



2016 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL

This preliminary application may be submitted at any time. Each year the City Council establishes a schedule for review of Comprehensive Plan amendments proposed by the public and City staff. Once established, this schedule is posted on the City website.

If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below along with a "General Land Use Application" and any other attachments or maps. You will be notified when a review schedule for 2016 has been established.

Note that there is no charge for submitting a preliminary proposal. If the Council decides that the City should consider your proposal, then payment of a \$240 fee may be required. Additional fees may be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

ATTACH TO "GENERAL LAND USE APPLICATION" AND MAIL OR DELIVER THIS COMPLETED FORM TO:

Mail: Olympia Community Planning and Development
 PO Box 1967, Olympia, WA 98507-1967

Email: cpdinfo@ci.olympia.wa.us

A. Type of proposed amendment

1. Text amendment Map amendment Both

2. What issue is addressed or problem solved by the proposed amendment?
The site has been used as a museum and offices for state employees since 1942. Community events, conferences and meetings have occurred there continuously. The original use as a residence ended when the property was donated to the state in 1939. The revised designation would allow the property to be rezoned to a zone which is consistent with the legal, on-going use.

B. Proposed map amendment (if any)

1. If any associated map amendments are proposed, please describe the purpose.
The proposed amendment would allow a rezone of the property consistent with the current legal use of the site.
2. Please describe the specific proposed map designation change(s) and related information.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	1.15 Acres	Low Density Neighborhood	Professional Office and Multi-family Housing
Zoning or other Development Code Map(s):	1.15 Acres	R 6-12	PO/RM

3. Please submit with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

Tax Parcel Number: 51100200100

- a. Comprehensive Plan Future Land Use Map

Attached

- b. Zoning Map

Attached

- c. Other relevant maps

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.

N/A

2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

N/A

3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

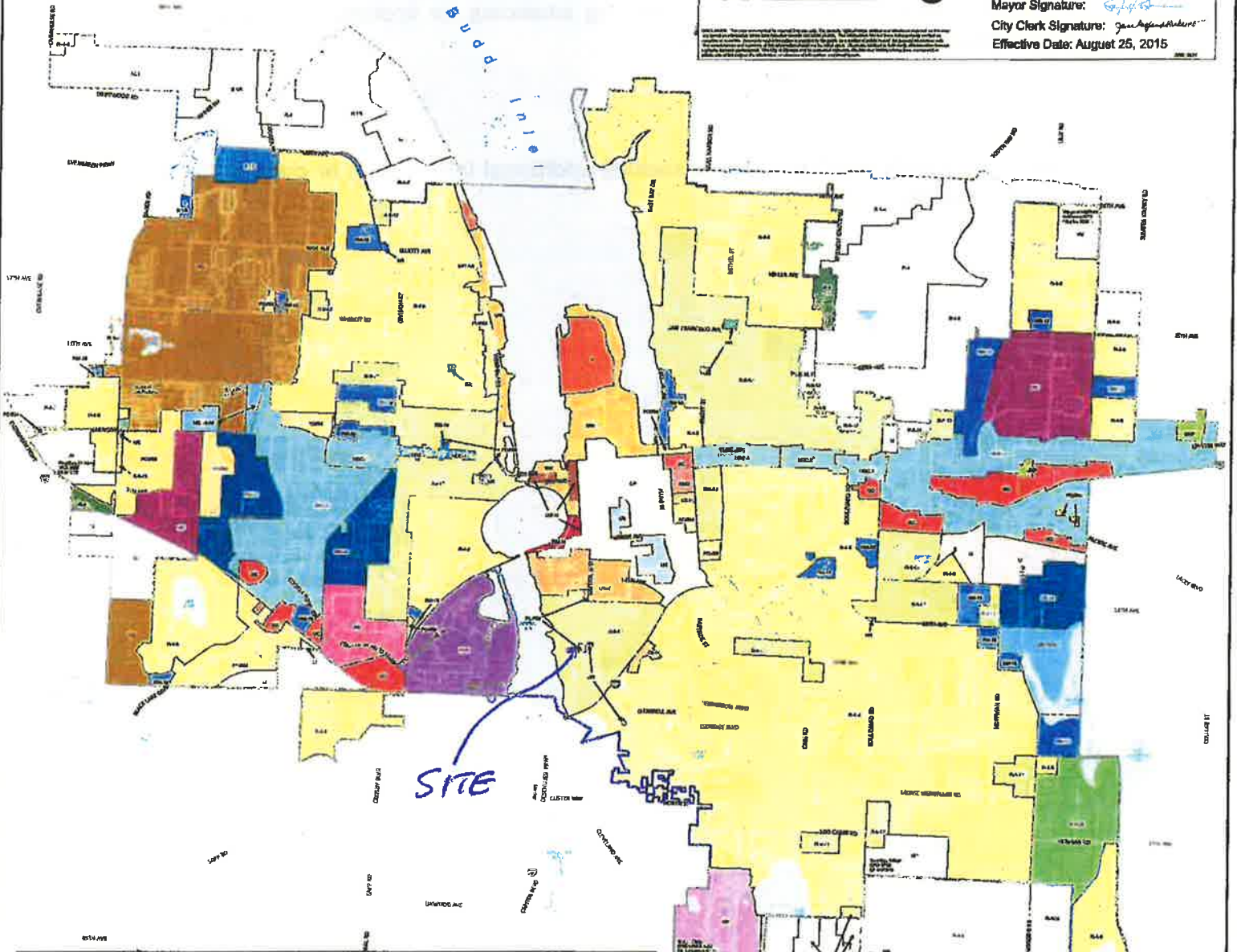
No.

Note: City staff may contact you seeking additional information or clarification of your proposal.

2015 OFFICIAL ZONING MAP



Mayor Signature: *[Signature]*
 City Clerk Signature: *[Signature]*
 Effective Date: August 25, 2015



Zoning Map Legend

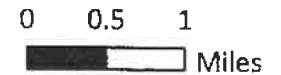
Olympia City Limits	RESIDENTIAL 1 UNIT PER 5 ACRE
Urban Growth Area	MIXED RESIDENTIAL 7-13 UNITS
Zone Names	MIXED RESIDENTIAL 10-18 UNITS
HIGH DENSITY CORRIDOR 1	RESIDENTIAL MULTIFAMILY 18 UNITS
HIGH DENSITY CORRIDOR 2	RESIDENTIAL MULTIFAMILY 24 UNITS
HIGH DENSITY CORRIDOR 3	SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
HIGH DENSITY CORRIDOR 4	SINGLE-FAMILY RESIDENTIAL 4
AUTO SERVICES	SINGLE-FAMILY RESIDENTIAL 4-8
COMMERCIAL SERVICE HIGH DENSITY	TWO FAMILY RESIDENTIAL 6-12
COMMUNITY ORIENTED SHOPPING CENTER	MANUFACTURED HOUSING PARK
DOWNTOWN BUSINESS	RESIDENTIAL LOW IMPACT
GENERAL COMMERCIAL	RESIDENTIAL MIXED USE
INDUSTRIAL	PLANNED UNIT DEVELOPMENT
LIGHT INDUSTRIAL	NEIGHBORHOOD VILLAGE
HIGH RISE MULTIFAMILY	URBAN RESIDENTIAL
MEDICAL SERVICE	URBAN VILLAGE
PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY	URBAN WATERFRONT
NEIGHBORHOOD RETAIL	URBAN WATERFRONT HOUSING

Future Land Use

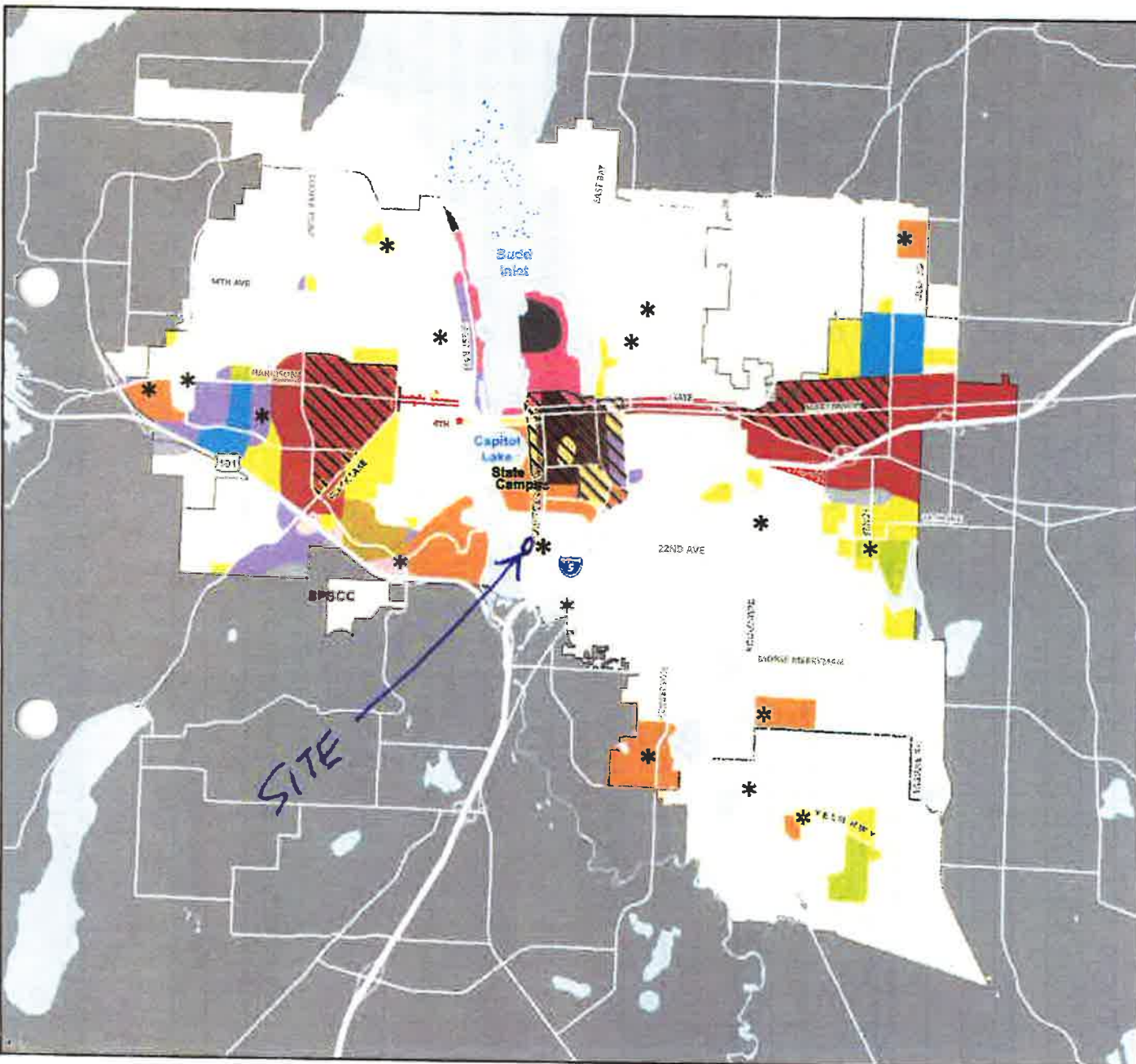
Publication Date: 12/18/2014 Effective Date: 12/23/2014

Ordinance #6945

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its predecessors own the interests, title, and liability of all public property, including all the streets and alleys. The streets, alleys and other public property shall be used for the purposes and in the manner shown on this map. The City of Olympia and its predecessors shall not be liable for any damages or injuries resulting from the use of this map. The City of Olympia and its predecessors shall not be liable for any damages or injuries resulting from the use of this map. The City of Olympia and its predecessors shall not be liable for any damages or injuries resulting from the use of this map.





GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case # _____

Master File # _____

Date: _____

Received By _____

Project Planner _____

Related Cases _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment (Lot Consolidation)
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other 2016 Comprehensive Plan Amendment

Project Name: Comprehensive Plan Map Amendment and Rezone

Project Address: 211 21st AVE. SW, Olympia

Applicant: Washington State Historical Society

Mailing Address: 1911 Pacific Ave., Tacoma, WA 98402

Phone Number(s): (253) 798-5903

E-mail Address: patricia.tobiason@wshs.wa.gov

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Jennifer Kilmer

Mailing Address: 1911 Pacific Ave. Tacoma, WA 98402

Phone Number(s): (253) 798-5900

E-mail Address: _____

Project Description: Comprehensive plan amendment to support a rezone from R6-12 to PO/RM

Size of Project Site: 50101 SF 1.15 Acres

Assessor Tax Parcel Number(s): 51100200 100

Section: 23

Township: 18

Range: 2 W

Full Legal Description of Subject Property (attached):

Section 23 Township 18 Range 2W Plat GRANGERS ADDITION
TO OLYMPIA BLA 0015 83 OL TR A DOCUMENT 3313735

Zoning: R-6-12

Shoreline Designation (if applicable): N/A

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

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input checked="" type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input type="checkbox"/> None |

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): _____

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.

Signature

Patricia Tobiason

Date

11/3/15

P.T.
Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

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.

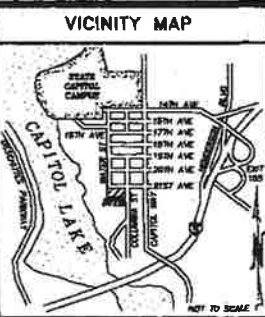
Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

BLA

AF# 3105512

BLA AF# 3105512



CITY OF OLYMPIA BOUNDARY LINE ADJUSTMENT
 NO. 97-2152-0L
 SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.N.
 ASSESSORS PARCEL No. 51100300401; 51100200100
 ORIGINAL TRACT(S)

LEGAL DESCRIPTIONS (ORIGINAL PARCELS)

PARCEL A
 PARCEL NO. 51100300401
 THE NORTH HALF OF LOT 4, BLOCK 3, GRANGER'S ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 3, TOGETHER WITH ALL THAT PORTION OF VACATED WATER ST. ADJOINING SAID PREMISES ON THE EAST LYING BETWEEN THE NORTH AND SOUTH LINES THEREOF.
 TOGETHER WITH THE SOUTH 41 FEET OF THE WEST 8.5 FEET OF THE EAST HALF OF VACATED WATER STREET ADJACENT TO LOT 4, BLOCK 3 OF GRANGER'S ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 3.

PARCEL B
 PARCEL NO. 51100200100
 BLOCK 1704 GRANGER'S ADDITION TO THE CITY OF OLYMPIA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SAID THURSTON COUNTY.
 TOGETHER WITH ALL AND SINGULAR THE EASEMENTS, EMBEZZLEMENTS, AND APPURTENANCES THERETO BELONGING, OR IN ANY MANNER PERTAINING.
 (THIS DESCRIPTION FROM DEED RECORD 181, RECORDS OF THURSTON COUNTY, WASHINGTON.)

LEGEND

- CASED MONUMENT WASTED 7/15/97
- ⊕ D.L.C. CORNER
- FOUND CONCRETE NAIL WITH DISK



SCALE: 1"=50 FEET
 MEDIUM: CITY OF OLYMPIA COORDINATE SYSTEM
 SURVEY WAS DONE BY STANDARD FIELD TRAVERSE METHODS USING A WILD T6000 TOTAL STATION.

CITY OF OLYMPIA
 Approved for Recording

Jan Taylor

DECLARATION OF BOUNDARY LINE ADJUSTMENT
 KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED BY THE DECLARATION AND ARE SEEING APPROVAL BY CITY OF OLYMPIA PLANNING AND DEVELOPMENT OF THE HEREBY DESCRIBED ADJUSTMENT OF LAND KNOWN AS BOUNDARY LINE ADJUSTMENT NUMBER BLA-97-2152-0L

1. WE, THE UNDERSIGNED, HEREBY DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF OLYMPIA, ITS OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES, INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES INCURRED AS A RESULT OF THIS SIGNATORY NOT BEING THE OWNER OF THE PROPERTY BEING ADJUSTED, SUCH COSTS AND DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LITIGATION, VOLUNTARY QUIET TITLE, BOUNDARY DISPUTES, LOSS OF USE OR ALL OR A PORTION OF REAL PROPERTY AND SLANDER OF TITLE.

2. WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

3. THE ATTACHED BOUNDARY LINE ADJUSTMENT MAP AND LEGAL DESCRIPTIONS OF PARCELS (EXHIBIT A) ARE MADE PART OF THIS DECLARATION.

DATED THIS 25th DAY OF AUGUST, 1997. BLA#97-2152-0L

Fred J. Hines
 FRED J. HINES
William J. McCarthy
 WILLIAM J. MCCARTHY

STATE OF WASHINGTON
 ROBERT A. BOPPERT
 ASSISTANT DIRECTOR, DIVISION OF PROPERTY DEVELOPMENT

STATE OF WASHINGTON } SS.
 COUNTY OF THURSTON }
 ON THIS DAY PERSONALLY APPEARED BEFORE ME FRED J. HINES, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF AUGUST, 1997
 SIGNATURE: *William J. McCarthy*
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: OLYMPIA
 MY COMMISSION EXPIRES: 5-20-98

NOTARY PUBLIC
 State of Washington
 WILLIAM J. MCCARTHY
 Commission Expires May 20, 1998

STATE OF WASHINGTON } SS.
 COUNTY OF THURSTON }
 ON THIS DAY PERSONALLY APPEARED BEFORE ME WOOD S. HINES, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF AUGUST, 1997
 SIGNATURE: *William J. McCarthy*
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: OLYMPIA
 MY COMMISSION EXPIRES: 5-20-98

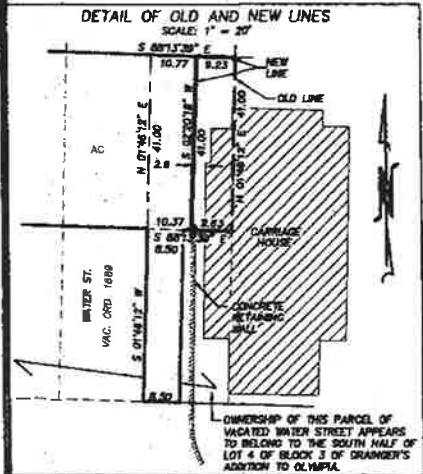
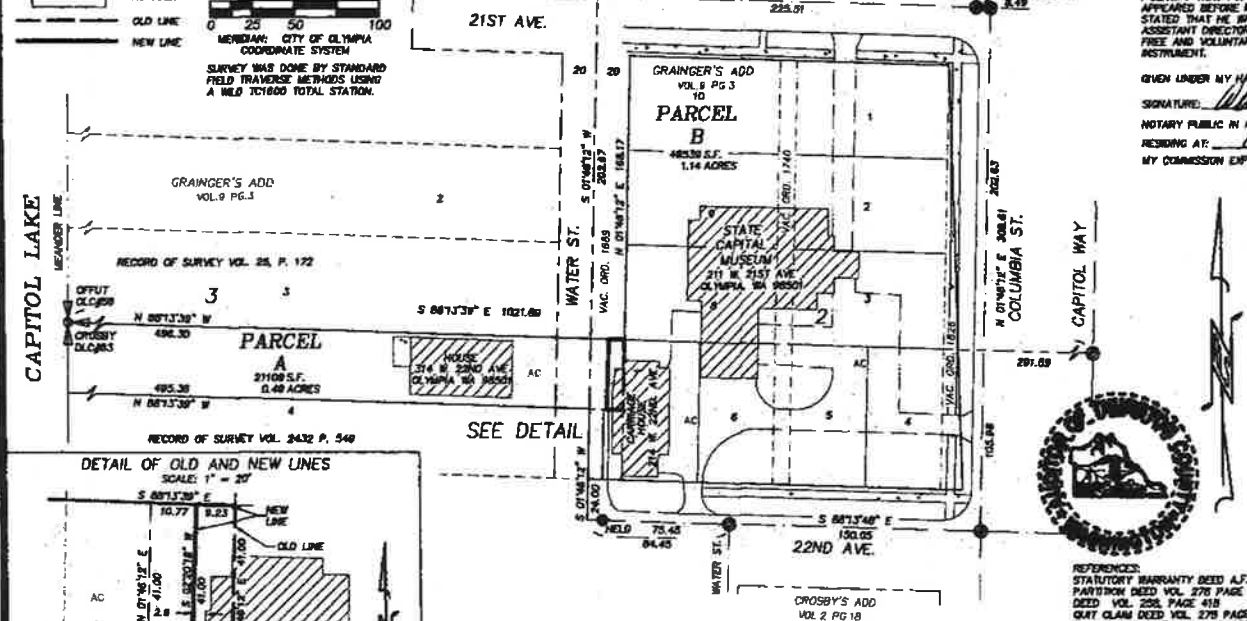
NOTARY PUBLIC
 State of Washington
 WILLIAM J. MCCARTHY
 Commission Expires May 20, 1998

STATE OF WASHINGTON } SS.
 COUNTY OF THURSTON }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT A. BOPPERT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, OR GAIN STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASSISTANT DIRECTOR, DIVISION OF PROPERTY DEVELOPMENT OF THE STATE OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF AUGUST, 1997
 SIGNATURE: *William J. McCarthy*
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: OLYMPIA
 MY COMMISSION EXPIRES: 5-20-98

NOTARY PUBLIC
 State of Washington
 WILLIAM J. MCCARTHY
 Commission Expires May 20, 1998



NEW LEGAL DESCRIPTIONS

PARCEL A BLA #97-2152-0L
 THE NORTH HALF OF LOT 4, BLOCK 3, GRANGER'S ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 3, RECORDS OF THURSTON COUNTY, WASHINGTON, TOGETHER WITH THE WEST HALF OF VACATED WATER STREET ADJOINING SAID PREMISES ON THE EAST LYING BETWEEN THE NORTH AND SOUTH LINES THEREOF; ALSO, THE SOUTH 41 FEET OF THE WEST 8.5 FEET OF THE EAST HALF OF VACATED WATER STREET ADJACENT TO LOT 4, BLOCK 3 OF GRANGER'S ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 3.
 ALSO, A PORTION OF THE EAST HALF OF VACATED WATER STREET DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXTENDED NORTH LINE OF SAID LOT 4 WITH THE CENTERLINE OF VACATED WATER STREET, THENCE S 89°13'30" E 10.77 FEET ALONG SAID EXTENDED NORTH LINE; THENCE S 02°20'48" W 41.00 FEET TO THE EXTENDED SOUTH LINE OF THE NORTH HALF OF SAID LOT 4; THENCE ALONG SAID EXTENDED SOUTH LINE N 89°13'30" W 10.37 FEET TO THE CENTERLINE OF VACATED WATER STREET; THENCE ALONG THE CENTERLINE OF SAID STREET N 01°48'12" E 41.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE RIGHT OF WAY AND EASEMENTS APPURTENANT THERETO AS GRANTED BY DEED RECORDED IN VOLUME 278 OF DEEDS, PAGE 47, AND AS AMENDED BY DEED RECORDED IN VOLUME 530 OF DEEDS, PAGE 98, IN THURSTON COUNTY, WASHINGTON.

PARCEL B BLA #97-2152-0L
 BLOCK 1704 GRANGER'S ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 3, RECORDS OF THURSTON COUNTY, WASHINGTON, ALSO, THE EAST HALF OF VACATED WATER STREET LYING BETWEEN THE EXTENDED NORTH AND SOUTH LINES OF THE NORTH HALF OF LOT 4 OF BLOCK 3 OF SAID ADDITION, EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXTENDED NORTH LINE OF SAID LOT 4 WITH THE CENTERLINE OF VACATED WATER STREET; THENCE S 89°13'30" E 10.77 FEET ALONG SAID EXTENDED NORTH LINE; THENCE S 02°20'48" W 41.00 FEET TO THE EXTENDED SOUTH LINE OF THE NORTH HALF OF SAID LOT 4; THENCE ALONG SAID EXTENDED SOUTH LINE N 89°13'30" W 10.37 FEET TO THE CENTERLINE OF VACATED WATER STREET; THENCE ALONG THE CENTERLINE OF SAID STREET N 01°48'12" E 41.00 FEET TO THE POINT OF BEGINNING, IN THURSTON COUNTY, WASHINGTON.



REFERENCES:
 STATUTORY WARRANTY DEED A.F. #024020010
 PARTITION DEED VOL. 278 PAGE 47
 DEED VOL. 228 PAGE 418
 QUIET CLAIM DEED VOL. 278 PAGE 338
 THURSTON COUNTY DEED RECORD NO. 161

CERTIFICATION OF CONFORMANCE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT CONFORMS WITH THE REQUIREMENTS OF SECTION 17.40.040(3) OF THE OLYMPIA MUNICIPAL CODE.
 CITY OF OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
 BY: *Jan Taylor*
 ITS: *Planning Administrator 8/25/97*

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF AUGUST, 1997
 AT THE REQUEST OF: CITY OF OLYMPIA
 AUDITOR FILE NO. 3105512
Jan Taylor
 THURSTON COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LAURA MATSON IN AUGUST, 1997.

Robert A. Bopert
 REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 27195
 8/25/97

RLS & ASSOCIATES Survey and Mapping Services
 P.O. BOX 1607
 OLYMPIA, WA. 98507-1607
 (360) 753-6286
 JOB #07-070