

## Alex Baruch

---

**From:** H2Hibb <h2hibb@comcast.net>  
**Sent:** Tuesday, April 22, 2025 3:07 PM  
**To:** Alex Baruch  
**Subject:** Re: New apartments planned on Henderson

You don't often get email from h2hibb@comcast.net. [Learn why this is important](#)

Thank you very much for your email all the information and for keeping me updated.

I am glad another traffic study will be done. I have been concerned about the amount of traffic and speed limit. People drive so much faster than the posted speed. I keep hoping for a roundabout on Henderson and on Tumwater Blvd by Bonniewood. It would allow people to get out safer and slow people down.

Thank you again for listening. Have a good day,  
Heather HibbertRime

On Apr 21, 2025 at 4:52 PM, <[Alex Baruch](#)> wrote:

Hi Heather,

Thank you for your comments on the proposed Henderson 94 development. Washington State has mandated through the Growth Management Act that Cities must provide for growth in our urban areas to accommodate growth closest to our existing infrastructure and resources. 94 units is within the allowed density on a multifamily medium density zoned property as the maximum density allowed is 14 dwelling units per acre and the development is proposing just under 14 dwelling units per acre. Within the proposed development there will be required sidewalks, parking, planter strips, street lighting and open space. If the development meets the City ordinances we are required to recommend approval and move the development forward through the permitting process.

A traffic study has been submitted to the City and is currently under review. If there are required transportation improvements identified by the project they will be required to complete those improvements as a part of the infrastructure improvements. Since you provided comment on the Notice of Application, I will make sure to send you the environmental determination which will outline the required transportation improvements. My understanding is that Intercity Transit is reviewing their bus routes to align better with future development and having more development in a clustered area would bring a higher likelihood of bus stops and routes coming to this area.

If you have any additional questions please let me know and I 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](mailto:ABaruch@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

---

**From:** H2Hibb <h2hibb@comcast.net>  
**Sent:** Saturday, April 12, 2025 5:01 PM  
**To:** Alex Baruch <ABaruch@ci.tumwater.wa.us>  
**Subject:** New apartments planned on Henderson

You don't often get email from [h2hibb@comcast.net](mailto:h2hibb@comcast.net). [Learn why this is important](#)

Allito Properties LLC intends to develop the project at 7501 Henderson Blvd. SE.

Read more at: <https://www.theolympian.com/news/business/article303863871.html#storylink=cpy>

I hope you consider the impact that this would have. Henderson is already getting too congested with all the new developments: one with 15 homes, one with 25 homes and the other with over 45 homes all along Henderson blvd. The traffic impact and impact to wildlife, water quality, noise pollution... all of this is quite substantial. The city of Tumwater does not want to reduce speed limits on Henderson, put in roundabouts or more traffic lights, sidewalks, bus stops or anything else that would help with such a dramatic increase in population. For those of us who have lived in this area for over 20 years, the changes are too much to the very delicate landscape and watershed areas and how it affects humans and wildlife in this area.

I urge you to reconsider.

Heather HibbertRime  
360-791-8597