



# NOTICE OF LAND USE APPLICATION AND PUBLIC MEETING

Community Planning & Development  
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**Notice Mailed:** February 15, 2019  
**File Number:** 19-0330  
**Project Name:** Green Cove Park  
**Project Address:** 2200 Cooper Point Road NW  
**Project Description:** Subdivision of four existing tax parcels (50.28 acres) into 181 single family lots; 14 tracts for open space, stormwater, transit stop, private access and wetlands/buffers, and associated improvements for roads and utilities  
**Applicant:** Green Cove Park, LLC  
**Representative:** Jerry Mahan  
**Lead Planner:** Cari Hornbein, Senior Planner  
Phone: (360) 753-8048  
E-mail: [chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us)

**A NEIGHBORHOOD  
MEETING WILL BE HELD ON  
THURSDAY,  
February 28, 2019  
6:00 p.m., Council  
Chambers  
Olympia City Hall**

**FIRST COMMENT PERIOD  
ENDS AT 5 P.M. ON FRIDAY,  
March 1, 2019**

### How to Be Involved In the Review of This Project:

The City of Olympia has received a request for approval of the project described above. Except when in use, the application, plans and/or studies are available for review on regular business days at City Hall, 601 4<sup>th</sup> Avenue E, Olympia Washington.

### Written Comment Period:

We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Cari Hornbein, Lead Planner, of the Olympia Community Planning & Development Department at the above address. Failure to submit timely comments may result in an assumption of “no comment.”

### Neighborhood Meeting:

This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff at City Hall, 601 4<sup>th</sup> Avenue E at 6:00 p.m., Thursday, February 28, 2019. Questions about both the proposal and the City’s review procedure will be welcomed.

### Public Hearing:

A public hearing is required prior to land use decision on this proposal. This meeting/hearing has not yet been scheduled, but the property will be posted and those receiving notification through the mail will receive additional notice once the hearing date is scheduled.

If you require special accommodations to attend and/or participate in any of these meetings or hearing, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

**Appeal of the Decision**

Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision. The appeal forms are available at the Community Planning & Development Department.

**Other Information About This Project**

**Application Received: January 23, 2019**

**Application Deemed Complete: February 12, 2019**

**Project Permits/Approvals Requested or Required: Preliminary Plat Approval, SEPA Threshold Determination**

**The applicant prepared the following project studies at the City's request: Phase 1 Environmental Site Assessment, Traffic Impact Analysis, Wetland Habitat Assessment, Soil and Vegetation Plan, Geotechnical Report, Stormwater Site Plan, Hydrogeologic Report, Integrated Pest Management Plan**

**Government programs providing funds for this project: N/A**

Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), Title 17 (Subdivision), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.



**VICINITY MAP**  
N.T.S.