

FEB 23, 2019

Dear City Council and Planning Commission,

The Green Cove Park Project #19-0330 internet site, was opened on the City Website Friday, FEB 22, 2019. It has around 1000 pages, and it sites a development in the Green Cove Basin Watershed. This area is next to our Burbank/Elliott Neighborhood Association.

This development proposes 181 houses be built on top of an old gravel mine that was supposedly also used as a toxic waste dump.

Many years ago, Cascade Pole Company buried suspected toxic waste, on this site. We Have neighbors testifying to this practice. But it is mostly creosoted logs and pilings from Cascade Pole Company and the Port of Olympia, which contains very high levels of dioxins and petroleum. It is our understanding that this material was never cleaned up, but only buried.

There also is a potential danger of methane gas infiltrating homes and roads from being built atop unsuitable soils that contain rotting organic matter that could lead to the collapse of streets and buildings, or even explosions.

The Phase I Environmental Review of this project appears seriously deficient. It does not consider EPA or DNR reports. The sampling done for these toxins was incomplete. We are asking for new sampling to be done.

There are also concerns about the stormwater that will run off of this site. Ages, LLC did the "Prelin. Geotechnical Report", on the City website. On pages A-4-A-6 are discussions of the test pits. We think that this report is flawed. We ask that another agency review this report. We ask that this report be re-written. Test pit #TP-8 is flawed. So are test pits #8, 9, 10, 11, 12,13. The testing was not accomplished by standard protocol.

The City and County adopted the Green Cove Basin Comprehensive Plan in 1998. It states "the top priority that emerged during the planning process was reducing future stormwater runoff to "Green Cove Creek," in recognition of the serious impacts this would cause, including destabilizing the stream channel, threatening salmon habitat, shellfish and the mud minnow, a pre-listed endangered species, and flooding. These empty into Eld and Budd Inlet. These waters are protected. The Squaxin Tribe is also concerned about these issues, please note.

In addition, the City has provided only five business days for the comment period on a project that has over 1000 pages. This is completely insufficient for anyone to make informed comment. It gives the appearance of trying to rush through a project that may have serious and irreversible impacts to the Green Cove Watershed as well as to the people who would be living on the site.

We also ask that a new traffic study be conducted. The impacts to the tiny "Grove Street" are huge. It has many neighbors on that street that will be harmed by this development of 181 houses emptying into their tiny street, with no sidewalks. We need a second exit onto Cooper Pt RD NW. In case of emergency, people need to be able to exit easily. Currently they cannot do that, there is not enough

road space to get 181 house residents out of the area, in a timely fashion. We demand another exit onto Cooper Pt RD NW.

We demand sidewalks on 20th AVE NW (Elliott AVE NW). We currently have many neighbors walking their dog on this street. When Grove ST. empties onto 20th AVE, it will be very dangerous for neighbors. Currently the “swells”, the hills on 20th ST NW are very large. You cannot see people walking their dogs, from one hilltop, to the next. To pull out from Grove ST to 20th ST is dangerous, the hills do not allow drivers time to slow down. The hills on 20th ST must be flattened. It is currently very dangerous.

Plus, we need a stop light at Cooper Pt RD NW and 20th ST (Elliott AVE NW). There is so much traffic on 20th, pulling into Cooper Pt RD. We need a stop light.

We also need a stop light at 20th AVE NW, and Division ST NW. There is so much traffic on Division St NW currently. It is a danger. We have many accidents there.

We have a bus stop there. The children get off of the bus, and walk to GRUB. GRUB is considered a school. We need a sidewalk there. The addition of 181 houses driving on 20th ST (Elliott Ave NW) will bring more accidents. We need a stop light.

The Burbank /Elliott Neighborhood Assoc. stands opposed to this project. We urge the Olympia City Council to, at minimum, extend the comment period to the standard 90 days to give the community sufficient time to review the project.

Thank you,

Lisa Riner

Burbank/Elliott Neighborhood Assoc.

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