

## Rivers End Development

### Land Use Description

The original goal for these 3 parcels was a large-scale multi-use commercial building with a boardwalk in front that connected to the future West Bay Park trail/rainbow rails. After consulting with my civil engineer, it became clear that building on this land would require a reasonable use exception, because it lies within a steep slope critical area. We have conformed our site plan so that the use proposed is the minimum necessary to allow for reasonable economic use of the property.

We plan to use this land and its current zoning as intended; the 6-12 moderate zoning helps reduce impact on the environment by building up vs out countering urban sprawl and providing more housing downtown. This project also has the potential to help treat a significant amount of stormwater runoff coming from west Olympia before it drains directly into the future estuary. After consulting my biologist and civil, we have decided to move forward on this project in phases. This is because the southern side of the project has wetland issues that would require off site enhancements and significantly more expense. My biologist will be at the meeting to speak on these matters. As our site plans portray, we intend to build three fourplexes on this land. Two fourplexes on the northern half being phase one and the third fourplex and the southern half being phase 2.

During this meeting, I would also like to bring up the possibility of a larger scale project that in my opinion would be more equitable for the community. With the cities support we would like to move forward on a large multi-use building with cafes, restaurants, bars on the bottom floor and housing on top. I personally think it would be cool for this project to help generate revenue for the demographic of people who were camped here, I imagine this would require a zone change. To go this route, I would want reassurances from city officials that they support this plan.

Thank you for the consideration,

Sean Threatt