



Final Comprehensive Plan Amendment

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name: Memorialize Downtown Views

Project Address: N/A, text amendment

Project Description: Add a list of important downtown views to the appendix of the Comprehensive Plan Land Use chapter.

Size of Project Site: N/A

Assessor's Parcel Number(s): N/A

NAME OF APPLICANT: City of Olympia, Community Planning & Development, c/o Amy Buckler, Downtown Programs Manager

Mailing Address: 601 4th Ave E, Olympia WA 98502

Area Code and Phone #: (360) 570-5847

E-mail Address: abuckler@ci.olympia.wa.us

NAME OF OWNER(S): N/A

Mailing Address: _____

Area Code and Phone #: _____

Email Address: _____

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) _____

Mailing Address: _____

Area Code and Phone #: _____

E-mail Address: _____

PROPERTY INFORMATION N/A

Full Legal Description(s): _____

Existing Comprehensive Plan Designation: _____
Proposed Comprehensive Plan Designation: _____

Existing Zoning: _____
Proposed Zoning: _____

Shoreline Designation (if applicable): _____

Special areas on or near site (show areas on site plan):

- None
 - Creek or Stream (name): _____
 - Lake or Pond (name): _____
 - Swamp/Bog/Wetland
 - Scenic Vistas
 - Flood Hazard Area
 - Steep Slopes/Draw/Gully/Ravine
 - Historic Site or Structure
-

Water Supply (name of utility, if applicable):

Existing: _____
Proposed: _____

Sewage Disposal (name of utility, if applicable):

Existing: _____
Proposed: _____

Access (name of street):

Existing: _____
Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code – N/A - this is a text amendment to the Comprehensive Plan

- Rezone** **Text Amendment**

Current land use zone: N/A
Proposed zone: N/A

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall include:

- 1. Specific text amendments proposed in "bill-format." (See example.) [See attached](#)
- 4. A statement justifying or explaining reasons for the amendment or rezone. [See attached](#)
- 5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
- 6. A site plan of any associated project.
- 7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
- 8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property: 1) Property owner's complete mailing address; 2) Property complete mailing address (Situs Address); 3) Tax parcel number(s) for each property. The cover sheet and list shall be submitted to the city in electronic format and hard copy.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- Maps showing the site and surrounding area **N/A**
 - Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
 - If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed. **N/A**
 - Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
 - Application Fees are due at the time of submittal. **N/A**
-

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name	Signature(s)	Date
Amy BUCKLER	Amy Buckler	4/5/18

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date

Memorialize Downtown Views – Final Comprehensive Plan Application

4. A statement justifying or explaining reasons for the amendment or rezone.

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

The following section to be added to the Land Use Chapter of the Comprehensive Plan, after “Appendix A” and before “For More Information”

Appendix B – Important Downtown Views

In accordance with Land Use Goal #8 and associated policies, as part of the Downtown Strategy (adopted April 2017), the City conducted a public process to identify important downtown views. Existing views within the following locations were identified.

	Public Observation Area FROM	Landmark View To
1	4th Ave Bridge to	Capitol Lake
2	"	Olympic Mountains
3	"	Mt. Rainier
4	"	Capitol Dome
5	"	Budd Inlet
6	Capitol Way & 11th	Budd Inlet (looking north)
7	Capitol Way & Talcott Ave	Capitol Lake
8	Capitol Way & Amanda Smith Way	Capitol Lake
9	Chestnut & 4th	Budd Inlet (looking north)
10	Deschutes Parkway	Budd Inlet
11	"	Capitol Lake
12	"	Capitol Dome
13	East Bay Dr. Lookout (ROW about 400’ from intersection of Olympia Ave and East Bay Dr.)	Budd Inlet
14	"	Olympic Mountains
15	East Bay Dr. Overlook (pocket park about 2,200’ from intersection of East Bay Dr. and State Ave.)	Capitol Dome
	Henry & State Street	Capitol Dome (looks through downtown)
16	Madison Scenic Park	Capitol Dome
17	"	Black Hills
18	Northpoint	Budd Inlet
19	"	Olympic Mountains
20	Park of the Seven Oars	Mt. Rainier
21	Percival Landing	Capitol Dome

22	"	Olympic Mountains
23	"	Budd Inlet
24	Port Plaza	Capitol Dome
25	Priest Point Park	Capitol Dome
26	Puget Sound Navigation Channel	Capitol Dome
27	"	Mt. Rainier
28	Quince & Bigelow (Park)	Capitol Dome
29	Simmons St	Capitol Dome
30	"	Capitol Lake
31	State Capitol Campus Promontory	Budd Inlet
32	West Bay Park Rotary Circle	Mt. Rainier
33	"	Budd Inlet
34	"	Capitol Dome



Environmental Checklist (SEPA) Cover Form

OFFICIAL USE ONLY

Case #: 18-1429
Received By: [Signature]

Master File #: _____
Project Planner: _____

Date Received: _____
Related Cases: _____

Agency application to be attached to this:

State Environmental Policy Act- Environmental Checklist

For electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

Applicant: City of Olympia **Phone:** 360-753-8314

Mailing Address: 601- 4th Ave E **City:** Olympia **St:** WA **Zip:** 98501

Email Address: abuckler@ci.olympia.wa.us

Project Name: Annual Comprehensive Plan Amendment for Memorialize Downtown Views

Tax Parcel No.: Multiple

Project Address: Citywide

Section/Township/Range: Multiple sections of Townships 17 and 18 N, Ranges 1 and 2 W

Total Acres: Approximately 10 square miles

Zoning: Multiple **Shoreline Designation:** Multiple **Water Body (if any):** Multiple

Initial Permit Type(s): City Council adoption of Comprehensive Plan Amendment

List of all supplemental reports accompanying this application:

REQUIRED CHECKLIST ATTACHMENTS

- Title company-certified list of adjacent property owners within 300 feet. N/A
- All fees, including supplemental review fees. N/A
- Reproducible site plans and vicinity map (11"x17" or smaller). N/A
- Five copies of all supplemental reports. N/A

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Amy Buckler
Print Name

[Signature]
Signature

6-4-18
Date

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Memorialize Downtown Views comprehensive plan amendment

2. Name of applicant: [\[help\]](#)

City of Olympia

3. Address and phone number of applicant and contact person: [\[help\]](#)

601 - 4th Avenue E, Olympia, WA 98501, 360-753-8314

Representative: Amy Buckler
Downtown Programs Manager
Community Planning & Development
360-570-5847

4. Date checklist prepared: [\[help\]](#)

June 1, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council adoption December 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

A future action will be for the City to conduct a views analysis for areas outside of downtown, which may result in additional important views to be added this list we are memorializing in the Comprehensive Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Comprehensive Plan was reviewed under the State Environmental Policy Act before it was adopted. The Plan calls for a views analysis using 3-D software. This analysis was conducted as part of the Downtown Strategy, and the reports were adopted as part of the Downtown Strategy appendix.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The City Council will consider an amendment to the City of Olympia's Municipal Code related to downtown view protection. The proposed change is also the result of the Downtown Strategy views analysis.

10. List any government approvals or permits that will be needed for your proposal, if known.

No additional approvals needed

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the existing important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The Comprehensive Plan has applicability citywide. This amendment will memorialize important existing downtown related views.

The general area analyzed for views during the Downtown Strategy was downtown, bounded by the isthmus on the west, Port peninsula on the north, Plum Street on the east, and Capitol Campus on the south. The analysis took into consideration observation points located within the downtown area, or relatively close to downtown where one has to look through downtown to see the important view. A map is attached showing the general area with some of the observation points marked.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

- a. General description of the site [\[help\]](#) (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

Portions of the City are flat, rolling, hilly, and/or contain steep slopes.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This is a non-project action that would apply within Olympia city limits.
Slopes vary throughout the City between 0% to greater than 40%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

There are a number of soil types throughout Olympia. As an urbanized area, Olympia and much of its native soil has been altered by filling, grading and other activity.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Olympia is known to be located in an active seismic area, as is the entire Puget Sound region. The City's landslide hazard areas are designated as environmentally critical areas and are largely mapped. Unstable soils and surfaces occur primarily in two contexts within the affected geographic area. The first context includes steep slopes and landslide-prone areas, where a combination of shallow groundwater and glacial sediments deposited in layers with variable permeability increases the risk of landslides. The second context includes areas of fill or alluvial soils where loose, less cohesive soil materials below the water table may lead to the potential for liquefaction during earthquakes.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The proposed non-project action does not include any construction or development that would require filling or grading. Olympia's grading regulations prescribe requirements for fill material (including limitations on the type of material allowed as fill, and prohibition of use of solid waste, hazardous waste or hazardous material as fill). Potential impacts of future, specific development proposals will be addressed through regulations and/or project-specific environmental review as appropriate.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The proposed non-project action does not include any construction, development, or use that would cause erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The proposed non-project action does not include any construction or development that would convert pervious to impervious surfaces or create new impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The proposed non-project action does not involve construction activity and contains no proposed measures related to reducing or controlling erosion or other impacts at any specific location.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

The proposed non-project action does not include any construction or development that would directly produce emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The proposed non-project action does not include any construction or development that would be affected by emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Not directly applicable, however Olympia has eight major streams, several lakes and wetlands, and is situated at the southern extent of Puget Sound.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Not applicable.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

Not applicable.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Not applicable

c. List threatened and endangered species known to be on or near the site. [help]

The proposed non-project action does not include any construction or development that would impact any listed threatened or endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

Not applicable

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. For a list of Noxious Weeds currently present in Thurston County, Washington, visit: <http://www.co.thurston.wa.us/tcweeds/weed-list.htm>

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

Not applicable

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable

- e. List any invasive animal species known to be on or near the site.

Not applicable

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Not directly applicable, however electric, natural gas, wood, and solar energy sources are currently present in the City.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not applicable

- 1) Describe any known or possible contamination at the site from present or past uses.

Not applicable

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Not applicable

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Not applicable

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This is a non-project action that applies to land within Olympia city limits. Olympia is a medium sized city, characterized by urban land uses. Individual projects that may be subject to the provisions of this proposal may be located anywhere in the city. More

specific information on land and shoreline use will be determined during the design, environmental review, and permitting of individual projects.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable

- c. Describe any structures on the site. [\[help\]](#)

Not applicable

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable

- e. What is the current zoning classification of the site? [\[help\]](#)

Multiple zoning districts are present in the City for Residential, Commercial, and Industrial land uses.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Multiple comprehensive plan designations are present in the City, including for Residential, Commercial, and Industrial land uses.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Multiple shoreline designations are present in the City, including Aquatic, Marine Recreation, Natural, Port Marine Industrial, Shoreline Residential, Urban Conservancy, Urban Intensity, and Waterfront Recreation.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There are multiple environmental critical areas present in the City. The proposed non-project action would apply throughout the City of Olympia.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable

j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal helps to implement Comprehensive Plan goal #8 and associated policies, along with Olympia's Downtown Strategy.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a non-project action to memorialize a list of views identified as important during the Downtown Strategy. No specific policy or action related to these views is included in this specific proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are multiple recreational opportunities throughout the city, including parks and open spaces, the waterfront, and nearby forests.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Multiple city-wide. Inventories have been completed by the City for some areas and are included in City databases.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Not applicable

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Not applicable

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Additional review and studies will be conducted as required by city code, state and federal law, for land use regulations that may affect these views.

14. **Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a non-project action. The City has a network of urban streets from low volume residential streets up to major arterials. Interstate 5 and Highway 101 also run through the City.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Intercity Transit is the primary transit provider in the City of Olympia. Other service providers (e.g. Mason County Transit, Grays Harbor Transit) provide service to the City as well.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Not applicable

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Not applicable

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Additional review and studies will be conducted as required by city code, state and federal law, for each project in CFP.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Not applicable

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable

16. Utilities

a. Circle or **bold** utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system**, other _____. [\[help\]](#)

Not applicable

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Amy Buckler

Position and Agency/Organization: Amy Buckler, Downtown Programs Manager, Community Planning and Development Department

Date Submitted: June 1, 2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action to add a textual list of views to the Comp Plan will not result in direct, indirect or cumulative impacts related to air emissions; production, storage, or release of toxic or hazardous substances; or production of noise. Potential impacts of future, specific view regulation proposals or development proposals will be addressed respectively through separate non-project or project-specific environmental review.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action to add a textual list of views to the Comprehensive Plan will not result in direct, indirect or cumulative impacts related to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action to add a textual list of views to the Comprehensive Plan will not result in depletion of energy or natural resources. Fossil fuels continue to be used by Olympia as an energy source for construction, maintenance and operation.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action to add a textual list of views to the Comprehensive Plan will not adversely affect environmentally sensitive areas. The proposal adds a list of existing views identified as important by the public into the Comprehensive Plan. Some of the views are located in Parks, such as Park of the Seven Oars or West Bay Park, and provide an important cultural element in sense of place. The effect of the proposal is that when the City considers any future changes that would affect these existing views, the public interest in these views will be taken into account.

Proposed measures to protect such resources or to avoid or reduce impacts are:

A separate action with a separate SEPA process is underway to amend the development regulations in order to preserve existing views that are not already preserved under existing regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action to add a textual list of views to the Comprehensive Plan will not adversely affect land and shoreline. The proposal adds a list of existing views identified as important by the public into the Comprehensive Plan. Some of the views are located along the shoreline in places already approved for public access, such as at West Bay Park or Percival Landing, and the views are part of the attraction to gathering in these public places.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Observation points along the shoreline have previously been established as public gathering places.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No substantial increases anticipated.

Proposed measures to reduce or respond to such demand(s) are:

N/A

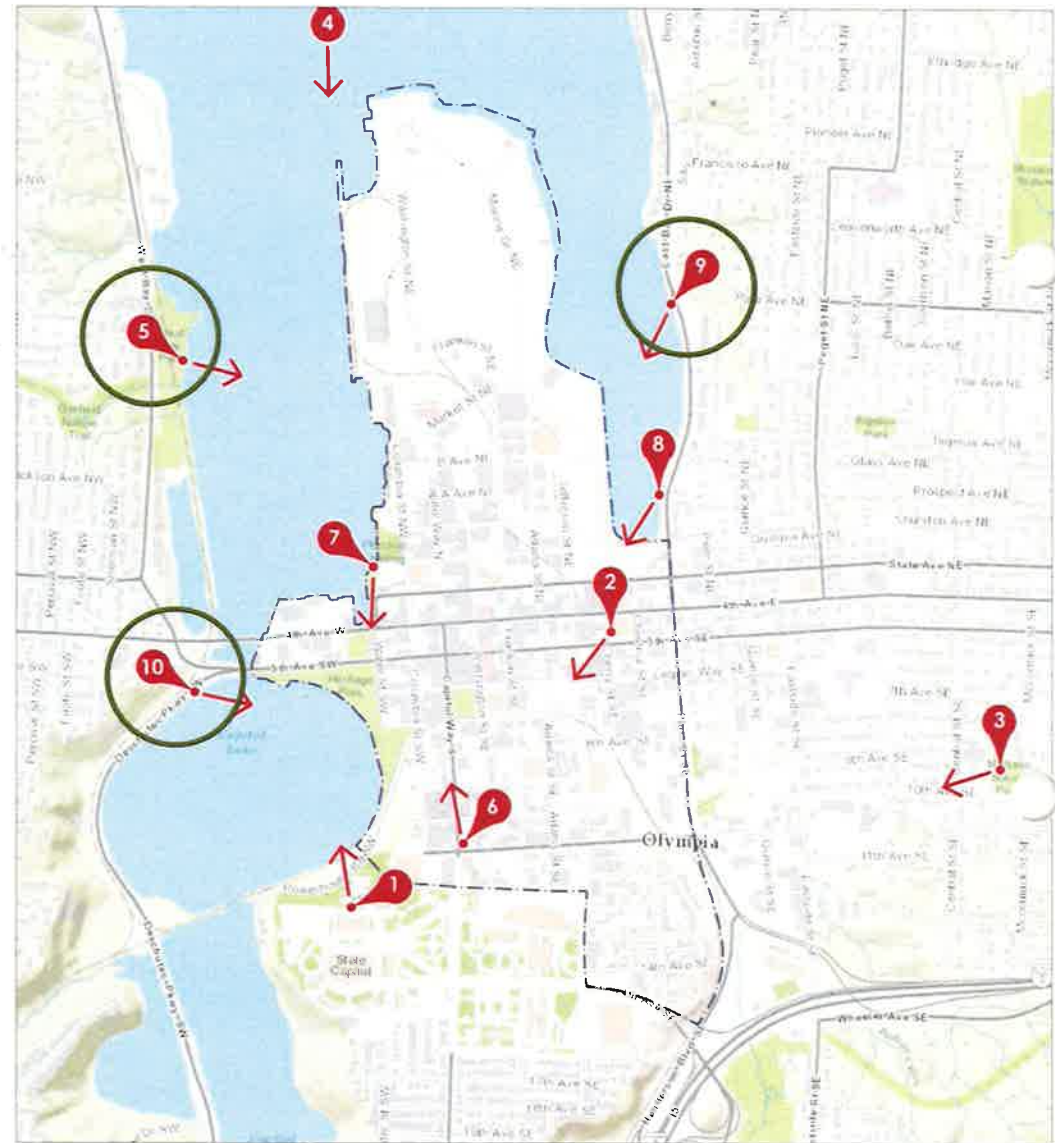
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts known.

Views selected for analysis

Public Observation Point		Landmark View
FROM		TO
1	State Capitol Campus Promontory	Budd Inlet
2	Cherry Street	Capitol Dome
3	Madison Scenic Park	Capitol Dome, Black Hills
4	Puget Sound Navigation Channel	Capitol Dome and/or Mt. Rainier
5*	West Bay Park Lookout	Mt. Rainier
6	Capitol Way & Union Ave	Olympic Mountains
7	Percival Landing	Capitol Dome
8	East Bay LOOKOUT	Capitol Dome
9*	East Bay OVERLOOK	Capitol Dome
10*	Deschutes Parkway	Mt. Rainier

* View protection steps recommended



→ View direction