

C. Smith
10/3



STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(SEPA DNS)

Community Planning & Development
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- Description of Proposal:** **13-0039 BRIGGS VILLAGE MASTER PLAN AMENDMENTS.** Amending the Briggs Village Master Plan Ordinance 6299 to:
- Reduce the allowed office space from 113,850 Sq. Ft to 34,000 Sq. Ft.;
 - Reduce the allowed retail space from 60,000 Sq. Ft. to 31,000 Sq. Ft.;
 - Reduce the allowed grocer space from 50,000 Sq. Ft. to 28,000 Sq. Ft.;
 - Retain the associated required parking ratios and remove the underground parking provisions;
 - Reduce the required building stories from 2/3 stories to 1-story;
 - Remove the residential & commercial mixed use building requirement and relocate the allowed residential to a new building;
 - Retain the allowed residential unit count (810-units) & types; however, reduce the the number of single family (-5), condominiums (-26 over commercial) duplexes (-20) and increasing the number of townhouses (+16) and apartment units (+12); and
 - Revise the associated Building Design Guidelines
- Location of Proposal:** 4400 Block Henderson Boulevard Rd SE
Briggs Urban Village
- Proponent:** Briggs Village LLC
27200 Agoura Road # 201, Agoura Hills, CA 91301
- Representative:** Jean Carr, SCJ Alliance
2102 Carriage Drive SW #H, Olympia, WA 98502
- Lead Agency:** City of Olympia
- SEPA Official:** Cari Hornbein
Phone: 360.753.8048; E-Mail: chornbei@ci.olympia.wa.us
- Date of Issue:** Thursday, October 3, 2013

Threshold Determination: The lead agency for this proposal has determined that with the mitigation listed in the May 1, 2003 Final Environmental Impact Statement (FEIS); this action probably will **not** have a significant adverse impact upon the environment. Therefore a Supplemental Environmental

Attachment 4

Impact Statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon that Land Use Application materials and SEPA Checklist submitted on March 22, 2013 (Case File No.: 13-0039 and analysis contained in the May 2003 FEIS. This information is available to the public on request

This DNS is **not** a permit. The City of Olympia will not act upon and no permits will be issued for this proposal prior to the appeal deadline. This DNS represents a phase in the environmental review of policy decisions and other actions that will ultimately result in the development of future land uses and infrastructure to support them. The State Environmental Policy Act regulations which govern allow local environmental review to be timely phased as proposed actions sequence from a broad policy or ordinance based action to a subsequent site-specific detailed proposal. Future site specific proposals may require additional environmental review by means of environmental checklists.

This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

This determination is based on a presumption that this project will continue to include all mitigation measures proposed to be implemented by the applicant and will conform to all applicable standards and regulations. Should any mitigation measure be removed by the applicant, be infeasible, or be held to be invalid or unconstitutional, a new threshold determination may be required. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA). In addition, this project shall conform with and, unless expressly stated otherwise, any subsequent permits shall automatically incorporate with or without reference the condition set forth below.


Comments regarding this Determination of Non-Significance (DNS) should be directed to the SEPA Official at the address above. If conditions are added, deleted or modified during or following the 14-day comment period, a revised threshold determination will be issued.

COMMENT DEADLINE: 5:00 p.m., THURSDAY, OCTOBER 17, 2013

APPEAL PROCEDURE Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by a \$1,000.00 administrative appeal fee.

APPEAL DEADLINE: 5:00 p.m., THURSDAY, OCTOBER 24, 2013

Issued by:


Principal Planner for

CARI HORNBEIN, SEPA OFFICIAL