



**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

November 6, 2017

Cari Hornbein
City of Olympia
PO Box 1967
Olympia, WA 98507

Dear Ms. Hornbein,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: Dockside Flats 17-4634

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe has no further information or concerns at this time. Please keep me informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

My only other concern is that an apartment building with 44 units and commercial space is only building a parking lot with spaces for 31 vehicles. It is already very difficult to find parking in downtown Olympia. Are the residents expected to pay for street parking?

Sincerely,

Jackie Wall
THPO
Nisqually Indian Tribe
(360)456-5221 Ext. 2180
wall.jackie@nisqually-nsn.gov

Cari Hornbein

From: Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>
Sent: Tuesday, January 02, 2018 2:15 PM
To: Cari Hornbein; sneil@squaxin.us
Cc: Michelle Sadlier
Subject: RE: (2) City of Olympia - Notice of Shoreline Substantial Development Permit Application and Public Meeting - 17-4634 Dockside Flats

Hi Cari,

The boring logs are not particularly helpful. I think an a Inadvertent Discovery Plan with some training for the construction workers by a professional archaeologist would be ideal for this project.

Best,

Gretchen

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
P: 360-586-3088
C: 360-628-2755

From: Cari Hornbein [mailto:chornbei@ci.olympia.wa.us]
Sent: Tuesday, December 19, 2017 5:46 PM
To: Kaehler, Gretchen (DAHP); sneil@squaxin.us
Cc: Michelle Sadlier
Subject: FW: (2) City of Olympia - Notice of Shoreline Substantial Development Permit Application and Public Meeting - 17-4634 Dockside Flats

Gretchen,

I apologize for the delay in responding to your question; I've been juggling multiple deadlines the past few weeks.

I couldn't tell from the e-mail thread if Michelle sent you the EZ1 form so am attaching just in case. The soil borings are in the second document starting on page 11.

I hope this information is helpful, but if not please let me know. I'll be here tomorrow, then out until Jan. 3 in case you need something right away.

Regards,

Cari Hornbein, AICP, Senior Planner
City of Olympia

Cari Hornbein

From: Stephanie Neil <sneil@squaxin.us>
Sent: Monday, January 29, 2018 3:50 PM
To: Cari Hornbein
Cc: Michelle Sadlier
Subject: RE: (2) City of Olympia - Notice of Shoreline Substantial Development Permit Application and Public Meeting - 17-4634 Dockside Flats

Cari,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. I am responding to you on behalf of Rhonda Foster, THPO. We concur with DAHP's suggestion of an Inadvertent Discovery Plan with training for workers.

Thank You,

Stephanie Neil

Archaeologist, Squaxin Island Tribe
360-972-6631
sneil@squaxin.us
200 SE Billy Franks Jr. Way
Shelton, WA 98584

From: Kaehler, Gretchen (DAHP) [mailto:Gretchen.Kaehler@DAHP.wa.gov]
Sent: Tuesday, January 02, 2018 2:15 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>; Stephanie Neil <sneil@squaxin.us>
Cc: Michelle Sadlier <msadlier@ci.olympia.wa.us>
Subject: RE: (2) City of Olympia - Notice of Shoreline Substantial Development Permit Application and Public Meeting - 17-4634 Dockside Flats

Hi Cari,

The boring logs are not particularly helpful. I think an a Inadvertent Discovery Plan with some training for the construction workers by a professional archaeologist would be ideal for this project.

Best,

Gretchen

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)

Cari Hornbein

From: CArnett@intercitytransit.com
Sent: Friday, February 09, 2018 8:53 AM
To: Cari Hornbein
Cc: RLaFontaine@intercitytransit.com; SSwan@intercitytransit.com; josh@tasolympia.com
Subject: RE: Revised plans - Dockside Flats

Hello Cari,

I had Steve review the diagram. Placement of the bus stop and turn out into the travel lane are good. Thank you for giving Intercity Transit the opportunity to review and comment.

Cheryl

From: Cari Hornbein [mailto:chornbei@ci.olympia.wa.us]
Sent: Thursday, February 08, 2018 2:16 PM
To: Cheryl Arnett
Cc: Rob LaFontaine; Stephen Swan; Josh Gobel (josh@tasolympia.com)
Subject: Revised plans - Dockside Flats

Hi, Cheryl –

Josh submitted revised plans for the Dockside Flats project yesterday. I'm attaching the site plan and an autoturn diagram for your review. The bus shelter was moved closer to the intersection to provide 50' from the driveway...will there be an issue negotiating the bulb-out as the moves back into the travel lane?

If you can get comments to me by March 1, that would be great!

Thanks,

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning and Development Department
360-753-8048 | chornbei@ci.olympia.wa.us

From: CArnett@intercitytransit.com [mailto:CArnett@intercitytransit.com]
Sent: Wednesday, December 20, 2017 11:40 AM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Cc: RLaFontaine@intercitytransit.com; SSwan@intercitytransit.com; josh@tasolympia.com
Subject: RE: Pre-Sub Conf 4/12/17, Dockside Flats Master File# 17-1235

Hi Cari,

Thank you for sending the updated site plan to Intercity Transit. We reviewed it and would like to request that the head of the bus stop zone be a minimum of 50' from the corner of the parking entrance. Also, having the curb in the bus zone

painted would deter motorists from parking allowing the bus to fully line-up with the sidewalk and deploy its ADA ramp if necessary.

Thank you again for giving Intercity Transit the opportunity to review and comment on the Dockside Flats Master File #17-1235 (The Laurana).

Cheryl Arnett
Intercity Transit
526 Pattison
Olympia, WA 98507
(360) 705-5877

From: Stephen Swan
Sent: Friday, December 15, 2017 5:21 PM
To: Cheryl Arnett
Cc: Rob LaFontaine
Subject: FW: Pre-Sub Conf 4/12/17, Dockside Flats Master File# 17-1235

From: Cari Hornbein [<mailto:chornbei@ci.olympia.wa.us>]
Sent: Friday, December 15, 2017 4:41 PM
To: Stephen Swan <SSwan@intercitytransit.com>
Subject: RE: Pre-Sub Conf 4/12/17, Dockside Flats Master File# 17-1235

Steve –

Here's the site plan for Dockside. Thanks for taking a look!

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning and Development Department
360-753-8048 | chornbei@ci.olympia.wa.us

From: SSwan@intercitytransit.com [<mailto:SSwan@intercitytransit.com>]
Sent: Tuesday, April 11, 2017 12:24 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>; Catherine McCoy <cmccoy@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; Paula Smith <psmith@ci.olympia.wa.us>
Cc: josh@tasolympia.com; DBloom@intercitytransit.com; CArnett@intercitytransit.com
Subject: Pre-Sub Conf 4/12/17, Dockside Flats Master File# 17-1235

City of Olympia
Community Planning and Development

Intercity Transit staff has reviewed the Dockside Flats Request for Pre-Submission Conference Application in downtown Olympia and would like to make the following comments:

Intercity Transit operates Routes 43 and 44 along Columbia St NW every 15 minutes from 6:00 AM to 10:25 PM on weekdays, and up to three buses per hour 8:30 AM to 8:30 PM on weekends. We have an ADA-accessible bus stop on Columbia St, adjacent to the proposed project. This outbound stop also serves the Olympia Center and Senior Center located across the street. Given the proposed project appears to have frontage improvements along Columbia St, we request this stop, shelter, and accessible walkways leading to and from the stop be maintained as much as possible, for the duration of the construction project. We will be glad to work with the contractor to establish a temporary stop location should the need arise.

If you have any questions, please feel free to contact myself or Cheryl Arnett, our bus stop coordinator at 360-705-5877, e-mail: carnett@intercitytransit.com.

Sincerely,

Steve



Steve Swan

Senior Planner

INTERcity
TRANSIT

526 Pattison SE

Olympia WA 98501-2076

Ph: 360-705-5834

Fax: 360-357-6184

sswan@intercitytransit.com

Cari Hornbein

From: Lauren Whybrew <lauren.whybrew@orcaa.org>
Sent: Wednesday, March 14, 2018 10:29 AM
To: Cari Hornbein
Cc: Katie Wright
Subject: ORCAA Comment on SEPA #201801233
Attachments: SEPA Checklist_DocksideFlats.pdf

Hello,

I recently reviewed a notice regarding the Dockside Flats Land Use Review project. The project proposes the demolition of two existing buildings (formerly a Les Schwab Tire Center). Olympic Region Clean Air Agency (ORCAA) has the following comments for the applicant:

ORCAA regulations require an asbestos survey for all demolition projects. Demolition projects by definition also include renovations performed to load-bearing structural members on the current building as part of a remodel.

Prior to any demolition project, the following must be completed:

- A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector;
- If asbestos is found during the survey, an Asbestos Removal Notification must be completed and all asbestos containing material must be properly removed prior to the demolition; and,
- If the structure is larger than 120 sq. ft., a Demolition Notification must be submitted regardless of the results of the asbestos survey. There is a mandatory 14-day waiting period for the notification, so we recommend the applicant apply for the Demolition Notification as soon as possible.

Helpful Links:

A list of certified asbestos contractors is available at https://www.orcaa.org/makeitgo/uploads/Asbestos_Contractors_April2017.pdf

The Demolition Notification form is available at <https://www.orcaa.org/forms/demolition-permit-application/> .

If applicable, the Contractor Asbestos Removal Application is available at <https://www.orcaa.org/forms/contractor-asbestos-removal-application/>

If you have any questions or concerns regarding the process, please feel free to contact a member of our compliance team at 360-539-7610.

Thank you,

--

Lauren Whybrew, Engineer I

+++++
Olympic Region Clean Air Agency - "Clean Air is Everyone's Business!"

2940 Limited Lane NW
Olympia, WA 98502

(360) 539-7610 x 107

www.orcaa.org



Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

Please consider the environment before printing this email.