing requirements. Those updates included changes to allowable housing density (increased previously allowed density from 6-8 dwelling units per acre in Single Family Medium zone to 6-9 dwelling units per acre in Low Density Residential zone) and the expansion of permitted "middle housing" types—such as duplexes, triplexes, quadplexes, and townhomes—in order to help address housing needs within Tumwater.

With respect to site access and circulation, staff has evaluated the property's steep topography, particularly toward the southwest near 7th Avenue. Constructing roadway access through that grade would require substantial site disturbance and infrastructure improvements that are not required under the current development standards. The proposal is able to utilize the existing public right-of-way on 5th Avenue SW for access, which is consistent with City subdivision standards requiring developments with more than four dwelling units to access a public road. In general, the City seeks to utilize and improve existing public infrastructure where feasible rather than require the construction of additional public streets that would increase long-term maintenance obligations.

In addition, the area near the unimproved portion of F Street is the proposed location for the project's stormwater facilities. Based on the site's topography and underlying soil conditions, this appears to be one of the more feasible areas on the property for stormwater management. Significant changes to the site layout or access configuration could require relocation and redesign of those facilities.

Regarding concerns about vehicles running stop signs and roadway safety on 5th Avenue SW, staff recognizes these as important neighborhood concerns. However, the issues described appear to relate primarily to existing traffic behavior and roadway conditions rather than impacts uniquely attributable to this proposal. Concerns regarding traffic operations and enforcement may be directed to the City's Traffic Safety Team for further evaluation and tracking.

Similarly, concerns regarding snow removal operations and visibility at the curve near E Street and 5th Avenue SW appear to relate to existing public roadway conditions and operational practices. Staff would encourage coordination with the City's Operations Department regarding snow plow routing and maintenance concerns in this area.

Staff agrees that portions of the sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

Finally, regarding concerns about the condition of the existing pavement on 5th Avenue SW during construction, the project will be required to complete significant utility improvements along its frontage. As part of those improvements, the City anticipates requiring full resurfacing of the affected street frontage, which should address pavement impacts associated with construction activities.

Thank you again for taking the time to submit comments and share your perspective on the proposal.

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 Nicandri <nicandri@comcast.net>
Sent: Monday, May 18, 2026 3:37 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Cc: Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us>
Subject: 5th Avenue Plat proposal

You don't often get email from nicandri@comcast.net. Learn why this is important

please include my comments in the public record

Exhibit 6m.

Alex Baruch

From: Jansen Morgan <jansenmorgan@gmail.com>
Sent: Monday, May 18, 2026 5:06 PM
To: Alex Baruch
Subject: Permit No. TUM-26-0115

You don't often get email from jansenmorgan@gmail.com. Learn why this is important

Good day Alex,

My name is Jansen Morgan, I have lived at the top of Old Tumwater Hill (5th&F) for a little over five years and it has been the most wonderful neighborhood I have ever lived in.
Recently I discovered, not via post but in the form of a big yellow sign just to the left of my driveway, the plans for development of 11 town homes in what is now the beautiful pasture at the top of the hill. I say pasture because there is such an abundance of wildlife, it seems a vital part of the food chain, mating and migratory patterns of dozens of species.

Understanding that 'progress' is inevitable and things like protecting animal corridors, and the migratory bird treaty are often ignored or skirted by big out of town companies such as the one proposing this project I would like to point out some more human concerns.

It is my understanding that this is a 'Dark Sky' community, it does not seem to reason that in keeping with the safety concerns of 11 new units that we will maintain our standard of light quality to maintain this.

There are 11 units, that is more than likely 22 people, 22 toilets, 22 cars, 22 sinks and showers etc.

Let's think about water. I personally find the drainage ponds to be abhorrent as they trap and promote wildlife and then suddenly dry decimating and/or sickening animal populations.

There is already natural ponding there, which includes seasonal stream flow. I highly doubt that exploratory fieldwork went on(especially in wet season)as I would have noticed, if you can prove otherwise I would be happy to review.

The strain on the plumbing cannot be discounted, will the city now be installing new service lines and valves throughout the neighborhood, or wait until it fails and there is catastrophe?

Now the cars; the top of the hill has narrow streets and only about a dozen automobiles, this project would increase that amount by 22.That on its nose is lunacy, imagine wherever you live traffic up 200%! Plus all the kids that roam freely in that neighborhood.

These kinds of increases in infrastructure and population density are not keeping in good spirit of ordinances created to promote housing growth. If I was wealthy I would buy this land to promote green space within our communities, alas sushi doesn't pay like it should. I would love to see movement from my favorite city in that direction, but I know that money talks…If housing is the endgame I find the amount of building and distribution to be obscene and would urge a 60% reduction in impact.

So please think about the trees, the woodpeckers, the owls, the mated osprey, the red-tailed hawks, the rabbits, the gophers, and the deer.
Think about the water and the land, the night sky, safe passage and good sleep.
Think about the people who just want peace, who pay their taxes and vote for you.
Try to see past the greasy money from wealthy texans who don't have the time of day for you.

thank you for your time,

-jm

P.S. Below are notes from a community meeting of about 20 of my most immediate neighbors, these neighbors are spreading concerns throughout the community and submit the following.

Questions for the city and the contractor

-
-
- Is the proposed housing “owner-occupied?”
-
-
-
- How are you dealing with the sewage issues? Runoff? One-way valves? How are you protecting those of us downhill?
-
-
-
- How will you deal with boil water notices?
-
-
-
- Where is the water coming from?
-
-
-
- How are you in compliance with the Migratory Bird Treaty Act?
-
-
-
- What is your process for notification? Why were some of our neighbors not notified?
-
-
-
- How will this impact the local electrical grid? We already experience outages five times a year.
-
-
-
- Have you done an assessment on an animal corridor?
-
-
-
- Conduits for the Verizon tower go directly through the yard where the proposed units would be, including conduits for fiber optic cable.
- What is the plan?
-

Issues

- Loss of tree cover
- Traffic and parking issues
- Safety on the hill
- Winter freezing for road issues
- No walkable areas
- Birds, pocket gophers, deer, bears, coyotes, possums, woodpecker, hawk, osprey
- Watershed impact for wildlife downstream
- Loss of animal corridor
- Star gazing at night
- Loss of quiet zone
- Safe walking area (goes away with development)
- Loss of green space
- Amount of fill necessary to make this area stable for building

Exhibit 6n.

Alex Baruch

From: Vanessa Butler <vinoly@comcast.net>
Sent: Tuesday, May 19, 2026 5:48 PM
To: Alex Baruch; Leatta Dahlhoff
Subject: Proposed Development on Tumwater Hill

You don't often get email from vinoly@comcast.net. Learn why this is important

Dear Alex:

I live in the old Tumwater hill neighborhood (506 4th Ave SW, Corner of 4th and E Streets) and recently learned from my neighbors of a development proposal that will bring 11 townhomes to our community. First, I am requesting that the City notify ALL property owners in the neighborhood. I had to call to request that I be added to the mailing list for the information that affects MY NEIGHBORHOOD. Please do a more thorough distribution. Your lack of notification makes it appear as though it is purposeful; no notification = no comment. I expect better from my City.

I am opposed to this development for several reasons. They are stated as follows:

- I understand that more housing is necessary for Tumwater, however, **placing 11 townhomes in an older established neighborhood in the only open space will appear out of place and destroy the current "old neighborhood feel."** I moved to the Hill 40 years ago for this very reason. A whole new generation of children are now living on the Hill and we enjoy the fact we can safely walk our pets and stroller our children and grandchildren on 5th Avenue to view the Osprey nest, pick blackberries, observe the birds and wildlife that occupy this animal corridor.

- Speaking of the Osprey nest, what is the impact on our neighborhood Osprey family that returns annually? I don't believe the developer has addressed impact to our Osprey family. It is an amazing site to see an Osprey carry a fish from the Deschutes River to their nest on the top of the Hill. Will the Osprey relocate? **I want to see the impact statement to the wildlife corridor and our Osprey family.**

- **Traffic will be a huge issue.** Currently, I am at the mercy of drivers speeding up 4th Avenue while backing out of my driveway. I am just over the crest of the hill on 4th (between F and E Streets). Most drivers DO NOT adhere to the 25 mph speed limit, and THEY become angry when they reach the hill crest and must slow down due to me backing out of my driveway. In the very least, 22 additional vehicles joining the neighborhood traffic will only increase the danger of accidents. Where will the traffic be directed in and out of this development? Down 5th Avenue or 4th Avenue? Once it snows, I don't believe the City will suddenly be plowing and de-icing 5th Avenue or the side streets. The city DOES NOT currently maintain these streets in the winter. It is simply too steep and the curve down E Street is already dangerous.

- I am also aware that **city water and sewer systems** are spotty to the west of 5th Avenue. How will the addition of 11 townhomes affect OUR current water supply and runoff?

- How will this new development **affect my taxes?** It will most likely increase the property taxes that I already struggle to pay.

- This effort to "in-fill" for the goal to create more housing **DOES NOT fit the definition of "in fill"** as it currently stands for the City of Tumwater or my neighborhood on Tumwater Hill. Eleven townhomes versus a duplex here and there?

I cannot see any advantage to this proposed development except to line the pockets of OUT OF STATE CORPORATIONS. I respectfully request that this development be thrown back to Texas to seek another location. Leave my neighborhood as it is...a safe, quiet neighborhood.

Thank you for your consideration of these issues and assurance that the developer will address these issues appropriately and completely.

Sincerely,

Vanessa A. Butler

cc: Leatta Dahlhoff, Mayor, City of Tumwater
Tumwater City Council Members

Vanessa A. Butler%0D%0Avinoly%40comcast.net%0D%0Acell%3A 360-528-9179%0D%0Ahome%3A 360 357-3179

Exhibit 6o.

Alex Baruch

From: City of Tumwater, WA <no-reply@ci.tumwater.wa.us>
Sent: Wednesday, May 20, 2026 11:44 AM
To: Alex Baruch
Subject: Email contact from City of Tumwater, WA

Message submitted from the <City of Tumwater, WA> website.

Site Visitor Name: Debi Bodett
Site Visitor Email: debibodett2@comcast.net

May 20, 2026

Alex Baruch, Community Development
555 Israel Road SW
Tumwater, WA 98501

Re: Tumwater Hill / Neighborhood Development Proposal

Dear Alex,

I live in the old Tumwater Hill neighborhood and have been a resident/homeowner for 20+ years.

I recently learned from my neighbors of a development proposal that will bring 11 townhomes to our community. I am opposed to this primarily because it is the last large green space between the historic old neighborhood on lower Tumwater Hill and the multitude of developments on Tumwater Hill beyond 5th Avenue. The green space is a natural habitat for animals, including the osprey population. The proposed development would increase traffic, noise, and light in a small, local neighborhood and ultimately decrease community safety.

We recently met with our neighbors to discuss our opposition, and the community is deeply hurt. Some of our most affected neighbors weren't even notified. We expect the city to do a thorough review of this proposal. This land should either remain green space, be purchased by the City of Tumwater for a park, or be placed under private ownership.

We love this community and expect to make decisions about its future democratically. We want our local representatives to listen to the neighbors who will have to bear the brunt of decisions that directly affect them. We chose this community for its own sake. Please don't take that away from us.

Sincerely,
Debi Bodett

33 Image Design

Exhibit 6p.

Alex Baruch

From: Karma Hugo <karma@portnw.com>
Sent: Thursday, May 21, 2026 7:27 AM
To: Alex Baruch
Subject: 5th Ave. Townhomes

You don't often get email from karma@portnw.com. Learn why this is important

Good morning, Mr. Baruch,

I am writing to formally object to the proposed subdivision of the parcel near my home into 11 single-family residential lots.

I recognize the need for housing development; however, I believe this proposal raises significant environmental and neighborhood concerns.

First, the subdivision would result in a substantial loss of existing tree cover and green space in an area that currently serves as important habitat for birds, pollinators, and other local wildlife. The property functions as part of a broader natural corridor that supports biodiversity and provides ecological balance within the neighborhood. Fragmenting habitat would permanently diminish the environmental character of the area and negatively impact species that rely on it.

Second, I am concerned about watershed and stormwater impacts associated with replacing permeable land and vegetation with roads, driveways, rooftops, and additional impervious surfaces. Increased runoff has the potential to affect drainage patterns, erosion, downstream water quality, and overall watershed health. Given increasing concerns about flooding and environmental resilience, preserving natural absorption areas should be prioritized whenever possible.

Additionally, the proposal would significantly increase traffic through an existing residential neighborhood that was not designed to accommodate this level of density or vehicle activity. Increased traffic volume raises concerns regarding pedestrian safety, noise, congestion, speeding, and the overall livability of the neighborhood, particularly for families, children, and residents who walk or bicycle in the area.

Finally, the cumulative loss of open green space in our community deserves careful consideration. Once natural land and mature tree canopy are removed, they cannot realistically be replaced within a meaningful timeframe. Developments of this scale should be evaluated not only for short-term growth objectives, but also for their long-term impacts on environmental quality, neighborhood character, and quality of life for current residents.

For these reasons, I respectfully request that the proposal be denied, substantially reduced in scale, or subjected to additional environmental review and mitigation requirements before any approval is considered.

Thank you for considering my comments.

Sincerely,

Karma Hugo

222 4th Avenue SW
Tumwater, WA 98512

Exhibit 6q.

Alex Baruch

From: Sheelagh McCarthy <sheelaghmc09@gmail.com>
Sent: Thursday, May 21, 2026 10:58 AM
To: Alex Baruch; Leatta Dahlhoff; cdenny@ci.tumwater.wa.us
Subject: Concerning old Tumwater Hill development

You don't often get email from sheelaghmc09@gmail.com. Learn why this is important

Dear Alex, Chuck, and Leatta,

I am reaching out regarding the development proposal on old Tumwater Hill that will bring 11 townhomes just a block away from my current home. This undeveloped space is important to our community including my family. I am opposed to this because of increased traffic, safety, and the degradation of this cherished green space.

My family walks past this green space on every walk with our dogs and small child. It is peaceful, quiet, and protected from traffic. We love watching the wildlife and foliage change throughout the seasons.

I am deeply concerned about the impact to safety the increased traffic and noise will create. Because of the location near the top of the hill, the construction of 11 townhomes with an expected 22 vehicles will significantly increase the traffic patterns creating hazardous conditions to my family and many of our neighbors that walk and bike along this space with their dogs and small children. There is a lack of sidewalks in our neighborhood, and this space is deeply valued by us because of its relative safety due to the low traffic.

I would love to see this land continue to be a green space, either undeveloped or as a park, so that it can continue to be enjoyed by members of our community.
Thank you for the opportunity to allow our voices to be heard regarding the impacts to your community from these proposed changes.

Sincerely —
Sheelagh McCarthy

--
Sheelagh M. McCarthy

Exhibit 6r.

Alex Baruch

From: Victoria Ryan <victoria.ryan@comcast.net>
Sent: Thursday, May 21, 2026 8:46 PM
To: Alex Baruch
Subject: Tumwater Hill Townhomes

You don't often get email from victoria.ryan@comcast.net. Learn why this is important

Good day.
I am a 30 year resident of Tumwater Hill. I love the quality of life I have here.
I am strongly opposed to the proposed development of the property on the north west side of F and 5th.(585 5th Ave SW)
This is a very unique property, it is basically a large hole. I can hardly imagine the immense physical and financial cost to bring this development to fruition. This development would destroy the environment and the habit that is now there..
Mother nature has claimed this place , it is home to many creatures large and small. We have Deer, Possum, Rabbits and Coyote as well as many ground dwellers. This area with its old growth trees ,shrubs and grasses are home to many birds. We have a pair of Osprey that nest on the cell tower every year. There are Owls that nest in the tree behind my home, that hunt in that pasture.. There is a Wood pecker nest in the power pole on the corner.
This is a quiet and safe place, where you can stargaze on clear nights and walk the streets that have very little traffic.
As someone that lives in an older home (as do many of the people in the neighborhood)I worry about how the physical destruction will impacted my home and quality of life. In this era of slap-dash building ,I am sure that no thought has been given (past just a minimum) of how construction could damage existing homes. How are they going to get water to the new construction? How will this effect my quality of water ,or water pressure? Where will the sewer waste go? Is the city going to invest in one-way values to protect the homes down hill from this high density development? Will they have to jack hammer or use explosives to put in sewer and water lines? How much heavy equipment will be moving on our streets, and how much damage will be done?
This is an older neighborhood. There surly are better places to build. places that will not displace and destroy nature.
This place has been claimed by Mother Nature and should remain a green space.

Sincerely, Victoria Ryan
30 year resident of a safe, quiet and beautiful neighborhood on Tumwater Hill

Exhibit 6s.

Alex Baruch

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Friday, May 22, 2026 8:52 AM
To: Alex Baruch
Cc: Doyle Foster
Subject: RE: Notice of Application - 5th Ave Townhomes Preliminary Plat - TUM-26-0115

Hello Alex,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project (NOA) for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. We also strongly recommend that the applicant and contractors have a copy of the Inadvertent Discovery Plan (IDP) on the project site at all times. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's CRD Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.

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: Jessica Lee <JLee@ci.tumwater.wa.us>
Sent: Friday, May 8, 2026 8:00 AM
Subject: Notice of Application - 5th Ave Townhomes Preliminary Plat - TUM-26-0115

The Notice of Application for, 5th Ave Townhomes Preliminary Plat - TUM-26-0115 is ready to view HERE. If you have any questions or would like additional information, please contact Alex Baruch at 360-754-4180 or abaruch@ci.tumwater.wa.us.

Jessica Lee | Administrative Assistant
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
jlee@ci.tumwater.wa.us | www.ci.tumwater.wa.us

Exhibit 6t.

Alex Baruch

From: Teri Buccarelli <teribuccarelli@gmail.com>
Sent: Friday, May 22, 2026 9:43 AM
To: Alex Baruch
Subject: Purposed 11 Townhome units on 5th Ave

You don't often get email from teribuccarelli@gmail.com. Learn why this is important

Dear Alex,

I have lived in the Old Tumwater Hill neighborhood for 16 years, and I am writing to express my serious concerns about the proposed 11-townhome development.

I received the Notice of Application on Thursday, 5/14, which did not appear to allow the full 14-day comment period referenced in the "Public Comment Period" section. While I understand that notice may only be required for homeowners within 300 feet of the site, this proposal will affect the entire Old Tumwater Hill neighborhood. Out of fairness, courtesy, and respect for the community, all nearby residents should have been notified. I am also concerned that some homeowners within the 300-foot notification area, including those who may be most directly affected, were not notified.

After speaking with several neighbors, I know I am not alone in these concerns. Many residents care deeply about preserving this land as green space. We would strongly support a park-like setting with trails for public enjoyment, along with preserving the tree cover and open field areas that local wildlife depend on. This kind of use would better reflect the character and needs of our neighborhood than development driven primarily by outside financial interests.

I am also deeply concerned about safety. This project would permanently increase traffic on narrow roads with blind corners that are already used daily by walkers, joggers, children, and people walking their dogs. Because of current detours related to the roundabout construction, traffic has already increased in nearby areas. While working in my yard, I have personally witnessed four near misses at the intersection of 4th Avenue and E Street. Adding 11 townhomes will likely bring significantly more vehicles, in addition to visitor traffic, and will increase the safety risks for everyone in the neighborhood.

The environmental impact also deserves careful review. Wildlife currently uses this area as habitat and as a corridor for movement. I have personally seen deer and fawns, hawks, osprey, and red-headed woodpeckers in this space. Has a wildlife corridor assessment been completed? Will this project comply with protections under the Migratory Bird Treaty Act?

In addition to these concerns, my neighbors have raised several other important questions that should be addressed before this project moves forward:

1. How will the development affect parking in an already limited area?
2. What impacts will it have on watershed function and drainage?
3. How will the loss of this wildlife corridor affect the surrounding environment?
4. How much fill will be required to make the site buildable and stable?
5. What protections will be provided for neighboring homeowners who may experience increased water runoff because of that fill?

6. How will this project affect the local electrical grid, especially given the outages we already experience?
7. Where will the water supply for these additional homes come from, and will there be sufficient pressure for all households?
8. How will the city address the risk of sewage backups for downhill homes that do not have one-way valves?

I understand the need to address housing challenges, and I do not want to dismiss those concerns. However, this project does not appear to be the right solution for this location. Placing additional housing on this site would create long-term impacts on safety, infrastructure, drainage, wildlife, and neighborhood character without meaningfully solving affordability issues.

Old Tumwater Hill is a historic, quiet, family-oriented neighborhood that residents value deeply. I chose to live here because of its history, its older homes, its sense of community, and its natural surroundings. Those same qualities are why I remain here today. This proposal may seem like a convenient opportunity for development, but for those of us who live here, it would mean a lasting loss.

I respectfully ask that the city listen carefully to the residents who will be most directly affected and reconsider this proposal. Our neighborhood deserves thoughtful planning that protects both current residents and the character of this community.

Sincerely,

Teri Buccarelli
421 4th Ave SW
Tumwater, WA 98512
(360) 259-3861
Email: teribuccarelli@gmail.com

Exhibit 6u.

Alex Baruch

From: Graham Clumpner <yeahneil@gmail.com>
Sent: Friday, May 22, 2026 10:15 AM
To: Alex Baruch
Cc: Chuck Denney; Leatta Dahlhoff
Subject: Old Tumwater Hill development proposal

You don't often get email from yeahneil@gmail.com. Learn why this is important

Hello Mr. Baruch,

I was just notified by my neighbors that a second awful development process has been started just up the hill from my house. I was involved in opposing the last one in 2020 and am disgusted to see this process starting again.

I have received no notice by email or mail from the city. My home is directly in line with this property and will suffer from over forty vehicles driving down our steep graded hill if this is approved by the city. My dog has already been hit by a car on this road and this would make our community un-liveable.

I am very supporting of attempting to solve the housing crisis but this hideous proposal is not in line with the types of families and craftsman homes we have in our community.

What is the city's plan for flooding and runoff? We already lose power multiple times throughout the year. What will this do to the grid on our hill?

How is the city prioritizing housing for people who don't live here to benefit a company from Texas when your very own citizens are demanding that this be made into a park. We have no green-space within walking distance. I am a disabled veteran and this street(that is being proposed to turn into another ugly condo-like structure) will destroy the only safe area that I can walk.

I am opposed strongly to this and the positiion of city council will determine my support or opposition in the future on all other issues. There is plenty of other places to build if the city wants to give money to Texas instead of supporting local community efforts for long term housing.

Finally I want to know why myself and other neighbors have received ZERO notification from the city. I am also aware that a public records request has not been produced by the city and yet our time to comment is almost over? Where is the EIS? What about the bears, deer, gophers, osprey and other creatures that live in that area?

We have multiple veterans, disabled children and elderly folks who live on this block. This will make our community unsafe. I hope the city council is aware of how opposed our entire neighborhood is to this proposal.

Exhibit 6v.

Alex Baruch

From: Tom Boucher <tomboucher58@gmail.com>
Sent: Friday, May 22, 2026 11:31 AM
To: Alex Baruch
Subject: 5th Ave Townhomes comment

Dear Alex,

I live in the old Tumwater hill neighborhood on 4th and F SW. I'm concerned about:

1. The **density** of the proposed construction of 11(!) residences, so out of character in our neighborhood whose density is more like 3(?) for that footprint.
2. The **traffic increase** in a very quiet neighborhood that is a) often stranded during snow events and b) not liking the sound of how many dump trucks will be needed to fill this sunken lot.
3. The **lack of notification to parties down the likely exit streets** to the freeway, who wished they had been when told.
4. Will **ospreys** tolerate the disturbance only a few hundred feet away? Although relatively tolerant birds, there are very few local nests and stress can cause failed nests and unsuccessful breeding.

A way to ameliorate some of this might be to have the increased traffic exit to 7th, a much busier street.

Sincerely, Tom

Tom Boucher | 410 F St SW | Tumwater WA 98512 | 360-951-2395
A simple rule to live by: "Everybody needs to both know and feel they have been heard."

Exhibit 6w.

Alex Baruch

From: Delani Holland <delanibugg@gmail.com>
Sent: Friday, May 22, 2026 12:34 PM
To: Alex Baruch
Subject: Concerns Regarding Proposed Development

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

Dear Alex,

I am writing to express my strong concerns regarding the proposed development planned for the large green space on 5th Ave between E St. and F St. My family and many of our neighbors are deeply opposed to this project and feel that the impacts on our community have not been adequately considered.
As a parent of four young daughters and a family of six, one of my biggest concerns is safety. Our neighborhood streets and surrounding green space are currently used daily by families walking, riding bikes, and enjoying outdoor activities. A major increase in traffic would create significant safety risks for children and pedestrians, while also worsening parking issues in the area.

Additionally, this green space serves as an important wildlife corridor and natural buffer that contributes greatly to the peaceful character of our neighborhood. Losing this space would negatively impact local wildlife, reduce privacy, and eliminate the quiet environment that many residents specifically chose this community for.

We are also concerned about the strain this development could place on infrastructure, particularly the electrical grid. Our area already experiences multiple power outages each year, and many residents question whether the current infrastructure can support additional development without further reliability issues.
Another major concern is that some nearby residents were not properly notified about this proposal. Given the significant impact this project would have on the surrounding community, we believe all affected homeowners and residents should have been fully informed and given the opportunity to voice their concerns.

Please understand that there is substantial opposition within the community regarding this development. We respectfully ask that these concerns be taken seriously and fully considered before any approvals move forward.

Thank you for your time and consideration.
Sincerely,
Delani Holland
515 S 4th Ave SW
Tumwater, WA 98512

Exhibit 6x.

Alex Baruch

From: Cody Holland <codyw.o.holland@gmail.com>
Sent: Friday, May 22, 2026 12:34 PM
To: Alex Baruch
Subject: Public Comment - South 5th Ave E St and F St

You don't often get email from codyw.o.holland@gmail.com. Learn why this is important

Hello Alex

I live in the old Tumwater hill neighborhood and I recently learned from my neighbors of a development proposal that will bring 11 townhomes to our community. I am opposed to this because of the increased traffic and corresponding street safety, as well as other environmental factors.

We recently met with our neighbors to discuss our opposition to this. It seems that some of our most affected neighbors weren't even notified. A more thorough review of this proposal should be considered. Given the character of the neighbor hood but also considering need for housing, I believe the density should be reduced to 4-5 dwelling units and that maximum green space be left, as many of these spaces are being developed throughout the county.

Tumwater hill was not always where we wanted to plant our family, but after growing closer in our community we have come to love the character of the area. I think planting an uncharacteristically large development right in the middle of our quiet area could have lasting damage on what we have grown to love.

Thank you for your service to us as city representatives.

Sincerely,

Cody Holland

Exhibit 6y.

Alex Baruch

From: Nancy <nancycstevenson@comcast.net>
Sent: Friday, May 22, 2026 4:38 PM
To: Alex Baruch
Subject: Comments on the 5th Ave Townhomes Preliminary Plat

You don't often get email from nancycstevenson@comcast.net. Learn why this is important

Alex Baruch
555 Israel Roda SW
Tumwater, WA 98512

Dear Alex,

My neighbors recently brought to my attention a preliminary plat proposal for eleven single family attached lots on 5th Avenue between E street and F street. I live on the corner of E street and 3rd Avenue just 2 blocks away. I'm grateful to have found out about this plat proposal so I have time to comment. The deadline appears to be today.

As a former Planning Commissioner, I understand the need for infill development in existing neighborhoods to help with our community's housing needs and make efficient use of urban land. However, with a wall of eleven two story housing units all in a row spanning the entire block between E and F streets, the development appears to me to be too far out of scale. And, as such does not fit within the character of the neighborhood.

Also, one of the wonderful characteristics of our older neighborhood is the many mature trees. On this property specifically there is one maple that I estimate to be 100 years old and there are several very large fir trees I'd say are at least as old. These trees protect this environmentally sensitive area, provide wildlife habitat, and prevent erosion. They should not be cut down. They appear to me to qualify, given their age and size, as trees worthy to be protected under Tumwater's Tree Protection Code.

In closing, I've heard that state law prevents this plat from being downsized. Is this true? In my mind, if this proposal can't be rescaled to a more appropriate number of units and the mature trees protected, it should not move forward. In which case... is there a way of keeping this property as open space and/ or a community park?

With Respect and Hope,

Nancy

Nancy Stevenson
420 3rd Ave SW
Tumwater, WA 98512

Exhibit 6z.

Alex Baruch

From: Taylor <taylor.lee.werner@gmail.com>
Sent: Friday, May 22, 2026 4:57 PM
To: Alex Baruch; Leatta Dahlhoff
Subject: Proposed 11-Unit Housing on 5th Ave

You don't often get email from taylor.lee.werner@gmail.com. Learn why this is important

Dear Mr. Alex Baruch and Mayor Leatta Dahlhoff,

I live on 5th Ave in the Old Tumwater Hill neighborhood, just down the hill from the proposed 11-unit housing development on 5th Ave SW and E St. I daily and nightly walk my dog past the blackberry brambles, where he loves to sniff out the rabbits and deer that we very regularly see there. I shudder to think of truck after truck bringing in literal tons of fill dirt, excavators digging trenches for duct banks, street closures, and et cetera during construction, but if 11 new dwellings materialize when it's all done, and at least 11 new vehicles (likely many more) traffic 5th Ave as a result, our quiet walks in the moonlight will be permanently lost. The animals for whom that land is habitat will wander through neighbor's yards, disoriented. And I will feel that the world has gotten a little worse.

I understand the challenge representatives of the City of Tumwater face, balancing the many interests of its constituents. But almost everyone I've spoken to who lives on Old Tumwater Hill (20+ neighbors in the immediate vicinity of the proposed development) feels that this is not the appropriate place to build dense housing. Many of my neighbors felt blindsided. Some were not notified at all, and everyone I've talked to felt like the time to learn about the proposal and respond was inadequate. We are desperate for you to carefully scrutinize the proposal and consider whether it's truly in the common good, or if it's a payday for a developer who is not invested in our community. I would love to see the city purchase that land, and make it a park or conservation site. There are many young children in the neighborhood, and we want them to have something that's not ruined.

The need for housing is real, but our community's housing crisis is a *class* crisis. Affluent people do not struggle to find housing where they'd like to live; every day, there are abundant new listings for housing that's unaffordable for those who truly *need* it. I have doubts that this development would alleviate the problem of housing at all. Who will own these units? Will they be owner-occupied, or rentals?

All my life, I've watched the quiet, spacious places I love be subsumed by the unsustainable expansion of projects that enrich developers, *briefly* employ unrepresented, underpaid workers who don't have benefits like healthcare, and reduce the quality of life for everyone else. I appreciate the City of Tumwater's diligence about sustainable development — I previously served on the CPAT and I was proud of my city — but I think this development is a misstep that does not make sense. So very often, development feels like something imposed on community members by people who are not a part of the community, and also happen to profit handsomely.

The community on Old Tumwater Hill is cohesive, and kind, and we communicate skillfully with each other. We love this neighborhood, and expect that if a vast majority of us do not want it permanently changed in this way, then it will not happen. It would be happening against our will. We want our local representatives to *represent us* as we grapple with the potential outcomes of this extremely consequential proposal.

Please do not let a developer permanently destroy the character of my neighborhood!

~Taylor Werner

Exhibit 6aa.

Alex Baruch

From: Jon-Mikel Gates <jonmikel.gates@gmail.com>
Sent: Friday, May 22, 2026 4:57 PM
To: Alex Baruch
Subject: Development plan at 585 5th Ave

[You don't often get email from jonmikel.gates@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello Alex,

I'm a resident and homeowner in the Tumwater Hill neighborhood and I'm writing to express my opposition to the construction of the proposed townhomes at 585 5th Ave.

My husband and I urge you and the City of Tumwater to do a thorough review of this development—it represents a significant risk to the safety and quality of life in our neighborhood. The street (5th Ave) on which it will be situated already lacks safe sidewalks for people to navigate the neighborhood on foot; the increase in traffic will put pedestrians, children, and pets at risk. In fact, the streets feeding to the address are simply inadequate to accommodate the increased traffic. Additionally, this large open space will now be separated from the community; we lose tree cover and wildlife habitat while gaining no appreciable community good.

We urge the city to consider purchasing this lot and convert it into a much-needed neighborhood park. The absence of such amenities has contributed, and will continue to contribute, to the gradual decline of an excellent community.

We love this neighborhood, and look forward to participating in the process of civil government to help the city come to the right decision for the neighborhood we call home.

Thank you,

Jon-Mikel and John Tuttle-Gates
416 4th Ave SW

Exhibit 6bb.

Alex Baruch

From: brodrick coval <covalbro@gmail.com>
Sent: Friday, May 22, 2026 8:45 PM
To: Leatta Dahlhoff; cdenny@ci.tumwater.wa.us; Alex Baruch
Subject: Concerning Old Tumwater Hill Development

You don't often get email from covalbro@gmail.com. Learn why this is important

Hello,

As a longtime resident, new parent, Tumwater small business owner, Tumwater Tree Board Member, and community advocate I am writing to you in response to the notice of application to develop Old Tumwater Hill by clearing mature naturally regenerated mixed open conifer habitat and adding 11 townhomes. **I am opposed to this development for several reasons.**

The municipal code governing this notice (TMC 14.16.050) does not promote open and transparent process and is being poorly executed. The notices my neighbors and I received came over the span of eight days and none were mailed using certified mail. Why should some of us have an additional *half* of the comment period with actual notification? **This process is not being executed equitably.**

Additionally, upon receipt of my notice I took action as soon as feasible to submit records requests from the City to better understand the application process and recent failed attempts to develop the parcel. I was told by the city that my requests were going to take longer to respond to than the comment period window. I was denied a request to extend the comment period to allow for adequate transparency via the requested documents. **This is not transparent government, nor does it promote educated and meaningful engagement by the impacted community.**

Further, from a long term planning perspective the City is well-positioned to delay the application review. The following city planning and execution documents/projects are nearing completion; municipal code update regarding urban forestry and tree canopy removal, Parks and Recreation elements of the long-awaited Comprehensive Plan. Each of these cost the City and its voters a significant investment of time and resources. The proposed development would likely run counter to many of the strategies they outline. The city owes its community the options that this parcel offers when those documents are complete--**developing it ahead of time is short-sighted.**

I look forward to continuing engagement on this matter.

Best,

Brody Coval
Tumwater Tree Board Member
Owner South Sound Wood Co.

Exhibit 6cc.

Alex Baruch

From: Roni Rogers <ronirogers82@gmail.com>
Sent: Tuesday, May 26, 2026 5:08 PM
To: Alex Baruch
Subject: 5th Ave Townhomes

You don't often get email from ronirogers82@gmail.com. Learn why this is important

Thank you for taking my call today regarding the proposed townhouses that will be developed directly across the street from my property.

I have a few concerns:
1. Parking: you said there will be 2 spots/unit but it is still a concern that I will see cars lined up outside my windows
2. The development on property that will likely require "fill": curious about the materials that will be used to create a flatter land
3. Protection for the osprey that nest on the cell tower adjacent to construction
4. Road maintenance during snow and ice (we are usually the last to be plowed IF we get plowed)

Please add me to the email list so I can be kept current on the project and upcoming public meetings

Thank you,

Roni Rogers
ronirogers82@gmail.com

Exhibit 6dd.

Alex Baruch

From: Dave Nicandri <nicandri@comcast.net>
Sent: Friday, May 29, 2026 10:18 AM
To: Alex Baruch
Cc: Leatta Dahlhoff
Subject: 5th Avenue development

Alex:

Since there doesn't appear to be a public hearing on the proposed project in the immediate future, I decided that I would take you up on your offer to consider a reply to your reply to my original submission. I trust this email will also become a part of the relevant record. I will take up your points in the order you raised them.

In paragraph three you demurr on the prospect of access to the subject property from the back side (7th/Barnes), citing the developer's ability to get access from "existing public right of way [5th] . . . which is consistent with City subdivision standards requiring . . . access [to] a public road," rather than building new right of way. In the abstract this is a completely sensible policy, but it ignores the the very limited nature and remote nature of the 5th Avenue streetscape. You can indeed spruce up the adjoining street front, which now sees very limited traffic because of its said remote location, but all the traffic generated by the development still has to traverse extremely problematic street environments coming and going to the subject property. The city is on the verge of permitting a significantly higher density residential development on what would be come an "urban island" on 5th avenue, within a sea of adjoining streets that have nowhere need the capability of safely serving this dense 5th Avenue island.

In the 4th paragraph you reject the practicability of breaking up the intensity of the proposed 5th Avenue street front citing the need to keep the F street corridor for stormwater rentention. Fair enough, but you ignore the prospect of dividing points of access (driveways and the like) between 5th Avenue and a possible E street extension. The redevelopment of that corner (that is, 5th and E) allows you to mitigate the impact of the current blind curve, which is narrow and without sidewalks. You need to expand the scope of street improvements to include this extension and the subject corner.

In the 5th paragraph you dismiss the impact of an 11 development unit by stipulating that current driver behavior relative to the stop signs on the steep hillside of 5th heading to the south is already problematic. So, because a street is already relatively undeveloped on steep hillside, adding 3x or 4x the amount of traffic does not present an issue?

In your 7th paragraph you recognize that the sidewalk network in the surrounding neighborhood is "incomplete" and that the city requires "infill projects such as this proposal" to warrant improvements. But given the remote nature of 5th Avenue any additional improvements to the network are an extremely remote prospect. The truth is, the residents of this neighborhood use the low trafficked streets as their walking path; streets that, again, will see 3x or 4x the amount of traffic, to say nothing of the prospect of the 3rd vehicle per unit which will inevitably have to park on 5th Avenue, dissipating the value of any street widening adjoining the property.

Sincerely,

Dave Nicandri

Exhibit 6ee.

Alex Baruch

From: Alex Baruch
Sent: Friday, June 5, 2026 4:53 PM
To: Jansen Morgan
Subject: RE: Permit No. TUM-26-0115
Attachments: Soils Report 01-23-2026.pdf; Slope Evaluation 01-23-2026.pdf; Preliminary Drainage Report 01-23-2026.pdf

Hi Jansen,

Thank you for providing public comment on this application. I would like to provide some background on the application and how the City processes land use applications. Washington State has mandated through the growth management act that Cites must provide for growth in our urban areas to accommodate growth closest to our excising infrastructure and resources. 11 units is within the allowed density for this project zoned low density residential as the minimum density is 6 dwelling units per acre and the maximum density allowed is 9 dwelling units per acre. This development is proposing just over 6 dwelling units per acre which is on the lower end of the potential developability of the site. As a part of development requirements for sites that are developing for the first time, the City requires frontage improvements which require improvements such as sidewalks, street trees, curb and gutter along the frontage of the project. Additionally, this project will be completing some improvements to the road in front of the project as a part of the required utility connections.

The City ordinance requires new lighting to be fully shielded which means that lighting is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest part of the fixture as determined by a photometric test or certified by the manufacturer. With the building permit for each of the units we will make sure fixtures meet these requirements as outlined in Tumwater Municipal Code 18.40.035.

The applicant provided a soils report, preliminary drainage report, and slope evaluation report. Materials testing for the drainage report were completed in December of 2025.

Service lines on private property are the responsibility of each individual homeowner. This development will need to complete an off-site watermain extension to bring water to this area that has enough capacity to serve the proposed townhomes. Right now the proposed route would extend water from F Street and 4th Ave SW through the frontage of the proposed development.

The project impacts for the amount of trips proposed by this development does not trip the City's threshold for requiring a traffic study as it is proposing less than fifty peak hour trips. A trip generation analysis was provided by the applicant which showed an anticipated 6 trips during the PM peak hour. Each townhome is accounting for two parking spaces per lot.

I have provided comments to your other questions below:
Is the proposed housing "owner-occupied?"

- There is no requirement in the ordinance for the housing to be owner-occupied. Each of the townhomes will be on their own parcel.

How are you dealing with the sewage issues? Runoff? One-way valves? How are you protecting those of us downhill?

- The current plan is to install a new 8" sewer main within 5th Ave that would connect into the sewer main at the corner of 5th Ave and E Street. All stormwater is required to be retained on-site of the development. The development is proposing to use bioretention ponds for the impervious surface improvements to the site and drywells for the roof runoff.

How will you deal with boil water notices?

- Based on conversations with the operations department the City has not notified community members of the need to boil water and has not identified a water quality or quantity issue with serving this project.

Where is the water coming from?

- The water will come from one of the City's production wells. A water line extension from F Street and 4th Ave SW is proposed to serve the townhomes.

How are you in compliance with the Migratory Bird Treaty Act?

- City staff have not reviewed the applicant's SEPA Checklist at this time. The SEPA Checklist is the primary environmental component for the project that would show compliance with Washington State Code as it relates to endangered or threatened species.

What is your process for notification? Why were some of our neighbors not notified?

- The Tumwater Municipal Code requires that properties within 300' of the project are provided mailed notice, the property is required to have a public notice sign placed on it and the public notice must be in a local newspaper. If community members would like to be added to the email notice list we would be happy to add them to ensure they receive notice of future stages of this project as it moves forward.

How will this impact the local electrical grid? We already experience outages five times a year.

- Puget Sound Energy will provide power for this project. The project will be required to underground their utility lines.

Have you done an assessment on an animal corridor?

- The Tumwater Municipal Code does not require an assessment for animal corridors.

Conduits for the Verizon tower go directly through the yard where the proposed units would be, including conduits for fiber optic cable.

- Developments are required to mark the location of utilities that exist on-site to ensure conflicts do not exist when construction is proposed. These markings will typically be completed by 811 prior to any work being completed on-site.

Please let me know if you have any follow-up questions, I'd be happy to discuss further or setup a time to discuss over the phone.

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: Jansen Morgan <jansenmorgan@gmail.com>
Sent: Monday, May 18, 2026 5:06 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Permit No. TUM-26-0115

You don't often get email from jansenmorgan@gmail.com. Learn why this is important

Good day Alex,

My name is Jansen Morgan, I have lived at the top of Old Tumwater Hill (5th&F) for a little over five years and it has been the most wonderful neighborhood I have ever lived in.
Recently I discovered, not via post but in the form of a big yellow sign just to the left of my driveway, the plans for development of 11 town homes in what is now the beautiful pasture at the top of the hill. I say pasture because there is such an abundance of wildlife, it seems a vital part of the food chain, mating and migratory patterns of dozens of species.

Understanding that ‘progress’ is inevitable and things like protecting animal corridors, and the migratory bird treaty are often ignored or skirted by big out of town companies such as the one proposing this project I would like to point out some more human concerns.

It is my understanding that this is a ‘Dark Sky’ community, it does not seem to reason that in keeping with the safety concerns of 11 new units that we will maintain our standard of light quality to maintain this.

There are 11 units, that is more than likely 22 people, 22 toilets, 22 cars, 22 sinks and showers etc.

Let's think about water. I personally find the drainage ponds to be abhorrent as they trap and promote wildlife and then suddenly dry decimating and/or sickening animal populations.

There is already natural ponding there, which includes seasonal stream flow. I highly doubt that exploratory fieldwork went on(especially in wet season)as I would have noticed, if you can prove otherwise I would be happy to review.

The strain on the plumbing cannot be discounted, will the city now be installing new service lines and valves throughout the neighborhood, or wait until it fails and there is catastrophe?

Now the cars; the top of the hill has narrow streets and only about a dozen automobiles, this project would increase that amount by 22.That on its nose is lunacy, imagine wherever you live traffic up 200%! Plus all the kids that roam freely in that neighborhood.

These kinds of increases in infrastructure and population density are not keeping in good spirit of ordinances created to promote housing growth. If I was wealthy I would buy this land to promote green space within our communities, alas sushi doesn't pay like it should. I would love to see movement from my favorite city in that direction, but I know that money talks…If housing is the endgame I find the amount of building and distribution to be obscene and would urge a 60% reduction in impact.

So please think about the trees, the woodpeckers, the owls, the mated osprey, the red-tailed hawks, the rabbits, the gophers, and the deer.
Think about the water and the land, the night sky, safe passage and good sleep.
Think about the people who just want peace, who pay their taxes and vote for you.
Try to see past the greasy money from wealthy texans who don't have the time of day for you.

thank you for your time,

-jm

P.S. Below are notes from a community meeting of about 20 of my most immediate neighbors, these neighbors are spreading concerns throughout the community and submit the following.

Questions for the city and the contractor

-
-
- Is the proposed housing “owner-occupied?”
-
-
-

- How are you dealing with the sewage issues? Runoff? One-way valves? How are you protecting those of us downhill?
- How will you deal with boil water notices?
- Where is the water coming from?
- How are you in compliance with the Migratory Bird Treaty Act?
- What is your process for notification? Why were some of our neighbors not notified?
- How will this impact the local electrical grid? We already experience outages five times a year.
- Have you done an assessment on an animal corridor?
- Conduits for the Verizon tower go directly through the yard where the proposed units would be, including conduits for fiber optic cable.
- What is the plan?

Issues

- Loss of tree cover
- Traffic and parking issues
- Safety on the hill
- Winter freezing for road issues

- No walkable areas
- Birds, pocket gophers, deer, bears, coyotes, possums, woodpecker, hawk, osprey
- Watershed impact for wildlife downstream
- Loss of animal corridor
- Star gazing at night
- Loss of quiet zone
- Safe walking area (goes away with development)
- Loss of green space
- Amount of fill necessary to make this area stable for building

Exhibit 6ff.

Alex Baruch

From: Jim Oberlander <jimo201@comcast.net>
Sent: Thursday, June 11, 2026 11:52 AM
To: Alex Baruch
Subject: TUM-26-0115, 5th Ave. Townhomes, Preliminary Plat

You don't often get email from jimo201@comcast.net. Learn why this is important

Hello, Alex –

I realize my comments are past the deadline, but please include them in the project file. Also, please add me to the any project notices and scheduled public meeting(s) notice.

- This project will change the character of Tumwater Hill from quiet, single family homes to a bustling urban environment. This new trend will be contagious. Local traffic and parking will be an issue! Here on Tumwater Hill, look around at any current cluster of duplexes, apartments, dense multi-family dwellings. Parking overwhelms the neighborhood. Residents park on the street, even when they have garages homes with garages or adequately-sized driveways.
- If this project proceeds, complete sidewalks and curbs to improve pedestrian safety, and clear flow for school buses and emergency vehicles
    - 5th Street, between E and F Streets
    - Between 4th and 5th Streets, along E and F Streets

Thank you.

Respectfully,
Jim Oberlander
715 Ferry Street SW (former address 818 C St SW)

Exhibit 6gg.

Alex Baruch

From: Alex Baruch
Sent: Thursday, June 11, 2026 1:47 PM
To: 'Jim Oberlander'
Subject: RE: TUM-26-0115, 5th Ave. Townhomes, Preliminary Plat

Good afternoon Jim,

Thank you for your comment. I will add this to the project file and include you on future notices. Would you prefer to receive the notice via email or USPS mail?

I would like to provide some background on the application and how the City processes land use applications. Washington State has mandated through the growth management act that Cites must provide for growth in our urban areas to accommodate growth closest to our excising infrastructure and resources.

11 units is within the allowed density for this project zoned low density residential as the minimum density is 6 dwelling units per acre and the maximum density allowed is 9 dwelling units per acre. This development is proposing just over 6 dwelling units per acre which is on the lower end of the potential developability of the site.

As a part of development requirements for sites that are developing for the first time, the City requires frontage improvements which require improvements such as sidewalks, street trees, curb and gutter along the frontage of the project. The City is not able to require road or infrastructure improvements beyond the frontage of the lot unless it meets specific nexus and proportionality requirements for new development proposals. For this proposal, the project does not exceed the threshold for additional road improvements based on our review to date. Connecting sidewalks would either need to be completed through a different development application for an adjacent parcel or the City in the future.

Please let us know if you have any follow-up questions and I would be happy to help.

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: Jim Oberlander <jimo201@comcast.net>
Sent: Thursday, June 11, 2026 11:52 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: TUM-26-0115, 5th Ave. Townhomes, Preliminary Plat

You don't often get email from jimo201@comcast.net. Learn why this is important

Hello, Alex –

I realize my comments are past the deadline, but please include them in the project file. Also, please add me to the any project notices and scheduled public meeting(s) notice.

- This project will change the character of Tumwater Hill from quiet, single family homes to a bustling urban environment. This new trend will be contagious. Local traffic and parking will be an issue! Here on Tumwater Hill, look around at any current cluster of duplexes, apartments, dense multi-family dwellings. Parking overwhelms the neighborhood. Residents park on the street, even when they have garages homes with garages or adequately-sized driveways.
- If this project proceeds, complete sidewalks and curbs to improve pedestrian safety, and clear flow for school buses and emergency vehicles
    - 5th Street, between E and F Streets
    - Between 4th and 5th Streets, along E and F Streets

Thank you.

Respectfully,
Jim Oberlander
715 Ferry Street SW (former address 818 C St SW)

Exhibit 6hh.

Alex Baruch

From: Alex Baruch
Sent: Friday, June 12, 2026 4:34 PM
To: Debi Bodett
Subject: RE: Email contact from City of Tumwater, WA

Good afternoon Debi,

I hope you are doing well. I would like to provide some background on the application and how the City processes land use applications. Washington State has mandated through the growth management act that Cites must provide for growth in our urban areas to accommodate growth closest to our existing infrastructure and resources.

11 units is within the allowed density for this project zoned low density residential as the minimum density is 6 dwelling units per acre and the maximum density allowed is 9 dwelling units per acre. This development is proposing just over 6 dwelling units per acre which is on the lower end of the potential developability of the site. For this proposal, the project does not exceed the threshold for additional road improvements based on our review to date. The city is required to review and analyze land use applications based on the applicable code and regulations in place. If an application meets all of the development regulations staff will need to recommend approval of the application to the hearing examiner. The hearing examiner is a land use attorney that looks at the regulations and verifies that staff took into consideration all of the requirements and all impacts have been mitigated per the municipal code.

The Tumwater Municipal Code requires that properties within 300' of the project are provided mailed notice, the property is required to have a public notice sign placed on it and the public notice must be in a local newspaper. If community members would like to be added to the email notice list we would be happy to add them to ensure they receive notice of future stages of this project as it moves forward.

Please let me know if you have any follow-up questions and I would be happy to help.

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: City of Tumwater, WA <no-reply@ci.tumwater.wa.us>
Sent: Wednesday, May 20, 2026 11:44 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Email contact from City of Tumwater, WA

Message submitted from the <City of Tumwater, WA> website.

Site Visitor Name: Debi Bodett
Site Visitor Email: debibodett2@comcast.net

May 20, 2026

Alex Baruch, Community Development
555 Israel Road SW
Tumwater, WA 98501

Re: Tumwater Hill / Neighborhood Development Proposal

Dear Alex,

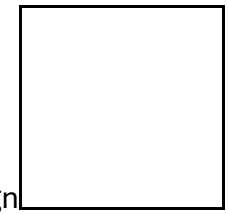
I live in the old Tumwater Hill neighborhood and have been a resident/homeowner for 20+ years.

I recently learned from my neighbors of a development proposal that will bring 11 townhomes to our community. I am opposed to this primarily because it is the last large green space between the historic old neighborhood on lower Tumwater Hill and the multitude of developments on Tumwater Hill beyond 5th Avenue. The green space is a natural habitat for animals, including the osprey population. The proposed development would increase traffic, noise, and light in a small, local neighborhood and ultimately decrease community safety.

We recently met with our neighbors to discuss our opposition, and the community is deeply hurt. Some of our most affected neighbors weren't even notified. We expect the city to do a thorough review of this proposal. This land should either remain green space, be purchased by the City of Tumwater for a park, or be placed under private ownership.

We love this community and expect to make decisions about its future democratically. We want our local representatives to listen to the neighbors who will have to bear the brunt of decisions that directly affect them. We chose this community for its own sake. Please don't take that away from us.

Sincerely,
Debi Bodett



33 Image Design

Exhibit 6ii.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 1:43 PM
To: Graham Clumpner
Cc: Alex Baruch; Leatta Dahlhoff; Chuck Denney
Subject: Re: Old Tumwater Hill development proposal

Hello Mr. Clumpner
Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications. As you are aware, the proposal includes 11 townhomes and includes stormwater, community gardens and open space on 1.09 acres of the 1.69 acre parcel.

As background, in December 2025 the City completed a two-year process to update the Comprehensive Plan and associated development regulations in response to new State housing requirements. Those updates include changes to allowable housing density (increased previously allowed density from 6-8 dwelling units per acre in Single Family Medium zone to 6-9 dwelling units per acre in Low Density Residential zone) and the expansion of permitted "middle housing" types—such as duplexes, triplexes, quadplexes, and townhomes—in order to help address housing needs within Tumwater.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, published in the newspaper, and on-site posting. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices.

Over the coming weeks, the applicant will be responding to public comments and completing environmental review materials before the City issues a SEPA determination. Any comments submitted will be included in the public comment record and attached to the staff report for Hearing Examiner consideration. Comments will also be reviewed by staff and the applicant so that responses can be provided where appropriate.

In response to your question regarding runoff; The project will create additional impervious surfaces from the development and improvements to 5th Avenue. All water runoff from the new surfaces will be sent to a stormwater facility on their parcel to treat prior to infiltration back into the ground. Puget Sound Engergy will provide power to the development. Power will be installed underground to the new units as part of infrastructure improvements.

Staff agrees that portions of the sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally

expand and improve the City's pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

The project as proposed does not require an Environmental Impact Statement (EIS) but does require an environmental review of the proposal and its impacts. The applicant has provided an Environmental Checklist and supporting reports to evaluate the projects' impacts. The City will review the checklist and the proposed mitigation to determine if the development has addressed all adverse impacts. You will receive notice of this and future actions regarding the proposal.

Thank you again for your comments.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Graham Clumpner
Sent: Friday, June 5, 2026 10:04 AM
To: Alex Baruch
Cc: Chuck Denney; Leatta Dahlhoff
Subject: Re: Old Tumwater Hill development proposal

> You don't often get email from yeahneil@gmail.com. Learn why this is important

Hello Mr. Baruch,

I was just notified by my neighbors that a second awful development process has been started just up the hill from my house. I was involved in opposing the last one in 2020 and am disgusted to see this process starting again.

I have received no notice by email or mail from the city. My home is directly in line with this property and will suffer from over forty vehicles driving down our steep graded hill if this is approved by the city. My dog has already been hit by a car on this road and this would make our community un-liveable.

I am very supporting of attempting to solve the housing crisis but this hideous proposal is not in line with the types of families and craftsman homes we have in our community.

What is the city's plan for flooding and runoff? We already lose power multiple times throughout the year. What will this do to the grid on our hill?

How is the city prioritizing housing for people who don't live here to benefit a company from Texas when your very own citizens are demanding that this be made into a park. We have no green-space within walking distance. I am a disabled veteran and this street(that is being proposed to turn into another ugly condo-like structure) will destroy the only safe area that I can walk.

I am opposed strongly to this and the positiion of city council will determine my support or opposition in the future on all other issues. There is plenty of other places to build if the city wants to give money to Texas instead of supporting local community efforts for long term housing.

Finally I want to know why myself and other neighbors have received ZERO notification from the city. I am also aware that a public records request has not been produced by the city and yet our time to comment is almost over? Where is the EIS? What about the bears, deer, gophers, osprey and other creatures that live in that area?

We have multiple veterans, disabled children and elderly folks who live on this block. This will make our community unsafe. I hope the city council is aware of how opposed our entire neighborhood is to this proposal.

Exhibit 6jj.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 2:02 PM
To: Cody Holland
Cc: Alex Baruch
Subject: Re: Public Comment - South 5th Ave E St and F St

Good afternoon Cody

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications.

To provide a little background, in December 2025 the City completed a two-year process to update the Comprehensive Plan and associated development regulations in response to new State housing requirements. Those updates include changes to allowable housing density (increased previously allowed density from 6-8 dwelling units per acre in Single Family Medium zone to 6-9 dwelling units per acre in Low Density Residential zone) and the expansion of permitted "middle housing" types—such as duplexes, triplexes, quadplexes, and townhomes—in order to help address housing needs within Tumwater.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, published in the newspaper, and on-site posting. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices.

As you are aware, the proposal includes 11 townhomes. It may be interesting to note that the proposal includes a stormwater facility, community gardens, and open space on 1.09 acres of the 1.69 acre parcel.

Staff agrees that portions of the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

Thank you again for your comments, we look forward to your continued participation during project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Cody Holland
Sent: Friday, June 5, 2026 10:17 AM
To: Alex Baruch
Subject: Re: Public Comment - South 5th Ave E St and F St

> You don't often get email from codyw.o.holland@gmail.com. Learn why this is important

Hello Alex

I live in the old Tumwater hill neighborhood and I recently learned from my neighbors of a development proposal that will bring 11 townhomes to our community. I am opposed to this because of the increased traffic and corresponding street safety, as well as other environmental factors.

We recently met with our neighbors to discuss our opposition to this. It seems that some of our most affected neighbors weren't even notified. A more thorough review of this proposal should be considered. Given the character of the neighbor hood but also considering need for housing, I believe the density should be reduced to 4-5 dwelling units and that maximum green space be left, as many of these spaces are being developed throughout the county.

Tumwater hill was not always where we wanted to plant our family, but after growing closer in our community we have come to love the character of the area. I think planting an uncharacteristically large development right in the middle of our quiet area could have lasting damage on what we have grown to love.

Thank you for your service to us as city representatives.

Sincerely,

Cody Holland

Exhibit 6kk.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 2:25 PM
To: delanibugg@gmail.com
Cc: Alex Baruch
Subject: Re: Concerns Regarding Proposed Development

Good Afternoon Delani

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

Staff agrees that portions of the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

As you are aware, the proposal is for 11 townhomes, but interesting to note the proposal also includes a stormwater facility, community gardens and open space on 1.09 acres of the 1.69-acre parcel. Most of which will be left in its natural state.

Puget Sound Energy will provide power to the development. Power will be installed underground to the new units as part of infrastructure improvements. If you are concerned about the reliability of power in this area, you may want to reach out to Puget Sound Energy.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, published in the newspaper, and on-site posting. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices. As stated above, you will be included in all future notices and determinations, as well as receiving a public hearing notice to provide testimony to the Hearing Examiner.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

Exhibit 6ll.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 3:19 PM
To: Jon-Mikel Gates
Cc: Alex Baruch
Subject: Re: Development plan at 585 5th Ave

Good afternoon Jon-Mikel

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

Staff agrees that portions of the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

The proposal is for 11 townhomes, but interesting to note the proposal also includes a stormwater facility, community gardens and open space on 1.09 acres of the 1.69-acre parcel. Most of which will be left in its natural state. The tree survey report shows that of the 12 trees located on the parcel, 7 are able to be retained, of which 4 are very large, over 24" in diameter. The project will be required to plant trees that equal a minimum of 21 trees on site. These trees will be planted as street trees and landscaping in select areas.

There is further review for this project to include environmental review, transportation concurrency, and a public hearing. You will be included in all future notices.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Jon-Mikel Gates
Sent: Friday, June 5, 2026 10:09 AM
To: Alex Baruch
Subject: Re: Development plan at 585 5th Ave

[You don't often get email from jonmikel.gates@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification] Hello Alex, I'm a resident and homeowner in the Tumwater Hill neighborhood and I'm writing to express my opposition to the construction of the proposed townhomes at 585 5th Ave. My husband and I urge you and the City of Tumwater to do a thorough review of this development—it represents a significant risk to the safety and quality of life in our neighborhood. The street (5th Ave) on which it will be situated already lacks safe sidewalks for people to navigate the neighborhood on foot; the increase in traffic will put pedestrians, children, and pets at risk. In fact, the streets feeding to the address are simply inadequate to accommodate the increased traffic. Additionally, this large open space will now be separated from the community; we lose tree cover and wildlife habitat while gaining no appreciable community good. We urge the city to consider purchasing this lot and convert it into a much-needed neighborhood park. The absence of such amenities has contributed, and will continue to contribute, to the gradual decline of an excellent community. We love this neighborhood, and look forward to participating in the process of civil government to help the city come to the right decision for the neighborhood we call home. Thank you, Jon-Mikel and John Tuttle-Gates 416 4th Ave SW

Outlook

Exhibit 6mm.

Re: 5th Ave. Townhomes

From Tami Merriman <TMerriman@ci.tumwater.wa.us>
Date Tue 6/16/2026 3:50 PM
To Karma Hugo <karma@portnw.com>
Cc Alex Baruch <ABaruch@ci.tumwater.wa.us>

Good afternoon Karma

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

The proposal is for 11 townhomes, but interesting to note the proposal also includes a stormwater facility, community gardens and open space on 1.09 acres of the 1.69-acre parcel. The homes are located at the street, so the open space and hillside behind will mostly stay in its natural state. The tree survey report shows that of the 12 trees located on the parcel, 7 are able to be retained, of which 4 are very large, over 24" in diameter. The project will be required to plant trees that equal a minimum of 21 trees on site. These trees will be planted as street trees and landscaping in select areas.

The project will create additional impervious surfaces from the development and improvements to 5th Avenue. All water runoff from the new surfaces will be sent to a stormwater facility on their parcel to treat prior to infiltration back into the ground.

Staff agrees that the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City’s streets and pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

The applicant has provided an Environmental Checklist and supporting reports to evaluate the projects' impacts. The City will review the checklist and the proposed mitigation to determine if the development has addressed all adverse impacts. You will receive notice of this and future actions regarding the proposal.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development

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

From: Karma Hugo
Sent: Friday, June 5, 2026 10:00 AM
To: Alex Baruch
Subject: Re: 5th Ave. Townhomes

You don't often get email from karma@portnw.com. Learn why this is important

Good morning, Mr. Baruch,

I am writing to formally object to the proposed subdivision of the parcel near my home into 11 single-family residential lots.

I recognize the need for housing development; however, I believe this proposal raises significant environmental and neighborhood concerns.

First, the subdivision would result in a substantial loss of existing tree cover and green space in an area that currently serves as important habitat for birds, pollinators, and other local wildlife. The property functions as part of a broader natural corridor that supports biodiversity and provides ecological balance within the neighborhood. Fragmenting habitat would permanently diminish the environmental character of the area and negatively impact species that rely on it.

Second, I am concerned about watershed and stormwater impacts associated with replacing permeable land and vegetation with roads, driveways, rooftops, and additional impervious surfaces. Increased runoff has the potential to affect drainage patterns, erosion, downstream water quality, and overall watershed health. Given increasing concerns about flooding and environmental resilience, preserving natural absorption areas should be prioritized whenever possible.

Additionally, the proposal would significantly increase traffic through an existing residential neighborhood that was not designed to accommodate this level of density or vehicle activity. Increased traffic volume raises concerns regarding pedestrian safety, noise, congestion, speeding, and the overall livability of the neighborhood, particularly for families, children, and residents who walk or bicycle in the area.

Finally, the cumulative loss of open green space in our community deserves careful consideration. Once natural land and mature tree canopy are removed, they cannot realistically be replaced within a meaningful timeframe. Developments of this scale should be evaluated not only for short-term growth objectives, but also for their long-term impacts on environmental quality, neighborhood character, and quality of life for current residents.

For these reasons, I respectfully request that the proposal be denied, substantially reduced in scale, or subjected to additional environmental review and mitigation requirements before any approval is considered.

Thank you for considering my comments.

Sincerely,

Karma Hugo

222 4 th Avenue SW
Tumwater, WA 98512

Outlook

Exhibit 6nn.

Re: Comments on the 5th Ave Townhomes Preliminary Plat

From Tami Merriman <TMerriman@ci.tumwater.wa.us>
Date Tue 6/16/2026 4:07 PM
To Nancy <nancycstevenson@comcast.net>; Alex Baruch <ABaruch@ci.tumwater.wa.us>

Good afternoon Nancy

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, published in the newspaper, and on-site posting. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that “a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing.” In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner’s pre-decision hearing: the SEPA determination and the public hearing notices. You will continue to receive notices of all future actions and the public hearing.

The proposal is for 11 townhomes, but interesting to note the proposal also includes a stormwater facility, community gardens and open space on 1.09 acres of the 1.69-acre parcel. The homes are located at the street, so the open space and hillside behind will mostly stay in its natural state. The tree survey report shows that of the 12 trees located on the parcel, 7 are able to be retained, of which 4 are very large douglas fir trees, over 24" in diameter. The project will be required to plant trees that equal a minimum of 21 trees on site. These trees will be planted as street trees and landscaping in select areas. I am not sure if the maple you refer to may be located adjacent to the site, not on the parcel?

You are correct in that we cannot require a development to not meet minimum density requirements. This parcel is zoned Low Density Residential which requires a minimum density of 6 units per acre, and a maximum of 9 units per acres. 11 dwelling units is the minimum density requirement for this parcel.

The question has been raised to have the City purchase the land for a public park; however, it is not supported in the Parks plan for that area.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Nancy
Sent: Friday, June 5, 2026 10:08 AM
To: Alex Baruch
Subject: Re: Comments on the 5th Ave Townhomes Preliminary Plat

You don't often get email from nancycstevenson@comcast.net. Learn why this is important

Alex Baruch
555 Israel Roda SW
Tumwater, WA 98512

Dear Alex,

My neighbors recently brought to my attention a preliminary plat proposal for eleven single family attached lots on 5th Avenue between E street and F street. I live on the corner of E street and 3rd Avenue just 2 blocks away. I'm grateful to have found out about this plat proposal so I have time to comment. The deadline appears to be today.

As a former Planning Commissioner, I understand the need for infill development in existing neighborhoods to help with our community's housing needs and make efficient use of urban land. However, with a wall of eleven two story housing units all in a row spanning the entire block between E and F streets, the development appears to me to be too far out of scale. And, as such does not fit within the character of the neighborhood.

Also, one of the wonderful characteristics of our older neighborhood is the many mature trees. On this property specifically there is one maple that I estimate to be 100 years old and there are several very large fir trees I'd say are at least as old. These trees protect this environmentally sensitive area, provide wildlife habitat, and prevent erosion. They should not be cut down. They appear to me to qualify, given their age and size, as trees worthy to be protected under Tumwater's Tree Protection Code.

In closing, I've heard that state law prevents this plat from being downsized. Is this true? In my mind, if this proposal can't be rescaled to a more appropriate number of units and the mature trees protected, it should not move forward. In which case… is there a way of keeping this property as open space and/ or a community park?

With Respect and Hope,

Nancy

Nancy Stevenson
420 3rd Ave SW
Tumwater, WA 98512

Exhibit 6oo.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 4:15 PM
To: Roni Rogers; Alex Baruch
Subject: Re: 5th Ave Townhomes

Hello Roni
Thank you for providing your follow-up concerns. These will be included in the continued review of the project.

Thank you again for your comments, and we look forward to your continued participation in this project review.

Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Roni Rogers
Sent: Friday, June 5, 2026 10:12 AM
To: Alex Baruch
Subject: Re: 5th Ave Townhomes

> You don't often get email from ronirogers82@gmail.com. Learn why this is important

Thank you for taking my call today regarding the proposed townhouses that will be developed directly across the street from my property.

I have a few concerns:
1. Parking: you said there will be 2 spots/unit but it is still a concern that I will see cars lined up outside my windows
2. The development on property that will likely require "fill ": curious about the materials that will be used to create a flatter land
3. Protection for the osprey that nest on the cell tower adjacent to construction
4. Road maintenance during snow and ice (we are usually the last to be plowed IF we get plowed)

Please add me to the email list so I can be kept current on the project and upcoming public meetings

Thank you,

Roni Rogers
ronirogers82@gmail.com

Exhibit 6pp.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 4:31 PM
To: Sheelagh McCarthy
Cc: Alex Baruch; Leatta Dahlhoff; Chuck Denney
Subject: Re: Concerning old Tumwater Hill development

Good Afternoon Sheelagh

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

Staff agrees that the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's streets and pedestrian network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing. Continued review of the project includes environmental impacts and transportation concurrency.

The question has been raised to have the City purchase the land for a public park; That would indeed be lovely, however, it is not supported in the Parks plan for that area.

Thank you again for your comments, and we look forward to your continued participation in this project review.

Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Sheelagh McCarthy
Sent: Friday, June 5, 2026 10:01 AM
To: Alex Baruch; Leatta Dahlhoff; cdenny@ci.tumwater.wa.us
Subject: Re: Concerning old Tumwater Hill development

You don't often get email from sheelaghmc09@gmail.com. Learn why this is important

Dear Alex, Chuck, and Leatta,

I am reaching out regarding the development proposal on old Tumwater Hill that will bring 11 townhomes just a block away from my current home. This undeveloped space is important to our community including my family. I am opposed to this because of increased traffic, safety, and the degradation of this cherished green space.

My family walks past this green space on every walk with our dogs and small child. It is peaceful, quiet, and protected from traffic. We love watching the wildlife and foliage change throughout the seasons.

I am deeply concerned about the impact to safety the increased traffic and noise will create. Because of the location near the top of the hill, the construction of 11 townhomes with an expected 22 vehicles will significantly increase the traffic patterns creating hazardous conditions to my family and many of our neighbors that walk and bike along this space with their dogs and small children. There is a lack of sidewalks in our neighborhood, and this space is deeply valued by us because of its relative safety due to the low traffic.

I would love to see this land continue to be a green space, either undeveloped or as a park, so that it can continue to be enjoyed by members of our community.
Thank you for the opportunity to allow our voices to be heard regarding the impacts to your community from these proposed changes.

Sincerely —
Sheelagh McCarthy

--
Sheelagh M. McCarthy

Exhibit 6qq.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 4:50 PM
To: Taylor
Cc: Alex Baruch; Leatta Dahlhoff
Subject: Re: Proposed 11-Unit Housing on 5th Ave

Good Afternoon Taylor
Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

As background, in December 2025 the City completed a two-year process to update the Comprehensive Plan and associated development regulations in response to new State housing requirements. Those updates include changes to allowable housing density (increased previously allowed density from 6-8 dwelling units per acre in Single Family Medium zone to 6-9 dwelling units per acre in Low Density Residential zone) and the expansion of permitted "middle housing" types—such as duplexes, triplexes, quadplexes, and townhomes—in order to help address housing needs within Tumwater.

When a project is proposed to the City, it is our responsibility to assure that the development meets the intent of the comprehensive plan for the City as well as the development regulations adopted by code. The site is zoned low density residential and the project is required to provide 11 dwelling units.

There will be further review to address an mitigation for adverse impacts to the environment and after that, the proposal presented to the Hearing Examiner to consider approval of the development.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, published in the newspaper, and on-site posting. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices. You will be included in future notifications including the environmental determination and the public hearing notice where you may provide testimony to the hearing examiner.

As for your home ownership question, each dwelling unit will be located on its own parcel, which could be individually owned. It is up to the property owner of the individual unit to determine if they wish to occupy or use as a rental.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Taylor
Sent: Friday, June 5, 2026 10:08 AM
To: Alex Baruch; Leatta Dahlhoff
Subject: Re: Proposed 11-Unit Housing on 5th Ave

You don't often get email from taylor.lee.werner@gmail.com. Learn why this is important

Dear Mr. Alex Baruch and Mayor Leatta Dahlhoff,

I live on 5th Ave in the Old Tumwater Hill neighborhood, just down the hill from the proposed 11-unit housing development on 5th Ave SW and E St. I daily and nightly walk my dog past the blackberry brambles, where he loves to sniff out the rabbits and deer that we very regularly see there. I shudder to think of truck after truck bringing in literal tons of fill dirt, excavators digging trenches for duct banks, street closures, and et cetera during construction, but if 11 new dwellings materialize when it's all done, and at least 11 new vehicles (likely many more) traffic 5th Ave as a result, our quiet walks in the moonlight will be permanently lost. The animals for whom that land is habitat will wander through neighbor's yards, disoriented. And I will feel that the world has gotten a little worse.

I understand the challenge representatives of the City of Tumwater face, balancing the many interests of its constituents. But almost everyone I've spoken to who lives on Old Tumwater Hill (20+ neighbors in the immediate vicinity of the proposed development) feels that this is not the appropriate place to build dense housing. Many of my neighbors felt blindsided. Some were not notified at all, and everyone I've talked to felt like the time to learn about the proposal and respond was inadequate. We are desperate for you to carefully scrutinize the proposal and consider whether it's truly in the common good, or if it's a payday for a developer who is not invested in our community. I would love to see the city purchase that land, and make it a park or conservation site. There are many young children in the neighborhood, and we want them to have something that's not ruined.

The need for housing is real, but our community's housing crisis is a *class* crisis. Affluent people do not struggle to find housing where they'd like to live; every day, there are abundant new listings for housing that's unaffordable for those who truly *need* it. I have doubts that this development would alleviate the problem of housing at all. Who will own these units? Will they be owner-occupied, or rentals?

All my life, I've watched the quiet, spacious places I love be subsumed by the unsustainable expansion of projects that enrich developers, *briefly* employ unrepresented, underpaid workers who don't have benefits like healthcare, and reduce the quality of life for everyone else. I appreciate the City of Tumwater's diligence about sustainable development — I previously served on the CPAT and I was proud of my city — but I think this development is a misstep that does not make sense. So very often, development feels like something imposed on community members by people who are not a part of the community, and also happen to profit handsomely.

The community on Old Tumwater Hill is cohesive, and kind, and we communicate skillfully with each other. We love this neighborhood, and expect that if a vast majority of us do not want it permanently changed in this way, then it will not happen. It would be happening against our will. We want our local representatives to *represent us* as we grapple with the potential outcomes of this extremely consequential proposal.

Please do not let a developer permanently destroy the character of my neighborhood!

~Taylor Werner

Exhibit 6rr.

Tami Merriman

From: Tami Merriman
Sent: Tuesday, June 16, 2026 5:37 PM
To: Teri Buccarelli; Alex Baruch
Subject: Re: Purposed 11 Townhome units on 5th Ave

Good Afternoon Teri
Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, published in the newspaper, and on-site posting. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices. As stated above, you will be included in all future notices and determinations, as well as receiving a public hearing notice to provide testimony to the Hearing Examiner.

Staff agrees that the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's pedestrian and vehicular network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

Over the coming weeks, the applicant will also be responding to public comments and completing environmental review materials before the City issues a SEPA determination. Any comments submitted will be included in the public comment record and attached to the staff report for Hearing Examiner consideration. Comments will also be reviewed by staff and the applicant so that responses can be provided where appropriate.

I have provided comments to your other questions below:

1. How will the development affect parking in an already limited area?

   Each unit will be provided 2 parking spaces. One in the garage, and a driveway space. The frontage improvements that will be completed will also provide improved on street parking.

2. What impacts will it have on watershed function and drainage?

All runoff from new impervious surfaces (streets, parking, etc) will be conveyed to an onsite stormwater facility which treats the runoff prior to infiltrating back into the ground.

3. How will the loss of this wildlife corridor affect the surrounding environment?

   Staff has not yet reviewed the SEPA environmental checklist which requires compliance with state and local codes in regards to endangered and/or threatened species.

4. How much fill will be required to make the site buildable and stable?

   The exact amount has not been determined yet, but the assumption is that there will be approximately 3,500 yards of fill.

5. What protections will be provided for neighboring homeowners who may experience increased water runoff because of that fill?

   The Stormwater report and approved system should prevent any increased runoff to neighbors. The City requires a maintenance agreement to be recorded to assure the system is maintained and corrective actions if there is any problems.

6. How will this project affect the local electrical grid, especially given the outages we already experience?

   Electric service is provided by Puget Sound Energy (PSE). If you are experiencing difficulites, you need to contact PSE.

7. Where will the water supply for these additional homes come from, and will there be sufficient pressure for all households?

   Water is provided by the City of Tumwater. Your question regarding water pressure will be forwarded to our utility department.

8. How will the city address the risk of sewage backups for downhill homes that do not have one-way valves?

   This question will be forwarded to our utility department.

Thank you again for your comments, and we look forward to your continued participation in this project review.

Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Teri Buccarelli
Sent: Friday, June 5, 2026 10:03 AM
To: Alex Baruch
Subject: Re: Purposed 11 Townhome units on 5th Ave

You don't often get email from teribuccarelli@gmail.com. Learn why this is important

Dear Alex,
I have lived in the Old Tumwater Hill neighborhood for 16 years, and I am writing to express my serious concerns about the proposed 11-townhome development.
I received the Notice of Application on Thursday, 5/14, which did not appear to allow the full 14-day comment period referenced in the "Public Comment Period" section. While I understand that notice may only be required for homeowners within 300 feet of the site, this proposal will affect the entire Old Tumwater Hill neighborhood. Out of fairness, courtesy, and respect for the community, all nearby residents should have been notified. I am also concerned that some homeowners within the 300-foot notification area, including those who may be most directly affected, were not notified.

After speaking with several neighbors, I know I am not alone in these concerns. Many residents care deeply about preserving this land as green space. We would strongly support a park-like setting with trails for public enjoyment, along with preserving the tree cover and open field areas that local wildlife depend on. This kind of use would better reflect the character and needs of our neighborhood than development driven primarily by outside financial interests.

I am also deeply concerned about safety. This project would permanently increase traffic on narrow roads with blind corners that are already used daily by walkers, joggers, children, and people walking their dogs. Because of current detours related to the roundabout construction, traffic has already increased in nearby areas. While working in my yard, I have personally witnessed four near misses at the intersection of 4th Avenue and E Street. Adding 11 townhomes will likely bring significantly more vehicles, in addition to visitor traffic, and will increase the safety risks for everyone in the neighborhood.

The environmental impact also deserves careful review. Wildlife currently uses this area as habitat and as a corridor for movement. I have personally seen deer and fawns, hawks, osprey, and red-headed woodpeckers in this space. Has a wildlife corridor assessment been completed? Will this project comply with protections under the Migratory Bird Treaty Act?

In addition to these concerns, my neighbors have raised several other important questions that should be addressed before this project moves forward:

1. 1. How will the development affect parking in an already limited area?
2. 2. What impacts will it have on watershed function and drainage?
3. 3. How will the loss of this wildlife corridor affect the surrounding environment?
4. 4. How much fill will be required to make the site buildable and stable?

5. 5. What protections will be provided for neighboring homeowners who may experience increased water runoff because of that fill?
6. 6. How will this project affect the local electrical grid, especially given the outages we already experience?
7. 7. Where will the water supply for these additional homes come from, and will there be sufficient pressure for all households?
8. 8. How will the city address the risk of sewage backups for downhill homes that do not have one-way valves?

I understand the need to address housing challenges, and I do not want to dismiss those concerns. However, this project does not appear to be the right solution for this location. Placing additional housing on this site would create long-term impacts on safety, infrastructure, drainage, wildlife, and neighborhood character without meaningfully solving affordability issues.

Old Tumwater Hill is a historic, quiet, family-oriented neighborhood that residents value deeply. I chose to live here because of its history, its older homes, its sense of community, and its natural surroundings. Those same qualities are why I remain here today. This proposal may seem like a convenient opportunity for development, but for those of us who live here, it would mean a lasting loss.

I respectfully ask that the city listen carefully to the residents who will be most directly affected and reconsider this proposal. Our neighborhood deserves thoughtful planning that protects both current residents and the character of this community.

Sincerely,

Teri Buccarelli
421 4th Ave SW
Tumwater, WA 98512
(360) 259-3861
Email: teribuccarelli@gmail.com

Exhibit 6ss.

Tami Merriman

From: Tami Merriman
Sent: Wednesday, June 17, 2026 10:36 AM
To: 'Victoria Ryan'; Alex Baruch
Subject: RE: Tumwater Hill Townhomes

Hello Victoria

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

To provide a little background, in December 2025 the City completed a two-year process to update the Comprehensive Plan and associated development regulations in response to new State housing requirements. Those updates include changes to allowable housing density (increased previously allowed density from 6-8 dwelling units per acre in Single Family Medium zone to 6-9 dwelling units per acre in Low Density Residential zone) and the expansion of permitted "middle housing" types—such as duplexes, triplexes, quadplexes, and townhomes—in order to help address housing needs within Tumwater. The development as proposed is a permitted use on this site.

The site is a bit challenging with the existing slopes. The applicant is proposing to construct the homes near the road, leaving 1.09 acres of the 1.69 acre parcel as open space, community gardens and stormwater facilities. The tree survey provided shows 12 trees located on the parcel, with 7 to be retained. The new development will be planting several more trees on site. Many of the trees visible from the street are located on adjoining parcels or within unimproved city owned Right-of-way and are not part of the development.

This project is required to provide frontage improvements as a part of their development which will include improving 5th Ave along the parcel frontage, to include drive lane, curb, gutter, sidewalk, and street trees. City water and sewer lines will be installed in the ROW as part of this improvement. City infrastructure is designed to protect all users by the type of construction, valves, and backflow preventing devices.

Unfortunately, road construction can be a bit disturbing for short periods of time, but I am not aware of any requirement for blasting. Road work will be inspected by the City and bonding is required to assure proper construction and warrantee.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Victoria Ryan <victoria.ryan@comcast.net>
Sent: Thursday, May 21, 2026 8:46 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Tumwater Hill Townhomes

You don't often get email from victoria.ryan@comcast.net. Learn why this is important

Good day.
I am a 30 year resident of Tumwater Hill. I love the quality of life I have here.
I am strongly opposed to the proposed development of the property on the north west side of F and 5th.(585 5th Ave SW)
This is a very unique property, it is basically a large hole. I can hardly imagine the immense physical and financial cost to bring this development to fruition. This development would destroy the environment and the habit that is now there..
Mother nature has claimed this place , it is home to many creatures large and small. We have Deer, Possum, Rabbits and Coyote as well as many ground dwellers. This area with its old growth trees ,shrubs and grasses are home to many birds. We have a pair of Osprey that nest on the cell tower every year. There are Owls that nest in the tree behind my home, that hunt in that pasture.. There is a Wood pecker nest in the power pole on the corner.
This is a quiet and safe place, where you can stargaze on clear nights and walk the streets that have very little traffic.
As someone that lives in an older home (as do many of the people in the neighborhood)I worry about how the physical destruction will impacted my home and quality of life. In this era of slap-dash building ,I am sure that no thought has been given (past just a minimum) of how construction could damage existing homes. How are they going to get water to the new construction? How will this effect my quality of water ,or water pressure? Where will the sewer waste go? Is the city going to invest in one-way values to protect the homes down hill from this high density development? Will they have to jack hammer or use explosives to put in sewer and water lines? How much heavy equipment will be moving on our streets, and how much damage will be done?
This is an older neighborhood. There surly are better places to build. places that will not displace and destroy nature.
This place has been claimed by Mother Nature and should remain a green space.

Sincerely, Victoria Ryan
30 year resident of a safe, quiet and beautiful neighborhood on Tumwater Hill

Exhibit 6tt.

Tami Merriman

From: Tami Merriman
Sent: Wednesday, June 17, 2026 11:01 AM
To: 'Vanessa Butler'; Alex Baruch; Leatta Dahlhoff
Subject: RE: Proposed Development on Tumwater Hill

Hello Vanessa

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

To provide a little background, in December 2025 the City completed a two-year process to update the Comprehensive Plan and associated development regulations in response to new State housing requirements. Those updates include changes to allowable housing density (increased previously allowed density from 6-8 dwelling units per acre in Single Family Medium zone to 6-9 dwelling units per acre in Low Density Residential zone) and the expansion of permitted "middle housing" types—such as duplexes, triplexes, quadplexes, and townhomes—in order to help address housing needs within Tumwater. The development as proposed is a permitted use on this site.

The city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed, but it is also published in the newspaper, and posted on-site to reach more citizens than just a mailing. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices. You will continue to receive notices of all future actions and the public hearing.

The proposal is for 11 townhomes, but interesting to note the proposal also includes a stormwater facility, community gardens and open space on 1.09 acres of the 1.69-acre parcel. The homes are located at the street, so the open space and hillside behind will mostly stay in its natural state. The tree survey report shows that of the 12 trees located on the parcel, 7 are able to be retained, of which 4 are very large Douglas fir trees, over 24" in diameter. The project will be required to plant trees that equal a minimum of 21 trees on site. These trees will be planted as street trees and landscaping in select areas.

There will be further review to address any mitigation for adverse impacts to the environment. This includes review of traffic impacts to the transportation system. Staff agrees that the street and sidewalk network on Tumwater Hill remain incomplete. One of the primary mechanisms for extending sidewalk infrastructure is through redevelopment and infill projects such as this proposal. As development occurs, required frontage improvements help incrementally expand and improve the City's pedestrian

and vehicular network. This project is required to provide frontage improvements as a part of their development which will include street trees, sidewalk and curbing.

The street infrastructure include installation of and connection to City water and sewer services. The City currently has capacity to serve this development. Runoff from all new impervious surfaces, (streets, driveways, etc) will be directed to an onsite stormwater facility which will treat the runoff prior to infiltration.

Please contact the Thurston County Assessors Office regarding how taxes are assessed after new development occurs in local areas (neighborhoods). New development may increase property values. The Assessor also has different programs to assist homeowners who struggle to afford their taxes.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Vanessa Butler <vinoly@comcast.net>
Sent: Tuesday, May 19, 2026 5:48 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>; Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us>
Subject: Proposed Development on Tumwater Hill

You don't often get email from vinoly@comcast.net. Learn why this is important

Dear Alex:

I live in the old Tumwater hill neighborhood (506 4th Ave SW, Corner of 4th and E Streets) and recently learned from my neighbors of a development proposal that will bring 11 townhomes to our community. First, I am requesting that the City notify ALL property owners in the neighborhood. I had to call to request that I be added to the mailing list for the information that affects MY NEIGHBORHOOD. Please do a more thorough distribution. Your lack of notification makes it appear as though it is purposeful; no notification = no comment. I expect better from my City.

I am opposed to this development for several reasons. They are stated as follows:

- I understand that more housing is necessary for Tumwater, however, **placing 11 townhomes in an older established neighborhood in the only open space will appear out of place and destroy the current "old neighborhood feel."** I moved to the Hill 40 years ago for this very reason. A whole new generation of children are now living on the Hill and we enjoy the

fact we can safely walk our pets and stroller our children and grandchildren on 5th Avenue to view the Osprey nest, pick blackberries, observe the birds and wildlife that occupy this animal corridor.

- Speaking of the Osprey nest, what is the impact on our neighborhood Osprey family that returns annually? I don't believe the developer has addressed impact to our Osprey family. It is an amazing site to see an Osprey carry a fish from the Deschutes River to their nest on the top of the Hill. Will the Osprey relocate? **I want to see the impact statement to the wildlife corridor and our Osprey family.**

- **Traffic will be a huge issue.** Currently, I am at the mercy of drivers speeding up 4th Avenue while backing out of my driveway. I am just over the crest of the hill on 4th (between F and E Streets). Most drivers DO NOT adhere to the 25 mph speed limit, and THEY become angry when they reach the hill crest and must slow down due to me backing out of my driveway. In the very least, 22 additional vehicles joining the neighborhood traffic will only increase the danger of accidents. Where will the traffic be directed in and out of this development? Down 5th Avenue or 4th Avenue? Once it snows, I don't believe the City will suddenly be plowing and de-icing 5th Avenue or the side streets. The city DOES NOT currently maintain these streets in the winter. It is simply too steep and the curve down E Street is already dangerous.

- I am also aware that **city water and sewer systems** are spotty to the west of 5th Avenue. How will the addition of 11 townhomes affect OUR current water supply and runoff?

- How will this new development **affect my taxes?** It will most likely increase the property taxes that I already struggle to pay.

- This effort to "in-fill" for the goal to create more housing **DOES NOT fit the definition of "in fill"** as it currently stands for the City of Tumwater or my neighborhood on Tumwater Hill. Eleven townhomes versus a duplex here and there?

I cannot see any advantage to this proposed development except to line the pockets of OUT OF STATE CORPORATIONS. I respectfully request that this development be thrown back to Texas to seek another location. Leave my neighborhood as it is...a safe, quiet neighborhood.

Thank you for your consideration of these issues and assurance that the developer will address these issues appropriately and completely.

Sincerely,

Vanessa A. Butler

cc: Leatta Dahlhoff, Mayor, City of Tumwater
Tumwater City Council Members

Vanessa A. Butler%0D%0Avinoly%40comcast.net%0D%0Acell%3A 360-528-9179%0D%0Ahome%3A 360 357-3179

Exhibit 6uu.

Tami Merriman

From: Tami Merriman
Sent: Wednesday, June 17, 2026 12:22 PM
To: 'brodrick coval'; Leatta Dahlhoff; cdenny@ci.tumwater.wa.us; Alex Baruch
Subject: RE: Concerning Old Tumwater Hill Development

Hello Brody

Thank you for your comments regarding the proposed 5th Avenue Townhomes Preliminary Plat (Permit No. TUM-26-0115). Your comments will be included in the public record and provided to the applicant for consideration. You have been added to the public comment list for future public comment notifications as well.

As you read in Title 14, the city is required to mail public notices to property owners within 300 feet of the site. The notice provides an initial opportunity for property owners, the public, and agencies to provide comments. The notice is mailed as required, but it is also published in the newspaper of record, and posted on-site to reach more citizens than just a mailing. The end of this comment period from this notice does not mean the City will stop accepting public comment on the proposal. Per TMC 14.16.050(C)(5) and state law, the notice is required to include a comment deadline. However, RCW 36.70B.110(2)(e) states that "a local government may accept public comments at any time prior to the closing of the record of an open record pre-decision hearing." In addition to the current comment period, there will be two additional noticed public comment periods prior to the Hearing Examiner's pre-decision hearing: the SEPA determination and the public hearing notices. You will continue to receive notices of all future actions and the public hearing.

I appreciate your thoughts about postponing review of development as certain plans and codes are under review to be updated. That would be considered a development moratorium which the city is only allowed to do under very limited circumstances and requires a very specific city council process.

I trust that you have received the responsive documents for your public records request. Please feel free to contact this department with any questions you may have after review of the application materials and past records. There will be further review to address an mitigation for adverse impacts to the environment and after that, the proposal presented to the Hearing Examiner to consider approval of the development. Both of these processes provide additional comment opportunities.

Thank you again for your comments, and we look forward to your continued participation in this project review.



Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501

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

From: brodrick coval <covalbro@gmail.com>
Sent: Friday, May 22, 2026 8:45 PM
To: Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us>; cdenny@ci.tumwater.wa.us; Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Concerning Old Tumwater Hill Development

You don't often get email from covalbro@gmail.com. Learn why this is important

Hello,

As a longtime resident, new parent, Tumwater small business owner, Tumwater Tree Board Member, and community advocate I am writing to you in response to the notice of application to develop Old Tumwater Hill by clearing mature naturally regenerated mixed open conifer habitat and adding 11 townhomes. **I am opposed to this development for several reasons.**

The municipal code governing this notice (TMC 14.16.050) does not promote open and transparent process and is being poorly executed. The notices my neighbors and I received came over the span of eight days and none were mailed using certified mail. Why should some of us have an additional *half* of the comment period with actual notification? **This process is not being executed equitably.**

Additionally, upon receipt of my notice I took action as soon as feasible to submit records requests from the City to better understand the application process and recent failed attempts to develop the parcel. I was told by the city that my requests were going to take longer to respond to than the comment period window. I was denied a request to extend the comment period to allow for adequate transparency via the requested documents. **This is not transparent government, nor does it promote educated and meaningful engagement by the impacted community.**

Further, from a long term planning perspective the City is well-positioned to delay the application review. The following city planning and execution documents/projects are nearing completion; municipal code update regarding urban forestry and tree canopy removal, Parks and Recreation elements of the long-awaited Comprehensive Plan. Each of these cost the City and its voters a significant investment of time and resources. The proposed development would likely run counter to many of the strategies they outline. The city owes its community the options that this parcel offers when those documents are complete--**developing it ahead of time is short-sighted.**

I look forward to continuing engagement on this matter.

Best,

Brody Coval
Tumwater Tree Board Member
Owner South Sound Wood Co.

Exhibit 6vv.

Alex Baruch

From: Jared Crews
Sent: Tuesday, June 23, 2026 8:46 AM
To: nicandri@comcast.net
Cc: Alex Baruch
Subject: RE: Traffic levels of service

Dave,

This is Jared with the City of Tumwater, Alex forwarded your question on to me as I am completing the majority of traffic study review for the City at the moment.

Unfortunately there has not been any level of service analysis on the portions of streets you mentioned. Traffic analysis is typically generated by private development projects over a certain size. There has been little substantial development in this area that would trigger that level of analysis.

We have two forms of analysis. A trip distribution summary which looks at the project location, identifies the land use code (apartments/commercial/single family homes/etc.) and then shows where those trips distribute to. No level of service analysis is required with this type of study. A transportation impact analysis is our more in depth analysis, required when a project is predicted to generate more than 50 trips during the peak hour of traffic (typically 8 to 9 AM or 5 to 6 PM) or is predicted to increase traffic at an intersection by 25%. That impact analysis is when we require a level of service analysis for intersections. Obviously it has been some time since we have had a project large enough to generate 50 new trips in the vicinity you are interested in.

The 5th Ave Townhomes project did complete a trip distribution summary.

Jared Crews | Engineer III
Development Review Lead
City of Tumwater
555 Israel Road SW | Tumwater, WA 98501
O 360-754-4140
jcrews@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Tuesday, June 23, 2026 8:00 AM
To: Jared Crews <JCrews@ci.tumwater.wa.us>
Subject: FW: Traffic levels of service

Hey Jared,

Would you be able to respond to this one and copy me on the response?

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 Nicandri <nicandri@comcast.net>
Sent: Thursday, June 18, 2026 11:01 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Traffic levels of service

Alex: has there been an analysis of levels of traffic service on the following streets: 4th Ave SW between C and Linwood, 5th Avenue SW from E and Linwood, E Street from 5th to 2nd or F Street from 5th to 2nd. If such a study has been completed heretofore can you provide a link. Also, was a traffic study conducted for the 5th Avenue Townhouse project?

Dave Nicandri

Exhibit 6ww.

Alex Baruch

From: Jared Crews
Sent: Wednesday, June 24, 2026 12:31 PM
To: Dave Nicandri
Cc: Alex Baruch; Leatta Dahlhoff
Subject: RE: Traffic levels of service

Dave,

Good questions.

The peak hour is identified as the hour time frame a specific use or development is expected to generate the most trips. It varies depending on the type of project (single family home, apartments, commercial, etc.). For most projects it is either the 8 to 9 AM or 4 to 5 PM window. For this project, you are correct that the 4 to 5 PM window is the peak hour.

I don't think you are misunderstanding anything, the background math is complicated and at first glance does not always make sense.

When we review transportation/traffic impacts we established how many trips a new project is going to create based on guidelines set by the Institute of Transportation Engineer's (ITE). ITE maintains a document called the Trip Generation Manual which is essentially a composite of traffic studies, vehicles counts, distribution data, etc. on a multitude of development types or "land use codes". Projects are designated a land use code and then the trips they are predicted to generate are a factor of the size of the project/how many units they are proposing, and the data recorded in the Trip General Manual.

For this particular project Land Use Code 215 (LUC 215) single family attached housing was selected and is the appropriate designation. The number of units proposed are then multiplied by the factors in the Trip Distribution Manual and that is how the PM Peak Hour trips are calculated.

Single family attached housing does have a surprisingly low factor, but many of the other land use codes do as well. Singla family home detached (what the majority of the existing home on Tumwater Hill would be considered) only predicts a peak hour trip of about 1 hour per home.

There are several reasons why this number might seem low even if a particular home has numerous vehicles. Not all residents are leaving or returning from work during the peak hours, some may be students and are coming/going at off peak hours, individuals may take the bus, walk, or bike locally during the peak hour (and their trips would not count towards new vehicle trips), homes could have multiple vehicles that are used for specific needs rather than daily commuters, people in the home could carpool, etc. The Trip Generation Manual takes this into account and much more when establishing the rates for various land use codes.

Jared Crews | Engineer III
Development Review Lead
City of Tumwater
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O 360-754-4140
jcrews@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Dave Nicandri <nicandri@comcast.net>
Sent: Wednesday, June 24, 2026 12:02 PM
To: Jared Crews <JCrews@ci.tumwater.wa.us>
Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>; Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us>
Subject: RE: Traffic levels of service

Jared:

Thanks for the prompt reply. As a citizen and taxpayer I appreciate the responsiveness.

I have to ask you to unpack the analysis, noting that you did not prepare it but the developer's agent did. What defines "peak hour"? The most trips any one hour, or is peak hour a specific time, like from 4 to 5 p.m.? Do I read the report further to mean that an 11 home (22 car allotment) development (to say nothing of the third vehicles that will park on 5th or elsewhere in the neighborhood) will only generate 6 extra trips during the "peak hour"? Flattering myself as an educated layman when it comes to trip analysis, I don't understand how that number can be so low. What do you suppose I'm not understanding?

Dave

> On 06/24/2026 11:32 AM PDT Jared Crews <jcrews@ci.tumwater.wa.us> wrote:
>
> Dave,
>
> I am happy to share the report for the project. See attached.
>
> I believe the Hearing Examiner will see this report, or at least our ruling on the report, but Alex can confirm.
>
> Regarding the new trips, this project is only expected to generate 6 new trips during the peak hour.
>
> Let me know if you have any additional questions.
>
> **Jared Crews | Engineer III**
>
> **Development Review Lead**
>
> City of Tumwater

555 Israel Road SW | Tumwater, WA 98501

O 360-754-4140

jcrews@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Dave Nicandri <nicandri@comcast.net>
Sent: Wednesday, June 24, 2026 11:18 AM
To: Jared Crews <JCrews@ci.tumwater.wa.us>
Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>; Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us>
Subject: RE: Traffic levels of service

thanks, Jared.

I have several follow up questions. Can you share the 5th Avenue Townhomes summary completed by the developer's agent with me in PDF form? Will the hearings examiner see that report? For what it's worth, as a 50 year resident of this neighborhood (and former city councilmember) I can attest that the intersections of 5th and E and 5th and F will see a 200% or 300% increase in traffic if the project is developed as proposed and easily meet the 50 new trips threshold.

Dave

> On 06/23/2026 8:46 AM PDT Jared Crews <jcrews@ci.tumwater.wa.us> wrote:
>
> Dave,
>
> This is Jared with the City of Tumwater, Alex forwarded your question on to me as I am completing the majority of traffic study review for the City at the moment.
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The 5th Ave Townhomes project did complete a trip distribution summary.

Jared Crews | Engineer III

Development Review Lead

City of Tumwater

555 Israel Road SW | Tumwater, WA 98501

O 360-754-4140

jcrews@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Tuesday, June 23, 2026 8:00 AM
To: Jared Crews <JCrews@ci.tumwater.wa.us>
Subject: FW: Traffic levels of service

Hey Jared,

Would you be able to respond to this one and copy me on the response?

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 Nicandri <nicandri@comcast.net>
Sent: Thursday, June 18, 2026 11:01 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Traffic levels of service

Alex: has there been an analysis of levels of traffic service on the following streets: 4th Ave SW between C and Linwood, 5th Avenue SW from E and Linwood, E Street from 5th to 2nd or F Street from 5th to 2nd. If such a study has been completed heretofore can you provide a link. Also, was a traffic study conducted for the 5th Avenue Townhouse project?

Dave Nicandri

Exhibit 6xx.

Alex Baruch

From: Alex Baruch
Sent: Thursday, July 2, 2026 8:49 AM
Subject: TUM-26-0115, 5th Ave Townhome Project Next Steps

Good morning,

I hope you are doing well. Thank you for providing comments on the 5th Avenue Townhome project. We appreciate the feedback we have received to date. All comments have been forwarded to the applicant for review. Most comments should have already received a response from City of Tumwater staff or the applicant, but I wanted to provide an update on the status of the application and the next steps in the review process.

The applicant is currently considering the comments received. Once staff receives the updated materials from the applicant, we will review them and issue a SEPA determination, which will begin the environmental review comment period. When the SEPA determination is issued, staff will provide notice by email or mail to everyone who has submitted comments on the project. Properties within 300' of the project site may receive both. The SEPA review process includes a 14-day public comment period followed by a 6-day appeal period. Everyone on this email will at a minimum receive an email for any public notices moving forward with this project.

Following completion of the SEPA process, staff will prepare a staff report and schedule a public hearing before the Hearing Examiner. Notice of the hearing will be provided at least 10 days in advance. Written comments may be submitted up to noon on the day of the hearing, and members of the public will also have the opportunity to provide testimony during the hearing.

If you have any questions about the project or the review process, please feel free to reach out. I would be happy to discuss the application 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

Exhibit 6yy.

Alex Baruch

From: Alex Baruch
Sent: Wednesday, July 8, 2026 10:04 AM
To: Alex Baruch
Subject: FW: 5th Avenue Townhomes meeting summary for 6.28.26

From: Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us>
Sent: Monday, June 29, 2026 11:55 AM
To: nancycstevenson@comcast.net
Cc: Paul Simmons <PSimmons@ci.tumwater.wa.us>; Kelly Adams <KAdams@ci.tumwater.wa.us>; Brad Medrud <BMedrud@ci.tumwater.wa.us>; Kelly Von Holtz <KVonHoltz@ci.tumwater.wa.us>
Subject: 5th Avenue Townhomes meeting summary for 6.28.26

Hi Nancy,

Please share this email with your neighbors.

First, Nancy, thank you for reaching out. It was great to meet so many of your neighbors. It warms my heart to hear about how you all love Tumwater! Thank you for sharing your feelings and thoughts and concerns and fears with me yesterday. I summarized my notes below. Also…when you receive the distribution list, please share with staff so we can make sure we add everyone to our distribution list for this development moving forward.

Positives about neighborhood shared with me

star gazing	nature	pond
quiet	backstreet	ospreys
less traffic	kids riding around	deer
views	tight-knit community	coyote
walking	open space	ravens
sense of community	stream	rabbits
quail	safe place	kids can learn to drive and ride bikes on backstreet
kids from other neighborhoods coming over to play	private	owners

Concerns shared with me

density	environmental concerns	delivery drivers	too many homes
number of cars	renters	blind curve	no sidewalk
using space as park and losing access	taking yards away	cutting trees	safety concerns of pets and kids
family and friends visiting new homes	traffic	bad corner	parking during fireworks
low density	no utilities	destroying road	destroying neighborhood
city maintains nothing	failing retention ponds	speeding	construction
explosives	cracked foundations	PTSD	erosion
ADA challenges	climate change	SEPA	coyotes
no park	traffic	noise	accessibility
lose access to open space	SEPA application elementary	staff haven't walked property	didn't hear about this development

My summary

Thank you for making space and time for me and Mayor Pro Tem Kelly Von Holtz to visit with you yesterday at 1pm. Thank you for sharing your feelings, thoughts, concerns, and fears with us. We appreciate the time you took to speak openly and thoughtfully.

I heard clearly that this neighborhood is deeply valued by those who live there. Many of you spoke about the quiet, the open space, the pond and stream, the views, the wildlife, and the ability for children and families to enjoy the area. You shared appreciation for star gazing, walking, nature, deer, osprey, ravens, rabbits, coyotes, less traffic, and the feeling of being part of a tight-knit community.

Next steps

I am meeting with applicable City staff this afternoon to share the information I heard from you and to receive more information about the timeline for the proposed development. I will continue to listen, ask questions, and share what we learn as more information becomes available.

Leatta Dahlhoff (she/her)
Tumwater Mayor
City of Tumwater
555 Israel Road SW | Tumwater, WA 98501
C 360-358-1915
ldahlhoff@ci.tumwater.wa.us | www.ci.tumwater.wa.us

My schedule may vary, and I don't expect responses outside of your regular working hours. Please respond at a time that works best for you.

Exhibit 6zz.

Alex Baruch

From: Nancy <nancycstevenson@comcast.net>
Sent: Tuesday, June 30, 2026 11:48 AM
To: Leatta Dahlhoff
Cc: Paul Simmons; Kelly Adams; Brad Medrud; Kelly Von Holtz; Alex Baruch
Subject: Re: 5th Avenue Townhomes meeting summary for 6.28.26
Attachments: Old Tumwater Hill Group.pdf

Thank you Mayor for meeting with the Old Tumwater Hill Neighborhood. I've shared your notes accordingly, attached our distribution list, and added staff member Alex Baruch as a cc.

With Respect and Appreciation,

Nancy

> On Jun 29, 2026, at 11:55 AM, Leatta Dahlhoff <LDahlhoff@ci.tumwater.wa.us> wrote:
>
> Hi Nancy,
>
> Please share this email with your neighbors.
>
> First, Nancy, thank you for reaching out. It was great to meet so many of your neighbors. It warms my heart to hear about how you all love Tumwater! Thank you for sharing your feelings and thoughts and concerns and fears with me yesterday. I summarized my notes below. Also…when you receive the distribution list, please share with staff so we can make sure we add everyone to our distribution list for this development moving forward.
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Leatta Dahlhoff (she/her)
Tumwater Mayor

City of Tumwater
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C 360-358-1915
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OLD TUMWATER HILL NEIGHBORHOOD GROUP

Last Name	First Name (s)	Address	Email
Bailey	Maurine	4th and F	reiniebailey@gmail.com
Boucher	Tom	F St	Tomboucher58@gmail.com
Buccarelli	Teri	4th and E	teribuccarelli@gmail.com
Butler	Vanessa	4th and E	vinoly@comcast.net
Chestnut	Tara Trevor Donnelly Kimi Willison	5th and F	tarachestnut@gmail.com tnut143143@gmail.com
Clumpner	Graham Taylor	5th and G	yeahneil@gmail.com taylor.lee.werner@gmail.com
Drimay	Karen	3rd and E	karen.drimay.360@gmail.com
Eden	Carrie	4th and I	carrieeden@yahoo.com
Hardy	Patty Joe	E St (Between 4 and 5th)	patomex76@gmail.com Bonnyjoe66@gmail.com
Holland	Cody and Delani	4th Ave (between E and F)	delanibugg@gmail.com codyw.o.holland@gmail.com
Johnson	Lori	3rd St and F	drexlou@icloud.com
Marshall	Rebecca	4th and E	Rkmarshall12@gmail.com
Miller	Linda	5th and E	imri.linda@gmail.com
Morgan	Jansen and Eve	5th and F	jansenmorgan@gmail.com
Nicandri	Dave	4th Ave (between E and F)	nicandri@comcast.net
Prescott	Justin	4 & E	noturkhakis@gmail.com
Ryan	Victoria	5th and F	victoria.ryan@comcast.net
Stevenson	Nancy	3rd and C	Nancycstevenson@comcast.net

June 28, 2026

Exhibit 6aaa.

Alex Baruch

From: Alex Baruch
Sent: Thursday, July 2, 2026 8:49 AM
Subject: TUM-26-0115, 5th Ave Townhome Project Next Steps

Good morning,

I hope you are doing well. Thank you for providing comments on the 5th Avenue Townhome project. We appreciate the feedback we have received to date. All comments have been forwarded to the applicant for review. Most comments should have already received a response from City of Tumwater staff or the applicant, but I wanted to provide an update on the status of the application and the next steps in the review process.

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If you have any questions about the project or the review process, please feel free to reach out. I would be happy to discuss the application 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

Exhibit 6bbb.

Alex Baruch

From: Alex Holtze <aholtze@gmail.com>
Sent: Tuesday, August 18, 2026 3:49 PM
To: Tara Chestnut
Cc: Alex Baruch; Erik Ainsworth; Alex Holtze
Subject: Comment Response - Tara Chestnut
Attachments: Gopher Administrative Determination 7-25-2018.pdf

Thank you, Tara, for your questions and your support for infill.

Property Management

The intention is for these units to be sold individually and owner occupied. However, there is no requirement in the ordinance for the housing to be owner occupied and each townhome will be on its own parcel.

Sidewalks and Parking

Each unit is designed with a two car garage and a driveway that will accommodate another two vehicles. The "park" is a public space within the development for all neighborhood community members to enjoy.

Accessibility
All of the units will be built to all relevant rules and regulations including the ADA.

Trees, Community Garden and Covered Picnic Area
Our intention is to keep as many mature trees as is possible. There are a few unhealthy trees that will have to be removed for safety reasons, but the vast majority will remain. We also plan to only cut any designated trees down during non-migrating time of the year or a biologist will be hired to ensure that no endangered species are nesting.

Stormwater and Erosion & Bioretention ponds
Thank you for your suggestions. We agree to comply with all city development and building codes for all construction.

SEPA
The SEPA has been updated. It will show compliance with Washington State Code as it relates to endangered or threatened species.

Gophers
Please see attached.

-Regards,

Alex Holtze
Managing Partner