

GENERAL LAND USE APPLICATION

Olympia

OFFICIAL USE ONLY

Case #: 15-0072
Received By: JS

Master File #: _____
Project Planner: TS

RECEIVED
Date: 5/21/15
Related Cases: MAY 21 2015

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

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>Rezone</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Copper Trail – Outparcel Comprehensive Plan Amendment

Project Address: 723 Alta Street NW and 3505 Capitol Mall Drive SW

Applicant: Inland Capitol Mall LLC

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

E-mail Address: keithj@inlandconstruction.com

Other Authorized Representative (if any): Keith James

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

E-mail Address: keithj@inlandconstruction.com

Project Description: Rezone of two parcels from RM-24 to PO/RM

Size of Project Site: 723 Alta Street is 2.83 acres prior to streets, 3505 Capitol Mall Drive SW is 0.73 acres

Assessor Tax Parcel Number(s): 12816330102 & 12816330103

Section :16

Township: 18

Range: 2W QUARTER SW SW

Full Legal Description of Subject Property (attached):

Zoning: RM-24

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 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 checked="" type="checkbox"/> None |

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

Existing: N/A

Proposed: N/A

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

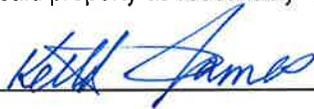
Existing: N/A

Proposed: N/A

Access (name of street(s) from which access will be gained): Capital Mall Drive SW and Alta Street NW

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

5/20/15


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.)



Comprehensive Plan Amendment 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 Comprehensive Plan Amendment Application:

- Comprehensive Plan Amendment
- Zoning Map (Rezone) or Text Amendment
- Preliminary Application
- Final Application
- Other
- Adjacent Property Owner List (Rezone or site-specific amendment only)
- SEPA Checklist (Final application only)

Applicant: Inland Capitol Mall LLC

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

E-mail Address: keithj@inlandconstruction.com

Site Owner: Inland Capital Mall LLC

Mailing Address: 1620 N. Mamer Road, Building B, Spokane Valley, WA 99216

Phone Number(s): (509) 321-3218

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Description of Proposed Amendment: Amend the Comprehensive Plan designation from "Medium Density Residential" and "Professional Office and Multifamily Housing" to just "Professional Office and Multifamily Housing"

Size of Proposed Amendment Area: 723 Alta Street is 2.83 acres and 3505 Capitol Mall Drive SW is 0.73 acres

Assessor Tax Parcel Numbers (s): 12816330102 & 12816330103

Site Address (if applicable): 723 Alta Street and 3505 Capitol Mall Drive SW

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

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

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>Keith James</u>	Signature(s) <u>Keith James</u>	Date <u>5/20/15</u>



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

OFFICIAL USE ONLY		
Case #: _____	Master File #: _____	Date: _____
Received By: _____	Project Planner: _____	Related Cases: _____

Rezone **Text Amendment**

Current land use zone: RM-24

Proposed zone: PO/RM

Answer the following questions (attach separate sheet): See attached sheet.

- A. Is the present zoning the result of a mistake?
- B. What conditions affecting the property have changed since the property was last zoned?
- C. Is the property useable as presently zoned?
- D. How will the rezone benefit the public?
- E. Will the rezone result in any harm to the public or surrounding property? How?
- F. Is the rezone consistent with the Olympia Comprehensive Plan? Why or why not?

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 recorded owners of property 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.

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.

**Copper Trail - Adjacent Land
Rezone Application**

A. Is the present zoning a mistake?

No.

B. What conditions affecting the property have changed since the property was last zoned?

City-wide comprehensive plan and zoning category changes have been made in an effort to simplify and coordinate comprehensive plan designations with specific zoning categories. A Neighborhood Center was also designated in the vicinity in the comprehensive plan to encourage commercial/retail development to support the growing numbers of households nearby. Aside from those City-wide changes, the local area has developed with substantial multifamily housing, including the 260-unit Copper Trail Apartments nearing completion north and east of the subject site and the American Homes Apartment community further east of the subject site.

C. Is the property useable as presently zoned?

Yes, the subject site could be built as multifamily housing under its current RM-24 zoning. The proposed zone change simply adds to that allowable use many other allowable uses under the PO/RM zoning category. The chart below provides an example of additional uses allowed with "P" indicating permitted uses and "C" indicating uses allowed via approval of a Condition Use Permit and blanks indicating the use is not allowed:

Use Type	Current Zoning RM-24	Proposed Zoning PO/RM
Single-Family Housing – All but Mobile Home	P	P
Single-Family Housing - Mobile Home	C	C
Multifamily Housing – Apartments	P	P
Multifamily Housing – Duplexes	P	P
Multifamily Housing – Boarding Homes	P	P
Commercial – Day Care	P	P
Commercial – Home Occupation	P	P
Commercial – Hospice Care	C	P

Commercial – Nursery	C	C
Commercial – Restaurants without drive-in		C
Commercial – Restaurants with drive-in		
Retail – Food Store		P
Retail – General Merchandise Store		P
Retail – Office Supply Store		P
Retail – Pharmacies		P
Retail – Specialty Stores		P
Other – Schools	C	C
Office – Bank		P
Office – Business Offices		P
Office – Medical Offices		P
Office – Government Offices		P

D. How will the rezone benefit the public?

As briefly described above and identified in the chart, additional land uses will be allowable under the PO/RM zoning designation that could benefit the public, including commercial, retail and other uses not currently allowed under the RM-24 zoning designation. Such non-residential uses would benefit the area neighbors by potentially providing nearby goods and/or services. An additional public benefit to the City may be sales tax generated from on-going sales at any retail development.

E. Will the rezone result in any harm to the public or surrounding property? How?

No harm will result to any surrounding property as a result of the rezone.

F. Is the rezone consistent with the Olympia Comprehensive Plan? Why or why not?

Simultaneous with the rezone request, a Comprehensive Plan Amendment is being processed to change the subject property's current dual-designation of Medium Density Residential and Professional Office and Multifamily to simply Professional Office and Multifamily. The Comprehensive Plan and the zoning designation will be consistent if both changes are approved.

Statement Justifying the Rezone

The proposed rezone for the two subject parcels will provide additional options for future development that are complementary to the existing land uses and zoning designations in the immediately surrounding area. Such additional allowed uses under the PO/RM zoning designation include commercial, retail and other uses not currently allowed under the RM-24 zoning designation. These non-residential could include grocery, pharmacy, office, medical office and many other uses that would be beneficial to the neighborhood, all while continuing to allow the multifamily residential uses currently allowed in the RM-24 zoning designation.

Attachments

- 1) Rezone Map
- 2) Certified Mailing List of Neighbors within 300 Feet of the Subject Site
- 3) Copy of Assessor's Map
- 4) SEPA Checklist

CITY OF OLYMPIA REZONE EXHIBIT

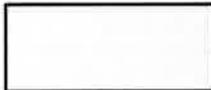
CURRENT FUTURE LAND USE DESIGNATIONS:
 MEDIUM DENSITY NEIGHBORHOODS AND PROFESSIONAL OFFICE &
 MULTIFAMILY HOUSING
 CURRENT ZONING:
 R-24

PROPOSED FUTURE LAND USE DESIGNATIONS:
 PROFESSIONAL OFFICE & MULTIFAMILY HOUSING
 PROPOSED ZONING:
 PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY



1013.17'

S02°01'01"W



AREA TO BE REZONED

R=11.50'
 D=97°43'52"
 L=19.62'

R=172.50'
 D=29°51'02"
 L=89.87'

R=218.50'
 D=33°14'51"
 L=126.79'

N83°38'56"W
 31.73'

N02°03'01"E 611.09'

S02°01'01"W 148.58'

LOT C
 BLA 13-0130-OL
 15.27 ACRES

LOT B
 BLA 13-0130-OL
 2.83 ACRES

R=172.50'
 D=32°18'11"
 L=97.25'

R=227.50'
 D=42°09'10"
 L=167.37'

R=11.50'
 D=86°10'17"
 L=17.30'

R=915.00'
 D=14°31'54"
 L=232.07'

N02°03'01"E 393.82'

ALTA STREET

N48°17'44"W
 74.35'

N48°17'44"W
 7.96'

N02°01'01"E 204.06'

LOT A
 BLA 13-0130-OL
 0.73 ACRES

Δ=24°14'22"

R=995.00

N88°50'11"W 376.55'

R=915.00'
 D=26°00'33"
 L=415.36'

CAPITOL MALL DRIVE (80' WIDE)
 (A PUBLIC ROAD)
 L=420.94

LANDS OF
 TIMBERLAND APARTMENT
 ASSOCIATES, LLC

LANDS OF
 FRIENDLY VILLAGE, LLC

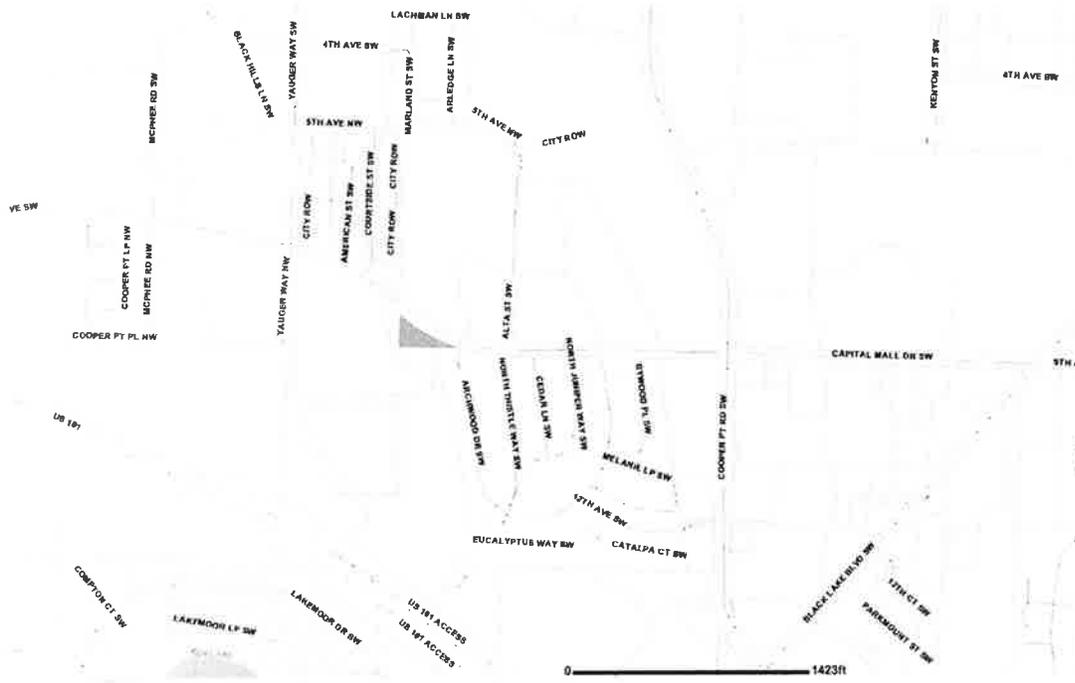
DURYEA & ASSOCIATES, P.S.

2702 N. Perry Street, Spokane WA 99207

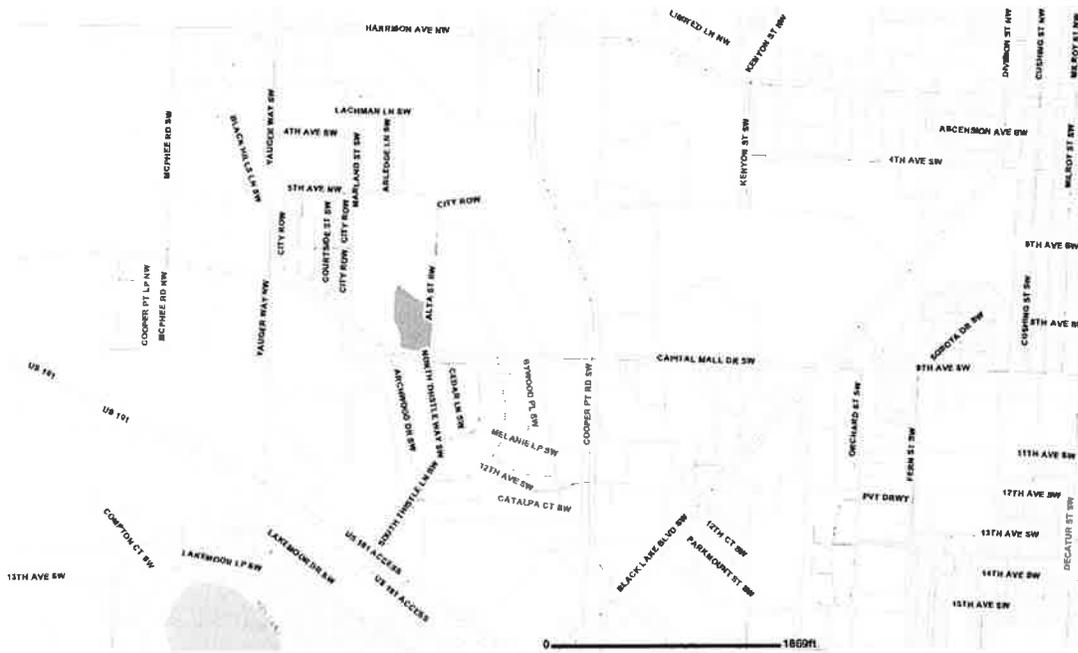
tel: (509) 465-8007

www.duryea-associates.com

JOB NO. 13-1721



Thurston County APN: 12816330103



Thurston County APN: 12816330102



Environmental Checklist (SEPA) Cover Form

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date Received _____
Received By: _____ Project Planner: _____ Related Cases: _____

Agency application to be attached to this:

■ State Environmental Policy Act- Environmental Checklist

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

Applicant: Inland Capitol Mall LLC **Phone:** (509) 321-3218

Mailing Address: 1620 N. Mamer Road, Building B City Spokane Valley St WA Zip 99216

Email Address:
keithj@inlandconstruction.com

Project Name: Copper Trail – Adjacent Land Rezone Tax Parcel No. 12816330102 & 12816330103

Project Address: 723 Alta Street and 3505 Capitol Mall Drive SW

Section/Township/Range: 16/18/2W QUARTER SW SW **Total Acres:** 3.56

Zoning: RM-24 **Shoreline Designation:** _____ **Water Body (if any):** _____

Initial Permit Type(s): General land use application, comprehensive plan amendment and rezone application

List of all supplemental reports accompanying this application:

REQUIRED CHECKLIST ATTACHMENTS

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

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

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

Keith James Keith James 5/20/15
Print Name Signature Date

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

1. Name of proposed project, if applicable:

Copper Trail – Adjacent Land Rezone

2. Name of applicant:

Inland Capitol Mall LLC

3. Address and phone number of applicant and contact person:

Keith James

1620 N. Mamer Road, Building B

Spokane Valley, WA 99216

(509) 321-3218

4. Date checklist prepared:

5/20/2015

5. Agency requesting checklist:

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable):

Not applicable as this is a non-project action for a rezone.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. The Applicant expects to sell the property, therefore an eventual owner/user may have a future project action.

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

None.

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.

There are no pending approvals affecting the property.

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

Comprehensive plan amendment being processed concurrently by the City of Olympia.

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.)

Comprehensive plan amendment changing from a dual-designation of Medium Density Residential and Professional Office and Multifamily Housing to simply Professional Office and Multifamily Housing. Concurrently with the comprehensive plan amendment, a rezone from RM-24 to PO/RM is being reviewed and process by the City of Olympia.

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.

723 Alta Street (2.83 acres) and 3505 Capitol Mall Drive SW (0.73 acres).

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other: **Sloping up to from Capitol Mall Drive SW to the larger parcel. Relatively flat and near grade on the smaller parcel south of Capitol Mall Drive SW.**

b. What is the steepest slope on the site (approximate percent slope)?

35% in one small portion from the grade at Capitol Mall Drive SW to the plane of the primary site area to the northwest.

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.

Deposits of gravelley sand with silt and silty sand with gravel recessional outwash and glacial till soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

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.

Not applicable as this is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable as this is a non-project action.

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

Not applicable as this is a non-project action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable as this is a non-project action.

2. Air

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

Not applicable as this is a non-project action.

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

Not applicable as this is a non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable as this is a non-project action.

3. Water

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.

Yes, the Yauger Park storm water detention area.

- 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.

No.

- 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.

Not applicable as this is a non-project action.

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

Not applicable as this is a non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 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.

No.

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.

Not applicable as this is a non-project action.

- 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.

Not applicable as this is a non-project action.

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.

Storm water will continue to infiltrate on the undeveloped site until eventual development.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not generally, since the surrounding improved areas have adequate storm water control infrastructure that includes water treatment measures.

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

Not applicable as this is a non-project action.

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

Not applicable as this is a non-project action.

4. Plants

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: Willow
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Not applicable as this is a non-project action.

- c. List threatened and endangered species known to be on or near the site.

None known.

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

Not applicable as this is a non-project action.

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

None known.

5. Animals

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

- 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.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

None

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

None known.

6. Energy and natural resources

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

Not applicable as this is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

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:

Not applicable as this is a non-project action.

7. Environmental health

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

No.

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

None.

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.

None.

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

Not applicable as this is a non-project action.

4) Describe special emergency services that might be required.

Not applicable as this is a non-project action.

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

Not applicable as this is a non-project action.

b. Noise

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

Not applicable as this is a non-project action.

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.

Not applicable as this is a non-project action.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable as this is a non-project action.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is current vacant, undeveloped land and has no impact on surrounding property.

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?

No.

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:

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

Not applicable.

e. What is the current zoning classification of the site?

RM-24

f. What is the current comprehensive plan designation of the site?

Dual designation of "Medium Density Residential" and "Professional office and Multifamily Housing"

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, though the site is near the well head protection area.

i. Approximately how many people would reside or work in the completed project?

Not applicable as this is a non-project action.

j. Approximately how many people would the completed project displace?

Not applicable as this is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any: _

Not applicable as this is a non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

As described in detail in the rezone application, the proposed change actually enhancing the surrounding property while being completely compatible.

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

Not applicable as this is a non-project action.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable as this is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None needed.

10. Aesthetics

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

Not applicable as this is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable as this is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable as this is a non-project action.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable as this is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable as this is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal?
Not applicable as this is a non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable as this is a non-project action.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Yauger Park.

b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable as this is a non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable as this is a non-project action.

13. Historic and cultural preservation

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

No.

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.

No.

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.

Not applicable as this is a non-project action.

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.

Not applicable as this is a non-project action.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The subject parcels are divided by Capitol Mall Drive SW. Additionally, Ketner Drive (new north-south) roadway creates the western boundary of the larger parcel while Archwood Drive is the western boundary for the smaller parcel.

- 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?

Yes, there is a public bus stop along Capital Mall Drive SW.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable as this is a non-project action.

- 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).

No.

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

No.

- 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?

Not applicable as this is a non-project action.

- 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.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable as this is a non-project action.

15. Public services

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

No. In fact, if retail or commercial is eventually developed on the site instead of additional multifamily units, a likely decrease in demand for public services would be realized.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable as this is a non-project action.

16. Utilities

- a. Circle utilities currently available at the site:

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.

Not applicable as this is a non-project action.

C. SIGNATURE

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: Keith James

Name of signee Keith James

Position and Agency/Organization Authorized Representative/Inland Capital Mall LLC

Date Submitted: 5/20/15

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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 proposal wouldn't have any such impacts.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

The proposal wouldn't have any such impacts.

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

Not applicable.

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

The proposal wouldn't have any such impacts.

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

Not applicable.

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 proposal wouldn't have any such impacts.

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

Not applicable.

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 proposal wouldn't have any such impacts.

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

Not applicable.

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

The proposal wouldn't have any such impacts.

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

Not applicable.

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 does not conflict with any local, state or federal laws or requirements for the protection of the environment.