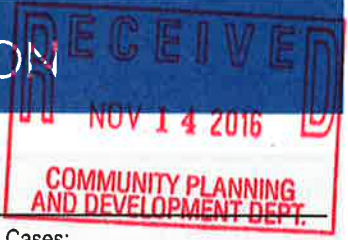




GENERAL LAND USE APPLICATION



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**:

- | | |
|---|--|
| <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>Comp Plan Amendment Application</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Maple Park Avenue Transportation Map Amendment

Project Address: Maple Park Ave. SE, Olympia, WA 98501

Applicant: South Capitol Neighborhood Association

Mailing Address: 205 Maple Park Ave. SE, Olympia, WA 98501

Phone Number(s): 360-628-2882

E-mail Address: katie.knight@yahoo.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: See Comprehensive Plan Amendment Application

Size of Project Site: 1200 linear feet of street

Assessor Tax Parcel Number(s): See Comprehensive Plan Amendment Application

Section: 23

Township: 18

Range: 2w



Full Legal Description of Subject Property (attached):

Unknown - Maple Park Avenue, 1200 linear feet of street from Capitol Way SE to Jefferson St. SE

Zoning: _____

Shoreline Designation (if applicable): _____

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

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- 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): _____

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

Kate Pruitt

Date

11/14/16

KP

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.)

CITY OF OLYMPIA

2017 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL



A. Type of proposed amendment

1. Text amendment Map amendment
Map

2. What issue is addressed or problem solved by the proposed amendment?

Maple Park Avenue SE is not a Major Collector street as designated in the Comprehensive Plan Transportation Maps. Maple Park Avenue SE functions as a local access street that serves one entrance to the Plaza parking garage at the Capitol Campus. The Major Collector street designation requires standards that are inappropriate for this street because of its historic significance, function as a boulevard with a landscaped park between the Capitol Campus and an historic neighborhood, and low through traffic volumes, among other things.

B. Proposed map amendment (if any)

All three Transportation 2030 maps and any other associated comprehensive plan maps that include this street designation.

1. If any associated map amendments are proposed, please describe the purpose.

Maps should be amended to remove the Major Collector street designation of Maple Park Avenue.

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):	1200 linear feet of street	Major Collector	None
Zoning or other Development Code Map(s):	Unknown if needed.		

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):

1. Comprehensive Plan Future Land Use Map

2. Zoning Map

3. Other relevant maps

A. See Maple Park Avenue on Transportation 2030 Maps¹

B. Effected tax parcels are as follows:

1. 60800200100
2. 60800301100
3. 60800301000
4. 60800300900
5. 60800300800
6. 60800300700
7. 60800300600
8. 60800300500
9. 60800300400
10. 60800300300
11. 60800300200
12. 60800300101
13. 60800401000
14. 60800400800
15. 60800400700
16. 60800400600
17. 60800400500
18. 60800400400
19. 60800400200
20. 56300000700

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.

Maple Park Avenue SE is about 1200 linear feet of street with a landscaped median that separates one lane of traffic flowing east from one lane of traffic flowing west. It is the entrance to the historic South Capitol neighborhood and a historic park. It is designated as a Major Collector on the City of Olympia Comprehensive Plan Transportation Maps.

Maple Park itself is historic and is wholly within a nationally recognized historic district. No other street with a Major Collector designation has this unique attribute. The Park is identified on the Olympia Streets Map¹ and provides the city of Olympia's most attractive boulevard. The Park platted by Hazard Stevens

¹ <http://olympiawa.gov/city-government/departments/community-planning-and-development/maps-community-planning-and-development.aspx>

at the turn of the century provides an attractive greenspace and buffer between the campus and the historic homes. Aesthetics have clearly influenced the development and care of Maple Park.

Our concern with a Major Collector street designation is that it determines standards the street is held to in the Olympia Municipal Code. For example, street lighting standards found in the Engineering Design and Development Standards include .6 foot candles on the street and 1 foot candles at intersections. We do not find Maple Park to have the traffic volume to justify this level of lighting. It currently has at most 0.1 foot candle lighting and is the most intensely lit street, aside from Capitol Way, within the South Capitol neighborhood.

The function of Major Collectors, based on language in the Comprehensive Plan, is to discourage heavy traffic on local access streets. (PT4.13, Transportation Chapter, Connectivity). However, Maple Park is not used to connect traffic between arterials, but rather primarily brings traffic during peak commute hours to the Franklin Street entrance of the Plaza garage for the Capitol Campus (see 2010 traffic volume study attached).

Unfortunately a traffic volume study completed in 2010, fails to identify that traffic does not flow through Maple Park because it only identified traffic as east of Capitol Way or west of Jefferson Street. The small amount of "rush hour" traffic early in the day occurs mainly on the north side of the boulevard moving cars from Jefferson to Franklin. Likewise, the end of the day "rush" of traffic moves cars one block from Franklin back to Jefferson Street. Outside of commute hours, Maple Park Avenue has very little traffic and operates as a local access for the neighborhood. Vehicles rarely drive speeds more than 20 mph as they are driving no more than 600 feet on the street.

We also reviewed the 2009 and 2030 peak volume maps and Maple Park does not appear to match the traffic volumes found on other Major Collector streets (Though this is difficult to determine because street names on not included on those maps.)

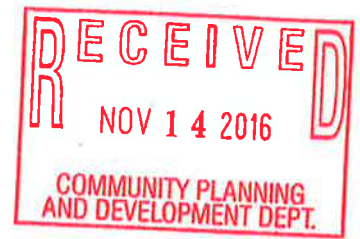
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

A code amendment may be another option to address this issue. It appears West Bay Drive and Henderson Boulevard are two examples of streets that have been offered modified standards due to unique circumstances. Maple Park clearly provides a unique landscape and should be treated with special care and consideration and allowed to deviate from standard designations in the code.

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.

**City of Olympia
Transportation Division
Public Works Department**



Maple Park Avenue east of
Capitol Boulevard
February, 2010

Maple Park Avenue west of
Jefferson Street
February, 2010

Date					Date				
Average of Tue, Wed, Thur - 2/23-2/25/2010					Average of Tue, Wed, Thur - 2/23-2/25/2010				
	Start Time	Eastbound	Westbound	Total		Start Time	Eastbound	Westbound	Total
AM	12:00:00	1	1	2	AM	12:00:00	0	4	4
	1:00:00	0	2	2		1:00:00	0	2	2
	2:00:00	1	1	2		2:00:00	0	0	0
	3:00:00	1	1	2		3:00:00	0	1	1
	4:00:00	6	2	8		4:00:00	5	5	10
	5:00:00	4	3	7		5:00:00	11	22	33
	6:00:00	38	16	54		6:00:00	39	126	165
	7:00:00	78	45	123		7:00:00	76	321	397
	8:00:00	87	55	142		8:00:00	83	156	239
	9:00:00	47	42	89		9:00:00	66	83	149
	10:00:00	34	41	75		10:00:00	62	73	135
	11:00:00	37	53	90		11:00:00	97	83	180
PM	12:00:00	70	88	158	PM	12:00:00	102	120	222
	1:00:00	76	44	120		1:00:00	79	95	174
	2:00:00	44	39	83		2:00:00	63	63	126
	3:00:00	43	47	90		3:00:00	137	100	237
	4:00:00	43	69	112		4:00:00	178	90	268
	5:00:00	59	145	204		5:00:00	190	100	290
	6:00:00	31	34	65		6:00:00	53	38	91
	7:00:00	21	18	39		7:00:00	31	19	50
	8:00:00	11	7	18		8:00:00	22	12	34
	9:00:00	10	7	17		9:00:00	14	10	24
	10:00:00	6	6	12		10:00:00	8	5	13
	11:00:00	5	3	8		11:00:00	2	5	7
Day Totals		753	769	1522			1318	1533	2851
Split %		0.49	0.51				0.46	0.54	