

Paula Smith

From: LAURA CANNON <lauracannon@comcast.net>
Sent: Monday, September 24, 2018 9:59 AM
To: Paula Smith
Subject: Wellington Heights

September 23, 2018

Paula Smith and Staff,

I am writing to remind you that your responsibility as city staff is to uphold the Olympia Comprehensive Plan. The proposed Wellington Heights development opposes the plan's guidelines.

From Chapter 2 of the Comprehensive Plan: Community Values and Visions:

“Olympians value neighborhoods with distinct identities; historic buildings and places; a walkable and comfortable downtown; increased urban green space; locally produced food; and public spaces for citizens in neighborhoods, downtown, and along our shorelines.”

Destroying the urban green space that buffers a thriving, diverse, neighborhood from a commercial auto mall and developing the space with fifty-six single family homes, that the current road infrastructure cannot effectively accommodate, is not aligned with the values and vision of the plan.

Please honor the Olympia Comprehensive Plan and reject the Wellington Heights development proposal.

Sincerely,

Laura Cannon

1201 4th Ave W

Olympia, WA 98502

Paula Smith

From: Dan Leahy <danleahy43@yahoo.com>
Sent: Monday, September 24, 2018 6:39 PM
To: Paula Smith
Cc: Jeff Fant; Tim Smith; Cari Hornbein; Steve Thompson; Keith Stahley
Subject: Re: Minimum standards

Thanks, Paula. You're working late.

I'm anxious to see how the city's engineers demonstrate that Mr. Merritt's claims, such as there were no bodies of water related to the Wellington Heights, stand up to their scrutiny of the City's quite complex minimum standards.

I really doubt "minimum standards" include fiction, but maybe it's allowed for representatives of "the development community." I hope not

Where the difficulty is for both City staff and community members is that "many minimum standards" that are "complex" and "too long to list" is an acknowledgement that there are in practice no minimum standards.

I've reviewed the EDDS several times for other city projects and found out of date discrepancies such as the presence of a no longer existent "Decatur Connection" several years after the Council had removed it.

Perhaps also, the staff's own violations of these same "complex too long to list minimum standards," as in the 7Eleven debacle, is yet another indication that there are in practice no minimum standards.

Of course, it is not my job, but that of city engineers to ensure our community is not prey to predatory developers and their incompetent consultants based on their understanding of the Council's articulated public interest.

Steve Thompson wrote to me that I could hire my own expert engineers. Actually, as far as I and my neighbors understand, we have already have engineering expertise working for us, ie., City of Olympia engineers. Is this not the case? I doubt developers' fees cover the cost of their salaries and benefits.

Thanks again, Paula.

Dan

Cc: SWONA officers
Parties of Record

Sent from my iPhone

On Sep 24, 2018, at 5:09 PM, Paula Smith <psmith@ci.olympia.wa.us> wrote:

Dan, thank you for being patient as I looked into your request.

Steve Thompson, Water Resource Engineer indicates that there are many minimum standards that are quite complex and they are too long to list. He indicates that you can access the details of such in the following places:

- Core Requirements (minimum standards) are outlined in Volume 1 – Chapter 2 of the DDECM, and
- Supporting documentation about how to comply with those requirements are found in the remainder of Volume 1 of the DDECM; Volumes 2 through 5 of the DDECM;
- City’s Engineering Design and Development Standards (EDDS);
- Washington State Department of Ecology’s 2012 Stormwater Management Manual for Western Washington; and other sources that are referenced in the above policy documents.

The Engineering and Development Standards (EDDS) and Drainage Design and Erosion Control Manual (DDECM) can be access here: <https://www.codepublishing.com/WA/Olympia/>

The Environmental Checklist signature indicates that the answers are true and correct to the best of their knowledge.

City staff will address the standards and whether or not the project meets them as part of the formal review and will be reflected within the staff report to the hearings examiner.

At this time, a hearing has not been scheduled.

Sincerely,
Paula

From: Dan Leahy <danleahy43@yahoo.com>

Sent: Friday, September 14, 2018 3:12 PM

To: Paula Smith <psmith@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>; Keith Stahley <kstahley@ci.olympia.wa.us>; Steve Thompson <sthompso@ci.olympia.wa.us>; Jeff Fant <jfant@ci.olympia.wa.us>; Cari Hornbein <chornbei@ci.olympia.wa.us>

Subject: Minimum standards

Hi Paula,

Chris Merritt certifies that his March 29th and July 23rd drainage reports on Wellington Heights "meets minimum standards of the City of Olympia..." I assume his signature on his environmental checklists for this same project also means these checklists meet these same standards.

Please send me a copy of these minimum standards. I had asked for them previously.

Also, if City staff have certified that these reports meet these minimum standards, please send me a copy of your notice to Mr. Merritt.

I'm assuming based on factual errors and omissions in these reports and checklists, they cannot possibly meet "minimum standards."

However, in order to make that judgement I need a copy of your minimum standards.

Thank you.

Dan Leahy, Party of Record

Cc: 147 Parties of Record
SWONA
Decatur Raiders
Bruce Titus

Sent from my iPad

On Sep 14, 2018, at 1:15 PM, Chris Merritt <chris@olyeng.com> wrote:

Paula,

I am addressing comments made by Dan Leahy and Judy Manley (*copied on this e-mail*) in their e-mails to you dated, August 22, 2018 and August 26, 2018, respectively. Specifically, they were discussing the change in text between the March 29, 2018 and July 23, 2018 Preliminary Drainage and Erosion Control Report's related to the overflow/bypass ditch that is intended to convey overflow stormwater runoff from the Wellington West stormwater pond through the subject site. Mr. Leahy states "...whether or not we or you should believe anything Chris Merritt certifies" and Ms. Manley states "...serious doubts about the credibility of Mr. Chris Merritt". I have been a licensed professional engineer for 17-years and do my best to look out for the safety, health, and welfare of the public. I am well respected by the community and take my profession very seriously.

I encourage Mr. Leahy, Ms. Manley, and others to keep in mind that the drainage report is "Preliminary" and that part of the city's preliminary land use process is to allow the public to comment on the application. While we do our best with due diligence in preparing the preliminary design materials, it is common that the public brings forth something that was previously unknown, they may provide useful clarification on something, and so on. That's the benefit of public review, it's encouraged, and it's welcomed.

As you probably know, I have been involved in this project since early 2005 and helped to take it through preliminary plat and construction plan approval at that time (roughly over a period of 2-years). During that 2-year period, I had not witnessed water flowing through the overflow ditch, I do not recall City of Olympia staff mentioning water flowing through the ditch, and I do not recall any neighbors mentioning water flowing through the ditch. To the best of my knowledge, the existing ditch through the subject parcel functions as intended. Regardless, the current design accounts for the anticipated flow through the ditch based on the drainage report and associated engineering calculations completed for the Wellington West project. The proposed ditch will be both wider and deeper and will have rock check dams to help slow the flow.

I hope this helps clarify the nature of the preliminary process and my commitment towards the engineering profession. Mr. Leahy and Ms. Manley are welcomed to contact me directly if they have any further questions or comments.

Thanks,

Chris Merritt, PE

<image002.jpg>

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