July 7, 2025

Director J. Preston Frederickson

City of Walla Walla Development Services

55 East Moore Street

Walla Walla, WAS 99362

Reference: SEPA Fie #SEP-25-0001; File# BLD-25-0258; ENG-25-0005

Subject: Development of Myra Road Extension and Impact on Village Way

Dear Mr. Frederickson,

On behalf of the Pinecrest Village Home Owners Association (hereafter referred to also as the Pinecrest Village HOA) representing homeowners located on Village Way adjacent to the referenced and subject development, a letter was sent to your office on May 12, 2025 expressing our concerns with the SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE CONDITIONS document issued by the City for the subject project. To date we have not received an acknowledgement of receipt of that letter nor a response to our concerns and so we are asking again.

Specifically, we informed the City of Walla Walla of safety and traffic concerns regarding the following section of your letter:

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE CONDITIONS (Mitigated DNS):

2*. Haul Route Condition: “It is understood that the applicant may use Village Way as a legally available route that also may be used for equipment and additional soil that may be received and that did not originate from the Myra Road extension project”.*

Village Way is the primary and only entrance to Pinecrest Village - a developed, established and populated residential neighborhood of seniors, families and children. There are no sidewalks on Village Way and residents both park and walk on the Village Way road surface. Staff for the Adult Rehabilitation Facility located on the corner of Village Way and Plaza Way, park on Village Way which adds additional congestion and safety concerns in this area during working hours. The poor, highly deteriorated pavement condition of the Village Way street surface presents a safety hazard in addition to being unsightly. Using Village Way as a designated construction haul route for this large project will further degrade the road surface and require major rework in the near future to meet proper road surface standards for a city street.

Since our first letter was sent, we have heard the City is reconsidering the use of Village Way to change it from a single entrance into a new private, gate access controlled cluster of 12 single- family housing to a street route available for both haul road use by the Contractors for the project as well as future access for tenants/users/owners of other properties being developed under the Corliss/Winco project that are not adjacent to the Country Club.

In view of all the concerns/issues noted above, the Pinecrest Village HOA is requesting the following timely actions by the City of Walla Walla:

*REQUEST FOR CITY ACTION NUMBER 1*: Clarification of the City’s intent for use of Village Way as an access road into the new development. Will it be for just the 12 homes fronting the Country Club golf course or for the entire development, including single/multiple family homes and commercial properties? How will it be configured?

*REQUEST FOR CITY ACTION NUMBER 2:* The City convene a meeting between the Contractor and all HOA members located on Village Way prior to any use of Village Way as a haul route. At this meeting, the contractor will present all actions to be taken to prevent an unsafe environment to include addressing timelines, traffic volume, congestion and speeds. The contractor will also detail how they will respond to safety concerns from the residents.

*REQUEST FOR CITY ACTION NUMBER 3*: The City monitor the pavement degradation of Village Way by performing an immediate assessment and publishing a written report on the existing condition of Village Way to serve as a benchmark. The City conduct monthly condition assessments as a minimum. If the road condition deteriorates to an unsafe condition as agreed to by the City and Pinecrest Village HOA, interim repairs will be made by the contractor at their expense. At the completion of construction or an earlier date as proposed by the Pinecrest Village HOA, Village Way will be brought to current city road standards by the contractor at their expense.

*REQUEST FOR CITY ACTION NUMBER 4*: The City provide increased traffic control signage and police monitoring when there is any use of Village Way by the Contractor for the hauling of equipment or materials.

In summary, Village Way is a critical access and quality of life component of our residential area and this construction and proposed change of use for Village Way has the potential to cause significant negative impacts to property values and quality of life for the residents in this area. We are proposing to work with the City and Contractor to mitigate these impacts.

We have sent a copy of this letter to the Publisher of the Union Bulletin so the citizens can be better informed on this issue. We await your timely response to this safety matter and finding a mutually satisfactory way ahead. Please do not hesitate to contact me at the address/email below for any additional information or to answer questions.

Harold (Hal) Thomas

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Copy: Jon Maland, City of Walla Walla Development Services