

IRISGROUP

civil engineers

Tim Smith, AICP &
City of Olympia
Site Plan Review Committee

3/18/21

RE: James Hill Townhomes
Project No: 19-4810

Mr. Smith et al.,

Thank you and the Site Plan Review Committee for the comments provided on the January 21, 2020 Presubmission Meeting summary, which related to development of a single parcel within the HDC-4 zone. Since that meeting, the applicant has obtained development rights to 8 additional parcels adjacent the original, for a total development of area 8.78-acres (9 parcels). It is possible that the two or three small remaining parcels adjacent the development could become part of the development at a later time, but it is not currently anticipated.

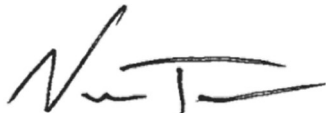
The project currently shows 235 townhomes, all of which are proposed to be 3 stories, with the exception of those townhomes at locations adjoining lower-density residential uses; in those locations 2-story townhomes are currently proposed.

It is understood that Design and Site Plan Review are required, and the intent of the applicant's request for this second proposed meeting is to ensure that general site configuration, road locations, and road section requirements are generally being met prior to detailing the full Design Review and Site Plan Review application packages.

A geotechnical investigation was completed, and an electronic copy of the report is being submitted with the Presubmission Meeting application. Wetland delineation and rating are planned for the offsite wetland and have not yet been completed. A Level V Tree Report will be prepared as well.

We look forward to our next meeting, and we appreciate your time. Should there be any questions, I can be reached at (360) 688-1302.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick D. Taylor'.

Nick D. Taylor, PE
The Iris Group PLLC