



Final Comprehensive Plan Amendment Application

OFFICIAL USE ONLY

Case #: 17-1231
Received By: Joyce

Master File #: 17-0001
Project Planner: Joyce

Date: _____
Related Cases: _____

One or more of the following supplements must be attached to this Comprehensive Plan Amendment Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment (Proposed Specific Text and/or Maps) | <input type="checkbox"/> Adjacent Property Owner List (If site-specific amendment) |
| <input checked="" type="checkbox"/> Any Related Zoning Map (Rezone) or Text Amendment | <input checked="" type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Other | |

Applicant: City of Olympia, Attention: Jay Burney, Assistant City Manager

Mailing Address: PO Box 1967 Olympia, WA 98507-1967

Phone Number(s): 360-753-8740

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

Site Owner: City of Olympia

Mailing Address: Same

Phone Number(s): _____

Other Authorized Representative (if any): Jay Burney, Assistant City Manager

Mailing Address: PO Box 1967 Olympia, WA 98507-1967

Phone Number(s): 360-753-8740

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

Description of Proposed Amendment: Redesignate and rezone the 71.86 acre Bentridge Village site to a mix of uses – including 61.86 acres as Low Density Neighborhood (Residential 4-8 zoning); 10 acres of Medium Density Neighborhood (Residential Multifamily 18 zoning); and retain the Neighborhood Center designation to allow for a small retail area site (Neighborhood Retail zoning).

Size of Proposed Amendment Area: 71.86 acres

Assessor Tax Parcel Numbers (s): 11830330000

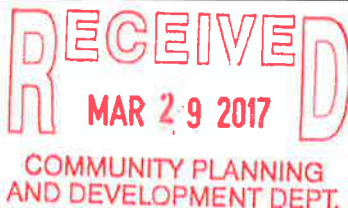
Site Address (if applicable): _____

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

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

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 <u>Jay Burney</u>	Signature(s) 	Date <u>3/28/17</u>
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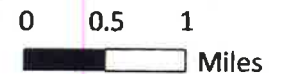
Future Land Use

Publication Date: 8/25/2016

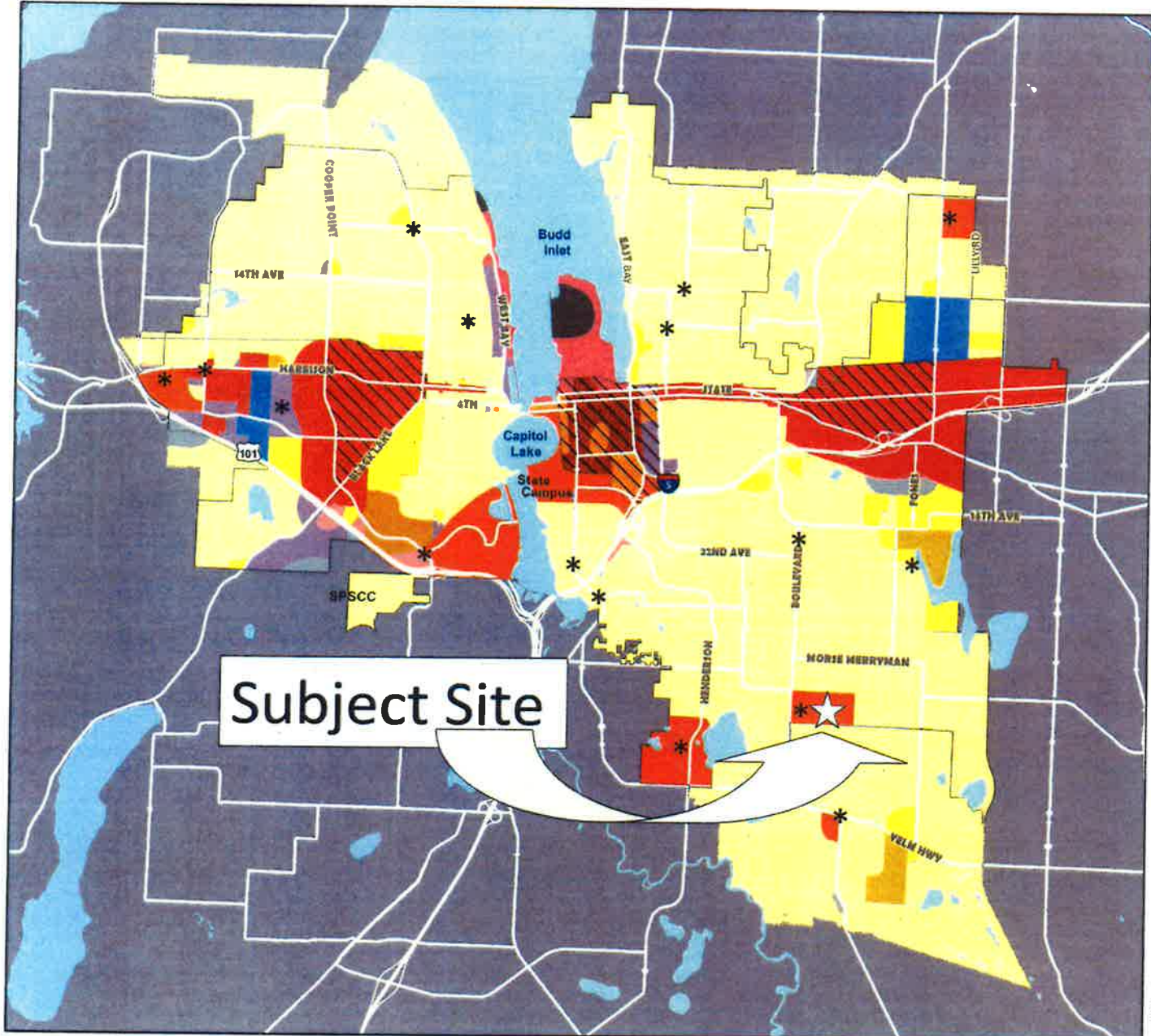
Effective Date: 8/30/2016

Ordinance #7032

-  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 personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on recent information and aerial photos, any. It is recommended that recipient and/or user field verify all information prior to use. The user of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights in this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



Subject Site

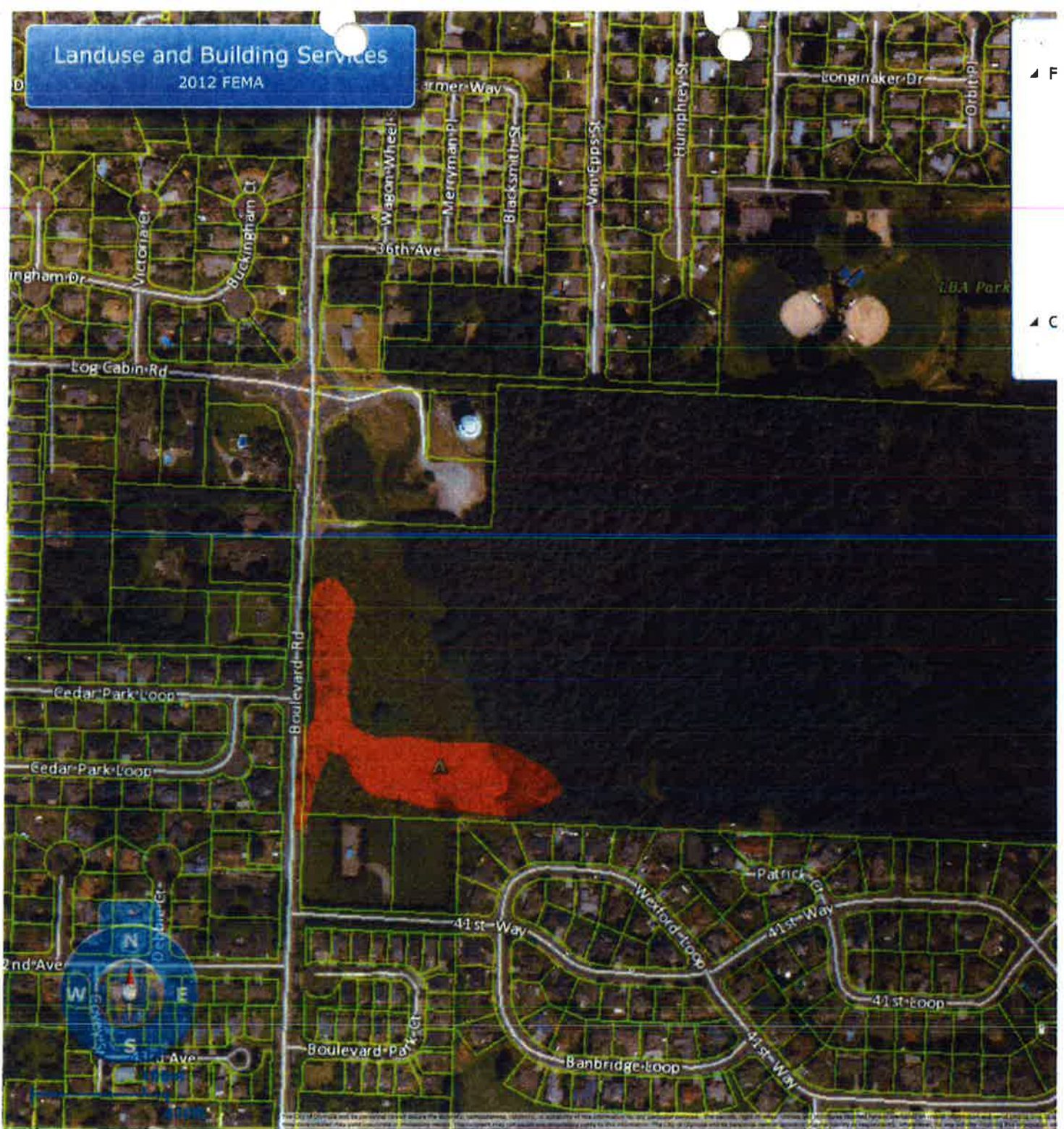
Landuse and Building Services

Steep Slopes



Landuse and Building Services

2012 FEMA



LBA Park Expansion

City of Olympia | Capital of Washington State



0 325 650 Feet 1 inch = 625 feet

Map printed 9/21/2016
For more information, please contact:
Olympia Parks, Arts and Recreation Department
olympiaparks@ci.olympia.wa.us
(360) 753.8380

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



File name and path: \\calvin\parks\Planning and Design\ADMINISTRATION\GIS\Map\LBA Park Expansion - Showing road extension and commercial area.mxd

Note: Location of the future Log Cabin Road Extension is not accurate on this map. See map date stamped 12-19-16 for alignment.



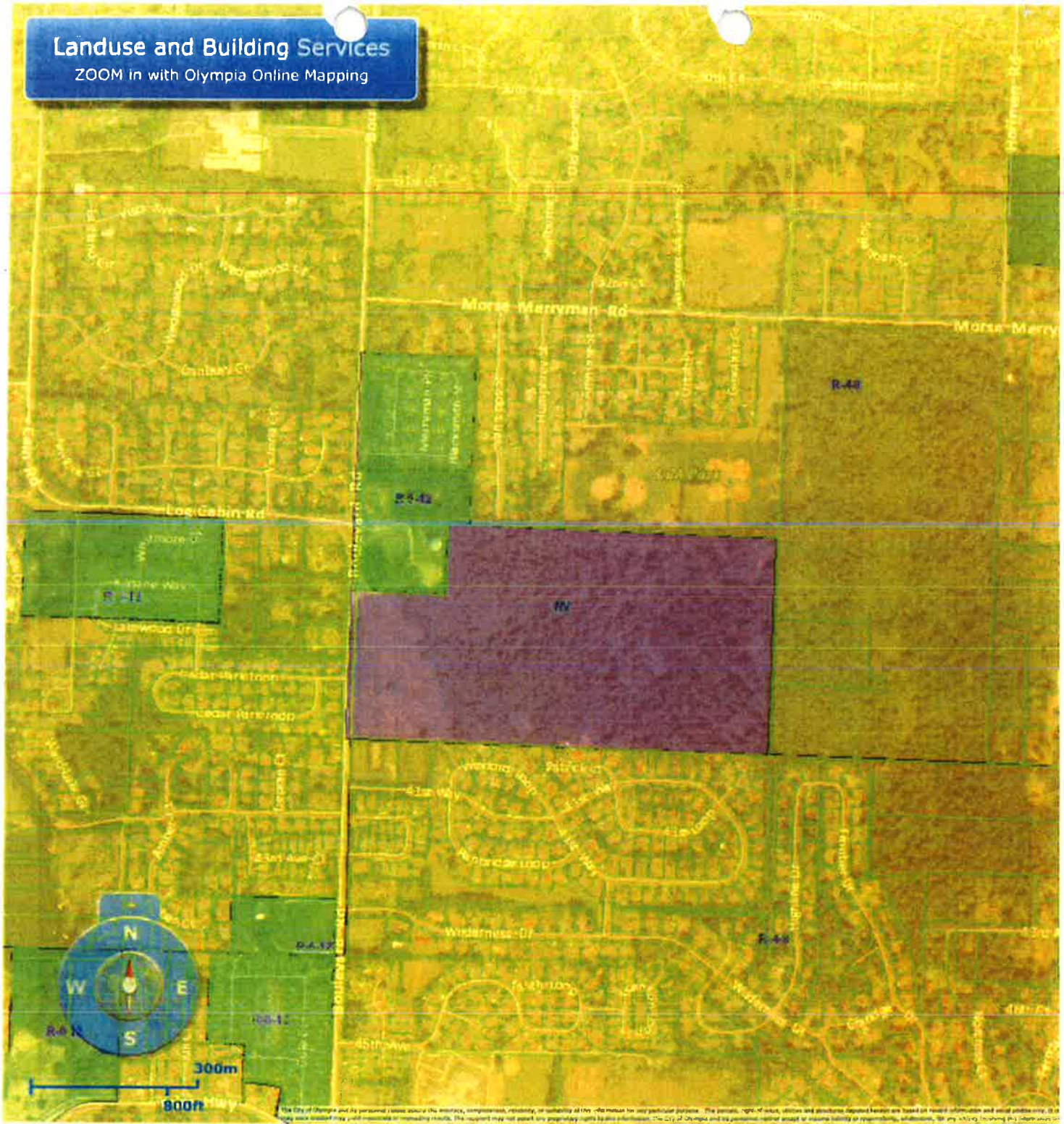
Regional Transportation System

Southeast Olympia/Southwest Lacey

Map #1001 10/2011

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Current Zoning



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 17-1231
Received By: Joyce

Master File #: 17-0001
Project Planner: Joyce

Date: _____
Related Cases: _____

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

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

Project Name: LBA Woods – Bentrige Village Parcel

Project Address: 3900 Block of Boulevard Rd SE

Applicant: City of Olympia

Mailing Address: PO Box 1967 Olympia, WA 98507-1967

Phone Number(s): 360-753-8740

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

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Jay Burney, Assistant City Manager

Mailing Address: PO Box 1967 Olympia, WA 98507-1967

Phone Number(s): 360-753-8740

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

Project Description: Redesignate and rezone the Bentrige Village site to allow for approximately 59 acres of park, 2.8 acres for a future road extension of Log Cabin Road from Boulevard Road to Wiggins Road, and for approximately 10 acres to be set aside for residential and neighborhood retail uses.

Size of Project Site: 71.86 acres

Assessor Tax Parcel Number(s): 11830330000

Section : 30

Township: 18N

Range: 1W



COMMUNITY PLANNING AND DEVELOPMENT DEPT.

Community Planning & Development | 601 4th Ave E, 2nd Floor, Olympia, WA 98501 | Ph 360-753-8314 | Fax 360-753-8087 | olympiawa.gov

Full Legal Description of Subject Property (attached):

The South half of the Southwest quarter of Section 30, Township 18 North, Range 1 West, Willamette Meridian, Washington, EXCEPT the North 430 feet of the West 574.5 feet as conveyed to Thurston County and the City of Olympia by deeds recorded under Auditor's File Numbers 539316 and 638169 respectively and EXCEPT the West 30 feet of the remainder for the County Road known as Boulevard Road.

Zoning: Neighborhood Village

Shoreline Designation (if applicable): Does not apply

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

Creek or Stream (name): None

Lake or Pond (name): None

Swamp/Bog/Wetland

Historic Site or Structure

Steep Slopes/Draw/Gully/Ravine

Flood Hazard Area (show on site plan)

Scenic Vistas

None

Water Supply (name of utility if applicable): City of Olympia

Existing: None

Proposed: To be determined

Sewage Disposal (name of utility if applicable): City of Olympia/LOTT

Existing: None

Proposed: To be determined

Access (name of street(s) from which access will be gained): Boulevard Road SE

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



Date

3/28/17


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.)



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____ Master File #: 17-0001 Date: _____
Received By: _____ Project Planner: Joyce Related Cases: _____

Rezone **Text Amendment**

Current land use zone: Neighborhood Village (71.86 acres)

Proposed zone: Residential 4-8 (61.86 acres); Residential Multifamily 18 (9-10 acres); Neighborhood Retail (0-1 acre)

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 accompany a General Land Use Application and shall include:

- 1. The current zoning of the site.
- 2. The proposed zoning of the site.
- 3. Specific text amendments proposed in "bill-format." (See example.)
- 4. A statement justifying or explaining reasons for the amendment or rezone.
- 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.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
- 10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

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.

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- 1. 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?**

A comprehensive plan amendment is simultaneously proposed. The applications should be reviewed together and the designations proposed for the amendment to the Future Land Use Map of the comprehensive plan are consistent with the proposed zoning districts as described in OMC 18.59.055 "Consistency between the zoning map and the future land use map".

- 2. How would the proposed change in zoning maintain the public health, safety and welfare?**

The majority of the site is being proposed for Low Density Neighborhood and Residential 4-8 zoning, consistent with the land surrounding the site. The City recently purchased the property so the majority of the site could be used as park/open space land. The property adjacent to the east is also owned by the City, as is LBA Park located northerly of the eastern half of the site. The rezone will allow the site to be used in a manner that is different from the adopted Master Plan for Bentrige Village.

The site will continue to be served by City of Olympia Police and Fire Departments and will provide increased recreational opportunities for the community.

- 3. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?**

The proposed zoning is consistent with other development regulations that implement the Comprehensive Plan, such as the Engineering and Erosion Control Standards. Any future development – whether residential or for park improvements or the extension of Log Cabin Road – will be reviewed to ensure consistency with the city's zoning and development standards, including the new Low Impact Development stormwater standards.

- 4. How will the change in zoning result in a district that is compatible with adjoining zoning districts?**

The majority of the site is proposed for Residential 4-8 zoning, the same zoning that surrounds the property to the north, east, south, and west. There is an area to the northwest of the site that is zoned Residential 6-12, a similar zoning district.

Ten acres of the site is proposed for Residential Multifamily 18 (RM-18) zoning, with the potential for up to 1 acre of that to be zoned for Neighborhood Retail. The RM-18 zoning district would allow for a mix of housing types, from single family homes and duplexes, to cottages and townhomes, to tri-plexes, four-plexes, and apartments to be built at a density of 8-24 units per acre (average of 18 units per acre) to help offset the 501 residential units that will not be built under the Bentrige Village master plan. A neighborhood retail area was part of the approved master plan. Having a small retail area (Neighborhood Retail zones can be up to one acre in size) would potentially reduce the amount of residential development, but would provide convenient small-scale retail options for the site and surrounding area.

- 5. 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.**

Public services and facilities are adequate or likely to be available to serve potential development. Provision of sanitary sewer will be the most challenging, given that the majority of the area is served by STEP systems. The city has standards for STEP systems that limit the properties that can connect to them. Improvements to the sanitary sewer system are associated with street improvements planned in the area and will bring gravity sewer closer to the site. However, given the reduction in residential units from the approved master plan (501 residential units) to the proposed density (estimated at 162-180 residential units + parks and open space), it will be more expensive per unit to provide sewer to the site.

SEPA ENVIRONMENTAL CHECKLIST

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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:

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:

Please adjust the format of this template as needed. 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: [\[help\]](#)

LBA Woods – Bentrige Village site

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

City of Olympia

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

*Jay Burney, Assistant City Manager
City of Olympia
PO Box 1967 Olympia, WA 98507-1967
360-753-8740
jburney@ci.olympia.wa.us*

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

March 17, 2017

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

City of Olympia Community Planning & Development Department

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

Comprehensive Plan Amendment and Rezone proposals to be determined by the end of 2017.

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

The majority of the site will be used for park and open space purposes, however approximately ten acres will be set aside for future residential and neighborhood scale retail uses. Less than three acres of the site will be used for the extension of Log Cabin Road from Boulevard Road SE across the site, then continuing east to Wiggins Road SE. This street extension is a regionally important transportation connection included in the City's Transportation Chapter of the Comprehensive Plan as well as in the Regional Transportation Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Extensive environmental review was conducted during the review and approval of the Bentrige Village Master Plan, which was submitted in September 2005 and approved in December 2009..

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. [\[help\]](#)

None known directly affecting this site, however the City does have a recently approved water reservoir project on property immediately to the east of the site.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Future development will require land use review and approval, which may include land division, site plan review, further environmental review, design review, stormwater and utility review and approval, and building permits.

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 proposal is to redesignate and rezone the 71.86 Bentrige Neighborhood Village site by amending the comprehensive plan and zoning map. Other minor text amendments to support the change are also proposed. The site currently has master plan approval to construct 501 residential units. The City recently purchased the property and intends to use the majority of the site to expand LBA Park. A portion of the site would be for the future street connection of Log Cabin Road across this site from Boulevard Road easterly to Wiggins Road. Approximately ten acres is proposed to be used for future residential development and a small neighborhood retail site.

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 property is located in the 3900 block of Boulevard Road SE, on the east side of Boulevard Road SE, immediately north of the city limits boundary. The site is south and east of the existing water reservoir located near the roundabout at the intersection of Boulevard Road and Log Cabin Road SE. The site is immediately south of LBA Park and is immediately west of city owned property that fronts on Morse Merryman Road SE. This site is in the southeast portion of the City of Olympia, is located in the Chambers Lake Basin Neighborhood, and is immediately north of the Newcastle and Wilderness subdivisions.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

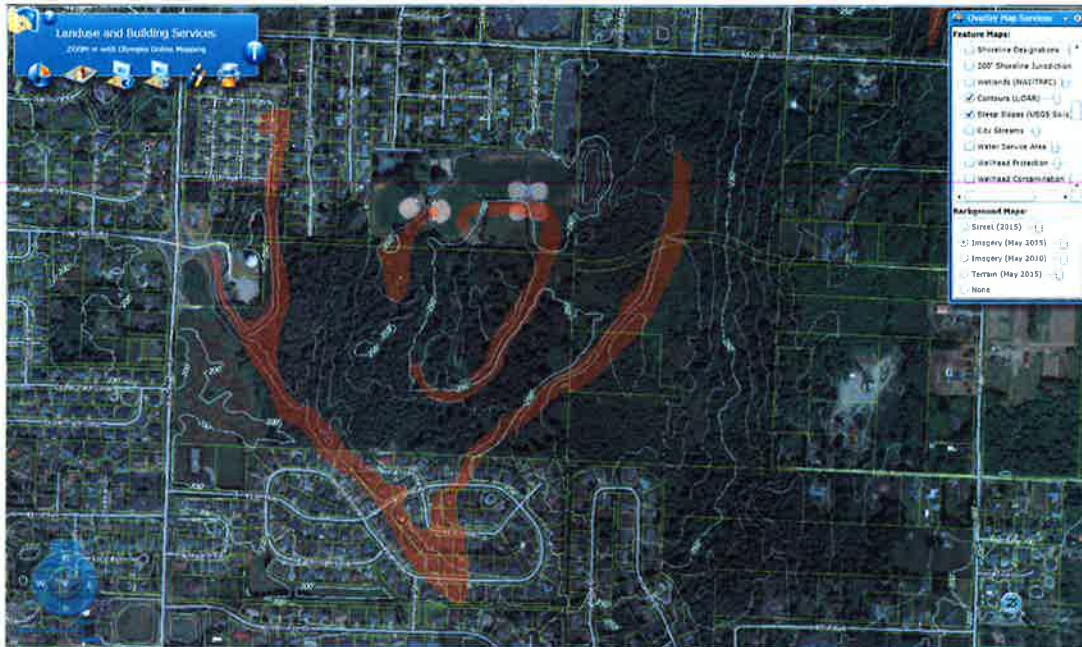
a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The site does contain steep slopes. Elevation changes from approximately 200' to 250', with the lowest elevations in the southwest portion of the site. The elevation increases to the north and east. The steepest slope on the site is approximately 30%.

See map of contours and approximate steep slope locations below.



- 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. [\[help\]](#)

According to the USDA Natural Resources Conservation Service website (accessed on 3/7/2017), the following soil types are on site and in the area:

*Alderwood gravelly sandy loam, 8 to 15 percent slopes
 Everett very gravelly sandy loam, 8 to 15 percent slopes
 Everett very gravelly sandy loam, 15 to 30 percent slopes
 Everett very gravelly sandy loam, 30 to 50 percent slopes
 Kapowsin silt loam, 3 to 15 percent slopes
 Yelm fine sandy loam, 0 to 3 percent slopes*

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

None known specifically, however there are steep slopes on site, which are subject to the requirements of the Critical Areas Ordinance as outlined in the Olympia Municipal Code, Chapter 18.32.

- 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. [\[help\]](#)

No filling, excavation, or grading is proposed at this time.

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

No filling, excavation, or grading is proposed at this time. Any future development proposals would be subject to the policies, rules, and standards in place at that time.

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

No change proposed at this time. This is a non-project proposal that would result in less development potential than is currently allowed.

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

None at this time.

2. Air [\[help\]](#)

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. [\[help\]](#)

None, this is a non-project proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None.

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

None, this is a non-project proposal.

3. Water [\[help\]](#)

a. Surface Water:

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. [\[help\]](#)

The nearest water body is Ward Lake, approximately 1,800 feet to the west of the site. The lake is separated from the site by streets and residences. Chambers Lake is located approximately 4,600 feet to the north and east of the site. There are no streams or wetlands on the site. A small area of 100-year floodplain is present along a portion of the eastern side of the site and in the southwest corner of the property.

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. [\[help\]](#)

None, this is a non-project proposal.

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. [\[help\]](#)

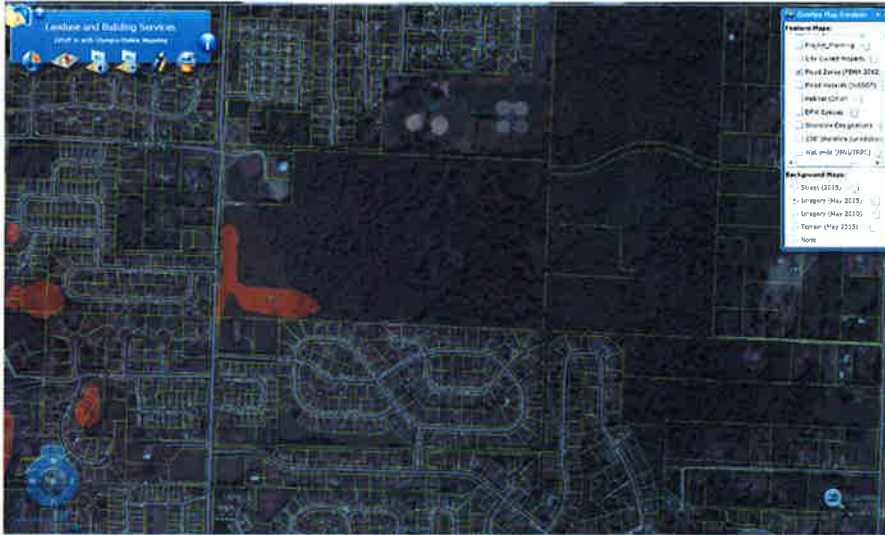
None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

A small area of 100-year floodplain is present along a portion of the eastern side of the site and in the southwest corner of the property.



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. [\[help\]](#)

No, this is a non-project proposal.

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. [\[help\]](#)

No, this is a non-project proposal.

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. [\[help\]](#)

None, this is a non-project proposal.

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. [\[help\]](#)

None, this is a non-project proposal.

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

No, this is a non-project proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

None, this is a non-project proposal.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None, this is a non-project proposal.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

✓ **deciduous tree:** alder, maple, aspen, other

✓ **evergreen tree:** fir, cedar, pine, other **Western Hemlock**

✓ **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? [\[help\]](#)

None, this is a non-project proposal.

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

There are no known threatened or endangered plant species on the site. A review of the Priority and Habitat Species maps did not show protected habitat areas are present in the study area.

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

None, this is a non-project proposal.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

According to Thurston County Geodata, there are no noxious weeds on the site. However, there are noxious weeds in the area, including on adjacent properties. Noxious weeds in the vicinity include Japanese Knotweed, Bohemian Knotweed, Poison Hemlock, and Tansy Ragwort.

5. Animals [\[help\]](#)

- 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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

A review of the Washington State Department of Fish and Wildlife's Priority Habitat and Species (PHS) maps does not show specific habitat on the site. However, it does identify the general area is habitat for the Little Brown Myotis (commonly known as a little brown bat), Yuma Myotis (a species of vesper bat, similar to the little brown bat), and Big Brown Bat. All three of these bats have habitat extending north and south from California into Canada.

According to the Washington State Department of Fish and Wildlife none of these bats are listed as threatened or endangered species of concern.

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

The site and most of Washington State are located in the Pacific Flyway, which extends from Mexico, through Canada, and into Alaska.

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

None, this is a non-project proposal.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None.

6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)

None, this is a non-project proposal.

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

No, this is a non-project proposal.

- 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: [\[help\]](#)

None, this is a non-project proposal.

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

No, this is a non-project proposal.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known or suspected

- 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. [\[help\]](#)

None known or suspected

- 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. [\[help\]](#)

None known or suspected

- 4) Describe special emergency services that might be required. [\[help\]](#)

None, this is a non-project proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None, this is a non-project proposal.

b. Noise [\[help\]](#)

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

None, this is a non-project proposal.

- 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. [\[help\]](#)

None, this is a non-project proposal.

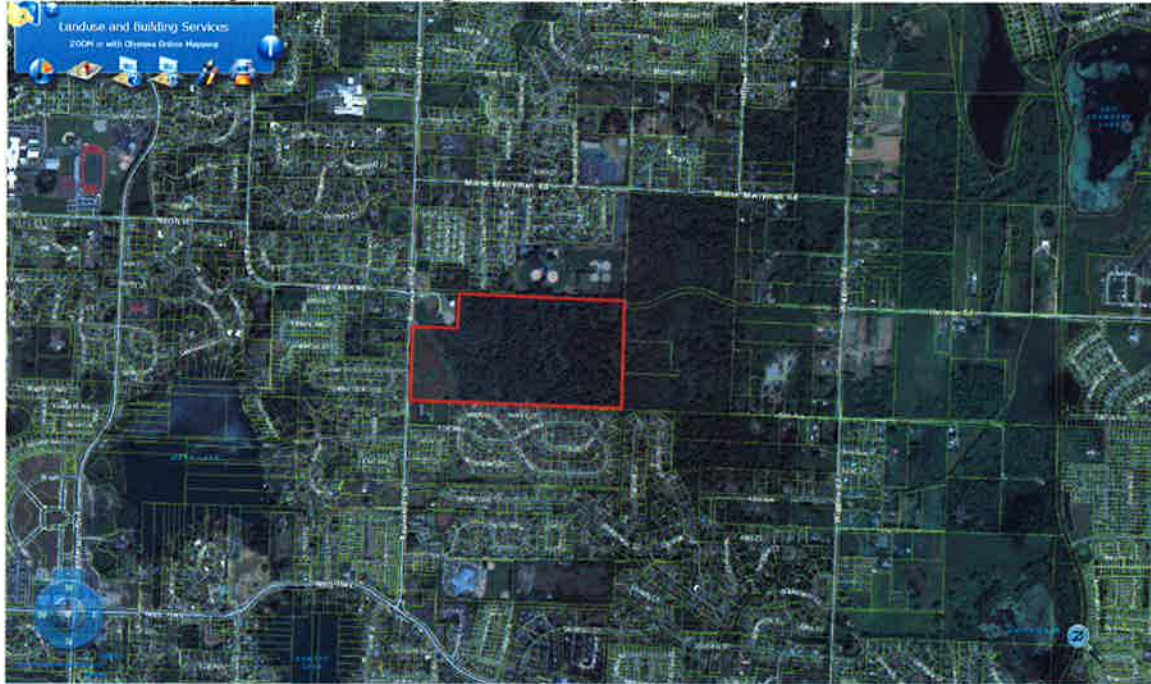
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None, this is a non-project proposal.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The site is currently undeveloped land, primarily covered with trees and understory. There are trails throughout the site. There is an existing city-owned water reservoir to the northwest, near a "leg" of a roundabout where Log Cabin Road and Boulevard Road intersect. Property west and north of the site is in single family residential development. To the north of the eastern portion of the site is a city park, LBA Park. East of the site is property that was also recently purchased by the City of Olympia. A new water reservoir is proposed to the east of the site. The southern property line is also the City Limits boundary. South of the site is single family residentially developed land and a Puget Sound Energy substation.



- 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? [\[help\]](#)

The site has not been used, at least not over the past several years, as working farmland or forest land.

- 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: [\[help\]](#)

Not applicable – this is a non-project proposal.

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

None.

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

No, this is a non-project proposal.

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

Neighborhood Village, subject to the approved Bentrige Village Master Plan.

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

Planned Development, which required an approved master plan, which essentially becomes the zoning for the site.

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

Does not apply.

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

No.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

Consideration of the comprehensive plan amendment and rezone through a public process which includes a public comment period and a public hearing before the City Council makes a final decision.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The subject property is located in the City Limits and is not designated as agricultural or forest lands of long-term commercial significance under the Growth Management Act or the city's comprehensive plan. However, it is likely that a greater degree of tree protection will occur under city ownership when compared to the level of development that is approved in the Bentrige Village Master Plan.

9. Housing [\[help\]](#)

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

10. Aesthetics [\[help\]](#)

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

11. Light and Glare [\[help\]](#)

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

None, this is a non-project proposal.

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

No, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

12. Recreation [\[help\]](#)

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

The site is adjacent to LBA Park, bicycle lanes on Boulevard Road, and is near two public schools with playgrounds. LBA Park offers softball and baseball fields, tennis courts, play equipment, walking/jogging trails, picnic shelters, restrooms, and parking. There are trails on

the subject property and land the city recently purchased to the east that are used by the public for walking, jogging, mountain biking and similar uses.

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

No, this is a non-project proposal.

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

None, this is a non-project proposal.

13. Historic and cultural preservation [\[help\]](#)

- 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? If so, specifically describe. [\[help\]](#)

None known.

- 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. [\[help\]](#)

None known.

- 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. [\[help\]](#)

None at this time, this is a non-project proposal.

- 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. [\[help\]](#)

None, this is a non-project proposal.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

The site abuts Boulevard Road on the west and Van Epps Street terminates at the north property line. Log Cabin Road is planned to extend from the roundabout intersection with Boulevard Road east across the site. Log Cabin Road will continue to the east, across other properties, to connect with Wiggins Road. This is a regionally important street connection that is included in the City of Olympia's Comprehensive Plan and the Regional Transportation Plan.

- 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 currently provides service to this geographic area in general, and specifically on Boulevard Road via Route 94.

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

None, this is a non-project proposal.

- 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). [\[help\]](#)

None, this is a non-project proposal.

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

The site is immediately adjacent to Boulevard Road and will be bisected by the planned extension of Log Cabin Road.

- 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? [\[help\]](#)

None, this is a non-project proposal.

- 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. [\[help\]](#)

No, this is a non-project proposal.

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

None, this is a non-project proposal.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

No, this is a non-project proposal.

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

None, this is a non-project proposal.

16. Utilities [\[help\]](#)

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

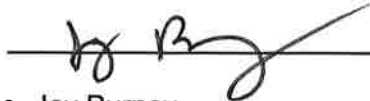
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None, this is a non-project proposal.

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 Jay Burney

Position and Agency/Organization Assistant City Manager, City of Olympia

Date Submitted: 3/29/17

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?

The proposed land use designation is from Planned Development to Low Density Neighborhood and Medium Density Neighborhood. Both of the proposed designations are for less intensive future land uses than currently exist. The proposed zoning is Residential 4-8 and Residential Multifamily 18, both of which are less intensive zoning districts than the Neighborhood Village zoning that is currently in effect. The proposed designations and zoning districts would allow for the site to be developed less intensely than is approved in the Bentrige Village Master Plan (501 residential units and a small commercial area). The City intends to use the majority of the property to expand LBA Park and construct the Log Cabin Road extension. Approximately 10 acres adjacent to Boulevard Road would be reserved for future residential development and potentially a small neighborhood retail site.

Proposed measures to avoid or reduce such increases are:

None, this is a non-project proposal that is less intensive than the type and scale of development approved for the site.

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

The proposal is likely to provide for the greater protection of plants and animals as compared to the development allowed by the Bentrige Village Master Plan because more of the site will remain in a more natural condition. A direct affect to fish or marine life is not anticipated, but with fewer streets and sidewalks, and less impervious surfaces overall in the current proposal, there will be less chance of stormwater impacting water systems in the area.

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

Any future development of the site will be able to make use of the environmental work that has already been conducted on the site during the Bentrige Village Master Plan review and approval process, although updates may be needed. Additionally, any future development on site will be subject to its own environmental review and will be subject to any new requirements or standards in place at that time.

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

This proposal is not anticipated to deplete energy or natural resources because there will be less residential development than is currently allowed under the master plan. Future development will go through its own environmental review and any energy or natural resources will be more specifically assessed at that time.

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

There are no specific measures proposed for the protection and conservation of energy and natural resources. However, as a result of less intense development planned than is currently allowed under the Bentrige Village Master Plan, there should be less demand for energy and less impact to natural resources. Over 300 residential units will not be built on this site, which will result in a lower demand for energy use. Natural resources will not be impacted as much as they would be under the currently approved plan because a greater amount of land area will remain undisturbed and vegetated with trees and understory.

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?

The only known or suspected environmentally sensitive area on site is a small area near Boulevard Road that is designated as 100-year floodplain. The area was approved for some residential development and stormwater ponds in the Bentrige Village Master Plan. This area is located in the ten acre portion of the site that is being proposed for future residential development. Any future development that occurs will need to be reviewed for compliance with the floodplain rules and maps that are in effect at that time.

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

Future project review will consider the specific proposal and the rules and regulations in place at that time. The City has a critical areas ordinance, environmental review standards, and floodplain and building requirements that must be met during the land use review process or the proposal would not be approved.

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?

The proposed Future Land Use Map designation and rezone would be to allow less future development than is currently allowed under the existing designation and zoning. The City purchased the land in order to retain vegetation and expand the city's parks and open space acreage. One of the considerations made before purchasing the property was whether or not the City could still accommodate the amount of population projected for the city by 2035, in accordance with the City's comprehensive plan, if this 71.86 acre site (and an additional 75 acres located to the east) was not developed with the amount of residential density assumed in the plan.

An analysis by Thurston Regional Planning Council (TRPC) found that the city could still accommodate its planned population growth without these properties being developed. However, a small neighborhood commercial area in a portion of ten acres of the site is being proposed, to help retain and implement a portion of the plan's intent ~ that of providing residences at urban densities in urban areas where services exist or can be extended, and along transit routes, with conveniently located neighborhood retail areas in certain locations across the city.

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

Future land uses will be subject to specific land use and environmental review, to determine how the projects meet requirements for development, including for steep slopes and floodplains. The future development (parks, open space, street connection, and approximately 10 acres of residential medium density development with a small neighborhood retail area) will have less impervious surface in comparison to the development pattern approved in the Bentrige Village Master Plan. Additionally, future development will have to meet the city's newer Low Impact Development standards and new Critical Areas Ordinance requirements, which have been adopted by the City since the Master Plan was approved.

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

The site is currently vacant, so any change in its use will likely be an increase in demand for transportation, public services, and utilities. The site is well-situated to be walkable for the surrounding neighborhoods and accessible by public transit. There will be a slight increase in demand for public services and utilities to serve an expanded LBA Park, potentially for uses like public restrooms, lighting for sports fields or playgrounds, etc. There would likely be additional parking added, an increase in parks programming for scheduled use of picnic shelters and sports fields, etc.

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

The City has committed to construct the Log Cabin Road extension across the site, which is a regionally significant segment of the transportation system that was anticipated to be constructed by developers of the site.

The overall increase in demand for transportation, public services, and utilities, while still an increase over current conditions, is deemed to be a lesser amount than the increase in demand anticipated from development under the Bentrige Village Master Plan.

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

The proposal, nor any future development under the proposed designations and zoning, conflicts with local, state, or federal laws or requirements for protection of the environment. All future development, whether proposed by the city or private developer, will be subject to land use and environmental review under the laws, codes, and procedures in place at that time. The City is committed to environmental protection and responsible development, as is indicated by the goals and policies of the comprehensive plan.