

June 5, 2018

Tim Smith  
City of Olympia  
Community Planning and Development Department  
601 4<sup>th</sup> Ave East  
Olympia, WA 98501

Dear Mr. Smith:

This letter serves as our narrative for a pre-application review meeting regarding the potential development of the property located at 2200 Cooper Point Road NW, Olympia, Washington (Parcels 81700000000, 74202900000, 74202500200 and 74202500100).

The project is currently under City review, project number 16-9025. The purpose of the preapplication is for the feasibility of new application based upon recent code revisions.

The current use of the property is a properly permitted quarrying activity. The quarrying has produced man-made steep slopes in the northeasterly portion of the site. The project is currently working with Department of Natural Resources to update the Reclamation permit for the site. The project proposes the cancellation of the Reclamation upon issuance of a site development permit in conformance with RCW 78-44.390(1)(a).<sup>1</sup>

The new proposal is to develop approximately 50.28 acres in an RLI Residential zone with 181 single-family homes. The proposed lots have widths ranging from approximately 40 to 50 feet fronting internal plat roadways within proposed 55-foot and 48-foot wide right-of-ways accessed via Cooper Point Road. 4 lots (2, 3, 168, 169) will be accessed via private access Tracts. The potential development includes public roads, water and sewer, along with tracts for drainage and critical areas accommodating the development of the single-family residential lots.

The smallest proposed lot is 3,920 square feet and the largest lot is 8,068 square feet. The proposed lot layout creates a density of 3.60 dwellings per acre with an average lot size of 4,831 square feet. The proposed layout meets the density and dimension requirements of the RLI District, and lot width variation. As depicted in the conceptual lot layout, the lots will provide an adequate building pad to accommodate housing-product types meeting current market demand<sup>2 3</sup>. The lots will meet the impervious surface threshold of 2,500 square feet found in the RLI standards, and provide adequate off-street parking.

As shown, the preliminary layout will require the vacation of the existing unimproved right of ways bisecting the property from west to east. The 2 right of ways (Park Street

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<sup>1</sup> Letter - Reclamation Cancellation

<sup>2</sup> 40' site plan

<sup>3</sup> 50' site plan

and North Street) were vacated by operation of Law<sup>4</sup> as outlined in a memorandum by the City attorney. The memo includes reference a formal proceeding is required to complete the vacation. This proposal is requesting the vacation be formalized by the plat approval process which includes Hearing Examiner approval, City Council approval followed by recording of the final plat than that of a separate application. Primary access to the site is proposed through a connection to Cooper Point Road near the current driveway location. The existing Grove Street right-of-way bisecting the property from north to south is proposed to be improved to the current City of Olympia Standards found in the Engineering Design and Development Standards. Grove Street's terminus at the property's southerly boundary will provide a stub street to accommodate future development north of the property.

Improvements to the right-of-way abutting the northerly portion of the site are not proposed as the grades and newly found wetlands near Cooper Point Road make this connection impractical, however we will be providing a pathway. It is anticipated a deviation will be required for not providing a secondary connection to Cooper Point Road. The Grove Street stub will provide access to the undeveloped property north of the subject property where others may make a connection where grades are more conducive.

The wetlands and associated buffers depicted on the preliminary plat layout are resultant of the data collected through Soundview Consultants' Wetland and Fish and Wildlife Habitat Assessment Report & Buffer Mitigation Plan, dated June 2016. The City of Olympia has concurred<sup>5</sup> with the Biologist through correspondence filed under project number 16-9025. The report will need to be undated to include current findings and site plans. The wetlands and buffers depicted on the preliminary plat are consistent with the findings of the above-noted concurrency. These wetland areas and buffers create a significant amount of open space within the development for passive recreation opportunities and tree retention. The wetland hydrology is to be maintained by the diversion of stormwater from adjacent lots to maximize any infiltration possibilities.

Review of the *OMC* did not indicate a requirement for open space within the RLI district; therefore, the wetlands, wetland buffers and tree preservation areas provide allocation for open space and tree preservation which exceed the requirements noted in *OMC*.

Based upon requirements for the current application under review, it is presumed the project will still need to meet a Level V Tree Plan. Our research indicates the City of Olympia requires a minimum tree density of 220 tree units per acre within the Green Cove Basin. Under this requirement, the project will require 11,062 trees. The project proposes to utilize a combination of existing trees, replanting of replacement trees and street tree planting. Furthermore, the project is proposing to utilize **xx** adjacent parcels owned by the proponent to fulfill the tree requirement. The proposal includes separate deeding of these parcels to the Homeowners Association created for the plat to be held in perpetuity for tree preservation.

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<sup>4</sup> Memorandum, May 2, 1983

<sup>5</sup> Letter, COO Wetland Concurrence

All developed lots, planter strips, and other areas of the site disturbed during site construction will implement BMP T5.13 (Post-Construction Soil Quality and Depth) for on-site stormwater management.

There are 4 existing onsite wetlands and their associated buffers and 1 existing offsite wetland west of Cooper Point Road NW that either receive stormwater runoff directly or indirectly from significant portions of the existing site. As a result, it will be necessary to direct developed stormwater runoff to these wetlands in order to maintain wetland hydrology to the maximum extent possible. This will be accomplished by adhering to the “Guidelines for Wetlands when Managing Stormwater” (Appendix I-D) found in the December 2016 City of Olympia Drainage Design and Erosion Control Manual. To satisfy this design standard, developed stormwater runoff primarily from roof surfaces will be directed to the existing onsite wetlands and indirectly to the offsite wetland via dispersal trenches placed outside of the required wetland buffers and uphill of the wetlands.

Developed stormwater runoff from roof surfaces, back yard areas, and portions of side yard areas that are not needed to maintain wetland hydrology, primarily around the perimeter of the site, will implement either perforated stub-out connections and/or downspout dispersion systems.

The remaining developed stormwater runoff from roof surfaces not needed to maintain wetland hydrology, proposed road surfaces, sidewalks, driveways, front yards, back yards, and portions side yards will be collected by a proposed below ground storm drainage system consisting of storm structures and storm pipes. The proposed storm drainage system will convey the developed stormwater runoff from these areas to 1 of 3 proposed combination wetpond/detention ponds located near natural discharge locations for the existing site. The combined wetpond/detention ponds will satisfy core requirements #6 and #7 for runoff treatment and flow control, respectively.

The following reports and supplement documents have been generated for the project and will be updated to reflect either a new application or revised based upon comments for the current application.

- SEPA
- Tree Inventory
- Phase 1 Environmental Assessment
- Preliminary Geotech Report
- Environmental Soil Sampling Report
- Hydrogeologic Report
- Traffic Impact Analysis
- Wetland and Fish and Wildlife & Habitat Report
- Pest Management Plan
- Storm Drainage Report

We respectfully request Storm scoping be a part of this meeting and to waive any further Traffic scoping requirement.

We look forward to meeting with staff and bringing this project to fruition. Please contact us with the meeting date, time and location upon scheduling.

Sincerely,

Lori L. Harvey  
Senior Planner