



August 14, 2020

SENT BY E-MAIL

Heather L. Burgess
Phillips Burgess PLLC
724 Columbia Street NW, Suite 320
Olympia, WA 98501

SUBJECT: Response to July 21, 2020 Letter re: Environmental Site Conditions
Project Name: Green Cove Park Preliminary Plat
Project No.: 19-0330

Ms. Burgess,

We have had an opportunity to review your letter of July 21, 2020. With the site now being listed as a Model Toxics Control Act (MTCA) clean-up site by the Department of Ecology, and in light of your client's intent to enroll in the Expedited Voluntary Cleanup Program (VCP), the City concurs with your approach regarding SEPA mitigation. Specific language won't be drafted until the City is ready to issue a threshold determination, but I anticipate that we will stipulate that a determination of No Further Action (NFA) be obtained from the Department prior to issuance of construction permits.

Regarding the north collector road, staff will evaluate the proposed alignment once we have received revised plans. Per your letter, this will occur in conjunction with a full resubmittal in response to the City's substantive review comments. Please be advised that more detailed information regarding soil conditions, tree retention, and wetland impacts may be necessary prior to the public hearing, triggering an addition review cycle.

Please do not hesitate to contact me if you have questions. I can be reached by phone at 360.753.8048 or by e-mail at chornbei@ci.olympia.wa.us.

Regards,

Cari Hornbein, AICP
Senior Planner

cc: Jerry Mahan
Michael Young, Deputy City Attorney
Tim Smith, Planning and Engineering Manager
Steve Sperr, Assistant City Engineer