

## Alex Baruch

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**From:** Alex Baruch  
**Sent:** Monday, April 21, 2025 4:29 PM  
**To:** Mary Fleckenstein  
**Subject:** RE: Development at 7501 Henderson

Hi Mary,

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.

Tree retention is a required element of the ordinance as a part of the development. The development needs to retain a minimum of 12 trees per acre or 20% of the trees on-site, whichever is greater. If they are not able to retain the required amount of trees the development would need to replace the difference in trees at a 3:1 ratio. The development is proposing to retain 106 trees on the property which falls below the required retention amount by 5 trees. This means that they will need to add 15 trees to the development (along with retain and protect the existing 106 trees to be retained). More than likely the development will have more than 111 trees on the property as a part of the development as they will need to add landscaping trees to the development in addition to the trees they are retaining.

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.

Climate Concerns: The City is updating our Comprehensive Plan right now and a part of that update will be to add a Climate chapter to the Comprehensive Plan. If you are interested, there are opportunities to contribute to our City's policy making and development regulation updates as a part of this update process. The homes and units within this development will need to meet the Washington State Building Code requirements at the time of development which will most likely include energy code requirements as adopted by the City of Tumwater. The most up to date code will be applied to the homes based on when the permits are submitted.

Please let me know if you have any additional questions and I will be happy to help.

Sincerely,

Alex Baruch | he/him  
Senior Planner, Community Development  
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-----Original Message-----

From: Mary Fleckenstein <[maryofleck@gmail.com](mailto:maryofleck@gmail.com)>  
Sent: Saturday, April 12, 2025 10:04 AM  
To: Alex Baruch <[ABaruch@ci.tumwater.wa.us](mailto:ABaruch@ci.tumwater.wa.us)>

Subject: Development at 7501 Henderson

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> I am opposed to this new proposed development at the end of Trails End, because it requires removing more trees and reducing even further Tumwater's carbon sequestration. Not to mention the traffic that will make our entrance and exit to Bush Prairie even more difficult.

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> This small part of Tumwater has lost so many trees to development in the last couple of years, including the two housing developments just a bit further north on Henderson and the several developments near I-5. Does the City not care about climate change and the City's role protecting future generations from the increasingly devastating effects of climate change? The existing new developments will bring hundreds of housing units to Tumwater. Isn't that enough? Preserving Tumwater's tree canopy is more important than building more units.

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> Mary Fleckenstein

> 1620 Arab Drive SE

> Tumwater

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> Sent from my iPhone