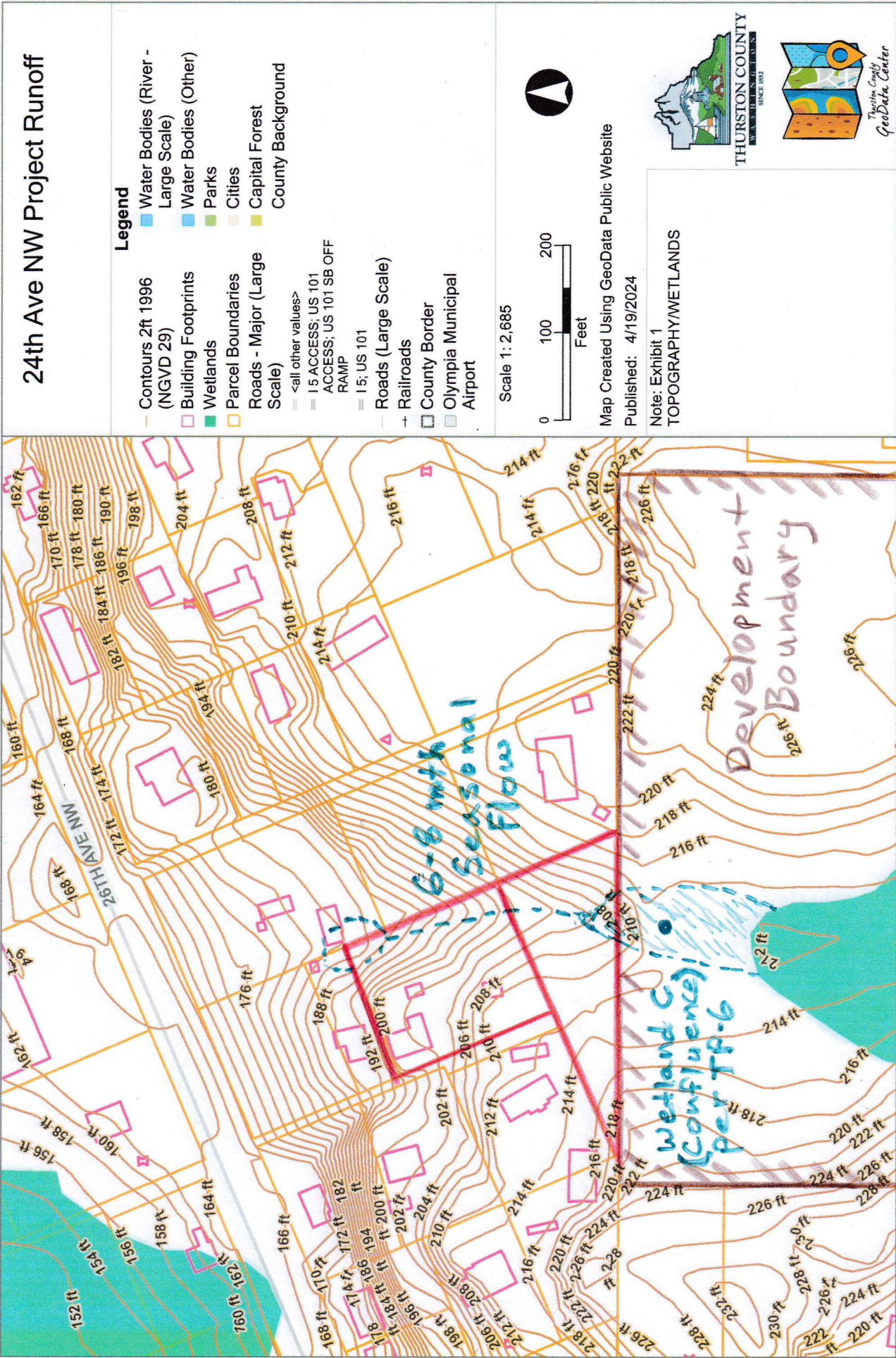


TASKY-Exhibit 1



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TASKKEY-Exhibit 2

24th Ave NW Project Runoff

Legend

- Contours 2ft 1996 (NGVD 29)
- Building Footprints
- Wetlands
- Parcel Boundaries
- Roads - Major (Large Scale)
- <all other values>
- 15 ACCESS; US 101
- ACCESS; US 101 SB OFF RAMP
- 15; US 101
- Roads (Large Scale)
- Railroads
- County Border
- Olympia Municipal Airport
- Water Bodies (River - Large Scale)
- Water Bodies (Other)
- Parks
- Cities
- Capital Forest
- County Background

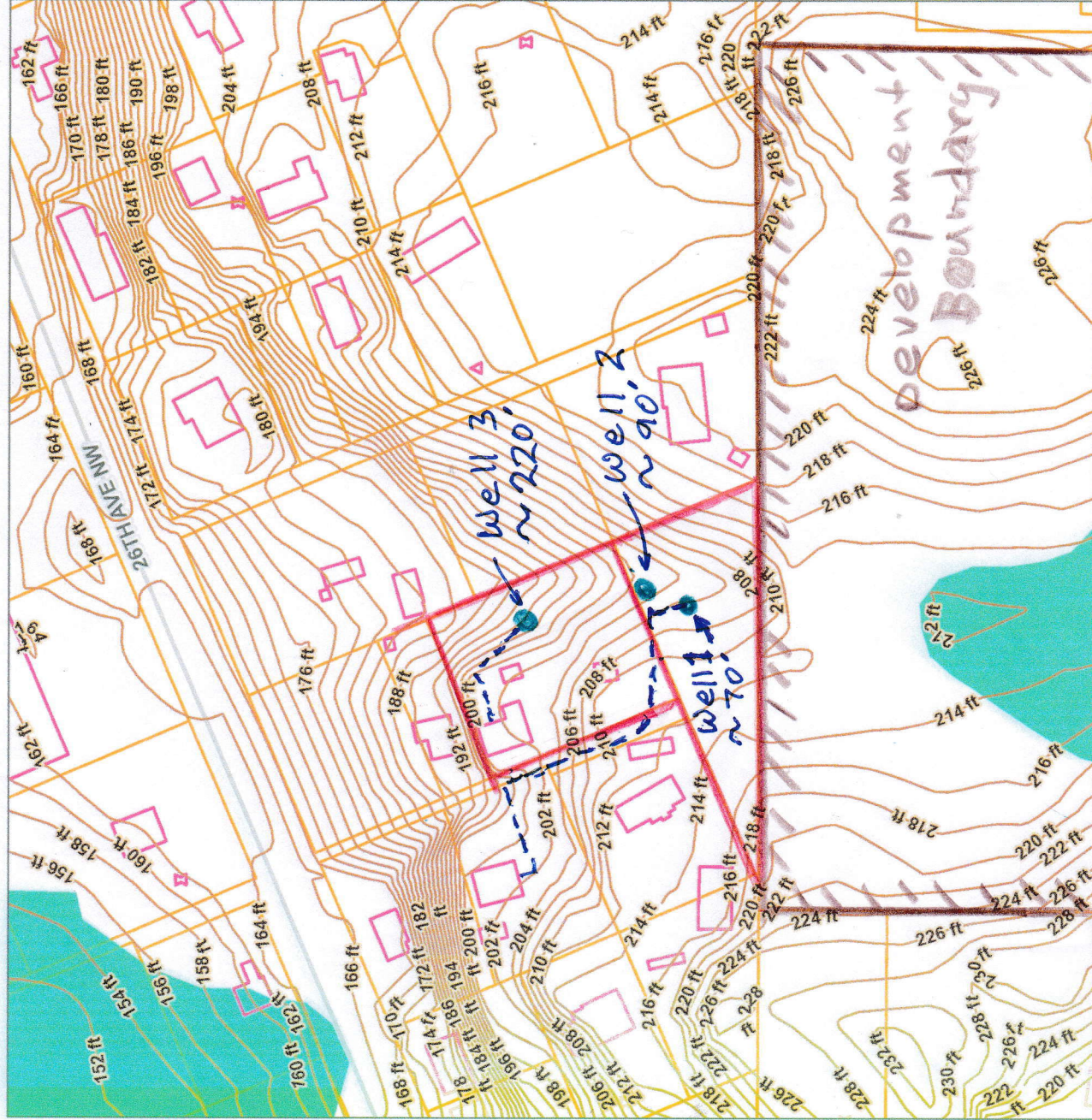
Scale 1: 2,685



Map Created Using GeoData Public Website

Published: 4/19/2024

Note: Exhibit 2
WELLS



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.



April 2, 2024

Joe Taskey and Moira Gray
2111 26th Ave. NW
Olympia, WA 98502

RE: Comments – West Olympia 24th Ave. Plat – Project No. 2023100649

Dear Mr. Taskey and Ms. Gray,

As you're aware, we are proposing the subdivision of approximately 11.28 acres along 24th Avenue NW near your property. We received your comments about the project along with comments from other neighboring properties. It was our intent to respond to these comments after receipt of the county's review comments, which were issued only very recently. During this process, it's our goal to address concerns brought by you and other neighbors in the most reasonable and efficient way possible. As such, we are sending this letter concurrently to all parties that provided comments on this project and hope this provides some additional context on various topics of concern.

Traffic

There is a concern about safety resulting from increased trips from additional residents in the neighborhood. A trip generation report was prepared by a licensed traffic engineer and submitted to the county as part of this process. According to the traffic engineer's report, there have been no recorded incidents on 24th Avenue, Milroy Street, Burbank Avenue, or Crestline Boulevard in the last five years. We have also been in contact with the city regarding traffic impacts. As a result, we will install two traffic calming speed cushions on Milroy Street near 2224 Milroy Street and another near 1925 Burbank Avenue to mitigate concerns. Additionally, we may install another speed cushion on 24th Avenue nearer the project's entry.

Stormwater Runoff

Stormwater runoff from additional impervious surfaces was also a concern. Controlling stormwater runoff is required on every project. This requires an intense process designed to achieve maintaining all stormwater runoff within the project's boundaries. As a result, properly

designed stormwater systems may improve the stormwater runoff compared to existing conditions. The stormwater runoff plan has been designed so that stormwater on the road flows to catch basins that direct the water to a detention pond on site. Water from rooftops will flow through gutters in a similar manner, all designed to keep and treat stormwater on site.

Pedestrian Safety

Another concern voiced by neighbors about this project was pedestrian safety. This is also something we considered when talking with the City of Olympia about the project. We are installing a sidewalk alongside 24th Avenue east until it intersects Milroy Street. Moreover, there will be sidewalks on each side of the street within the project.

Milroy Street

There is a concern over Milroy Street's ability to handle emergency vehicles to reach the proposed project. Milroy Street is wide enough to accommodate emergency vehicles, which are typically 95-100 inches in width. The road and cul-de-sac within the project are also required by the county to meet standards that allow for the access and turnaround of emergency vehicles.

Impact to Wetlands

There are concerns on the impact to the wetlands on the project site along with the wetland located on the parcel northeast of the project site. Development around critical areas like wetlands is heavily regulated in Washington state. The authorities having jurisdiction review a myriad of factors to ensure wetlands are protected and preserved. A licensed biologist completed a wetland evaluation of the project site and a report was submitted to the county for extensive review and feedback. After months of discussions with the county and additional site visits by the biologist and the county's reviewer, we revised the project's design to meet compliance with the county's findings and determinations. As you can see in the project's layout, we are maintaining all code-required buffers around the wetlands. These buffers are in place to minimize the impact to the wetlands and associated wildlife. We are preserving over five acres (nearly 50%) of the site for the wetlands and taking care to minimize the number of trees disturbed for the project.

Groundwater

There are also concerns about groundwater levels on neighboring properties being affected. Winter groundwater was monitored at the site from January 2023 to May 2023, as required by the county. The results of the study have been accounted for in the project's stormwater design.

RJ Development

401 Central St SE – Olympia, WA 98501
(360-528-3343) – www.rjdevelopment.com

We appreciate the opportunity to address your concerns and questions. We know that changes to a neighborhood area can be concerning. Please know that we are not unaware of that, and we are attempting to be sensitive and mindful of that throughout the process of adding these homes to the community.

If you would like to discuss further, please don't hesitate to reach out.

Sincerely,



Caleb Perkins, PMP
Project Manager

CC: Kraig Chalem

December 6, 2023

Moira Gray and Joe Taskey, Property Owners

2111 26th Avenue NW

Kraig Chalem, Senior Planner

Thurston County Community Planning & Economic Development

Re: Project 2023100649

AKA: West Olympia (24th Ave.) Plat

We are the owners of 2 parcels, both within 100 feet of the subject proposed development project. Parcel 83012300600 is directly north of, and shares a boundary with, the subject parcel. Parcel 83012200100 is less than 100 feet north of the subject parcel and contains our residence addressed as 2111 26th Avenue NW. We have some relevant issues of concern related to the proposed development.

Documents state that the project is requesting variances from subdivision standards of a required 30' buffer from adjacent use, and of a setback deviation, further stating that it would impact a limited number of parcels. Although the maps provided don't clearly show parcel boundaries of the adjacent parcels along the project's north boundary, or dimensions of the improvements, to adequately assess proximity to those parcels, it is assumed that our parcel 83012300600 is one of those limited number impacted by these variances. That directly adjacent parcel derives its value from its natural state and that of its surroundings. A development of this density, with the proposed close proximity of the roadway, buildings and infrastructure, would significantly diminish that value. Value retention mitigation for that parcel, if not financially compensated, could be accomplished by granting ingress/egress access to the roadway and access to its utility infrastructure, so that it might be equivalently developed. Additionally, it would be expected that the close proximity would require physical improvements to mitigate traffic and activity impacts.

4-11-14/4x3-43x20

Proposal documents state that there are no wells observed on or near the proposed development parcel. There are, in fact, 3 wells very near the proposed development, all on our 2 parcels. We have not been approached by the project proponents regarding the possible existence of wells.

On our directly adjacent parcel 83012300600 there is a well that is approximately 70 feet from the proposed development parcel, which provides the sole domestic water supply, via an easement agreement, for a residence on parcel 83012200900, addressed as 2129 26th Avenue NW

Also, on our adjacent parcel 83012300600 is a well that is approximately 90 feet from the proposed development parcel, which currently serves as irrigation for our parcel 83012200100.

The 3rd well is approximately 220 feet north of the proposed development parcel, which provides the sole domestic water supply for our residence on parcel 83012200100, addressed as 2111 26th Avenue NW.

What makes this of significant concern is that these 3 are shallow wells and are all below the proposed development parcel in elevation and along a water course of both surface and subsurface water flows that originate from that parcel. Any alteration of the proposed development parcel and/or introduction of pollutants would most definitely have significant negative impacts on the viability of those wells. The certainty of that occurring could be mitigated by providing connections to the public water system and decommissioning of those wells. If not mitigated, then any resulting loss of viable water supplies would be subject to appropriate financial compensation.

Due to the need to have these concerns addressed, we reserve the right to have further evaluation and comment opportunities, based upon the responses and supplemental documents received. I will be in Yuma, Arizona until the end of January, so please respond via email at j.taskey@comcast.net until I return. I can also be reached by text or phone at 206-714-8840.

Respectfully,

Joe Taskey