



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
360.570.3722

Monday, July 10, 2017

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [17-0697](#) Approval of the June 19, 2017, Olympia Planning Commission Meeting Minutes

Attachments: [OPC 6.19.17 draft minutes](#)

4. PUBLIC COMMENT

An opportunity for the public to address the Commission regarding items related to City business, including items on the agenda. However, this does exclude items for which the Commission or Hearing Examiner has held a public hearing in the last 45 days or will hold a hearing on in the next 45 days or for quasi-judicial review items for which there can be only one public hearing.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

6.A [17-0699](#) Tsuki Corner Comprehensive Plan Amendment and Rezone Proposal -
Public Hearing

Attachments: [Review Criteria](#)
[Proposed Comprehensive Plan Map](#)
[Proposed Zoning Map](#)
[Application Packet](#)
[Tumwater Zoning Map](#)
[Tumwater Comment](#)
[Thurston County Zoning Map](#)
[Markey Comments](#)
[Mui and Cheng Comments](#)
[Henderson Ridge HOA Comments](#)
[Park Comments](#)
[Roberts Comments](#)
[Jenson Comments](#)
[Johnson Comments](#)
[Orvas Court HOA Comments](#)
[Pitt Comments](#)

Estimated time: 60 minutes

6.B [17-0698](#) Olympia Bentrige Village Comprehensive Plan Amendment and
Rezone Proposal - Public Hearing

Attachments: [Review Criteria](#)
[Proposed Comprehensive Plan Map](#)
[Proposed Zoning Map](#)
[Application Packet](#)

Estimated time: 45 minutes

6.C [17-0700](#) South Capitol Neighborhood Association Comprehensive Plan
Amendment - Public Hearing

Attachments: [Review Criteria](#)
[Application Packet](#)
[Intercity Transit Comments](#)
[Public Works Comments](#)
[Capitol Campus Map](#)

Estimated time: 30 minutes

- 6.D [17-0701](#) City of Olympia Public Works Department Comprehensive Plan Amendment Request - Public Hearing

Attachments: [Review Criteria](#)
[Application Packet](#)

Estimated time: 20 minutes

- 6.E [17-0712](#) Revisions to the Septic to Sewer Program

Attachments: [Draft Ordinance](#)
[UAC Letter](#)

Estimated time: 20 minutes

7. REPORTS

From Officers and Commissioners, and regarding relevant topics.

8. OTHER TOPICS

9. ADJOURNMENT

Approximately 9:30 p.m.

Upcoming Meetings

Next regular Commission meeting is July 24, 2017. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

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City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of the June 19, 2017, Olympia Planning Commission Meeting Minutes

Agenda Date: 7/10/2017
Agenda Item Number: 3.A
File Number: 17-0697

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of the June 19, 2017, Olympia Planning Commission Meeting Minutes

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Meeting Minutes

Planning Commission

ATTACHMENT 1

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Joyce Phillips
360.570.3722

Monday, June 19, 2017

6:30 PM

Room 207

1. CALL TO ORDER

Chair Mark called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 7 - Chair Brian Mark, Vice Chair Mike Auderer, Commissioner Tammy Adams, Commissioner Travis Burns, Commissioner Paula Ehlers, Commissioner Darrell Hoppe and Commissioner Carole Richmond

Excused: 2 - Commissioner Rad Cunningham and Commissioner Negheen Kamkar

OTHERS PRESENT

Community Planning and Development:
Senior Planner Joyce Phillips
Associate Planner Michelle Sadlier
Public Works:
Deputy Director Debbie Sullivan

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [17-0662](#) Approval of the June 5, 2017 Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Ms. Phillips announced the following:

- Welcome Commissioner Tammy Adams.
- The City is hosting a community meeting on June 27, 2017 in City Hall to share information about the sea level rise response planning process and how to get involved. Staff will be available beginning at 6:30 p.m. to answer questions

about our current understanding of sea level rise and past work efforts. A presentation will begin at 7:00 p.m. focused on the current sea level response planning process, including project approach, schedule, community engagement opportunities and expected outcomes.

- We have public hearings tentatively scheduled for meetings in July and August, so please make every effort to attend all meetings. Again, if you have any planned vacations or absences, please let her know.
- The Land Use Application for Views of Fifth was submitted last week. This project proposes to create a multi-family residential and commercial complex located in the 400 block of 5th Avenue SW.
- The Planning Commission retreat will be on Saturday, September 30, 2017 from 10:00 a.m. - 2:00 p.m. at the Harbor House.

6. BUSINESS ITEMS

6.A [17-0663](#) Downtown Parking Strategy Briefing

Ms. Sullivan presented a Downtown Parking Strategy briefing via a PowerPoint presentation. She reviewed the following:

- Results of the online survey which was available Jan 24, 2017 thru March 6, 2017 - 2,623 responses & 5,000 comments
- Stakeholder interviews
- Key themes and experiences of travelers in regard to parking in Downtown
- Best strategies from travelers to improve parking experience in Downtown
 - Build (centrally located) garage
 - Free/inexpensive parking
 - Better signage and education of lots
 - Improve safety & crime issues
 - Provide more public parking
- Stakeholder suggestions to improve parking experience
 - Improve the pedestrian experience
 - Improve signage
 - Address employees parking on-street
 - Parking structure
 - Employee shuttle
- Public participation process & next steps in the strategy

The information was received.

6.B [17-0661](#) Drive-Through Restaurants in Olympia: Review of Olympia Municipal Code

Ms. Sadler presented a review of the Olympia Municipal Code (OMC) for Drive-through restaurants in Olympia via a PowerPoint presentation. She reviewed the following:

- Existing zoning conditions
- New zoning conditions

- Consideration for potential impacts
 - Traffic volume
 - Noise & air pollution
 - Visual impacts of car queues
 - Pedestrian safety
 - Pedestrian experience
- Intent of zoning
- Potential zones for further analysis
- Comprehensive Plan considerations
- Criteria/Standard potential
- Next steps

The information was received.

7. REPORTS

Commissioner Richmond attended the neighborhood meeting for the proposed Avalon project in the former Griswold's building on June 14, 2017. The applicant wanted to have a neighborhood meeting to see if there were any issues with the proposed project prior to submitting an application. She reviewed some of the details of the proposed project. Commissioner Richmond also reported about a movie called *Citizen Jane*, she watched that was about an urban planner and urban planning.

Commissioner Hoppe asked Ms. Phillips if the City has a current list of property rental rates. She indicated she would gather further information about this inquiry.

8. OTHER TOPICS

Chair Mark brought up the fact that he wouldn't be able to attend the Jurassic Parliament training at the City and asked if anyone would be willing to attend. It is on June 26, 2017 from 5:30 p.m. to 8:00 p.m. at City Hall. Commissioner Hoppe stated he would be able to attend.

9. ADJOURNMENT

The meeting adjourned at 7:49 p.m.



Planning Commission

Tsuki Corner Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Agenda Date: 7/10/2017
Agenda Item Number: 6.A
File Number: 17-0699

Type: public hearing **Version:** 1 **Status:** In Committee

Title

Tsuki Corner Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Recommended Action

Move to recommend approval of the Tsuki Corner Comprehensive Plan Amendment and Rezone request.

Report

Issue:

Whether the Planning Commission will make a written recommendation to approve the Comprehensive Plan Amendment and Rezone request as proposed for 8.48 acres at the southeast corner of the intersection of Yelm Highway and Henderson Boulevard, known as Tsuki Corner.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Each year the Community Planning and Development Department notifies the public of the opportunity to propose amendments to the Comprehensive Plan. For consideration in 2017, four applications were submitted - two from City Departments and two from the public. Earlier in 2017 the City Council moved all four of the proposals to the final docket for the year, thereby allowing for further review and analysis.

Neighborhood/Community Interests (if known):

For comprehensive plan amendments, with or without rezone requests, our notification process is to publish a notice (legal advertisement) in the paper and the mail notice to Recognized Neighborhood Associations. For this request, given that three sides of it abut adjacent jurisdictions that are not necessarily included in city recognized neighborhoods, the City asked the applicant to post the site. Two Notice of Application signs were posted on site, one along the street frontage of Yelm Highway and the other along Henderson Boulevard.

Several public comments have been submitted from adjacent and nearby residents and from two Home Owners Associations. Comments include concerns about compatibility, traffic, privacy, lighting, safety, stormwater, setbacks, buffers, school capacity and infrastructure, pocket gophers, noise, property value, and increased crime. Comments received are attached for your review and consideration.

Options:

1. Approve the proposed Comprehensive Plan Amendment and Rezone.
2. Approve the proposed Comprehensive Plan Amendment and Rezone as modified by the Planning Commission.
3. Recommend the City Council deny the proposed Comprehensive Plan Amendment and Rezone.

Financial Impact:

None.

Attachments:

Review Criteria
Proposed Comprehensive Plan Map
Proposed Zoning Map
Application Packet
Tumwater Zoning Map
Tumwater Comment
Thurston County Zoning Map
Markey Comments
Mui and Cheng Comments
Henderson Ridge HOA Comments
Park Comments
Roberts Comments
Jenson Comments
Johnson Comments
Orvas Court HOA Comments
Pitt Comments

**Final Review and Evaluation Criteria
Olympia Municipal Code - Section 18.59.040**

Tsuki Corner Comprehensive Plan Amendment and Rezone Request
Project #: 17-1263

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Sections 18.59.040 and 18.59.050 identify the final review and evaluation criteria to be used during the review and decision-making process for such applications, including when a concurrent rezone is requested.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: April 6, 2017

60 Day Notice of Intent to Adopt Comment Period Ends: June 6, 2017

Routed to Recognized Neighborhood Associations: April 13, 2017

Notice of Application Published in the Olympian: April 19, 2017

Planning Commission Briefing: April 17, 2017

SEPA Determination Issued: June 23, 2017

SEPA Determination Notice Published, Mailed, and Posted: June 28, 2017

SEPA Comment Period Ends: July 12, 2017

SEPA Appeal Period Ends: July 19, 2017

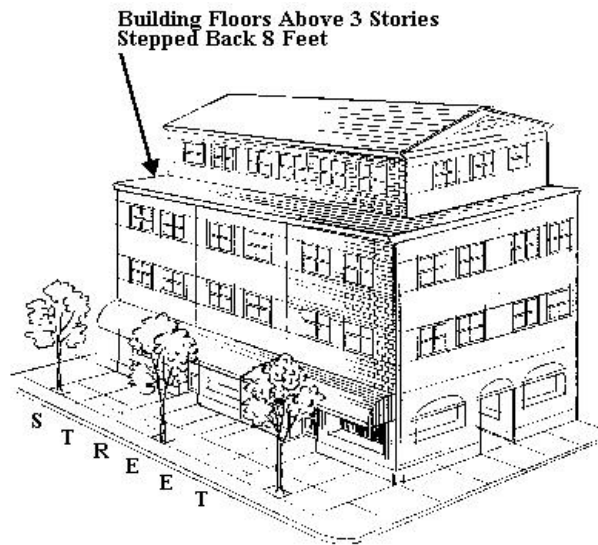
B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

1. **Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?**

Staff Comment: There are multiple goals and policies in the comprehensive plan that must be considered. When considering the comprehensive plan and development regulations, an important aspect to consider is the transitional provisions that are required in the Professional Office/Residential Multifamily (PO/RM) zoning district, as follows:

When adjacent to lower density residential zones such as R 4, R 4-8, or R 6-12 (note different provisions apply to zones with a density of 13-24 units per acre):

<i>Development Standard</i>	<i>Typical Requirement</i>	<i>Requirement when adjacent to lower density residential zones such as R 4, R 4-8, or R 6-12</i>
<i>Rear Yard Setback</i>	<i>10 feet</i>	<i>15 feet + 5 feet for each building floor above 2 stories</i>
<i>Side Yard Setback</i>	<i>None</i>	<i>15 feet + 5 feet for each building floor above 2 stories</i>
<i>Maximum Building Height</i>	<i>60 feet</i>	<i>Up to 35 feet if any portion of the building is within 100 feet of the R 4, R 4-8, or R 6-12 zones</i>
<i>Additional District Wide Development Standards</i>	<i>Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet. See graphic below.</i>	



Properties to the south and west of the proposal are located in the City of Tumwater. These properties are located in the “Single Family Low Density (4-7/acre)” zoning district, with the exception of the approximately 0.68 acre parcel at the southwest corner of the intersection of Yelm Highway and Henderson Blvd, across Yelm Highway from the YMCA, which is zoned “CS Community Services”. Community Services is a commercial zoning district. According to

Chapter 18.19 Community Services Zone District of the Tumwater Municipal Code:

“The intent of the community services (CS) zone district is to establish and preserve areas for community services which are needed to serve the residents of the city, Thurston Region and the state. It is desirable for development to occur in a campus-like setting, through the use of greenbelts, walkways, shared parking facilities, and mutual pedestrian and traffic access easements. Development should be oriented to create convenient pedestrian and transit access.”

Allowed uses in the zone include offices, personal and professional services, educational services, entertainment facilities, post office or parcel delivery facilities, museum, art gallery, library, child care center, general retail sales limited to 15,000 square feet or less, restaurants, parking structures, community gardens, and farmers markets (for a complete list of permitted uses please see the Tumwater Municipal Code, Chapter 18.19).

Property to the east of the proposed site is located in Thurston County and is inside the City of Olympia’s Urban Growth Area (UGA). It is designated as Low Density Neighborhood in the City’s Comprehensive Plan and is zoned R 4-8.

Property to the north of the site, across Yelm Highway, is located in the Briggs Urban Village. The portion of Briggs Village closest to the site is being developed as multifamily senior living apartments.

It is also important to consider and balance the goals and policies of the comprehensive plan. The plan does allow for amendment proposals, including those with associated rezones. As outlined in the Land Use and Urban Design Chapter, proposed rezones shall meet the following criteria:

- a) Consistency with the Comprehensive Plan*
- b) Consistency with the City’s Development Regulations that implement the Comprehensive Plan*
- c) Compatibility with adjoining zoning districts and transitioning where appropriate to ensure compatibility*
- d) Adequacy of infrastructure in light of development potential of the proposed zoning*

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Staff Opinion: The properties to the south and west are not located in the City of Olympia or its Urban Growth Area. They are located in the City of Tumwater and are therefore zoned in conformance with the City of Tumwater’s Comprehensive Plan. The Single Family Low Density Zoning is similar in

density to the City of Olympia's R 4-8 zoning district. Therefore, it seems appropriate that the development standards noted above, that are meant to provide for a transition between single family and multifamily uses, would apply at the time of proposed development if this Comprehensive Plan Amendment and Rezone request is approved. If that is the case, no structures over 35 feet in height (typically two stories) would be allowed within 100 feet of the outer boundary of the project site.

Additionally, any future structures proposed close to the perimeter of the site would be subject to increased setbacks. Coupled with the decreased building heights, any future development in proximity to the subject property perimeter would be similar in height and setback to what is permitted on the surrounding properties.

These transitional standards were adopted within the last few years specifically to address compatibility between developments in zoning districts of varying intensity.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Opinion: Yes, the proposed amendment and rezone is consistent with the county-wide planning policies.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Staff Opinion: Yes, the proposed amendment and rezone is compliant with the requirements of the Growth Management Act (RCW 36.70A). Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received.

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC [18.59.055](#) or with a concurrently approved amendment to the Plan.

Staff Opinion: The amendment, if approved, would be consistent with the concurrently proposed comprehensive plan amendment.

B. The rezone will maintain the public health, safety, or welfare.

Staff Opinion: The rezone would maintain the public health, safety, and welfare.

C. The rezone is consistent with other development regulations that implement the comprehensive plan.

Staff Opinion: The rezone is consistent with other development regulations that implement the comprehensive plan. For example, at the time of any future development the following standards would apply:

- *transitional development standards of reduced building heights and increased setbacks*
- *landscaping and urban forestry provisions*
- *design review*
- *environmental review*
- *land use, engineering, and building permit review*

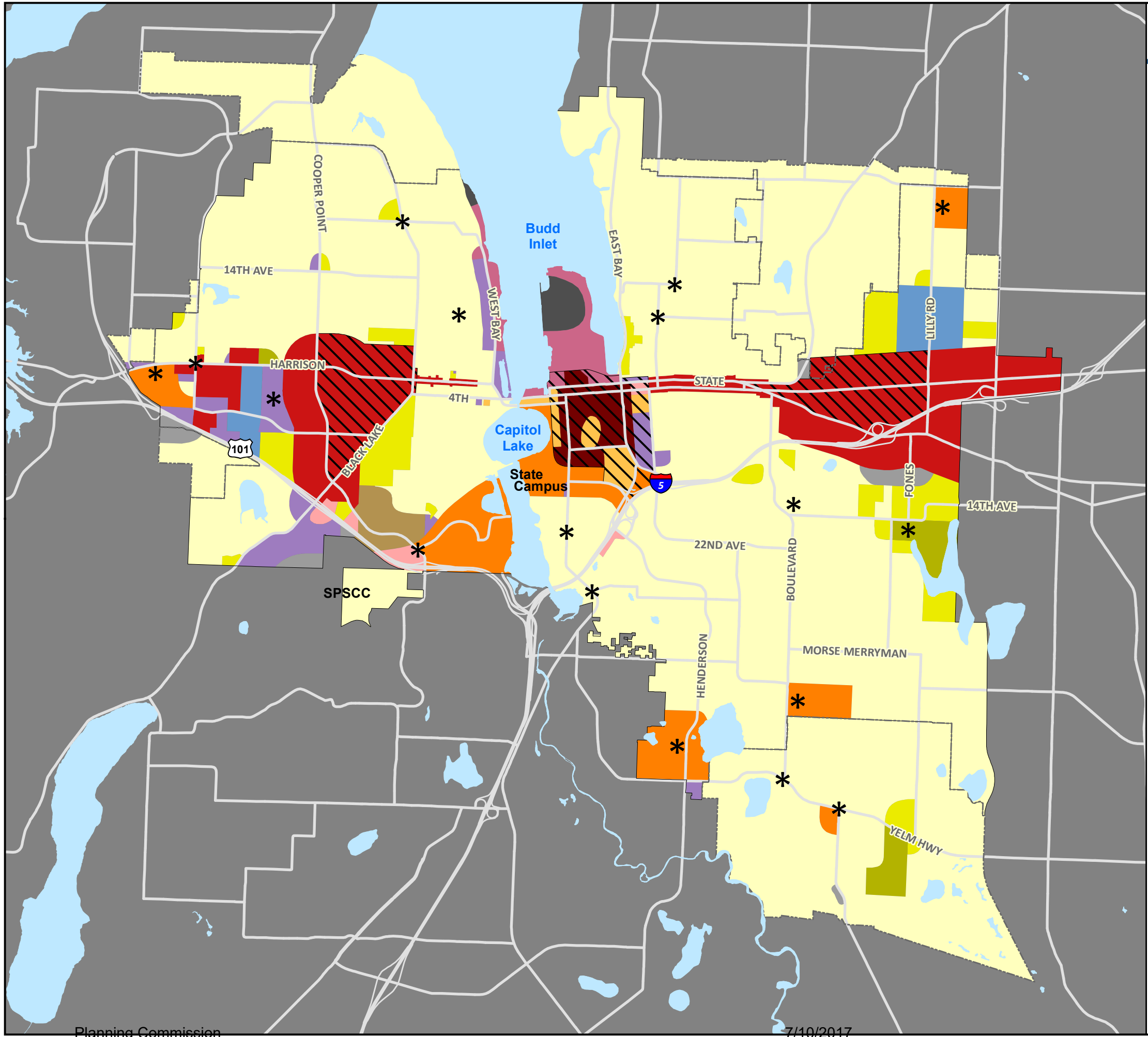
D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.



















Staff Opinion: Given the transitional development standards that were adopted a few years ago, which are designed to provide for the transition between zoning districts of differing densities, staff believes the rezone will be compatible with adjoining districts. At the time of any future development proposals, specific review will be conducted to consider the specific proposal and the codes and standards in place at that time.

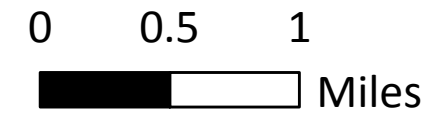
E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Staff Opinion: Public facilities and services for the area are adequate and likely to be available to serve potential development allowed by the proposed zone. Under either future development scenario (whether zoned R 4-8 or PO/RM), as part of the land use review process, specific development proposals are reviewed for water, sewer, stormwater, transportation impacts, school impacts, and adequacy of police, fire, and emergency services. At that time any impact fees and environmental mitigation will be assessed. If future projects do not meet development requirements, or if adopted levels of service standards for transportation facilities cannot be met, then the project would be denied or modified until standards and requirements can be met.

Exhibit A - Proposed Future Land Use COMP PLAN AMENDMENT/REZONE #17-1263





-  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 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.

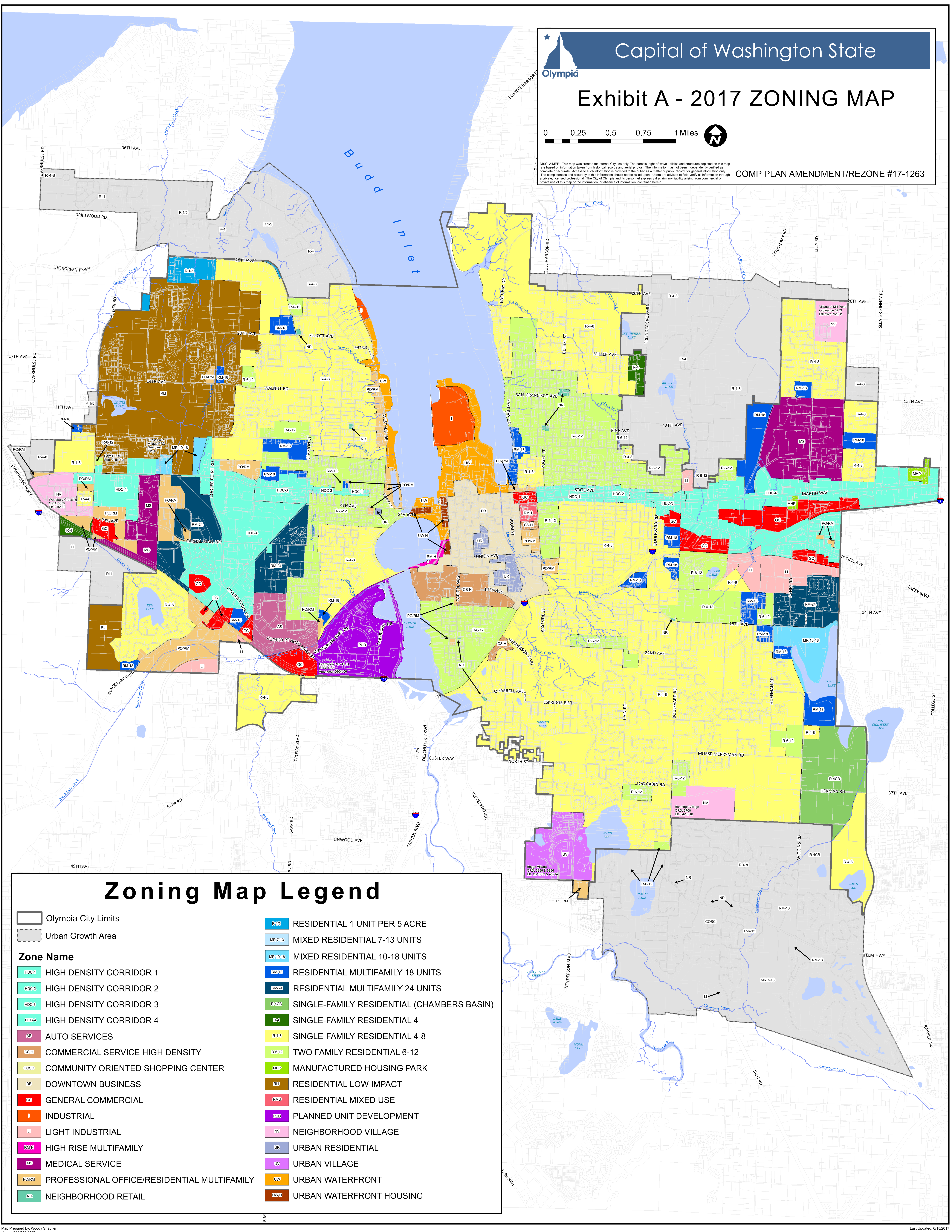
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Capital of Washington State
Exhibit A - 2017 ZONING MAP




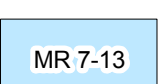
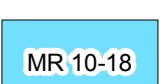
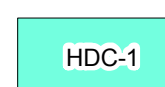
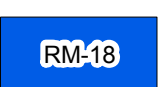
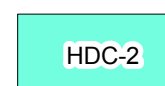








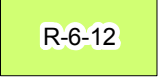
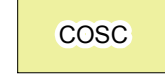

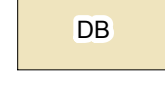


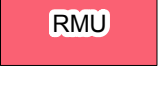




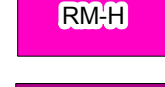

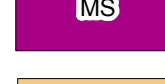





0 0.25 0.5 0.75 1 Miles 

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to first verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

COMP PLAN AMENDMENT/REZONE #17-1263



Zoning Map Legend

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



Final Comprehensive Plan Amendment Application

ATTACHMENT 4



OFFICIAL USE ONLY

Case #: 17-1263
Received By: WJ/Joyce

Master File #: _____
Project Planner: _____

Date: _____
Related Cases: _____

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

- Comprehensive Plan Amendment (Proposed Specific Text and/or Maps)
- Any Related Zoning Map (Rezone) or Text Amendment
- Other
- Adjacent Property Owner List (If site-specific amendment)
- SEPA Checklist

Applicant: **Tom Schrader, RE/MAX Parkside Affiliates**

Mailing Address: 300 Deschutes Way SW, Olympia, WA 98501

Phone Number(s): (360) 480-9387

E-mail Address: toms@remax.net

Site Owner: **See Attached Property Owners List**

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Description of Proposed Amendment: **Change in zoning from R 4-8 to PO/RM**

Size of Proposed Amendment Area: **8.48 acres**

Assessor Tax Parcel Numbers (s): **12836310500, 12836310300, 12836310600, 12836310400**

Site Address (if applicable): **1611 Yelm Hwy SE, 1705 Yelm Hwy SE, 1707 Yelm Hwy SE, 4920 Henderson Blvd SE**

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>Tom Schrader</u>	Signature(s) 	Date <u>3/31/2017</u>
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OFFICIAL USE ONLY

Case #: 17-1263

Master File #: _____

Date: _____

Received By: vw

Related Cases: _____

Project Planner: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the application**:

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

Project Name: Tsuki Nursery Comprehensive Plan Amendment
Project Address: 1611 Yelm Hwy, 1705 Yelm Hwy, 1707 Yelm Hwy, & 4920 Henderson Blvd

Applicant: Tom Schrader, RE/MAX Parkside Affiliates
Mailing Address: 300 Deschutes Way SW, Olympia, WA 98501
Phone Number(s): (360) 480-9387
E-mail Address: schraderfour@gmail.com

Owner (if other than applicant): See Attached Property Owners List
Mailing Address: _____
Phone Number(s): _____

Other Authorized Representative (if any): _____
Mailing Address: _____
Phone Number(s): _____
E-mail Address: _____

Project Description: Comprehensive Plan Amendment to change the existing zoning (R 4-8) to PO/RM

Size of Project Site: 8.48 Acres

Assessor Tax Parcel Number(s): 12836310600, 12836310400, 12836310300, 12836310500

Section : 36 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached):

See Attached

Zoning: Existing Zoning = R 4-8 / Proposed = PO/RM

Shoreline Designation (if applicable): N/A

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): City of Olympia

Existing: City of Olympia

Proposed: City of Olympia

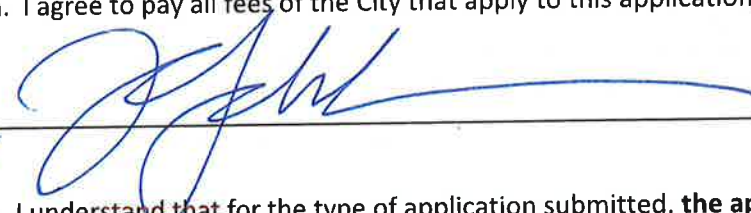
Sewage Disposal (name of utility if applicable): City of Olympia

Existing: City of Olympia

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): To be Determined by City of Olympia

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 3/31/2017

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

Applicants may be 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.



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT ATTACHMENT 4

OFFICIAL USE ONLY

Case #: 17-1263

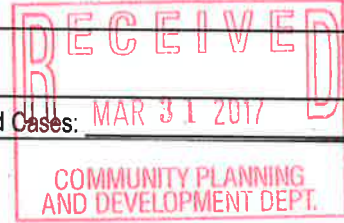
Master File #: _____

Date: _____

Received By: joyce

Project Planner: _____

Related Cases: MAR 31 2017



Rezone **Text Amendment**

Current land use zone: R 4-8

Proposed zone: PO/RM

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.

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

REZONE OR CODE TEXT AMENDMENT SUPPLEMENT
Supplemental Questions

- 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?

In accordance with OMC 18.59.055.C, the proposed rezone is consistent with the designations listed in both the Future Land Use Map Designation and the Zoning Districts. The proposal is to change the zoning of the subject properties from R 4-8 to PO/RM.

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

The proposed change in zoning would maintain the public health, safety and welfare by providing commercial and residential services for the community using the PO/RM zoning designation. The site is currently served by City of Olympia utilities, public services, and bus services. Additionally, any future development would comply with all local, state, and federal requirements to maintain or enhance the public's health, safety and welfare.

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

This proposed zoning is consistent with other development regulations that implement the Comprehensive Plan by providing a transitional area buffering residential area. The transition from Low Density Neighborhoods to PO/RM is consistent with existing zoning designations throughout the City (Harrison Avenue, West Bay Drive, Henderson Boulevard, and South Capital Neighborhood).

Additionally, any proposed development for this property will follow the development regulations required by the Olympia Municipal Code, which include design requirements for structures adjacent to low density zoning, setbacks, and building heights to name a few.

- D. Please describe whether public facilities and services existing are planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

Public facilities and existing services are now adequate for any future development. Water, sewer, and power are located adjacent to the property and the site is served by both Henderson Boulevard and Yelm Highway for ingress and egress. Any future development will be required to construct any required infrastructure improvements as well.

TSUKI NURSERY COMPREHENSIVE PLAN AMENDMENT/REZONE

Statement of Justification

The subject properties, at the southeast corner of Yelm Hwy. and Henderson Blvd, is situated in Section 36 Township 18 Range 2W. The properties are at the southernmost edge of the City of Olympia on Henderson Boulevard. The properties currently consist of approximately 8.5 acres of land. Two parcels are currently being used to grow and wholesale plants for the Tsuki Nursery. The other two parcels are single family lots with houses situated on them.

The property owners of the subject properties petitioned for annexation into the City of Olympia in September of 2015 and was approved by the City Council in July of 2016. Now that the annexation is approved the owners are requesting a Comprehensive Plan Amendment and Rezone from the existing zoning designation of Residential 4-8 (R 4-8) to Professional Office/Residential Multifamily (PO/RM). This amendment for the increase in zoning supports and promotes residential and commercial growth for the City of Olympia.

An increase in zoning to PO/RM zoning designation is supported by the existing uses at the intersection of Yelm Hwy. and Henderson Boulevard. The surrounding land uses are: a senior living facility (apartment), Briggs YMCA (commercial) and Briggs Urban Village (Mixed commercial and residential) to the north, a grange to the west, and single family residential to the south and east

Per OMC 18.06.020.9, the PO/RM zone is intended to provide a transitional area, buffering residential areas from ore intensive commercial uses. Additionally, this zone is intended to provide for a compatible mix of office, moderate to high density residential, and small scale commercial uses to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.

The PO/RM zoning designation is currently used as a natural transition zoning designation from low intensity residential to a mix of office and residential throughout the City. Existing locations where this is currently in place include: Harrison Avenue, West Bay Drive, Black Lake Boulevard, Cooper Point Road, South Capital Neighborhood, and Eastside Street.

A rezone to PO/RM would be complimentary to with the uses to Briggs Village and would provide the appropriate zoning as a transition from residential to a higher intensity land use.

An increase in zoning to PO/RM is also supported by the existing infrastructure and public services. Yelm Hwy. and Henderson Boulevard are built to a road standard of an Arterial and Major Collector respectively, which currently accommodates approximately 20,000 (+) vehicles

per day with peak hour of 1,8700 vehicles. The existing traffic counts and road standards support the increase in zoning classification. Additionally, public utilities such as water, sewer, power, and gas are available to serve the site.

In summary, a Comprehensive Plan Amendment and a Rezone from R 4-8 to PO/RM is a transition zoning designation that is supported by the Olympia Municipal Code, is complimentary to the existing land uses at the intersection, promotes residential and commercial growth in the City, and is supported by the existing infrastructure and public services.

TSUKI NURSERY ANNEXATION
Legal Description of Comprehensive Plan/Rezone

Yelm-Henderson Annexation Area, situated in the Northeast Quarter of the Southwest Quarter of Section 36, Township 18 North, Range 2 West, Willamette Meridian, Thurston County, Washington, said Annexation Areas is contained and bounded within the following described area:

BEGINNING at the intersection of the North line of said Northeast Quarter of the Southwest Quarter and the extended Easterly right-of-way of Henderson Boulevard SE;

Thence Easterly along the North line of said Northeast Quarter of the Southwest Quarter to a point, of intersection with the extended Westerly boundary of Orvas Plat, as recorded in Volume 21, at page7, Thurston County records;

Thence Southerly and tracing said Westerly boundary of Orvas Plat to the Northern boundary of Arlington Estates Plat, as recorded in Volume 25, at page 12. Thurston County records;

Thence Southerly and tracing Westerly boundary of said Arlington Estates Plat to the Northern boundary of Henderson Ridge Plat, as recorded under Auditor's File Number (AFN) 3716542, Thurston County records;

Thence Westerly along the Northern boundary of said Henderson Ridge Plat to the Eastern boundary of Shepherd's Grove Plat, as recorded under AFN 4271595, Thurston County records;

Thence Northerly along the Eastern boundary of said Shepherd's Grove Plat to the Southerly line of that parcel of land described a Warranty Deed recorded under AFN 3354086, Thurston County records;

Thence tracing said Warranty Deed, Easterly, Northerly and Westerly to a point of intersection with the Easterly right-of-way of Henderson Boulevard SE;

Thence Northerly along said right-of-way extended to the **POINT OF BEGINNING**

TSUKI NURSERY
Comprehensive Plan/Zoning Map Amendment
Property Owners List

Parcel #1

Owner: Hong, Trong & Rani
Site Address: 1705 Yelm Hwy SE, Olympia, WA 98501
TPN: 128363100300

Parcel #2

Owner: Prandi, Robert & Marnie
Site Address: 1707 Yelm Hwy SE, Olympia, WA 98501
TPN: 12836310400

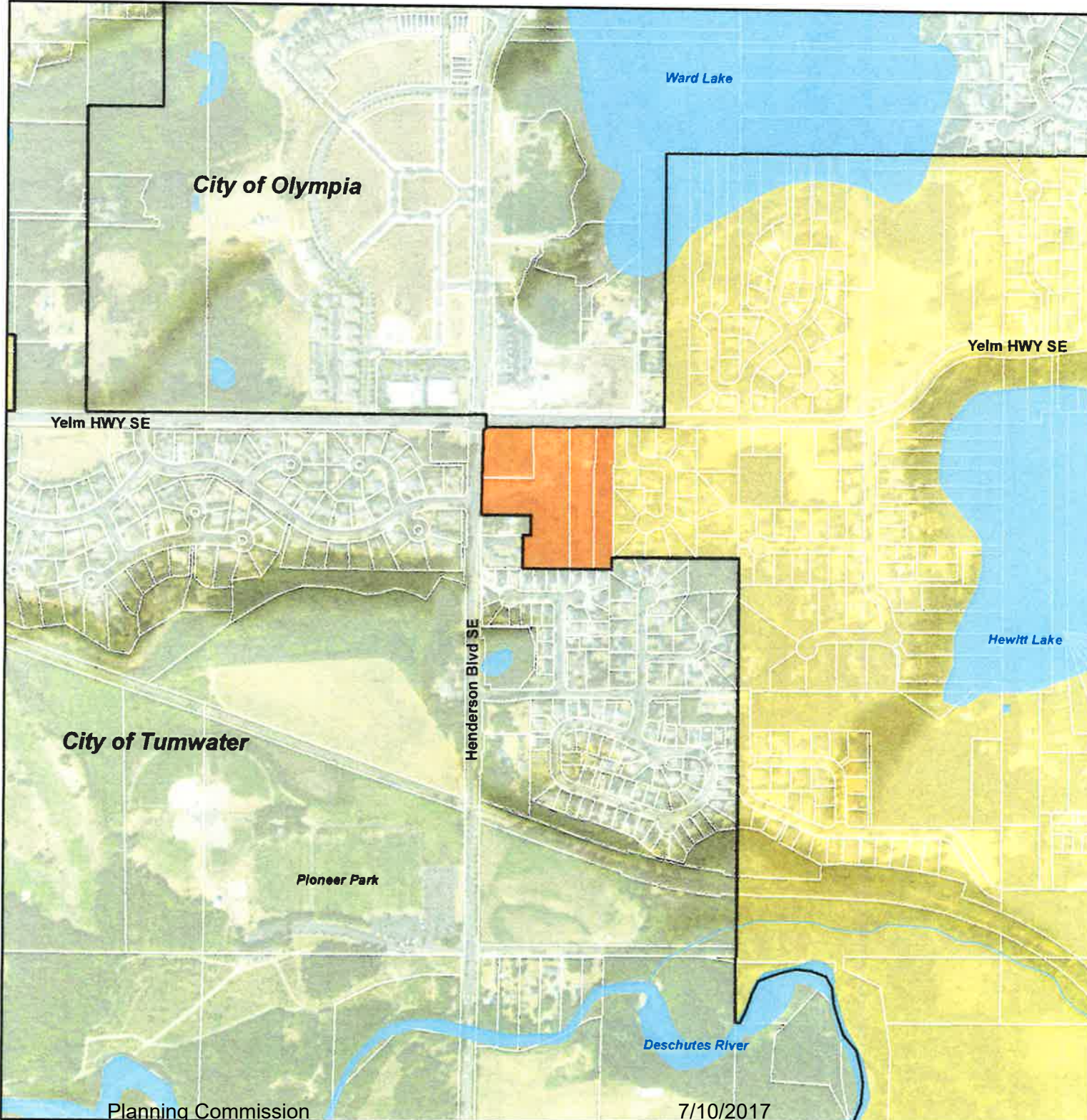
Parcel #3

Owner: Hulbert, Phillip W. & M Therese
Site Address: 1611 Yelm Hwy SE, Olympia, WA 98501
TPN: 12836310500

Parcel #4

Owner: Hulbert, Phillip W. & M Therese
Site Address: 4920 Henderson Blvd. SW, Olympia, WA 98501
TPN: 12836310600

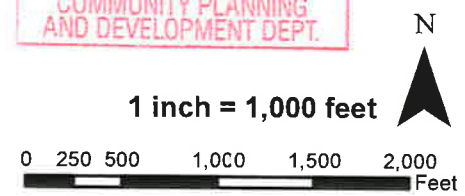
ATTACHMENT 4
Tsuki Nursery
Comprehensive Plan
Amendment



Legend

- City Boundary
- Olympia UGA
- Study Area

RECEIVED
MAR 31 2017
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.





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:

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:

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: Tsuki Nursery Comprehensive Plan Amendment
2. Name of applicant: Tom Shrader, RE/MAX Parkside Affiliates

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

300 Deschutes Way, SW, Olympia, WA 98501, (360) 480-9387

4. Date checklist prepared: March, 2017

5. Agency requesting checklist:

City of Olympia

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

2017

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

Yes. Once the amendment is approved, there is a potential of the property to be developed in accordance with the applicable zoning designation.

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

There is no environmental information prepared as part of this checklist. There will not be any preparation of environmental information for this proposal.

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 application for governmental approvals affecting this property.

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

City of Olympia: Comprehensive Plan Amendment and Comprehensive Plan Text Amendment.

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.)

It is a proposal to amend the comprehensive plan map and the zoning map to change the zoning of the subject properties from Residential (R 4-8) to Office/Residential (PO/RM).

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.

This project is a comprehensive plan amendment and a zoning map amendment for the properties of 1611 Yelm Hwy, 1705 Yelm Hwy, 1707 Yelm Hwy, and 4920 Henderson Blvd. Section 36 Township 18 Range 2W. The site is the old Tsuki Nursery located at the southeast corner of the intersection of Yelm Hwy. and Henderson Blvd.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The site is approximately 7.4 acres in size and consist of four separate parcels. The site is flat and has approximately 3 structures located on the property. There are some trees located on the property in the south and east portions of the site.

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

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

Less than 3%

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.

Indianola loamy sand.

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.

This is a Comprehensive Plan Map/Zoning Map amendment. No fill or excavation is proposed.

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

No, there is no construction proposed as part of this checklist.

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

There is no construction proposed as part of this checklist. The existing structures and impervious surface area will remain on site. A new SEPA Checklist will be prepared for any future project at that time.

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

There are no measure to reduce or control erosion or other impacts. There is no construction proposed as part of this checklist.

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.

No emissions would result from this proposal. Construciton is not proposed as part of this checklist.

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

No

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

There are no measures proposed to reduce or control emission. There is no construciton proposed.

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.

There are not surface water bodies, seasonal streams, salwater, lakes, ponds, or wetlands on the site.

Hewitt Lake is located approximately 2,200 feet from the subject site. Ward Lake is located approximately 1,000 feet from the subject site.

- 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.

None

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

No

- 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.

No

- 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.

None. Construction is not proposed.

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.

Water runoff will remain as existing. Construction is not proposed.

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

No. Existing site conditions will remain. Construction is not proposed.

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

No. Construction is not proposed.

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

None. Construction is not proposed. Existing site conditions will remain.

4. Plants

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

deciduous tree: alder, maple, aspen, other

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?

None

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

None

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

Existing site conditions will remain. Construction is not proposed.

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

Blackberry

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.

Crows, Songbirds, Deer

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

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

Pacific Flyway Mitigation Route

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

None. No construction is proposed

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

None

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.

None. No construction is proposed.

- 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:

None. No construction is proposed.

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.

There is no known contamination at the site.

- 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.

There are no known hazardous materials that might affect a future project development.

- 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.

This is a Comprehensive Plan amendment and a Rezone request. Future development will be subject to environmental review at that time.

- 4) Describe special emergency services that might be required.

This is a Comprehensive Plan amendment and a Rezone request. Future development will be subject to environmental review at that time.

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

This is a Comprehensive Plan amendment and a Rezone request. Future development will be subject to environmental review at that time.

b. Noise

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

Types of noise in the area include vehicle traffic, and commercial and residential neighborhood noises. These noises will no affect this 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.

None. No construction is proposed.

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

None. No construction is proposed.

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 consists of four properties. The properties were host to the old Tsuki Nursery. Additionally, residential housing is on the site with associated outbuildings.

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. The site was previously a commercial nursery.

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. Construction is no proposed.

c. Describe any structures on the site.

There are two single family homes, on mobile home, a greenhouse, and assessor structures associated with both the homes and the greenhouse.

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

No construction is proposed.

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

Residential (R 4-8)

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

Residential (R 4-8)

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

N/A

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

No.

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

This is not a construction project.

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

This is not a construction project.

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

None. This is not a construction project

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

This is not a construction project

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. This is not a construction project

9. Housing

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

None. This is not a construction project

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

None. This is not a construction project

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

None. This is not a construction project

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?

None. This is not a construction project

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

None. This is not a construction project

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

None. This is not a construction project

11. Light and Glare

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

None. This is not a construction project

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

No. This is not a construction project.

- c. What existing off-site sources of light or glare may affect your proposal?

None. This is not a construction project

- d. Proposed measures to reduce or control light and glare impacts, if any:

None. This is not a construction project

12. Recreation

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

Pioneer Park to the south on Henderson Boulevard. Watershed Park to the north on Henderson Boulevard. Kettle View Park located north west in Briggs Village

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This is not a construction project

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None. This is not a construction project

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 ? 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.

None.

- 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.

WISAARD data search – No results found.

- 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.

None. This is not a construction project

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 site is located at the southeast corner of Yelm Hwy and Henderson Boulevard. The properties combined have one driveway off of Henderson Boulevard and four driveways off of Yelm Hwy.

- 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 an Intercity Transit stop one the frontage along Yelm Hwy.

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

None. This is not a construction project.

- 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).

Unknown. A development proposal has not been design nor have any permits been applied for.

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

No. Any future proposal will likely not use water, rail, or air transportation.

- 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?

Unknown. This is a Comprehensive Plan amendment and a Rezone request.

- 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:

None. Construction is not proposed.

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. Construction is not proposed.

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

None.

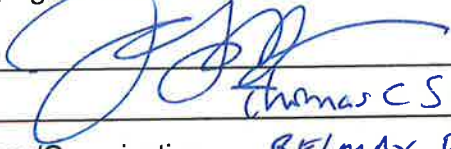
16. Utilities

- a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- c. 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.

None. Construction is not proposed.

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: 
 Name of signee Thomas C Schude
 Position and Agency/Organization RE/MAX PARKSIDE AFF.
 Date Submitted: 3/31/2017

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?

As a result of the Comprehensive Plan Map/Zoning Map Change, it is possible that an increase in stormwater, noise, and emissions during construction could take place.

Proposed measures to avoid or reduce such increases are:

If the property develops, compliance with the City of Olympia's stormwater manual will be required. Additionally, compliance with Department of Ecology, ORCAA, Ecology, and Olympia construction requirements.

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

If the property develops some trees and plants may be removed. However, landscaping as required by the City of Olympia will be installed.

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

A landscaping plan in compliance with the City of Olympia would be submitted at the time of land use review to address these issues.

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

A future proposal would likely not deplete energy or natural resources.

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

None at this time.

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?

There are no environmentally sensitive areas (wetlands, streams, lakes, steep slopes, and flood zones) within 1000 feet or more from these properties. Any future proposal would likely not affect environmentally sensitive areas.

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

None.

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?

Any proposal would not affect land or shoreline use.

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

None.

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

Any proposal for development would be consistent with the PO/RM zoning classification. An increase in vehicle traffic would likely occur. Additionally, public utility services such as sewer and water would be necessary for development.

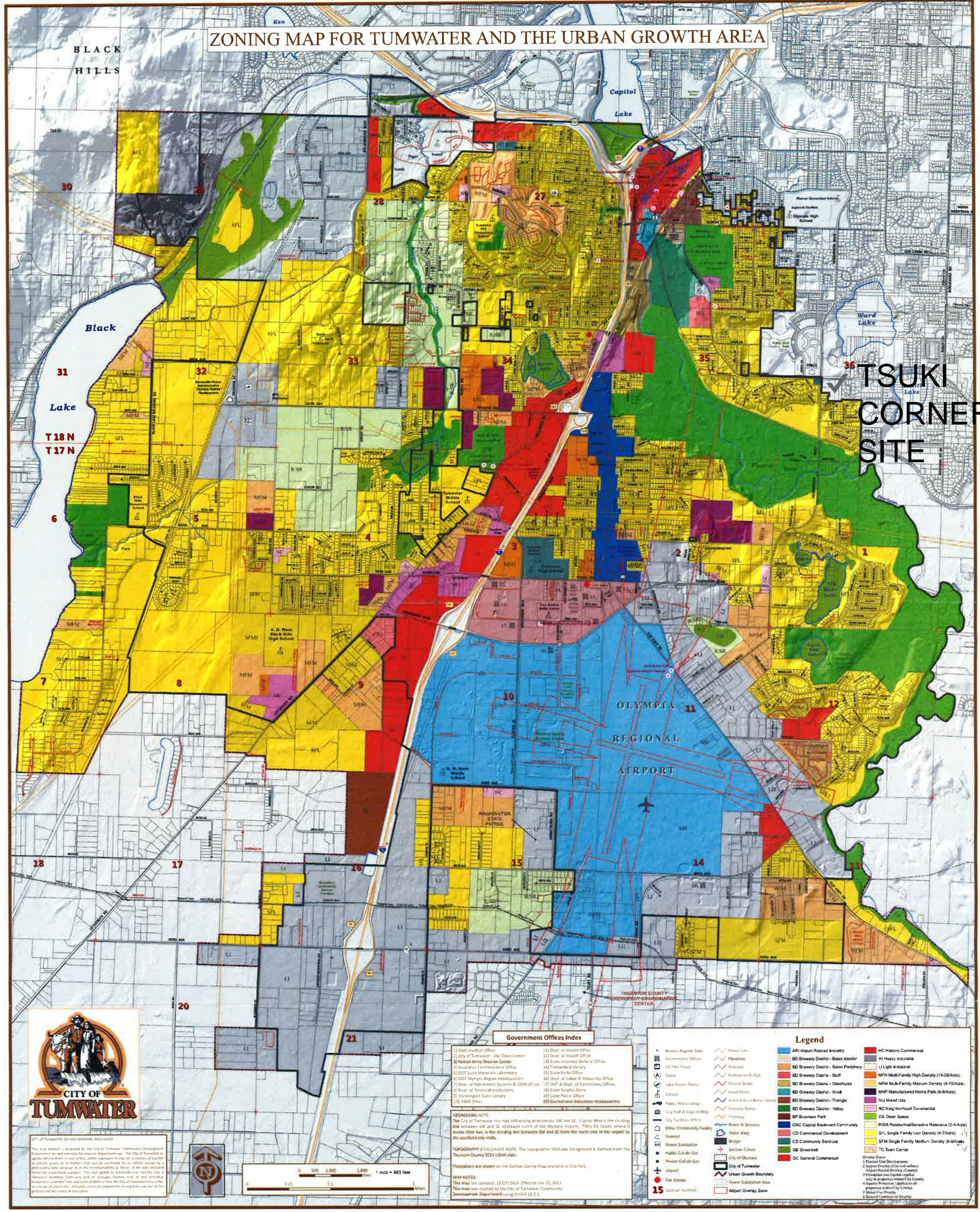
Proposed measures to reduce or respond to such demand(s) are:

Mitigation fees will be required for any development proposed. Additionally, construction for extensions of utilities will be at the expense of the developer.

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

There does not appear to be any conflicts with local, state, or federal laws for the protection of the environment.

ZONING MAP FOR TUMWATER AND THE URBAN GROWTH AREA



TSUKI CORNER SITE



CITY OF TUMWATER GIS AND MAPPING DISCLAIMER

This map product was prepared by the City of Tumwater Community Development Department for use and intended for internal department use. The City of Tumwater or its employees, contractors, or other representatives or any other person or entity, in whole or in part, is not responsible for any errors or omissions in this map product or for any consequences arising from the use of this product. The City of Tumwater makes no warranty, expressed or implied, regarding the accuracy, reliability, or completeness of the information contained in this map product. The City of Tumwater is not liable for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this product.

Government Offices Index

1) State Auditor Office	11) Dept. of Health Office
2) City of Tumwater - City Town Center	12) Dept. of Health Office
3) National Army Reserve Center	13) State Attorney General Office
4) Insurance Commissioner Office	14) Timberland Library
5) DOT State Materials Laboratory	15) State Parks Office
6) DOT Olympia Region Headquarters	16) Dept. of Labor & Industries Office
7) Dept. of Retirement Systems & DSHS Office	17) DOT & Dept. of Corrections Offices
8) Dept. of Technical Institutions	18) State Surplus Store
9) Washington State Library	19) State Patrol Office
10) DSHS Office	20) Correctional Industries Headquarters

ADDRESSING NOTE:
The City of Tumwater has two addressing directionals SW and SE. Capitol Blvd is the dividing line between SW and SE addresses north of the Olympia Airport. Tilly Rd South, where it meets State Ave, is the dividing line between SW and SE from the north end of the airport to the southern city limits.

TOPOGRAPHY / HILLS-SHADE NOTE: The topographic hillshade background is derived from the Thompson County 2011 LIDAR data.

POPLACES ARE SHOWN ON THE SECTION ZONING MAP AVAILABLE AT CITY HALL.

MAP NOTES:
This map was updated: 12/27/2016. Effective Jan 27, 2017.
This map was created by the City of Tumwater Community Development Department Using ArcGIS 10.3.1.

Legend

ARI Airport District Industry	HI Heavy Industrial
BI Brewery District - Basic Periphery	LI Light Industrial
BD Brewery District - Basic Periphery	MFM Multi-Family High Density (14-28 Units)
BD Brewery District - Buff	MFL Multi-Family Medium Density (6-14 Units)
BD Brewery District - Deschutes	SMF Single-Family Medium Density (6-8 Acres)
BD Brewery District - Knoll	SMFL Single-Family Low Density (4-7 Acres)
BD Brewery District - Triangle	SPM Single-Family Medium Density (8-16 Acres)
BD Brewery District - Valley	TC Town Center
BP Business Park	NC Neighborhood Commercial
CBC Capitol Boulevard Community	OS Open Space
CD Commercial Development	RSR Residential Sensitive Resource (2-4 Acres)
CS Community Services	SFL Single-Family Low Density (4-7 Acres)
GB Greenbelt	SPM Single-Family Medium Density (8-16 Acres)
GC General Commercial	

Special Zones:

- 1) Planned Civil Development
- 2) Airport Overlay Zone (AOS)
- 3) Airport Overlay Zone (AOS) - Airport
- 4) Airport Overlay Zone (AOS) - Airport
- 5) Airport Overlay Zone (AOS) - Airport
- 6) Airport Overlay Zone (AOS) - Airport
- 7) Airport Overlay Zone (AOS) - Airport
- 8) Airport Overlay Zone (AOS) - Airport

Other Symbols:

- Abutment, Regulae Station
- Government Office
- US Post Office
- Camp
- Lake Access Ramp
- School
- Public Works Shop
- City Hall & Capitol Bldg
- City Facilities Office
- Other Community Building
- Sanctuary
- Power Substation
- Public Culture-Set
- Private Culture-Set
- Airport
- Fire Station
- 15 Sects on Number

Infrastructure:

- Power Line
- Pipeline
- Railroad
- Pedestrian Bridge
- Local Street
- Private Street
- Arterial & Collector Street
- Freeway Ramp
- Highway
- River & Stream
- Water body
- Section Center
- City of Olympia
- City of Tumwater
- Urban Growth Boundary
- Power Substation Area
- Airport Overlay Zone

Joyce Phillips

From: Brad Medrud <BMedrud@ci.tumwater.wa.us>
Sent: Wednesday, November 23, 2016 2:10 PM
To: Joyce Phillips
Cc: Leonard Bauer; Mike Matlock
Subject: RE: City of Olympia - 2017 Comprehensive Plan Amendment applications

Joyce:

Thank you for sending over copies of the five applications that the City received for the 2017 Comprehensive Plan Amendment cycle.

I asked staff to review the proposed amendments, especially the two along Yelm Highway, and let me know if they had any comments. Aside from expressing our support for the proposed land use redesignation and rezone of Tsuki Corner, which would support our proposed Community Service zone district on the southwest corner of Yelm Highway and Henderson Boulevard, we did not have any other comments at this time.

If you have any questions, please let me know. Thanks.

Brad Medrud, AICP | Long Range Planning Manager
 City of Tumwater Community Development Department
 555 Israel Road SW | Tumwater, WA 98501
 Phone: (360) 754-4180 | Cell: (360) 915-2185
 E-mail: bmedrud@ci.tumwater.wa.us
 Web: www.ci.tumwater.wa.us

From: Joyce Phillips [<mailto:jphillip@ci.olympia.wa.us>]
Sent: Friday, November 18, 2016 12:05 PM
To: Brad Medrud
Subject: RE: City of Olympia - 2017 Comprehensive Plan Amendment applications

Thanks, Brad!

From: Brad Medrud [<mailto:BMedrud@ci.tumwater.wa.us>]
Sent: Friday, November 18, 2016 12:02 PM
To: Joyce Phillips; Osterberg, Allison
Cc: Leonard Bauer
Subject: RE: City of Olympia - 2017 Comprehensive Plan Amendment applications

Thank you, Joyce. We will review and let you know if we have any comments.

The 2017 Comprehensive Plan Amendment deadline for Tumwater will be on Friday, December 2, 2016. If we receive any applications, I will include you and Allison in our process.

Brad Medrud, AICP | Long Range Planning Manager
 City of Tumwater Community Development Department
 555 Israel Road SW | Tumwater, WA 98501
 Phone: (360) 754-4180 | Cell: (360) 915-2185
 E-mail: bmedrud@ci.tumwater.wa.us

From: Joyce Phillips [<mailto:jphillip@ci.olympia.wa.us>]
Sent: Friday, November 18, 2016 11:59 AM
To: Osterberg, Allison; Brad Medrud
Cc: Leonard Bauer
Subject: City of Olympia - 2017 Comprehensive Plan Amendment applications

Hi, Allison and Brad.

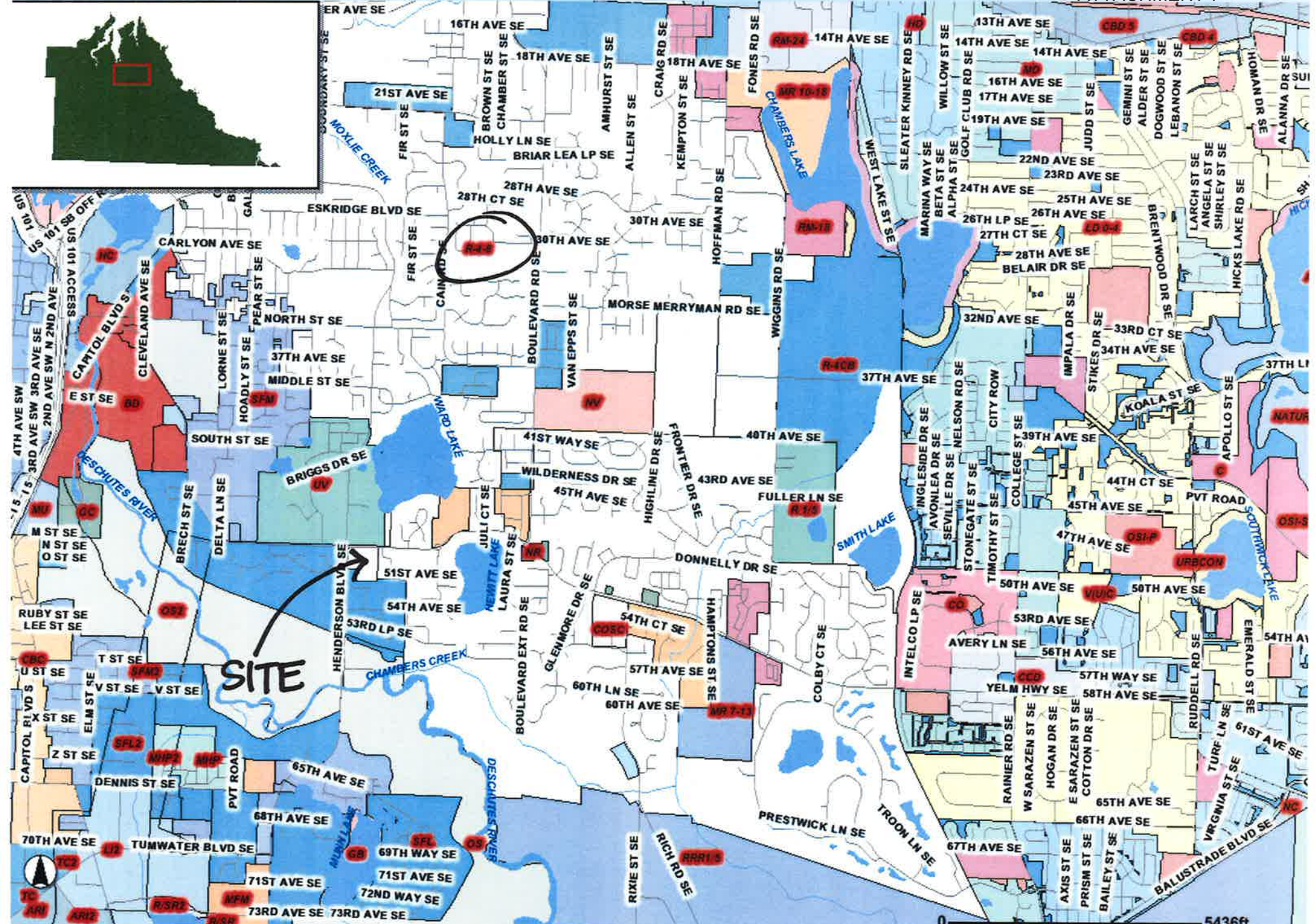
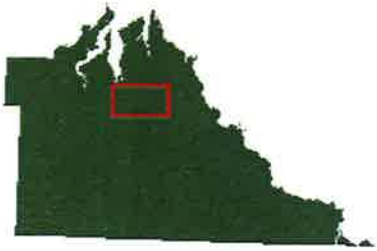
The City of Olympia's deadline for Comprehensive Plan Amendments to be considered in 2017 was on Monday. We received five applications, two of which are proximate to shared borders. The City Council will conduct their screening process in January or February to determine which items will be placed on the final docket for consideration. I'd like to invite you to review all of the proposals and provide preliminary comments. There will be a meeting of city staff and Intercity Transit staff on Friday, December 16th at 1:00 here at Olympia City Hall. I will send you the meeting invite – you are more than welcome to participate. The five applications are attached to the calendar invite and a summary is attached to this email.

Formal review and comment will occur on the formal docket and Tumwater and Thurston County will be included in that review. Please let me know if you have any comments or questions. Thanks!

Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.



SITE

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ATTACHMENT 7

Nancy Lenzi

From: Sharon Markey <moonstars45@hotmail.com>
Sent: Friday, June 09, 2017 8:47 PM
To: Joyce Phillips
Subject: RE: Contact information for Joyce Phillips

Joyce

Thank you for getting back to me.
 My husband and I are both voting "NO" for the advancement of this project. We would like to be informed and receive all information from today forward on this project. Thank you again.
 The field trip was great.
 I also forwarded your email to another resident in the Farm, Jason Roberts.
 Looking forward to hearing from you to soon.

Sharon & Bruce Markey
 1229 Wickie Ct SE
 Tumwater, WA 98501
 360 870 7194 cell

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Date: 6/8/17 10:46 AM (GMT-08:00)
To: moonstars45@hotmail.com
Subject: Contact information for Joyce Phillips

Hi, Sharon.

Thank you so much for letting me know they email you tried to send me did not come through. Hopefully a reply to this email will work. My email address is jphillip@ci.olympia.wa.us and the rest of my contact information is included below.

Hope you had a great time on the field trip today!

Joyce

Joyce Phillips, AICP, Senior Planner

City of Olympia | Community Planning and Development

601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967

Note: Emails are public records, and are potentially eligible for release.



Nancy Lenzi

From: Alan Mui <alanmui@yahoo.com>
Sent: Sunday, June 18, 2017 6:36 PM
To: Joyce Phillips
Cc: Alan Mui
Subject: Opposition to proposed rezoning in Olympia (File#: 17-1263)

Dear Ms. Phillips:

I am writing to express my strong opposition to proposed rezoning of the properties currently developed as Tsuki Nursery at 1705/1707/1611 Yelm Highway SE and 4920 Henderson Blvd SE, Olympia, WA. I firmly disapprove of such proposed rezoning for a variety of reasons, with the more important ones as outlined below.

1. **Safety:** With potential redevelopment of the property into commercial businesses (stores and/or professional offices) after such rezoning, there will likely be many more nonresidents/visitors in the area literally next to our backyard. This can result in direct and ready access to our property by others, which can pose as a genuine safety concern that is especially worrisome to our family with three young children (ages ranging from 3 to 9).
2. **Privacy:** With potential redevelopment of the property into multistory buildings (commercial or residential) next to our property that may be higher than most two-story residential homes, our privacy will likely be compromised more than typical single-family neighboring homes would.
3. **Traffic:** We have lived in this neighborhood for almost 5 years now and can attest the traffic around the aforementioned properties during rush hours has progressively worsened since our move here. Specifically, the east-bound traffic on Yelm Highway and north-bound traffic on Henderson Blvd along the properties often have long backups during morning and evening rush hours, which render entering/exiting 53rd Ave SE challenging and aggravating at times. Hence, increasing traffic flow to this area by redeveloping the properties into commercial or high-density residential entities will likely further exacerbate an already frustrating issue.
4. **Negative impact on property value:** When we were contemplating the purchase of our current property, our real estate agent emphasized that the aforementioned properties can only be redeveloped into low-density residential homes (ie: mostly single-family) in the future because of zoning restrictions in place. We anticipate any change to such zoning resulting in commercial development will likely lead to depreciation of adjacent residential properties as potential safety and privacy as well as other concerns will undoubtedly be on the mind of prospective home buyers.

We are hopeful these legitimate concerns on the proposed rezoning are sufficient for you and/or the appropriate authority at the City of Olympia to decline such request. As we suspect most, if not all, of our neighbors with bordering properties (Henderson Ridge) share similar concerns in addition to their own, we feel that the interests and benefits of the owner(s) of the involved properties should not be prioritized over the greater good of the neighborhood as a whole.

Thanks for your time and we look forward to attending the public hearing once it has been scheduled to further our effort to defeat the proposal. Please do not hesitate to contact us if you need clarification of our concerns.

Sincerely,

Alan Mui, MD and Kit Cheng, PharmD



City of Olympia
 Community Planning & Development Department
 Attention: Joyce Phillips, Senior Planner
 601 4th Ave E, Olympia, WA 98501
 (360) 753-8314
 jphillip@ci.olympia.wa.us

Henderson Ridge Home Owner's Association
 President, Michael F. Lorch
 1685 52nd Ave SE
 Tumwater, WA 98501
 (360)570-2161
 michael.f.lorch@gmail.com

June 21, 2017

In response to the request for comment from the city of Olympia Community Planning & Development Department (CP&D), the Henderson Ridge Home Owner's Association (HRHOA)[We] offer the following points:

In December of 2016 the Director of the Community Planning & Development Department, Keith Stahley, issued the following Message: "We protect and enhance quality of life, sustainability, and safety through our plans, regulations, and programs."

We provide the following response to the request for comment from the City of Olympia CP&D concerning the rezoning proposal in the area of Henderson Blvd and Yelm Hwy.

It is our position that rezoning from Single Family Residential 4-8 (R-4-8) current to the proposed Professional Office/Residential Multifamily (PO/RM) does not protect, enhance, or sustain our quality of life; nor our safety. We are an established neighborhood. Sustainability in a larger sense may fit the City's consideration for diversification but this does not sustain the local neighborhood environment.

We offer the following points:

Intro:

Current zoning provides for Single Family Residential 4-8 Units per Acre

OMC 18.04.020 Purposes

B.4. Residential 4-8 Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.

Future zoning allows for Professional Office/Residential Multifamily

OMC 18.06.020 Purposes

B9. Professional Office/residential Multifamily District (PO/RM).

This district is intended to:

a. Provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate low vehicular traffic characteristic of less intrusive uses.

OMC 18.06.020 Purposes (continued)

b. Provide for a compatible mix of office, moderate- to high-density residential, and small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.

Specific Concerns:

Our concerns will obviously be driven by specific use plans as they are submitted for consideration to the CP&D Department however, as this is not required of the requestor at the present time our general concerns are delineated below and are not necessarily listed in order of merit.

- 1) Water Run-Off: Where will the water go (retention ponds, storm water drains, etc) and what is the capacity to handle the volume in a 100-year flood scenario. This does not appear to enhance the quality of life, sustainability, or safety of our neighborhood.
- 2) Noise: Construction and post construction considerations are relevant. The duration, intensity, and timing throughout the day will again be plan specific. In any event, this will be a significant change from current practice and does not appear to enhance the quality of life, sustainability, or safety of our neighborhood.
- 3) Traffic: Street volume, foot volume, and parking lot capacity will all be impacted. Currently, this is a very busy corner especially during commute hours and poses a significant hazard to pedestrian movement. Increased density and use changes will only increase this safety risk. The proposed change with expected higher traffic is not environmentally friendly given current commuter standards. However, proximity to local established public transportation may enhance use and economy of this system. Overall, this does not appear to enhance the quality of life, sustainability, or safety of our neighborhood.
- 4) Set-backs: Again, this is variable given possible business, light industry, and high density housing facilitated by possible rezoning. We submit that any of these developments will negatively impact the quality of life and sustainability of our neighborhood.
- 5) Buffers: Once again, this is variable given possible business, light industry, and high density housing facilitated by possible rezoning. We submit that any of these developments will negatively impact the quality of life and sustainability of our neighborhood.
- 6) Property values: Local property values have not yet recovered. Any further drop would impact each of the individual Homeowners however the aggregate decreased loss of tax revenue is likely less than the overall increase in revenue generated by increased utility of the land under new zoning.
- 7) Tax revenue vs Increased use of public services: Does tax revenue off-set increased public service use (are there enough support mechanisms for local Police & Fire Departments, schools, traffic volume, sewage, trash collection, etc?). Recent developments, apartments and townhomes in the Briggs area, have already severely strained the local school system and additional townhomes are pending construction. As an example, class size in the local schools has already exceeded sustainable quality standards; our children are paying a price. Will there be sufficient revenue to support new school construction or expansion of existing schools as well as support future teacher hiring and sustainment?
- 8) Crime: This is simple. Increased population density and/or traffic volume for businesses is accompanied by an increase in crime. Again, We submit that this will negatively impact the safety, quality of life, and sustainability of our neighborhood.



Summary: This is a fundamental change that impacts our neighborhood. While there are some pluses (increased tax revenue, increased housing availability, more opportunity for local school attendance), there are significant minuses (list above). In total, the minuses outweigh the pluses. Growth is not always a good thing (cancer grows slowly and steadily too).

Conclusion: This is not an action that We, the HRHOA, can support as it does little to protect and enhance quality of life, sustainability, and safety of our neighborhood and the surrounding area.

Thank you for your attention.

Respectfully,



Michael F. Lorich
President, HRHOA
michael.f.lorich@gmail.com



Cc: Treasurer, HRHOA Dennis Morr dnmorr@comcast.net
Secretary, HRHOA Andrew Easley apeasley3@gmail.com



June 04 2017

Public Comment

File Number: 17-1263

Project Name: Tsuki Nursery Comprehensive Plan Amendment and Rezone

Project Description: Redesignate and Rezone approximately 8.48 acres of land

To: Joyce Phillips, Senior Planner of the Olympia Community Planning and Development Department

Dear Ms. Phillips,

My name is Jong Seog Park and my family and I currently live on 1656 52nd Ave SE Tumwater, WA. Our home is next to the Tsuki Nursery development area with our backyard right behind the nursery. I noticed a Public Notice sign stating that they would be developing and rezoning the nursery area into a multifamily residential/professional office area which deeply concerns not only my family, but many of the families in the neighborhood. If the building is built with a height up to sixty feet, it would encroach on the land right behind our home, which would mean we would have multiple floors of homes that would be able to see our backyard and inside our home along with some of the other neighbors. This may compromise our home's privacy and it would take away from not only our home's value, but the value of all the other homes affected.

Not only will there be a lack of privacy of our own home, but the construction of the building would cause extremely loud noises, disrupting our entire neighborhood. Our neighborhood already has problems with the traffic that comes from Henderson Blvd and Yelm Highway that lie right below it. If the multi-family building is built, the traffic can become more congested, and there will be more white noise.

And the truth is, the home my family is living in now is a home we invested in to a retirement home for my wife and I. Our home is incredibly important to us and I am sure it is very precious to those around me too. I am highly concerned that the new construction could negatively affect the situation.

If the area is rezoned our home's value and the other homes affected will be much lower, and suffer a significant fall in the market, making the homes less valuable and more difficult to sell.

With this problem, the many homes that could be affected by this problem have convened and we all strongly disagree with the current rezoning and express our discomfort about this plan.

Please, I ask you to hear our voice and the voices of the other neighbors. We greatly disagree with the current plan to rezone because it negatively affects our

community and many families living in the neighborhood. I would like to also thank you for explaining the situation to me beforehand. If you could alert the neighborhood about when the Public Hearing will take place it would greatly be appreciated, we are all willing to go and share our voice. Here is my phone number, address and email, so feel free to contact me and add me to the mailing list for this project for further notice of the Public Hearing and other relevant information.

Sincerely,

Jong S. Park

1656 52nd Ave SE

Tumwater, WA 98501

(360)-878-0931

jong62park@gmail.com

6/22/2017

Dear Members of Olympia Community Planning and Development:

I am writing in regards to the Tsuki Nursery comprehensive plan amendment. While considering this proposal, I ask that you consider the following impacts:

1. The plan may not be consistent with the surrounding residential area. Specifically, I would oppose any structure that exceeded the height of the Senior Living apartments across the street from this site.
2. I am concerned about the impact that a business may bring. Parking lot lights and delivery trucks may produce light and noise pollution which negatively affects the surrounding residential neighborhoods.
3. This development would increase traffic to the area at an intersection that is already very busy. If this plan is approved, please ensure that access to the property is planned in a way to prevent traffic from cutting through the Farm Neighborhood. I am concerned that Palomino Drive SE may be used as a cut through street to bypass the traffic light.

Thank you for your consideration,



Jason Roberts

City of Olympia
Community Planning & Development
Att: Joyce Phillips, Senior Planner
601 4th Ave E
Olympia, WA



Sam and Tina Jenson
1671 52nd Ave SE
Tumwater, WA 98501

June 21, 2017

Re: Tsuki Nursery Comprehensive Plan File Number 17-1263

Dear Ms Phillips:

We wish to give our input on the proposed project. We are against it. We live in the Henderson Ridge Neighborhood and may be the neighborhood that is the most impacted. We are property owners in the Henderson Ridge Neighborhood.

Traffic will definitely be impacted. Traffic in the area has already increased considerably. I believe the Yelm highway was expanded to the detriment of our neighborhood. The area contains a heavily used route on Henderson Blvd for State workers. The corner of Henderson Blvd and Yelm during certain periods has become very difficult to negotiate, especially if you are a pedestrian. As it is during certain times, it is already difficult to get out of our neighborhood onto Henderson. I do alot of walking in the neighboring areas. I have seen several recent accidents both pedestrian and vehicular. I have seen children coming home from school either walking or biking having a difficult time with the traffic.

We are concerned there will be an increase in crime. Higher population density usually results in higher crime rates. Additionally the highrise housing will be very close, almost on top of, our neighborhood. We have already seen a substantial increase in housing in our surrounding neighborhood. The housing area around the Briggs YMCA has expanded drastically in the last 4 years.

We believe property values would decrease with the changes. People who buy here buy because it is single family residential neighborhood. If the proposals take effect, you will look out your backdoor onto a multi-family residential or commercial area. The character of the neighborhood is lost. We've already been subjected to the huge Briggs development. We would like our neighborhood to stay single family residential. We wish to maintain our quality of life and safety.

Thank you.

Sincerely,


Sam and Tina Jenson

Nancy Lenzi

From: cpdinfo
Sent: Friday, June 23, 2017 9:18 AM
To: Joyce Phillips
Subject: FW: comment on case # 17-1263 (corner of Yelm Hwy and Henderson Blvd)

-----Original Message-----

From: Betsy Johnson [mailto:betsy3johnson@gmail.com]
 Sent: Thursday, June 22, 2017 9:57 PM
 To: cpdinfo
 Subject: Fwd: comment on case # 17-1263 (corner of Yelm Hwy and Henderson Blvd)

I am forwarding this letter to Community Planning & Development, as I appear to not have the correct email address for Ms. Phillips.

- >
- > Dear Ms. Joyce Phillips, Senior Planner,
- >
- > I am writing to comment on the public notice regarding case # 17-1263 "Amend Comprehensive Plan and Rezone to PO/RM." This is a property on the corner of Yelm Hwy and Henderson Blvd.
- > I'm sure that you are already aware of the Briggs Village and associated development planned for the area just north of Yelm Hwy on Henderson. My concerns include the following:
- >
- > 1. What would be the the housing and commercial density? The development north of Yelm would be extremely dense.
- > 2. How would you manage stormwater on-site? Do you plan in incorporate rain gardens, permeable pavers/permeable asphalt, rooftop gardens, on-site storage vaults?
- > 3. When do you plan to survey the cite for Mazama pocket gophers (a federally-listed species)? This needs to be done prior to permitting.
- > 4. How do you plan to reduce impermeable and non-reflective surfaces, i.e. How do you plan to minimize the "heat island effect?"
- > 5. Where, exactly, is stormwater to be discharged? All efforts should be made to reduce run-off to the south kettle (north of Yelm Hwy).
- > 6. How do you plan to encourage ride-sharing?
- > 7. How do you plan to reduce night-time lighting with "blue" frequency, which is activating to people and may nocturnal wildlife.
- > 8. How do you plan to prevent bird strikes on windows?
- > 9. How do you plan to design a site that has relevance, sustainability, and appropriateness 20 years into the future?
- >
- > How can I stay in the loop with this project? I would like to hear about any upcoming public meetings. We have a very nice wooded corridor linking the three kettles north of Yelm Highway. It provides habitat for many species of animals and contributes to cooling the air in the local vicinity. I would very much like to see it remain undisturbed.
- > Will you please also let me know to whom, specifically, in Olympia City Planning and Permitting sections I can address questions about the other planned developments in the area? I think some have already been permitted, but I don't know how to learn which ones they are.
- >
- > Thank you for the opportunity to comment.
- > Betsy Johnson (neighbor to the projects)

June 21st, 2017

Joyce Phillips, Senior Planner,
Olympia Community Planning and Development
601 4th Avenue East,
PO Box 1967,
Olympia, WA 98507-1967

Re: File 17-1263, Tsuki Corner Rezoning application

Dear Ms. Phillips,

The Orvas Court Neighborhood Association strongly opposes the proposed rezoning of the four parcels located at 1705, 1707 and 1611 Yelm Hwy Se and 4920 Henderson Blvd SE from Low Density Neighborhood/Residential 4-8 to Professional Office/Residential Multifamily (PO/RM).

Orvas Court is a single ingress/egress neighborhood located directly East of these properties and this propose zoning change would have an extreme negative impact on our neighborhood for many reasons.

Traffic

Our first concern is with traffic. According to your study, "Yelm Hwy and Henderson Blvd are built to a road standard of an Arterial and Major Collector respectively, which currently accommodates approximately 20,000 (+) vehicles per day with peak hour of 1,8700 vehicles." We are assuming this number is 18,700 based on the heavy traffic when entering or exiting the neighborhood. Our area has had tremendous development in the last few years and there are already more new projects underway within a few blocks of Orvas Court. These developments include Briggs Urban Village and the Silver Leaf Senior Living. Both of these projects are currently adding many more condominiums and apartments. When completed, these projects will have a significant impact to a traffic area that is already nearing capacity. Adding additional commercial and residential developments on this already congested corner simply does not make sense.

Yelm Hwy has also become a major east/west thruway because of the major residential growth that has occurred on Yelm Hwy, Henderson Blvd., Brassfield Rd, Rich Road, and Boulevard. Traffic will continue to increase even more when these construction projects underway are completed in these areas.

Currently, when we leave our neighborhood during peak hours, we have to go east in order to travel west because there's rarely a break in traffic. There are multiple weekdays when traffic is backed up beyond the roundabout at Brassfield and often all the way to Henderson.

The crosswalk island in front our neighborhood was placed too close to our street and it makes it extremely difficult to enter Orvas Court when travelling west on Yelm Hwy. We often risk being rear-ended because it's difficult to get our whole car into the left turn lane.

Noise and Pollution

While the soundwall was an appreciated feature of the Yelm Highway Expansion project, it does not cancel out the noise. As traffic has continually increased, the noise and fumes from vehicle exhaust have also increased.

Safety

There have been many times that cars will not yield to the flashing lights at the crosswalk. One of our Orvas Court residents runs a licensed daycare and there have been multiple instances where drivers have failed to yield to kids in the crosswalk. Often, a car in the right lane will stop but the car in the left continues at speed.

Crime and Homelessness

We are experiencing more crime in our neighborhood. We have had people trying to break into a vacant house in our neighborhood, we have had items stolen in daylight from our garages and we often find empty alcohol containers and drug paraphernalia that people are leaving at our street, in the school bus shed and in our community lot. The Thurston County Sherriff's Office recently removed an entire shopping cart filled with personal items that was left next to our community mailbox. We anticipate more crime with this rezoning change.

Apartments Overlooking our Community

We are very concerned that if the rezoning occurs and an apartment complex with a 100 foot height limit is built next to our neighborhood, that our quality of life will be extremely impacted. The homes that our located on the east side of our community will lose their privacy, which will certainly affect their resale value. Additionally, our entire neighborhood will be exposed to more noise, pollution, traffic, and potential for crime.

We certainly understand that with growth you will have more tax income, but this growth comes at too high of a cost to its residents. Please consider the impact that it will make on our community.

Sincerely,

Scott Reese
President, Orvas Court Homeowners Association
5028 Orvas Ct SE
Olympia, WA 98501
360-357-5349
reesesa@yahoo.com

Nancy Lenzi

From: Billy Pitt <pittbull5700@hotmail.com>
Sent: Monday, July 03, 2017 8:59 AM
To: Joyce Phillips
Subject: RE: Email for Joyce Phillips/City of Olympia

From: [Billy Pitt](#)
Sent: Friday, June 30, 2017 10:10 PM
To: jphillip@ci.olympia.wa.us
Subject: No to Tsuki Nursery rezone

To the planning commission of the city of Olympia,
 My name is Billy Pitt and I am the owner of the home at 1672 52nd Ave SE, which is directly behind the Tsuki Nursery which is requesting to be rezoned from low density neighborhood to professional office/residential multifamily. I want strongly protest against this rezoning. This lot backs up to an established low density residential neighborhood. Many of the homeowners, including myself, researched what the lot behind us was zoned as knowing that development of the nursery would probably happen at some point. My wife and I decided to go forward with this purchase knowing that the area behind us at worst would get developed into more houses, which would not affect our investment or our privacy. I am highly concerned if this gets rezoned. Not only will this potentially affect the value of my home negatively, but we have lots of windows across the back of our home which would now potentially be exposed to condos or apartments up to 60 feet tall, which would eliminate our privacy. Also there have already been a lot of high density housing projects across Yelm Highway. Traffic has already started to increase and the most recent ones have not been fully completed yet, which means it is going to get even worse. If this property would have been zoned as a high density residential prior to the purchase of my home, we would have not purchased this home. As there is plenty of high density residential already in the area, this has the potential to oversaturate this area and is not needed as there is still plenty of undeveloped land that could accommodate high density residential nearby without impacting the low density neighborhoods which have made this area so desirable. This also is not consistent with the zoning on this side of Yelm highway that is all low density neighborhoods. This is not something that is wanted or needed in this area and does not make sense with the development and planning that has been occurring in this area. The zoning of low density neighborhood is correct and should be left.

Thank You
 Billy Pitt

Sent from my Windows 10 phone

From: [Joyce Phillips](#)
Sent: Monday, July 3, 2017 8:47 AM
To: pittbull5700@hotmail.com
Subject: Email for Joyce Phillips/City of Olympia

Hi, Billy.
 I'm sorry your emails to me have not come through. I hope that by sending this one to you that a reply email will work. I will confirm receipt of your email when it does come through! And if that does not work, please try sending it to cpdinfo@ci.olympia.wa.us. And if

that does not work either I will call our IT folks and ask for assistance or will gladly make other arrangements.

Thanks! And Happy Fourth of July!

Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.





Planning Commission

Olympia Bentrige Village Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Agenda Date: 7/10/2017
Agenda Item Number: 6.B
File Number: 17-0698

Type: public hearing Version: 1 Status: In Committee

Title

Olympia Bentrige Village Comprehensive Plan Amendment and Rezone Proposal - Public Hearing

Recommended Action

Recommend approval of a Comprehensive Plan Amendment, Rezone, and text amendment to the Olympia Municipal Code, as proposed by staff, for the property known as Bentrige Village.

Report

Issue:

Whether the Planning Commission will make a written recommendation to City Council to approve the Comprehensive Plan Amendment, Rezone, and text amendment to the Olympia Municipal Code for the property known as Bentrige Village.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

In 2016 the City of Olympia entered in an agreement for the option to purchase the 71.86 acre site known as Bentrige Village (also known as a portion of LBA Woods). In early 2017 the City of Olympia purchased the site for \$6,900,000. The city used multiple funding sources to purchase the property, including Parks Bond Anticipation Note, 2004 Voted Utility Tax for Parks, Transportation Impact Fees, and Non-Park General Fund sources. The funding sources used relate directly to the portion of the land intended for future purposes. For example, the majority of the site was purchased with park funds and will be used for park purposes. Transportation Impact Fees were used to purchase the pro-rata portion of the site needed for Right-of-Way for the future extension of Log Cabin Road across the site. Non-Park General Funds were used to purchase the portion of the site likely to be used for future development. During the purchase of the property, a ten (10) acre portion of the site was identified for future development of the neighborhood center identified in the City's Comprehensive Plan as well as for multifamily housing. It was also identified at that time that a comprehensive plan amendment and rezone would be needed to change the intended uses of the

property from the approved Neighborhood Village Master Plan.

Approval of this request would include:

- Amending the Future Land Use Map in the Land Use and Urban Design chapter of the Comprehensive Plan;
- Amending the Future Land Use Designations Table in the Land Use and Urban Design chapter of the Comprehensive Plan;
- Amending the Zoning Map and updating the zoning map in the Land Use and Urban Design chapter of the Comprehensive Plan;
- Amending the Olympia Area Parks and Trails Map in the Public Health, Arts, Parks and Recreation chapter of the Comprehensive Plan; and
- Repealing Section 18.05.160 of the Olympia Municipal Code, which recognizes the Bentrige Village Master Plan as the development plan for the subject property.

Neighborhood/Community Interests (if known):

In 2013, a citizen's group known as the "LBA Woods Coalition" formed to encourage the City to acquire two large parcels of land in southeast Olympia commonly known as "LBA Woods". The coalition wanted the City to purchase the Bentrige Village site along with an adjacent property known as Ashton Woods before they were developed. The coalition presented the City Council with a petition containing over 5,000 signatures supporting the acquisition, which eventually led to the City's purchase of both properties.

Options:

1. Approve the proposed Comprehensive Plan Amendment, Rezone, and text amendment of the Olympia Municipal Code as recommended by staff.
2. Approve the proposed Comprehensive Plan Amendment, Rezone, and text amendment of the Olympia Municipal Code as modified by the Planning Commission.
3. Recommend the City Council deny the proposed Comprehensive Plan Amendment and Rezone.

Financial Impact:

None at present. The City will need to construct the extension of Log Cabin Road from Boulevard Road to Wiggins Road in the future, which will traverse the site.

Attachments:

Review Criteria
Proposed Comprehensive Plan Map
Proposed Zoning Map
Application Packet

**Final Review and Evaluation Criteria
Olympia Municipal Code - Section 18.59.040**

City of Olympia LBA Woods/Bentridge Village Comprehensive Plan Amendment and Rezone Request
Project #: 17-1231

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Sections 18.59.040 and 18.59.050 identify the final review and evaluation criteria to be used during the review and decision-making process for such applications, including when a concurrent rezone is requested.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: March 31, 2017

60 Day Notice of Intent to Adopt Comment Period Ends: May 31, 2017

Routed to Recognized Neighborhood Associations: April 13, 2017

Notice of Application Published in the Olympian: April 19, 2017

Planning Commission Briefing: April 17, 2017

SEPA Determination Issued: June 23, 2017

SEPA Determination Notice Published, Mailed, and Posted: June 28, 2017

SEPA Comment Period Ends: July 12, 2017

SEPA Appeal Period Ends: July 19, 2017

B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Staff Opinion: The proposed amendments are consistent with the community request to retain trees and expand LBA Park and open space around the park (a petition with over 5,000 signatures was submitted to the City Council to support the request). The recently updated Parks, Arts, and Recreation Plan, which included an extensive public involvement process, also supported efforts that resulted in this purchase of parks and open space within the City of Olympia.

This proposal acknowledges and provides for the extension of Log Cabin Road between Boulevard Road and Wiggins Road, which is a street connection identified as being needed in both the City of Olympia Comprehensive Plan and in the Regional Transportation Plan for Thurston County.

The ten acre area proposed for future residential development and the potential for a small neighborhood retail area is consistent with the provisions in the comprehensive plan that call for additional residential development with the potential for a neighborhood retail area that could serve the site and surrounding residential properties.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Staff Opinion: Staff believes the amendments as proposed, and as recommended by staff (which includes an additional map amendment and an OMC text amendment), are consistent with the goals of the Comprehensive Plan and the Parks, Arts, and Recreation Plan.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Opinion: Yes, the proposed amendment is consistent with the county-wide planning policies adopted by Thurston County and the cities within its borders.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Staff Opinion: Yes, the proposed amendment and rezone is compliant with the requirements of the Growth Management Act (RCW 36.70A). Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received.

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC [18.59.055](#) or with a concurrently approved amendment to the Plan.

Staff Opinion: The rezone proposed is consistent with the concurrently proposed amendment to the Comprehensive Plan.

B. The rezone will maintain the public health, safety, or welfare.

Staff Opinion: The rezone, if approved, will maintain the public health, safety, and welfare.

C. The rezone is consistent with other development regulations that implement the comprehensive plan.

Staff Opinion: As recommended by staff, the proposed rezone is consistent with the development regulations that implement with comprehensive plan.

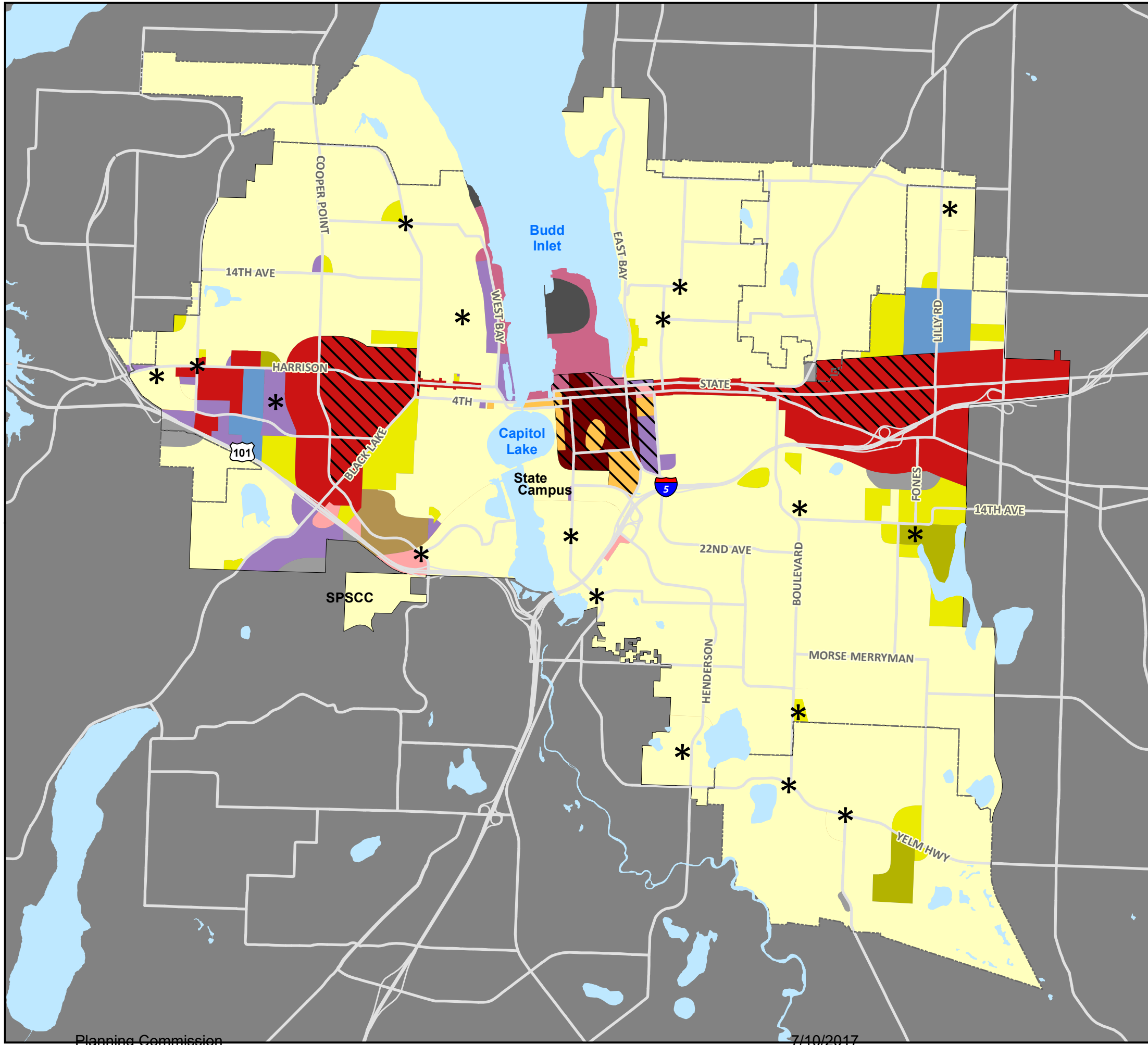
D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.


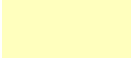














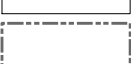

Staff Opinion: Staff believes the rezone will result in residential zoning districts that are compatible with the adjoining zoning districts.

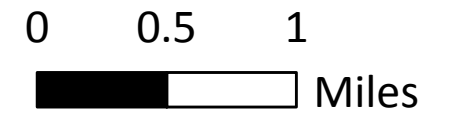
E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Staff Opinion: Public facilities and services are or will be adequate and available to serve potential development allowed by the proposed zone. Overall the proposed zoning districts are less intensive than what was approved under the Bentrige Village Master Plan. However, extension of sanitary sewer to serve any future development area may still be needed. S.T.E.P. sewer is available to serve park uses. In accordance with OMC 13.08.090, only existing lots of record can be served by S.T.E.P. systems - any future subdivision would likely require the extension of gravity sewer lines to the site.

Exhibit A - Proposed Future Land Use COMP PLAN AMENDMENT #17-1231



-  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



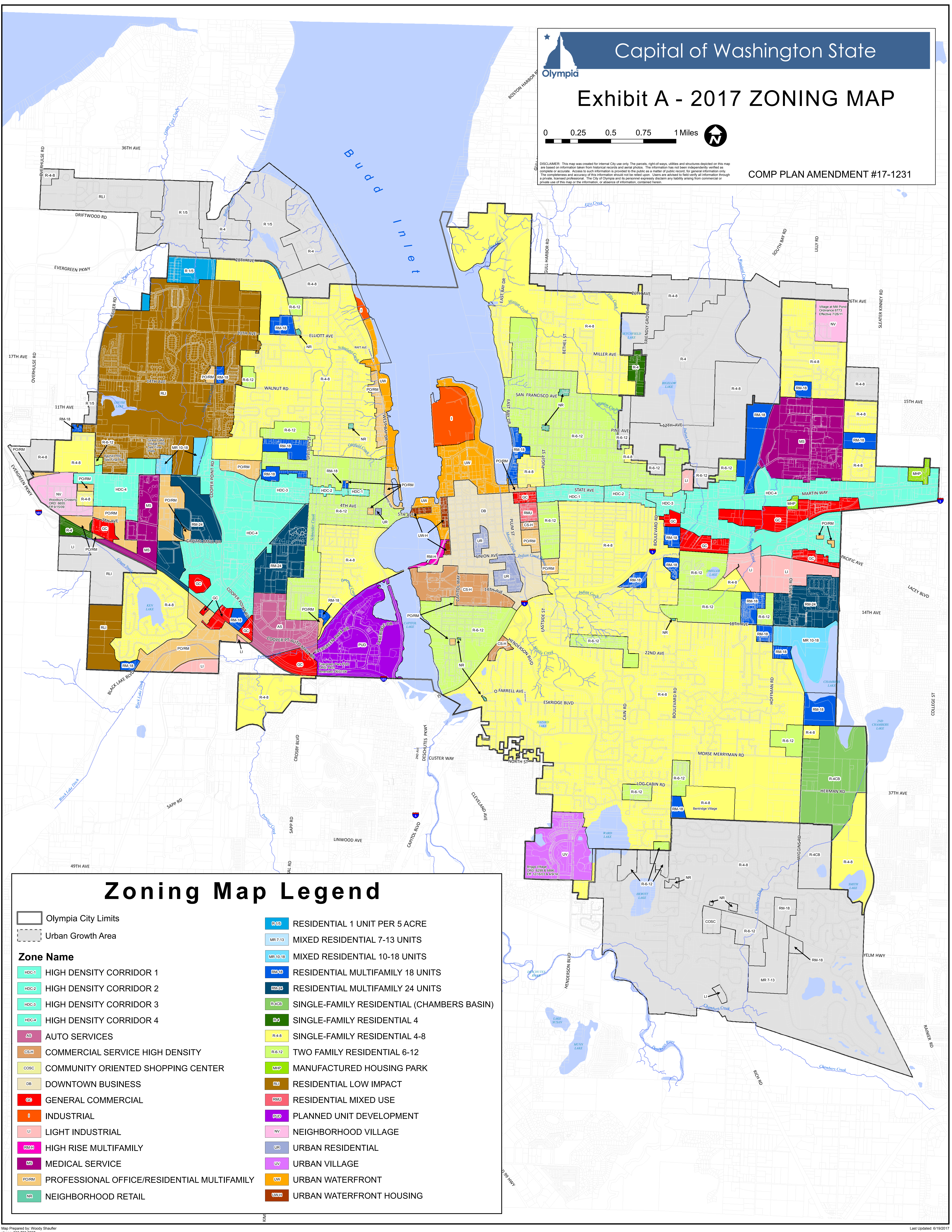
The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the 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.

Capital of Washington State
 Olympia
Exhibit A - 2017 ZONING MAP

0 0.25 0.5 0.75 1 Miles

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to first verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

COMP PLAN AMENDMENT #17-1231



Zoning Map Legend

	Olympia City Limits		R-1S RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MR 7-13 MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MR 10-18 MIXED RESIDENTIAL 10-18 UNITS
	HDC-1 HIGH DENSITY CORRIDOR 1		RM-18 RESIDENTIAL MULTIFAMILY 18 UNITS
	HDC-2 HIGH DENSITY CORRIDOR 2		RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS
	HDC-3 HIGH DENSITY CORRIDOR 3		R-4CB SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HDC-4 HIGH DENSITY CORRIDOR 4		R-4 SINGLE-FAMILY RESIDENTIAL 4
	AS AUTO SERVICES		R-4-8 SINGLE-FAMILY RESIDENTIAL 4-8
	CS-H COMMERCIAL SERVICE HIGH DENSITY		R-6-12 TWO FAMILY RESIDENTIAL 6-12
	COSC COMMUNITY ORIENTED SHOPPING CENTER		MHP MANUFACTURED HOUSING PARK
	DB DOWNTOWN BUSINESS		RLI RESIDENTIAL LOW IMPACT
	GC GENERAL COMMERCIAL		RMU RESIDENTIAL MIXED USE
	I INDUSTRIAL		PUD PLANNED UNIT DEVELOPMENT
	LI LIGHT INDUSTRIAL		NV NEIGHBORHOOD VILLAGE
	RMH HIGH RISE MULTIFAMILY		UR URBAN RESIDENTIAL
	MS MEDICAL SERVICE		UV URBAN VILLAGE
	PORM PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		UW URBAN WATERFRONT
	NR NEIGHBORHOOD RETAIL		UWH URBAN WATERFRONT HOUSING



Final Comprehensive Plan Amendment Application

ATTACHMENT 4

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:

- Comprehensive Plan Amendment (Proposed Specific Text and/or Maps)
- Any Related Zoning Map (Rezone) or Text Amendment
- Other
- Adjacent Property Owner List (If site-specific amendment)
- SEPA Checklist

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): _____

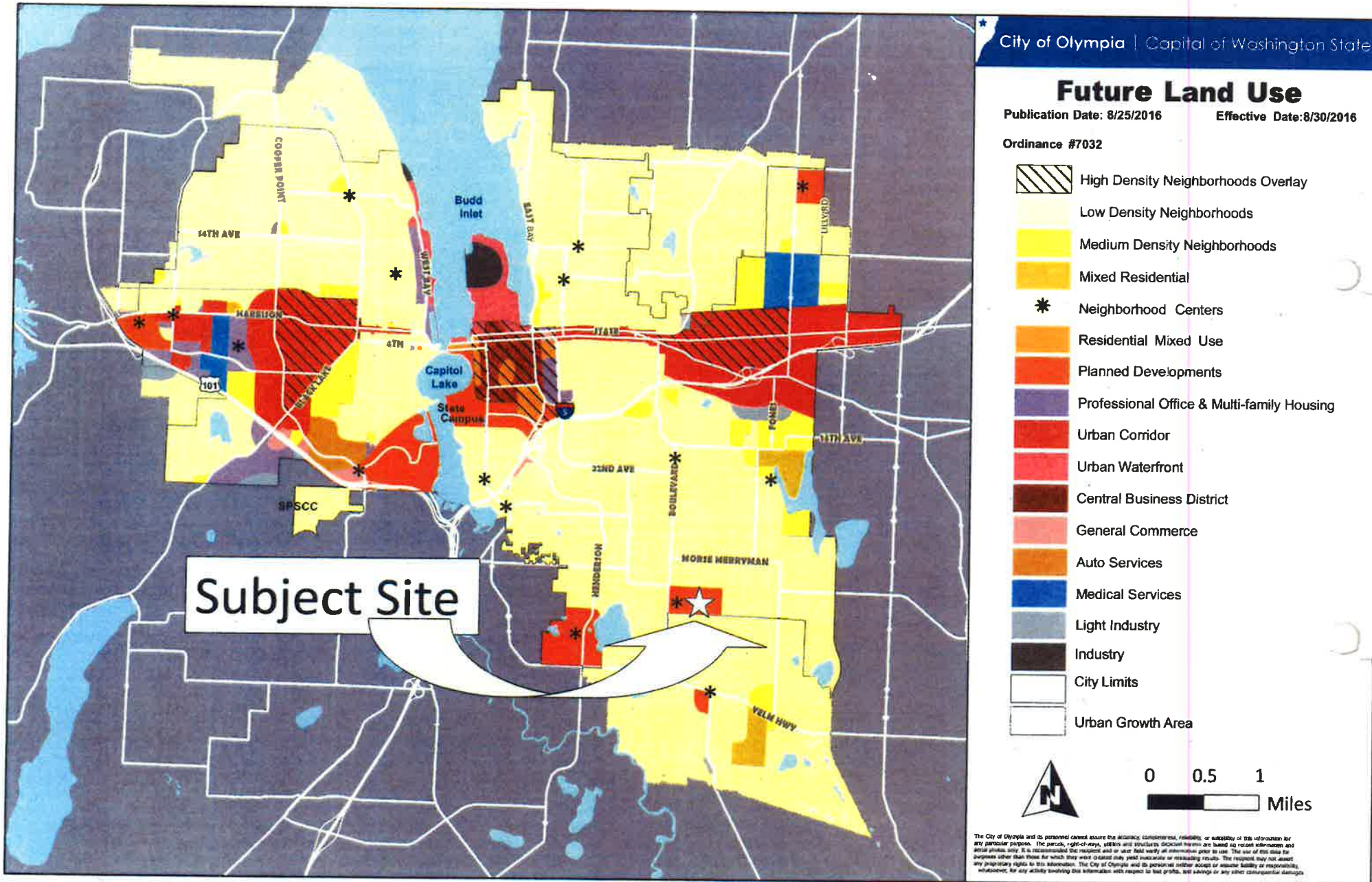
Special areas on or near site (show areas on site plan):

- None
- Creek or Stream (name): None
- Lake or Pond (name): None
- 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 Jay Burney	Signature(s) 	Date 3/28/17
---------------------------------	-------------------------	------------------------

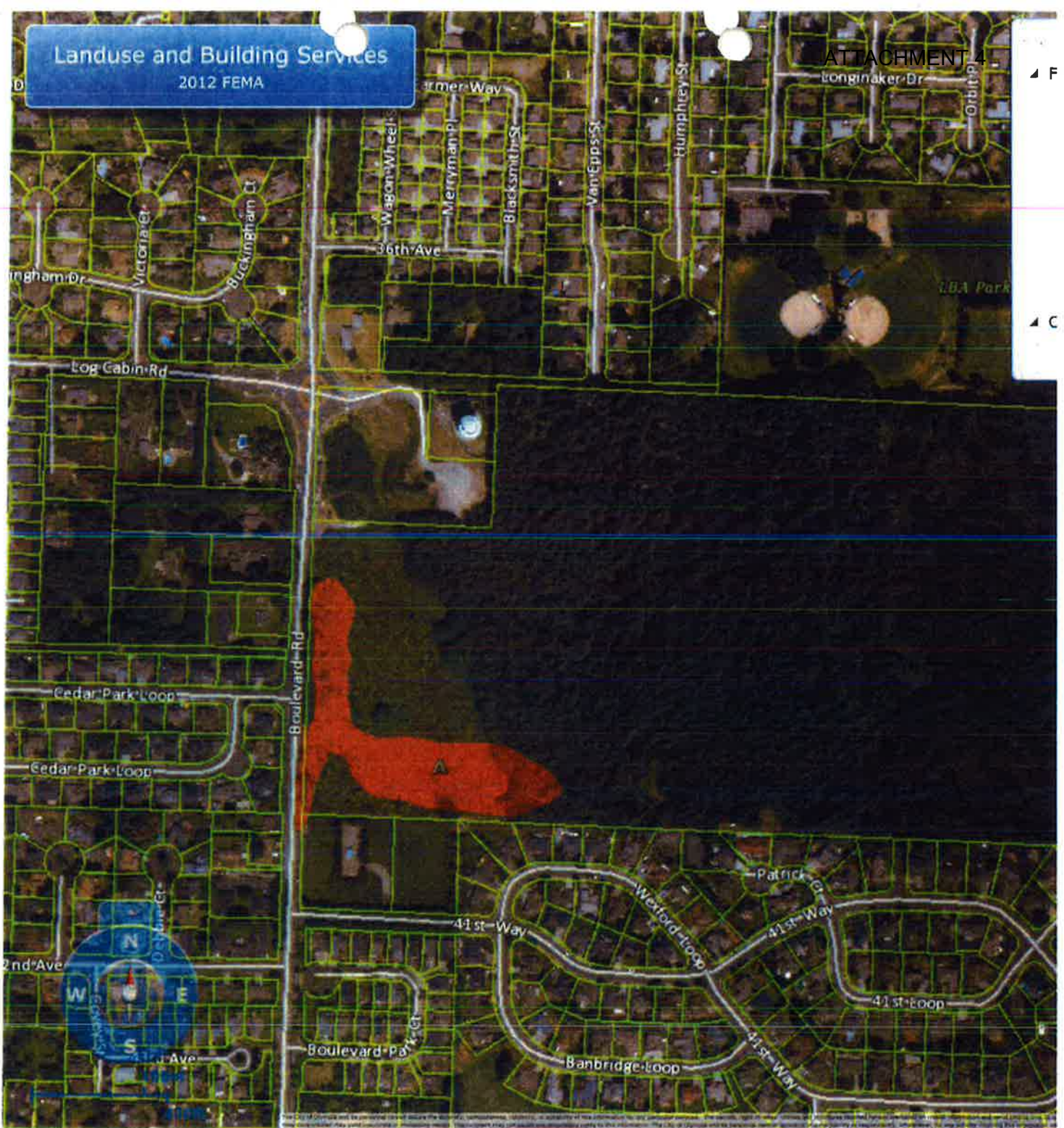




Landuse and Building Services
Steep Slopes

ATTACHMENT 4







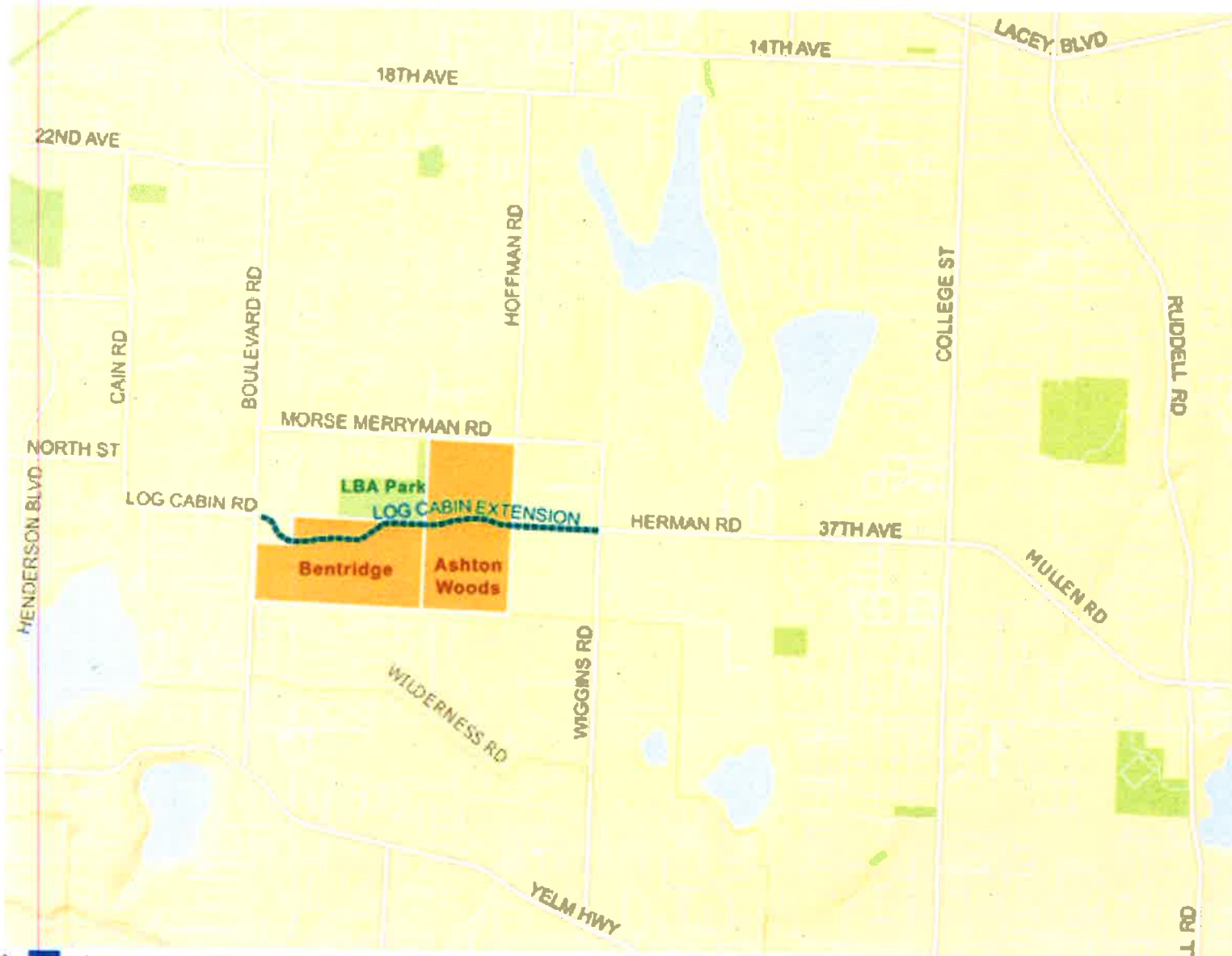
0 325 650 Feet 1 inch = 625 feet

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.



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



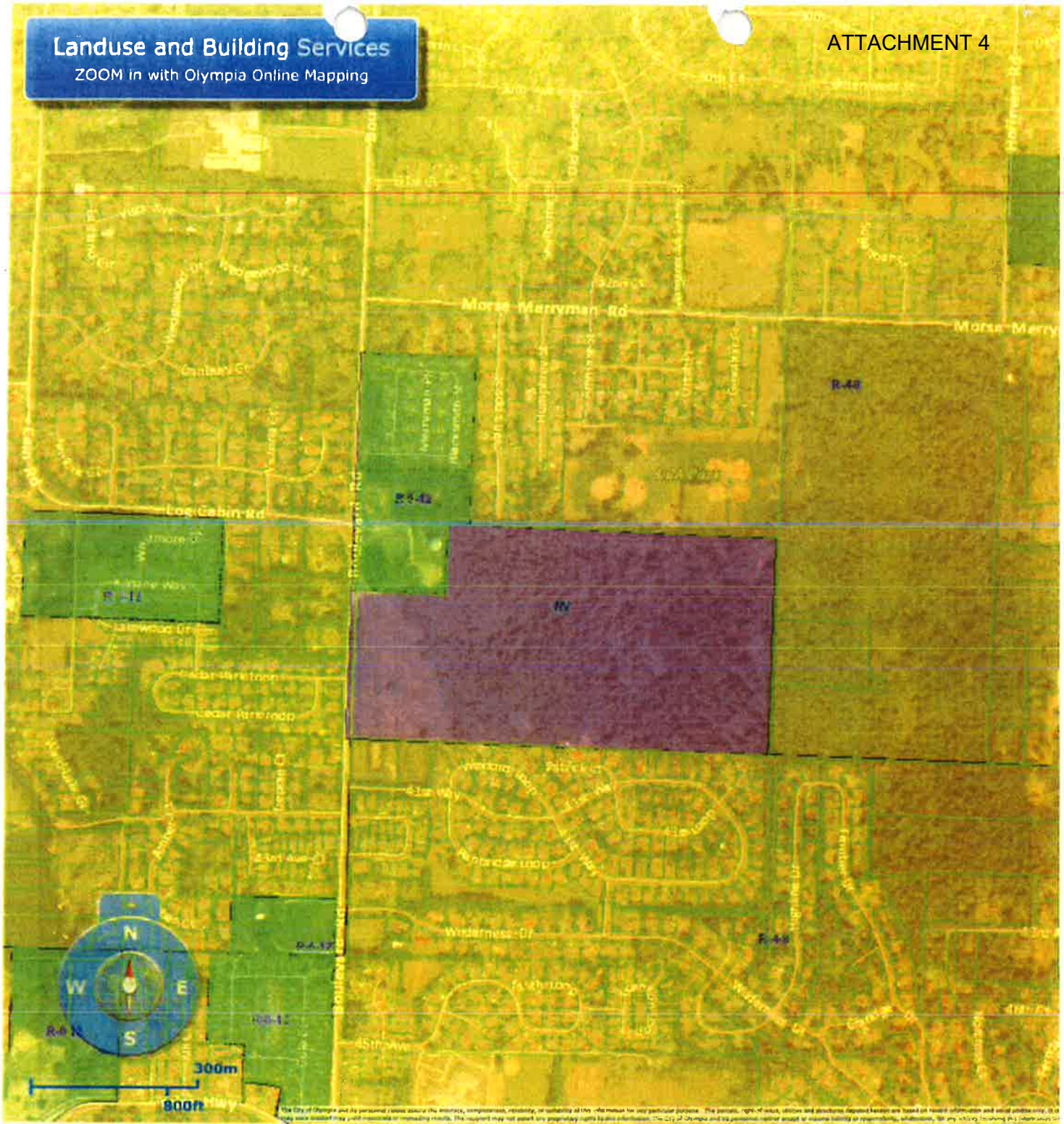
Regional Transportation System

Southeast Olympia/Southwest Lacey

Map dated 10/2011

RECEIVED
DEC 19 2016

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.
Page 94 of 198



Current Zoning



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**:

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

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

COMMUNITY PLANNING AND DEVELOPMENT DEPT.

\\calvin\gg\genl\govt\jay b\2017\bentridge comp plan amendment\application\general land use.docx

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
- Steep Slopes/Draw/Gully/Ravine
- Scenic Vistas
- Historic Site or Structure
- Flood Hazard Area (show on site plan)
- 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

ATTACHMENT 4

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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 AND PLANNING COMMISSION

- 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 [\[help\]](#)

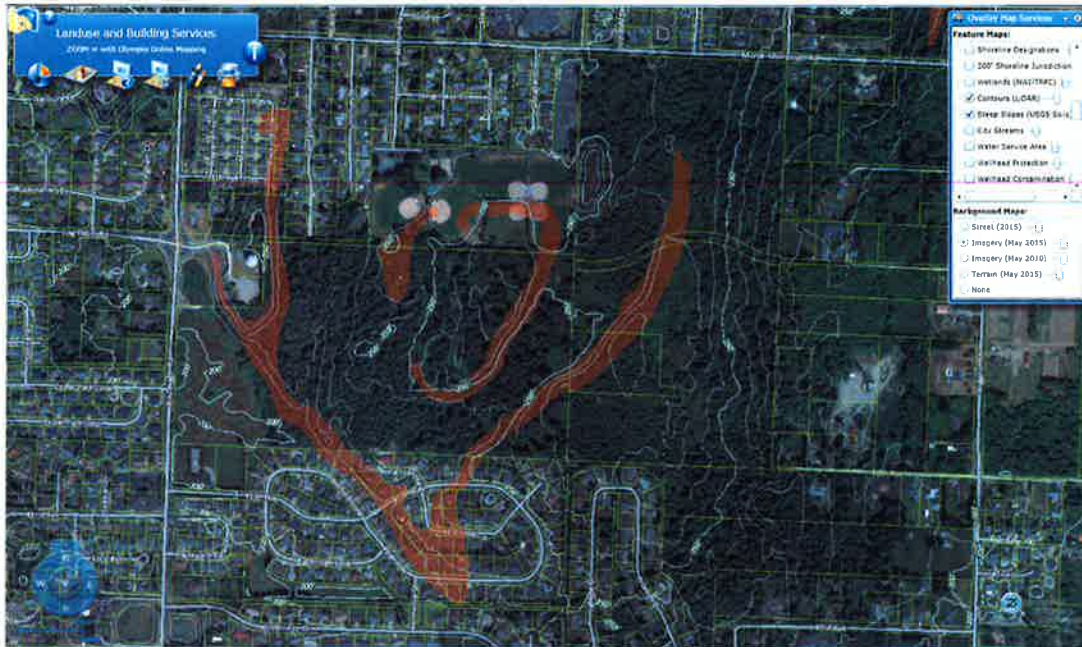
a. General description of the site: [\[help\]](#)

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

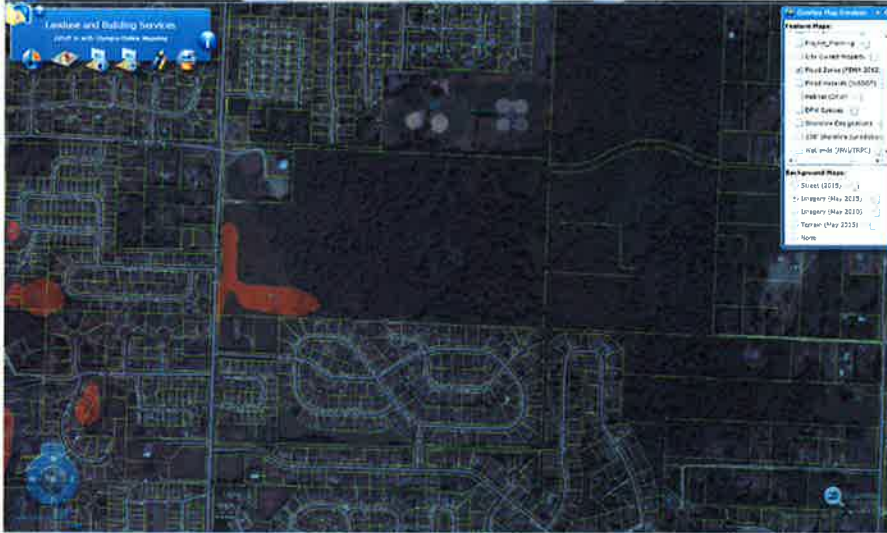
None, this is a non-project proposal.

- 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.

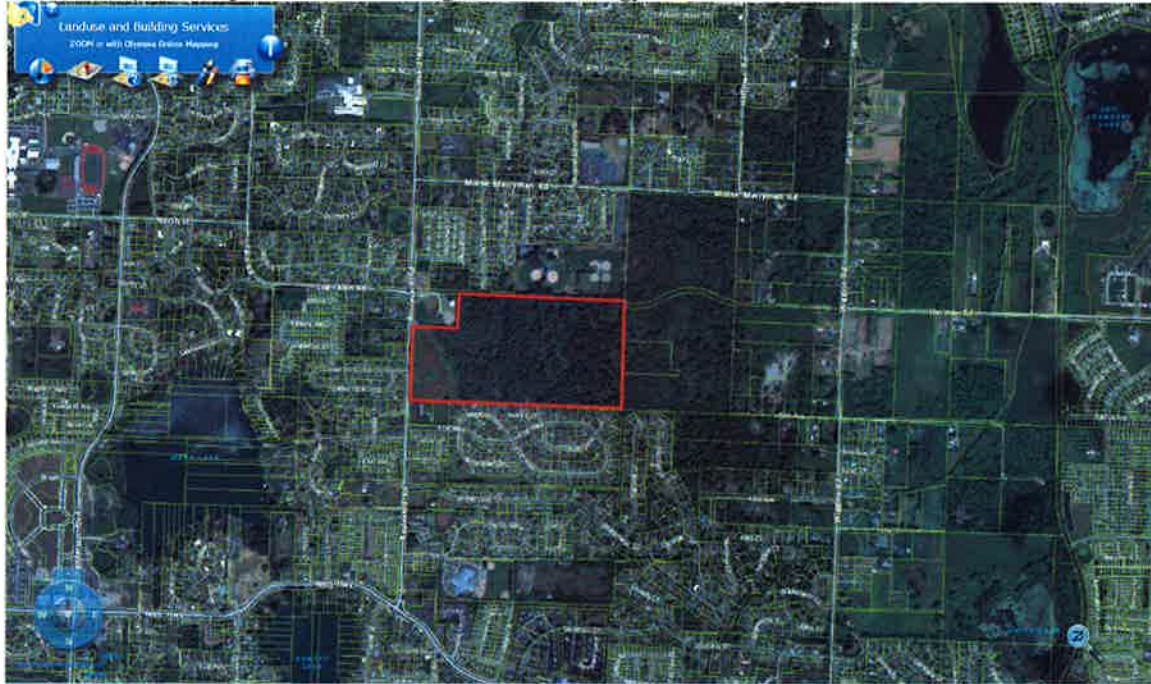
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

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 Bentridge 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 Bentridge 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 _____

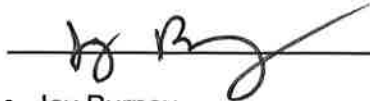
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

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.

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ATTACHMENT 4



Planning Commission

South Capitol Neighborhood Association Comprehensive Plan Amendment - Public Hearing

Agenda Date: 7/10/2017
Agenda Item Number: 6.C
File Number: 17-0700

Type: public hearing Version: 1 Status: In Committee

Title

South Capitol Neighborhood Association Comprehensive Plan Amendment - Public Hearing

Recommended Action

Move to approve that Maple Park Avenue, between Capitol Way S and Jefferson Street SE, remain designated as a Major Collector but that a new set of engineering standards be developed for Major Collectors in the South Capitol Historic District. The engineering standards should be developed in collaboration with the South Capitol Neighborhood Association through a public process and brought forward to the City Council for a final decision.

Report

Issue:

Whether the Planning Commission will make a written recommendation to City Council regarding the Comprehensive Plan Amendment proposed by the South Capitol Neighborhood Association to amend the Transportation 2030 Maps.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Each year the Community Planning and Development Department sends notification of the annual Comprehensive Plan Amendment process to recognized neighborhoods in the City.

In 2016 the South Capitol Neighborhood Association submitted a preliminary application to amend the Transportation 2030 Maps by removing the Major Collector designation on Maple Park Avenue between Capitol Way S and Jefferson Street SE and designating it to a lower standard. Earlier in 2017, the City Council advanced the request to the final docket along with three other applications.

Neighborhood/Community Interests (if known):

This section of street has multiple parties of interest. Maintenance of street and median/park is shared between the State of Washington Department of Enterprise Services and the City of Olympia. Essentially, the City maintains the travel lanes and the state maintains the median, which is Maple Park. The street is primarily used by state employees to access the state's main parking facility and the residents of the adjacent neighborhood. Intercity Transit runs bus service on the street and has four transit stops.

Maple Park Avenue is a unique, landscaped boulevard that is wholly within the nationally recognized historic south capitol neighborhood. It serves as the transition between the residential neighborhood and the State Capitol Campus.

The engineering standards the City applies to streets are based upon their classification. If a street is designated as a Major Collector, certain standards are applied. Redesignation of the street classification may not affect the way the street is used, however it will impact the standards and funding sources applied to the street.

Options:

1. Recommend the Transportation 2030 Maps be amended, as proposed by the South Capitol Neighborhood Association, by designating Maple Park Avenue as a Neighborhood Collector.
2. Recommend the Transportation 2030 Maps not be amended, but that a new set of engineering standards be developed for Major Collectors in the South Capitol Historic District. The engineering standards should be developed in collaboration with the South Capitol Neighborhood Association through a public process and brought forward to the City Council for a final decision.
3. Recommend the Transportation 2030 Map amendments be denied and retain the Major Collector designation on Maple Park Avenue.

Financial Impact:

If Maple Park Avenue is reclassified as a Neighborhood Collector rather than a Major Collector, the City would need to remove it from the Federal Aid Classification System. This means that the City would not be able to use Federal transportation funds on this street in the future.

Attachments:

Review Criteria
Application Packet
Intercity Transit Comments
Public Works Comments
Capitol Campus Map

**Final Review and Evaluation Criteria
Olympia Municipal Code - Section 18.59.040**

City of Olympia LBA Woods/Bentridge Village Comprehensive Plan Amendment and Rezone Request
Project #: 17-1231

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Sections 18.59.040 and 18.59.050 identify the final review and evaluation criteria to be used during the review and decision-making process for such applications, including when a concurrent rezone is requested.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: March 31, 2017

60 Day Notice of Intent to Adopt Comment Period Ends: May 31, 2017

Routed to Recognized Neighborhood Associations: April 13, 2017

Notice of Application Published in the Olympian: April 19, 2017

Planning Commission Briefing: April 17, 2017

SEPA Determination Issued: June 23, 2017

SEPA Determination Notice Published, Mailed, and Posted: June 28, 2017

SEPA Comment Period Ends: July 12, 2017

SEPA Appeal Period Ends: July 19, 2017

B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Staff Opinion: The proposed amendments are consistent with the community request to retain trees and expand LBA Park and open space around the park (a petition with over 5,000 signatures was submitted to the City Council to support the request). The recently updated Parks, Arts, and Recreation Plan, which included an extensive public involvement process, also supported efforts that resulted in this purchase of parks and open space within the City of Olympia.

This proposal acknowledges and provides for the extension of Log Cabin Road between Boulevard Road and Wiggins Road, which is a street connection identified as being needed in both the City of Olympia Comprehensive Plan and in the Regional Transportation Plan for Thurston County.

The ten acre area proposed for future residential development and the potential for a small neighborhood retail area is consistent with the provisions in the comprehensive plan that call for additional residential development with the potential for a neighborhood retail area that could serve the site and surrounding residential properties.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Staff Opinion: Staff believes the amendments as proposed, and as recommended by staff (which includes an additional map amendment and an OMC text amendment), are consistent with the goals of the Comprehensive Plan and the Parks, Arts, and Recreation Plan.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Opinion: Yes, the proposed amendment is consistent with the county-wide planning policies adopted by Thurston County and the cities within its borders.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Staff Opinion: Yes, the proposed amendment and rezone is compliant with the requirements of the Growth Management Act (RCW 36.70A). Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received.

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC [18.59.055](#) or with a concurrently approved amendment to the Plan.

Staff Opinion: The rezone proposed is consistent with the concurrently proposed amendment to the Comprehensive Plan.

B. The rezone will maintain the public health, safety, or welfare.

Staff Opinion: The rezone, if approved, will maintain the public health, safety, and welfare.

C. The rezone is consistent with other development regulations that implement the comprehensive plan.

Staff Opinion: As recommended by staff, the proposed rezone is consistent with the development regulations that implement with comprehensive plan.

D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.

Staff Opinion: Staff believes the rezone will result in residential zoning districts that are compatible with the adjoining zoning districts.

E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Staff Opinion: Public facilities and services are or will be adequate and available to serve potential development allowed by the proposed zone. Overall the proposed zoning districts are less intensive than what was approved under the Bentrige Village Master Plan. However, extension of sanitary sewer to serve any future development area may still be needed. S.T.E.P. sewer is available to serve park uses. In accordance with OMC 13.08.090, only existing lots of record can be served by S.T.E.P. systems - any future subdivision would likely require the extension of gravity sewer lines to the site.



Final Comprehensive Plan Amendment Application



OFFICIAL USE ONLY

Case #: 17-1238
Received By: [Signature]

Master File #: _____
Project Planner: _____

Date: _____
Related Cases: _____

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

- Comprehensive Plan Amendment (Proposed Specific Text and/or Maps)
- Any Related Zoning Map (Rezone) or Text Amendment
- Other
- Adjacent Property Owner List (If site-specific amendment)
- SEPA Checklist

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

Site Owner: City of Olympia/public
 Mailing Address: 601 4th Avenue SE, Olympia, WA 98501
 Phone Number(s): (360) 753-8325

Other Authorized Representative (if any): _____
 Mailing Address: _____
 Phone Number(s): _____
 E-mail Address: _____

Description of Proposed Amendment: Change the street designation of Maple Park Ave SE from Major Collector to a lower classification on the Comprehensive Plan Transportation Maps. Maple Park Avenue does not function as a Major Collector and it does not meet the street design standards and characteristics of a Major Collector as described in Chapter 4 of the City of Olympia 2016 Engineering Design and Development Standards. In addition, Maple Park is also a unique landscaped boulevard that is wholly within the nationally recognized historic south capitol neighborhood. Please see attached proposal for supplemental information.

Size of Proposed Amendment Area: Approximately 1200 linear feet of street.

Assessor Tax Parcel Numbers (s): See attached proposal for a list of tax parcel numbers.

Site Address (if applicable): Maple Park Avenue SE, downtown Olympia.

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>Katie K. Pruitt</u>	Signature(s) 	Date <u>3/30/17</u>
--------------------------------------	------------------	------------------------



OFFICIAL USE ONLY

Case #: 17-1238 Master File #: Date:
Received By: Related Cases: Project Planner:

One or more of the following Supplements must be attached to this General Land Use Application and submitted electronically with the application:

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

Project Name: Maple Park Avenue Transportation Map Amendment
Project Address: Maple Park Avenue SE, downtown Olympia.

Applicant: South Capitol Neighborhood Association
Mailing Address: 205 Maple Park Avenue 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: Change street designation of Maple Park Avenue to a lower classification.
Size of Project Site: Approximately 1200 linear feet of street
Assessor Tax Parcel Number(s): see application materials attached

Section: 23 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached

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 Kara Reed

Date 3/30/17

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

Applicants may be 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.

CITY OF OLYMPIA 2017 COMPREHENSIVE PLAN AMENDMENT FINAL PROPOSAL

- A. Type of proposed amendment
 - 1. Text amendment Map amendment
Map

- 2. What issue is addressed or problem solved by the proposed amendment?
Change the street designation of Maple Park Ave SE from Major Collector to a lower classification on the Comprehensive Plan Transportation Maps. Maple Park Avenue SE is not a Major Collector street as designated in the Comprehensive Plan Transportation Maps. Maple Park should be changed to a lower street classification to ensure it is not held to engineering and design standards that are inappropriate for this boulevard. Maple Park's 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 merit a lower classification. It primarily functions as a local access street to the neighborhood that serves one entrance to the Plaza parking garage at the Capitol Campus.

- 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 change the Major Collector street designation of Maple Park Avenue to a lower designation.

- 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 Maps*¹

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 approximately 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.

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

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 at the turn of the century (see attached National Historic Register, page 8) 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. We understand a 2017 traffic volume study was completed in January. We hope the information gathered is able to demonstrate the flow of traffic to access the parking garage or neighborhood, rather than as a pass through or connector.

Outside of commute hours, Maple Park Avenue has very little traffic and functions 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. A review of the 2016 City of Olympia Engineering Design and Development Standards² revealed the street length, percentage of local traffic, driveway access, street spacing, one-sided street parking, and speed limits are consistent with a Local Access street classification. No characteristics were found to be consistent with the Major Collector classification and only a few are consistent with the Neighborhood Collector classification (mainly traffic volumes).

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

² <http://www.codepublishing.com/WA/Olympia/?edds/OlympiaEDDSNT.html>

The 2016 City of Olympia Engineering Design and Development Standards should be amended. Chapter 4, Transportation, Table 1, Street Classification and Number of Lanes should be amended to a lower street classification for Maple Park Avenue.

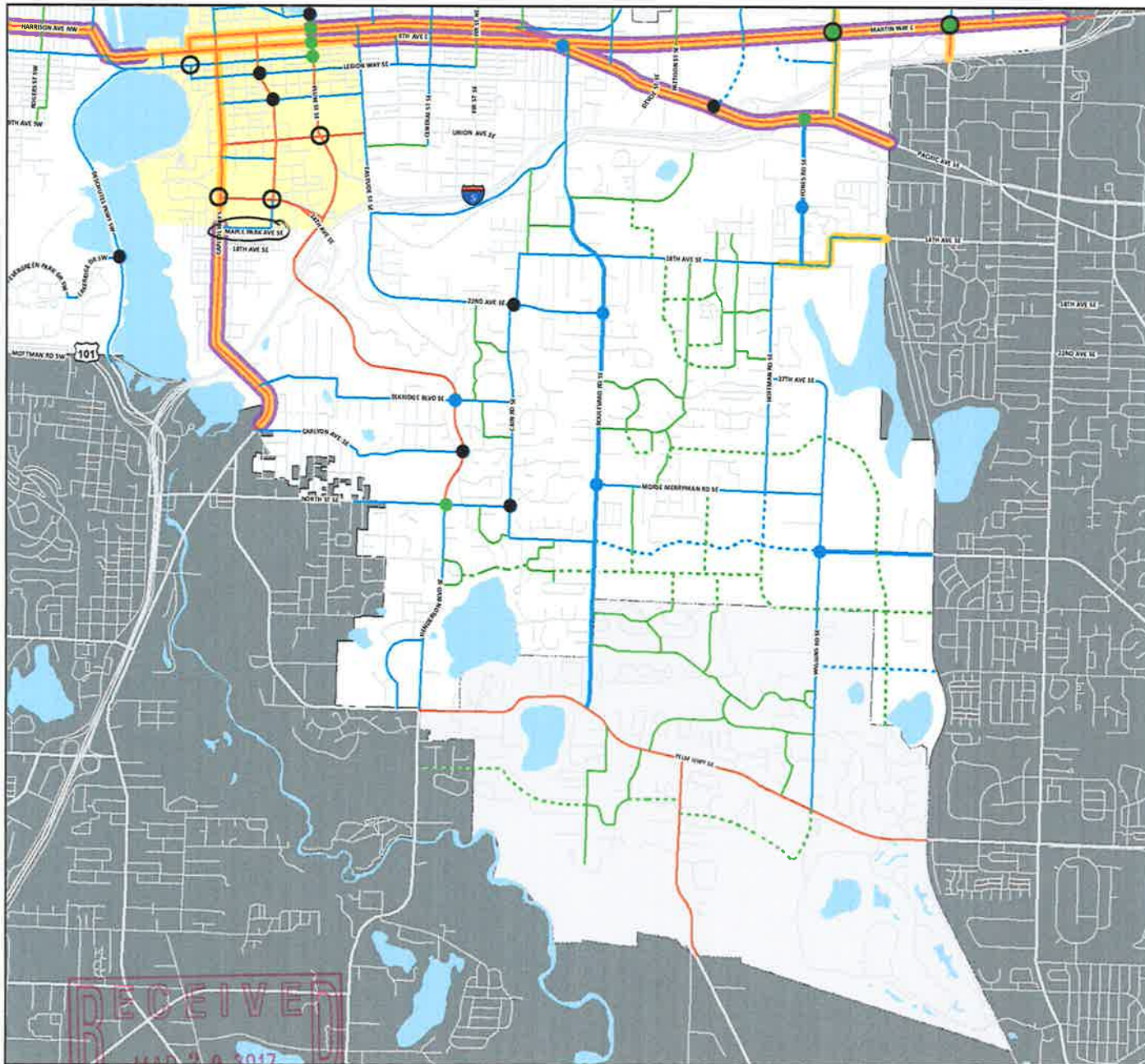
3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

The 2016 City of Olympia Engineering Design and Development Standards should be amended. Chapter 4, Transportation, Table 1, Street Classification and Number of Lanes should be amended to a lower street classification for Maple Park Avenue.

Attachments:

- **Transportation Map**
- **Streets Map**
- **National Historic Register – South Capitol Neighborhood**

○ = area of proposed reclassification



Transportation 2030 Southeast

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

Ordinance #6945

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:

On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, rights-of-ways, utilities and structures depicted herein 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.

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AND DEVELOPMENT DEPT.
Planning Commission

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

Section number 7 Page 7



In addition to the Lord and McCleary mansions, Wohleb also designed the neighborhood Lincoln School in his signature Mission Revival style. Built in 1923 while Wohleb was Olympia School District architect, its notable features include a tiled parapet, plaques, cast stone arches, and friezes. Wohleb's residential works in the district include houses in the Colonial Revival and Craftsman/Bungalow styles. Interestingly, Wohleb built his own home in the neighborhood in 1926, on W. 21st St. facing the Lord and McCleary mansions, just after the houses were built.

The "Frog Pond" store, at 2102 S. Capitol Way, has been a fixture in the neighborhood since 1910. The false front style building has been altered over the years with non-historic siding; but, the simple building retains its siting and general form and shape. Two churches are also located in the neighborhood. Trinity Lutheran Church, built in 1955 (and therefore noncontributing) replaces an earlier church built in 1908 at that same location. The church is quite similar in style to the earlier structure. The St. John's Episcopal Church and parish hall were built in the 1950's in a design by Seattle architects Richardson, Carlson & Dentlie, with the newer section dating from the late 1980's. The structure is noncontributing.

The district encompasses two significant open spaces. Stevens Field, long a center of recreation in Olympia, was originally part of the Clanrick Crosby and Enoch Wilson Donation Land Claims. The area was platted by Hazard Stevens, son of first territorial governor Isaac Stevens. George C. Mills, a local hardware dealer and school trustee purchased the land and deeded it to the Olympia School District for \$6,000 in 1921 for athletic purposes. Toilets, water service and bleachers were installed. An agricultural fair was one of the first events there. The water tower was built in 1933-34 and is 254 feet above sea level with a capacity of 250,000 gallons.

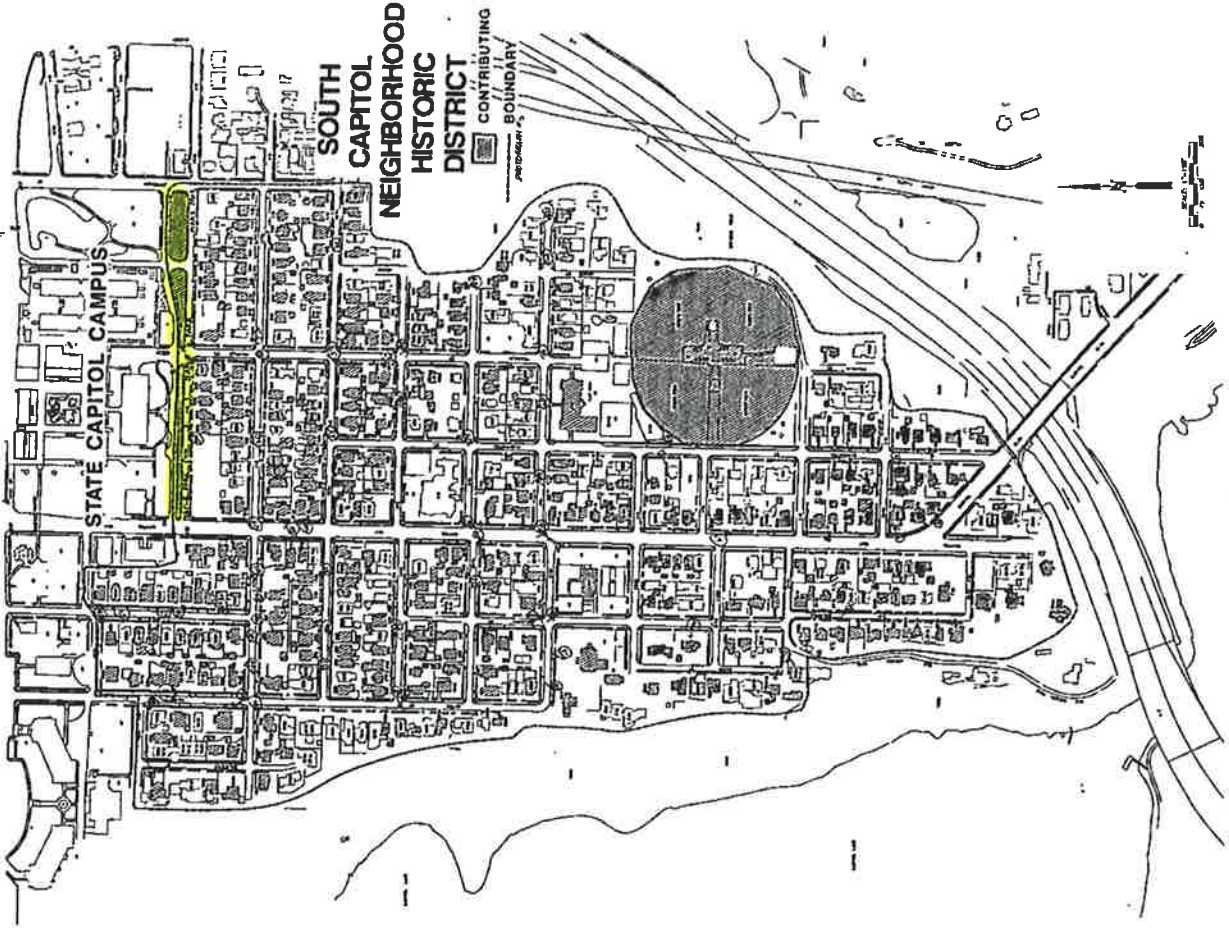
Maple Park was created in 1871 as part of the Hazard Stevens plat. Stevens deeded four acres between Main (Capitol Way) and Jefferson Street for a public park with the proviso that the city pay for the planting of 100 maple trees and protect them. By December 5, 1871, Stevens reported that he had planted the trees and received \$200 for the work done. During the expansion of the capitol campus in the early 1970's the original trees were removed and a parkway added adjacent to the enlarged capitol grounds. The maples were replanted in 1971.

Contributing/Non-Contributing Criteria:

Of the 443 primary properties included with the district boundaries (exclusive of garages), 314 (or 71%) contribute to the significance of the district because of their architectural importance, their association with people important to the development of state government or the city, their construction during the period of historical significance (1878-1941), and for their retention of general integrity of historic form, design and character.



= Maple Park





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:

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

Maple Park Avenue Transportation Map Amendment

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

South Capitol Neighborhood Association

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

Katie Knight Pruitt, SCNA President
 205 Maple Park Avenue SE
 Olympia, WA 98501
 360-628-2882

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

March 30, 2017

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

City of Olympia

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

Amendment effective upon adoption.

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

No.

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

Unknown. Not applicable.

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. [\[help\]](#)

Unknown.

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

[\[help\]](#)

Comprehensive Plan Amendment approval.

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

Change the street designation of Maple Park Ave SE from Major Collector to a lower classification on the Comprehensive Plan Transportation Maps. Maple Park Avenue does not function as a Major Collector and it does not match the street design standards and characteristics of a Major Collector as described in Chapter 4 of the City of Olympia 2016 Engineering Design and Development Standards.

Maple Park is approximately a quarter mile long with a landscaped median that separates one lane of traffic flowing east, from one lane of traffic flowing west. It is a unique

landscaped boulevard that is a historic park wholly within the nationally recognized historic south capitol neighborhood.

Maple Park Avenue SE is not a Major Collector street, but rather 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.

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. [\[help\]](#)

Maple Park Avenue legal description unknown. Township 18, Range 2W, Section 23. It is about 1200 linear feet of street flowing east/west between Jefferson Street SE and Capitol Way South. It is located north of 17th Avenue SE in the historic south capitol neighborhood and south of 14th Avenue SE in downtown Olympia, Washington.

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

Mostly flat with the exception of about 300 feet between Franklin and Jefferson streets with an approximate 5% slope (Thurston County Geodata 2017).

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. [\[help\]](#)

Skipopa silt loam, 3 to 15% slopes; Yelm fine sandy loam, 3 to 15% slopes.

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

Unknown.

- 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. [\[help\]](#)
Nonproject action. Does not apply.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Nonproject action. Does not apply.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Nonproject action. Does not apply.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Nonproject action. Does not apply.

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. [\[help\]](#)
Nonproject action. Does not apply.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
Nonproject action. Does not apply.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Nonproject action. Does not apply.

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. [\[help\]](#)
No.
- 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. [\[help\]](#)
Nonproject action. Does not apply.
- 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. [\[help\]](#)
Nonproject action. Does not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Nonproject action. Does not apply.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
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. [\[help\]](#)
Nonproject action. Does not apply.

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. [\[help\]](#)
Nonproject action. Does not apply.
- 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. [\[help\]](#)
Nonproject action. Does not apply.

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. [\[help\]](#)
Nonproject action. Does not apply.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Nonproject action. Does not apply.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)
Nonproject action. Does not apply.

deciduous tree: alder, maple, aspen, other
 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? [\[help\]](#)
Nonproject action. Does not apply.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
Nonproject action. Does not apply.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Nonproject action. Does not apply.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
Nonproject action. Does not apply.

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. [\[help\]](#)
Nonproject action. Does not apply.
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. [\[help\]](#)
Nonproject action. Does not apply.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Nonproject action. Does not apply.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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. [\[help\]](#)

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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. [\[help\]](#)

Nonproject action. Does not apply.

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

[\[help\]](#)

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

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

Nonproject action. Does not apply.

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. [\[help\]](#)

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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 entire street is within a nationally recognized historic district (see attached national historic register, page 19 of the PDF). There is a landscaped median, as well as landscaping in the right of way on each side of the street. Residential zoning and the historic south capitol neighborhood is located on the south side of the street. The state capitol campus is located on the north side of the street.

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? [\[help\]](#)

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: [\[help\]](#)

No.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

Zoning on the south side of the street is Two Family Residential 6 to 12. Zoning on the north side is Capitol Campus/ Commercial Service High.

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

Major Collector street designation on Comprehensive Plan Transportation Maps.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable.
- 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? [\[help\]](#)
Nonproject action. Does not apply.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
Nonproject action. Does not apply.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Nonproject action. Does not apply.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Does not apply.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
Does not apply.
9. **Housing** [\[help\]](#)
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
Nonproject action. Does not apply.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
Nonproject action. Does not apply.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
Nonproject action. Does not apply.
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? [\[help\]](#)
Nonproject action. Does not apply.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Nonproject action. Does not apply.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
Nonproject action. Does not apply.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Nonproject action. Does not apply.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Nonproject action. Does not apply.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Nonproject action. Does not apply.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Nonproject action. Does not apply.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Maple Park is used by some for recreation as is east Capitol Campus. In the fall, Maple Park is a popular destination for photos. The Park is identified on the Olympia Streets Map (see attached) and provides the city of Olympia's most attractive boulevard.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
Nonproject action. Does not apply.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Nonproject action. Does not apply.

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. [\[help\]](#)
Yes. The entire neighborhood and Maple Park are on the national register of historic places.
- 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. [\[help\]](#)
Maple Park was platted by Hazard Stevens, son of Washington state's first territorial governor. He deeded the park to the City of Olympia and planted the first

maple trees on the park. The park is described in an entry in national historic registry (see attached National Historic Register, page 8 of the PDF).

- 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.

[\[help\]](#)

The neighborhood association consulted with State of Washington Department of Archaeology and Historic Preservation, and the US Dept of Interior National Register of Historic Places.

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

The historic significance is one of many reasons for requesting this change. Maple Park continues to be an attractive greenspace and provides a well established buffer between the capitol campus and the historic neighborhood.

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. [\[help\]](#)

Maple Park Avenue is approximately 1200 linear feet between Capitol Way South and Jefferson Street SE. Maple Park Avenue forms a T-intersection with Franklin Street SE at the midpoint.

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

Yes. Intercity Transit buses, including Dash, service Maple Park Avenue SE. There are 4 bus stops on the street.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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? [\[help\]](#)

Nonproject action. Does not apply.

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. [\[help\]](#)

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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. [\[help\]](#)

Nonproject action. Does not apply.

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

Nonproject action. Does not apply.

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

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

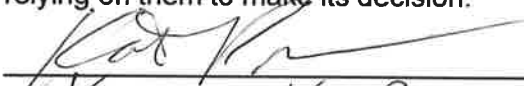
All of the above.

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. [\[help\]](#)

Nonproject action. Does not apply.

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 Katie K. Pruitt

Position and Agency/Organization President - S. Capitol Neighborhood Assoc.

Date Submitted: 3/30/17

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?

This street designation change should have no effect on any of the above.

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?

This designation change should have no effect on any of the above.

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?

Reducing the street designation would likely result in a savings of energy. The street designation informs the engineering and design standards applied for infrastructure, such as street lighting.

Proposed measures to protect or conserve energy and natural resources are:
Nonproject action. Does not apply.

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?

Reducing the street designation and possible infrastructure demands would likely benefit the park.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Nonproject action. Does not apply.

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 street designation should not effect the land use of an established residential neighborhood and the capitol campus.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Nonproject action. Does not apply.

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

A change in street designation should not increase demand for any of the above.

Proposed measures to reduce or respond to such demand(s) are:
Nonproject action. Does not apply.

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 environmental laws.

Joyce Phillips

From: DBloom@intercitytransit.com
Sent: Monday, April 17, 2017 8:45 PM
To: Joyce Phillips
Subject: File # 17-1238 - Comp Plan Amendment Proposal: Remove Major Collector designation for Maple Park Ave SE

Joyce Phillips, Senior Planner
 Community Planning & Development
 City of Olympia

Joyce,

Thank you for the opportunity to comment on the South Capitol Neighborhood Association's proposal to remove the Major Collector designation for Maple Park Ave SE. Intercity Transit staff has reviewed the proposal and have a couple of brief comments to note:

- a) Maple Park Ave SE currently functions as a route segment of Intercity Transit's weekday Express Routes 603, 609 and 612. A portion of our Dash circulator route also utilizes a shorter segment of Maple Park, between Jefferson St and Franklin St, where it u-turns back to Jefferson St and heads back to the west Capitol Campus. I would also note that current Route 609 trips that use this street now will be discontinued at the end of June 2017. However, we anticipate adding trips to Route 612 this July and these trips will likely continue to operate along Maple Park Ave as they do now.
- b) Intercity Transit also maintains 4 bus stops on Maple Park, two in each direction, that serve both the South Capitol Neighborhood and the state agencies that align to the north side of the street along this particular part of the East Capitol Campus. Ridership boardings and alightings are, for the most part, along the westbound lane of Maple Park where there's direct access to and from state office buildings.

While we don't anticipate concerns for transit service created by the proposed re-designation we thought it might be helpful for those considering the change to know that Intercity Transit currently operates along this short street corridor and anticipates continuing to do so in the future.

If you or other interested parties have any questions or comments about transit service along Maple Park Ave, please contact me directly at your earliest convenience.

Dennis

Dennis Bloom
 Planning Manager
 Intercity Transit
 360.705.5832
 E: dbloom@intercitytransit.com
 W: www.intercitytransit.com

INTERcity
 TRANSIT

From: [Randy Wesselman](#)
To: [Joyce Phillips](#)
Cc: [Sophie Stimson](#); [Mark Russell](#)
Subject: RE: South Capital Neighborhood Association - Comp Plan Amendment request
Date: Wednesday, June 14, 2017 1:14:30 PM
Attachments: [image001.png](#)

Joyce:

Based on our conversation this morning concerning Maple Park Avenue, here is background information for the staff report:

Current Traffic Volumes on Maple Park Avenue

Street	Cross Street	Leg	EB Volume	WB Volume	Total Volume
Maple Park Avenue	Capitol Way	E	770	826	1,596
Maple Park Avenue	Jefferson Street	W	1,381	1,575	2,956

Counts conducted January 2017

Current Classification of Maple Park Avenue

- Major Collector Street.
- Typical traffic volume of a Major Collector can range between 3,000 and 14,000 vehicles per day.
- This street is on the Federal Aid Classification System. If Maple Park Avenue were reclassified as a Neighborhood Collector, the City would need to remove it from the Federal Aid Classification System. The City could not use Federal transportation funds on this street in the future.

Neighborhood Collector Volume

- Typical traffic volume of a Neighborhood Collector can range between 500 and 3,000 vehicles per day. If Maple Park Avenue were reclassified as a Neighborhood Collector, future traffic volumes could exceed this range.

Local Access Street Volume

- Typical traffic volume of a Local Access street can range between 0 and 500 vehicles per day.

Maple Park Avenue – Transit Route

- Maple Park Avenue is a transit route. Intercity Transit will continue to use this street as a transit route even if the street is reclassified as a Neighborhood Collector.

Please contact Sophie or me if you have questions or need additional information.

Thanks,
Randy

Randy Wesselman
Transportation Engineering and Planning Manager
Olympia Public Works Department, Transportation
(360) 753-8477
FAX (360) 709-2797
P.O. Box 1967, Olympia, WA 98507-1967
601 4th Avenue E
rwesselm@ci.olympia.wa.us
City Website: www.olympiawa.gov
(This message and any reply are subject to public disclosure)

From: Joyce Phillips
Sent: Monday, June 12, 2017 11:25 AM
To: Randy Wesselman
Subject: South Capital Neighborhood Association - Comp Plan Amendment request

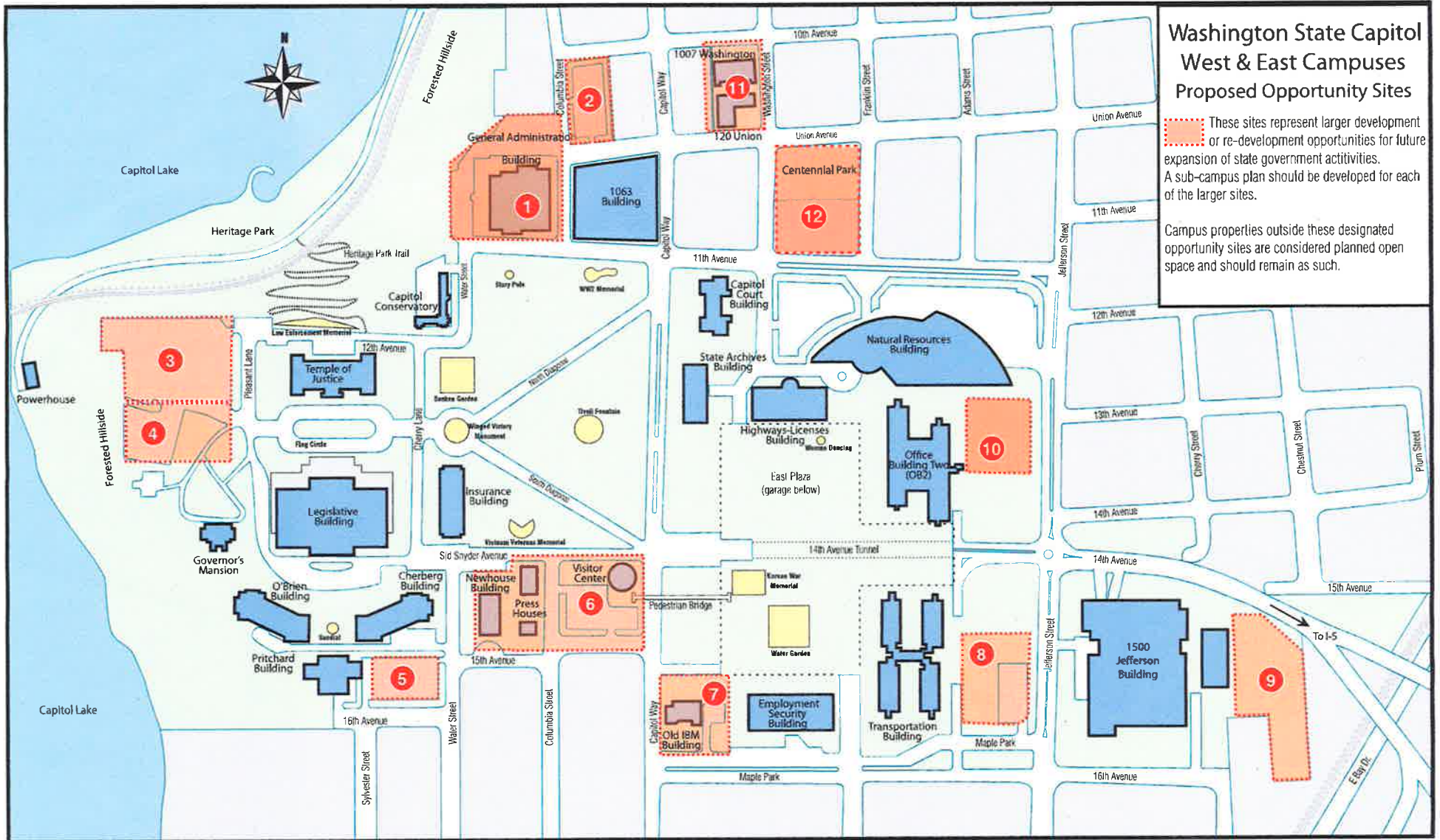
Hi, Randy.
I'm preparing for the public hearing for the comp plan amendments requested. I have not received any comments from PW about the So Capital Neighborhood Association's request to amend the Transportation 2030 maps. Do you think you (or someone else in PW) will be preparing any comments?
Thanks!
Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.



Capitol Campus Design Advisory Committee Meeting
Master Plan Update



**Washington State Capitol
West & East Campuses
Proposed Opportunity Sites**

 These sites represent larger development or re-development opportunities for future expansion of state government activities. A sub-campus plan should be developed for each of the larger sites.

Campus properties outside these designated opportunity sites are considered planned open space and should remain as such.

CCDAC 11/10/2016

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ATTACHMENT 5



Planning Commission

City of Olympia Public Works Department Comprehensive Plan Amendment Request - Public Hearing

Agenda Date: 7/10/2017
Agenda Item Number: 6.D
File Number: 17-0701

Type: public hearing Version: 1 Status: In Committee

Title

City of Olympia Public Works Department Comprehensive Plan Amendment Request - Public Hearing

Recommended Action

Recommend approval of a Comprehensive Plan Amendment to modify the Transportation 2030 Maps, as proposed by the Olympia Department of Public Works.

Report

Issue:

Whether the Planning Commission will make a written recommendation to City Council to approve the Comprehensive Plan Amendment to modify the Transportation 2030 as proposed by the Olympia Department of Public Works.

Staff Contact:

Dave Smith, Project Engineer II, Public Works Department, 360.753.8496
Sophie Stimson, Senior Planner, Public Works Department, 360.753.8497
Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Each year the Community Planning and Development Department sends notification of the annual Comprehensive Plan Amendment process to other departments in the City. This provides an opportunity to review the pertinent sections of the plan to determine whether or not any proposed changes or updates are warranted, in order to keep the Comprehensive Plan current. Changes may be proposed because of subarea planning processes that were recently completed, master plans for specific types of infrastructure that were approved, or changes in circumstance.

In 2016 the Public Works Department submitted a preliminary application to amend the Transportation 2030 Maps in the Comprehensive Plan. Six proposed amendments are requested.

Earlier in 2017, the City Council advanced the request to the final docket, along with three other proposed amendments.

Neighborhood/Community Interests (if known):

Specific community or neighborhood interests are not known. However, the six proposed changes take place across the city and therefore have citywide implications.

Options:

1. Recommend the Transportation 2030 Maps be amended, as proposed by the Olympia Public Works Department.
2. Recommend the Transportation 2030 Maps be amended, as modified by the Planning Commission.
3. Recommend the Transportation 2030 Map amendments be denied.

Financial Impact:

None at this time. Future street construction projects would have to be consistent with the adopted classifications.

Attachments:

Review Criteria

Application Packet

**Final Review and Evaluation Criteria
Olympia Municipal Code - Section 18.59.040**

Olympia Public Works Department Request – 2030 Transportation Map Amendments
Project #: 17-1279

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Section 18.59.040 identifies the final review and evaluation criteria to be used during the review and decision-making process for such applications.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: April 6, 2017

60 Day Notice of Intent to Adopt Comment Period Ends: June 6, 2017

Routed to Recognized Neighborhood Associations: April 13, 2017

Notice of Application Published in the Olympian: April 19, 2017

Planning Commission Briefing: April 17, 2017

SEPA Determination Issued: June 23, 2017

SEPA Determination Notice Published, Mailed, and Posted: June 28, 2017

SEPA Comment Period Ends: July 12, 2017

SEPA Appeal Period Ends: July 19, 2017

B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Staff Opinion: Staff believes the requested amendments are consistent with other plan elements and development regulations. The first and second proposed changes reflect the Kaiser Harrison Opportunity Area Subarea Plan that was approved last year. The third proposed change, for Pattison Street, would support the addition of a bicycle lane in an area that does not currently have a distinct bicycle connection between Martin Way and Pacific Avenue. The last three amendments are proposed in order to be more consistent with the Regional Transportation Plan, the natural environment, and existing conditions.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Staff Opinion: Staff believes the amendments as proposed are consistent with the goals of the Comprehensive Plan and the Regional Transportation Plan.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Opinion: Yes, the proposed amendments are consistent with the county-wide planning policies adopted by Thurston County and the cities within its borders.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Staff Opinion: Yes, the proposed amendments are compliant with the requirements of the Growth Management Act (RCW 36.70A). Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received.



Final Comprehensive Plan Amendment Application

OFFICIAL USE ONLY

Case #: 17-1279

Master File #: 17-0001

Date: 4-11-17

Received By: gmp

Project Planner: Joyce

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 type="checkbox"/> Any Related Zoning Map (Rezone) or Text Amendment | <input checked="" type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Other | |

Applicant: City of Olympia Public Works Department, Transportation

Mailing Address: P.O. 1967, Olympia, WA, 98507

Phone Number(s): 356-753-8333

E-mail Address: _____

Site Owner: _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Sophie Stimson, Senior Planner

Mailing Address: P.O. 1967, Olympia, WA, 98507

Phone Number(s): 360-753-8497

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

Description of Proposed Amendment: Amend Transportation 2030 Maps in the Comprehensive Plan

Size of Proposed Amendment Area: Citywide

Assessor Tax Parcel Numbers (s): Citywide

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): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine |
| <input type="checkbox"/> Scenic Vistas | <input type="checkbox"/> Historic Site or Structure |
| <input 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>Sophie Stimson</u>	Signature(s) <u>[Signature]</u>	Date <u>4/11/17</u>
--	---	-------------------------------

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APR 11 2017

COMMUNITY PLANNING AND DEVELOPMENT DEPT.
Planning Commission



GENERAL LAND USE APPLICATION ATTACHMENT 2

OFFICIAL USE ONLY

Case #: 17-1279

Master File #: 17-0001

Date: 4-11-17

Received By: JMP

Project Planner: Joyce

Related Cases: _____

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

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

Project Name: City of Olympia – Amendments to the Transportation 2030 Maps

Project Address: Citywide

Applicant: City of Olympia, Public Works Department, Transportation

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

Phone Number(s): 360-753-8333

E-mail Address: _____

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Sophie Stimson, Senior Planner, City of Olympia

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

Phone Number(s): 360-753-8497

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

Project Description: Amend Transportation 2030 Maps in the Comprehensive Plan

Size of Project Site: Citywide

Assessor Tax Parcel Number(s): Citywide

Section: _____ Township: _____ Range: _____

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COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

Revised

Full Legal Description of Subject Property (attached):
Citywide

Zoning: Citywide

Shoreline Designation (if applicable): n/a

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

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

Water Supply (name of utility if applicable): _____

Existing: n/a

Proposed: n/a

Sewage Disposal (name of utility if applicable): n/a

Existing: n/a

Proposed: n/a

Access (name of street(s) from which access will be gained): n/a

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 [Handwritten Signature] Date 4/11/17

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.

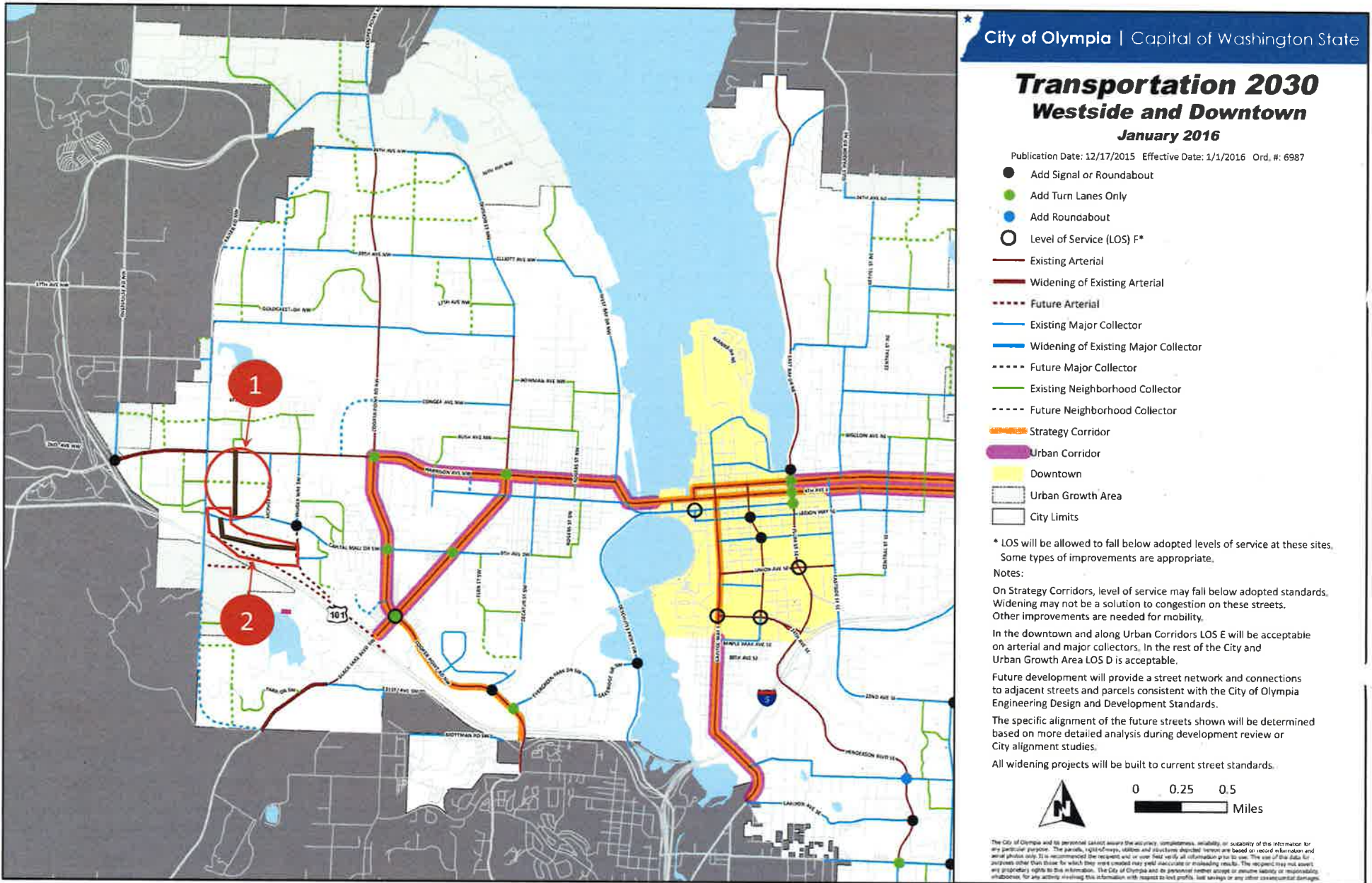
Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

- 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.)

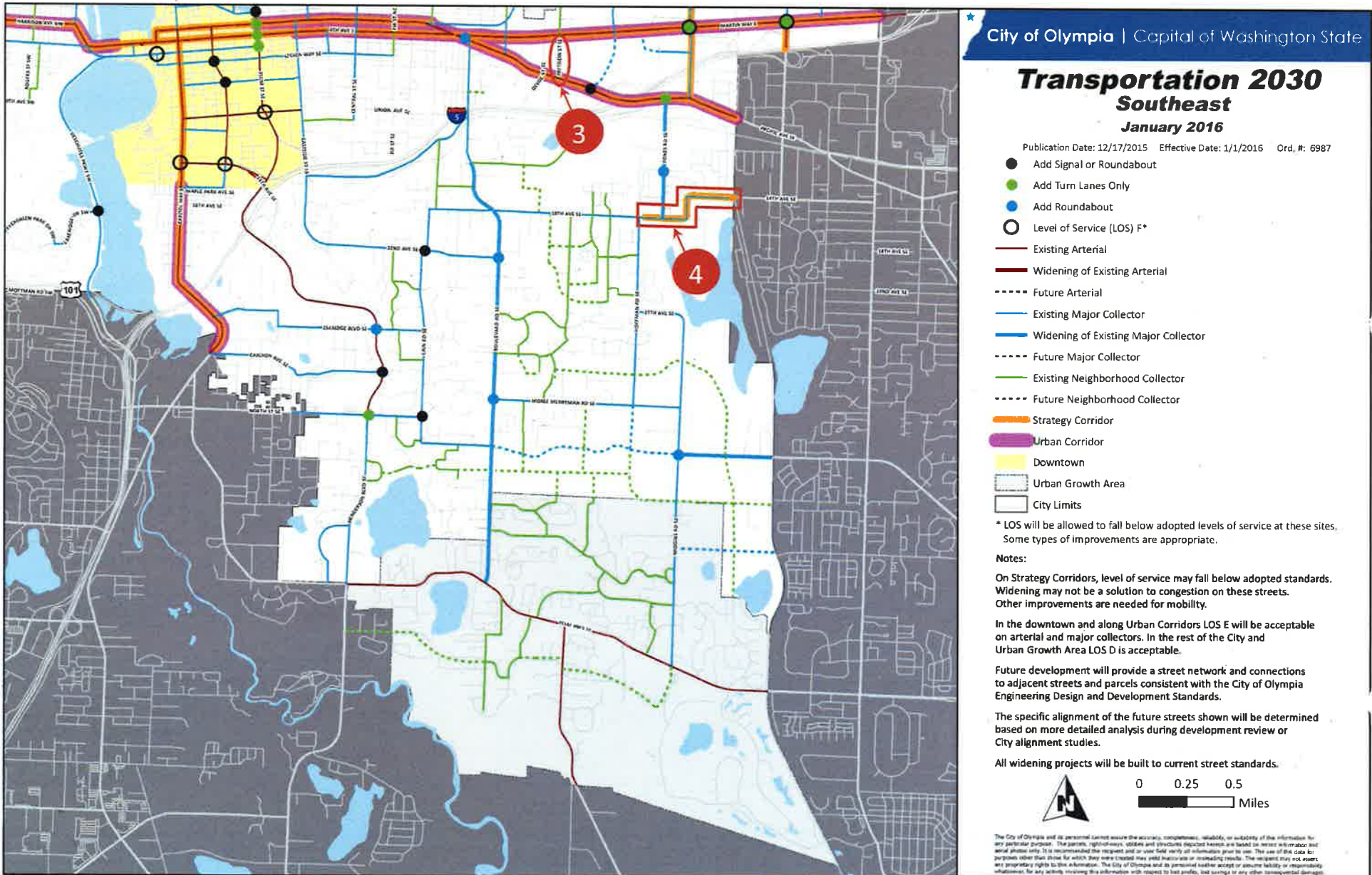
**Comprehensive Plan Amendments
Preliminary Proposal
Transportation 2030 Maps (Southeast, Northeast, and Westside and Downtown)**

Number (see attached maps)	Type of Change	Street	Existing comp plan map	Change proposed	Reason
1	Proposed change to street classification	Harrison Kaiser planning area (bounded by Harrison Avenue, McPhee Road, 7 th Avenue and Kaiser Road)	North/south street would be local access (a southern extension along the rough alignment of Flowers Street). Local access streets are not shown on maps.	North/south street would be shown as a proposed major collector	A major collector street is needed to support the anticipated land use changes in this area, and would allow for bicycle facilities to be included on this street. Transportation 2030 maps and the Bicycle Network Map would be changed.
2	Proposed new street connection	9 th Avenue SW	Street is partially shown	A Major Collector extending east from Yauger Way, connecting with an existing segment of 9 th Avenue, and turning north to intersect with 7 th Avenue.	A Major Collector is needed to serve the anticipated land uses and would allow for bicycle facilities to be included on this street. Transportation 2030 maps and the Bicycle Network Map would be changed.
3	Proposed change to street classification	Pattison Street	Neighborhood Collector	Major Collector	Bike lanes are a required feature of Major Collectors. This change would allow bike lanes to be built on Pattison. No other street connects Pacific Avenue to Martin Way for bicyclists in this vicinity. Transportation 2030 maps and the Bicycle Network Map would be

					changed.
4	Accuracy change: Strategy Corridor designation	14 th /Elizabeth/18 th Avenue	Shown as Strategy Corridor	Remove designation	The Strategy Corridor definition is no longer applicable. The designation has been removed from the Regional Transportation Plan. This is a map update for accuracy. The Strategy Corridor designation is intended for streets where level of service for vehicle capacity may fall below accepted standards. Widening and a roundabout has improved level of service on this corridor. Transportation 2030 maps would be changed.
5	Accuracy change: street connection alignment	Ensign Road	Alignment of future street is shown on east side of Chehalis Western trail.	Show alignment on west side of Chehalis Western trail.	Alignment on east side would require a crossing of the trail. Wetland on east side of trail would make street construction infeasible. Transportation 2030 maps would be changed.
6	Accuracy change: street connection exists	Springwood from Bethel to Miller	Proposed future neighborhood collector	Existing neighborhood collector	Update map for accuracy. Transportation 2030 maps would be changed.



Proposed Amendments See attached table for explanation



Proposed Amendments See attached table for explanation

Transportation 2030 Northeast January 2016

Publication Date: 12/17/2015
Ordinance #: 6987

Effective Date: 1/1/2016

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:

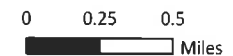
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

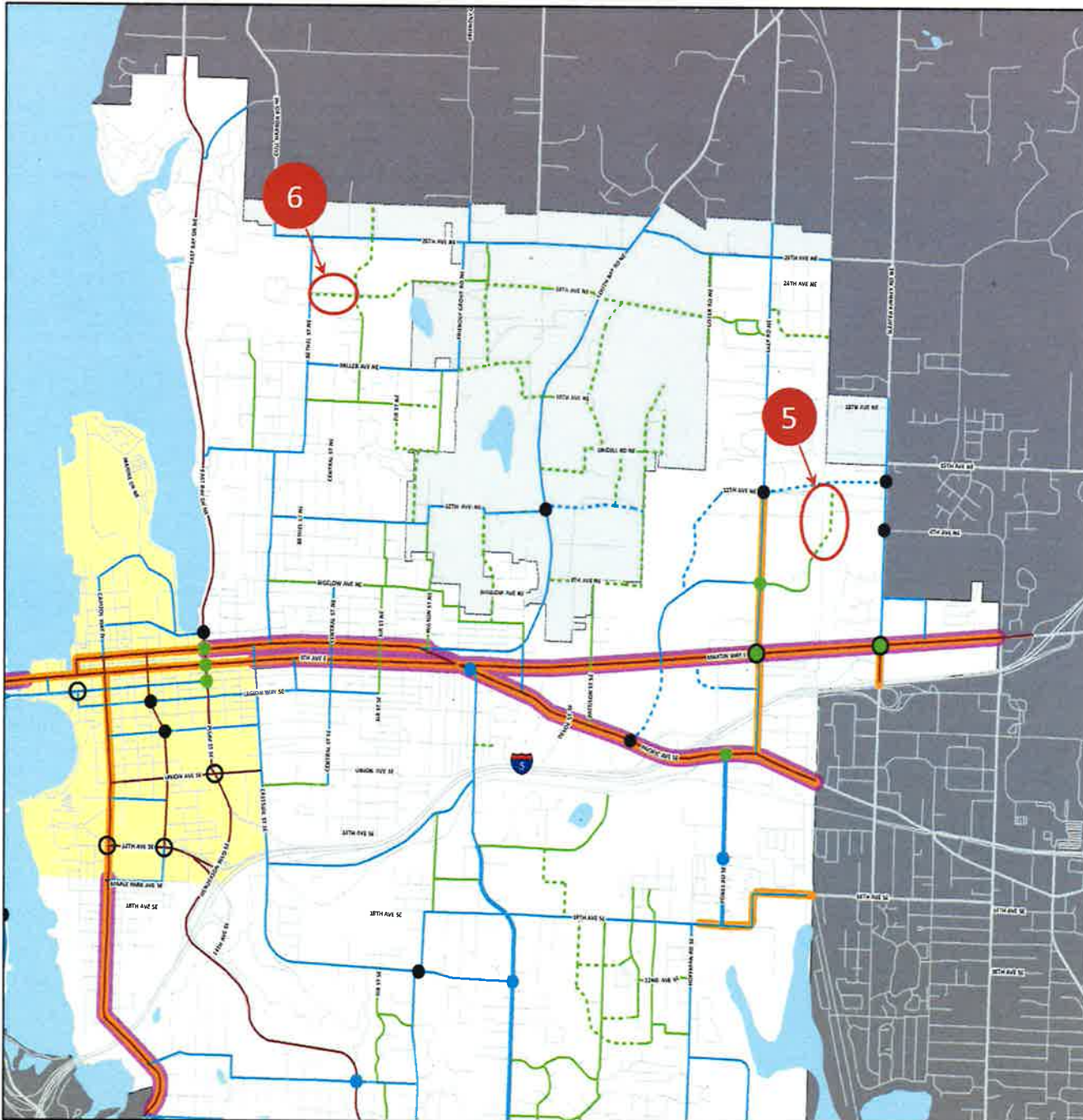
Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or availability of the information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein 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 it was 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 the information with respect to lost profits, lost savings or any other consequential damages.



Proposed Amendments See attached table for explanation

~~— REVISED —~~
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:

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: [\[help\]](#)

Amendments to the Olympia Comprehensive Plan Transportation 2030 Maps

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

City of Olympia Public Works Department, Transportation

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



Sophie Stimson, City of Olympia Public Works, P.O. Box 1976, Olympia, WA, 98507
(360) 753-8497

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

March 30, 2017

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

City of Olympia Community Planning and Development Department

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

The maps being amended define street classifications for a 20-year planning timeframe. It is unknown when streets would be modified to achieve designated classification.

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

No.

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

An Environmental Impact Statement was prepared for the Olympia Comprehensive Plan associated with the plan's adoption in 2014.

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. [\[help\]](#)

Development proposals may be pending that front on streets addressed in this amendment.

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

Comprehensive Plan Amendment

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

Changes to street connections or street classifications are proposed to better achieve the multimodal function of the City's street system: additional street connections are needed in response to growth and changing land uses; changes to street classification are needed to

accurately reflect the current or anticipated function of street, and; some changes are needed for accuracy.

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. [\[help\]](#)

Citywide

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

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

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

Portions of the City are flat, rolling, hilly, and/or contain steep slopes.

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

This is a non-project action that would apply within Olympia city limits.

Slopes vary throughout the City between 0% to greater than 40%.

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.

There are a number of soil types throughout Olympia. As an urbanized area, Olympia and much of its native soil has been altered by filling, grading and other activity.

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

Olympia is known to be located in an active seismic area, as is the entire Puget Sound region. The City's landslide hazard areas are designated as environmentally critical areas and are largely mapped. Unstable soils and surfaces occur primarily in two contexts within the affected geographic area. The first context includes steep slopes and landslide-prone areas, where a combination of shallow groundwater and glacial sediments deposited in layers with variable permeability increases the risk of landslides. The second context include areas of fill or alluvial soils where loose, less cohesive soil materials below the water table may lead to the potential for liquefaction during earthquakes.

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. [\[help\]](#)

The proposed non-project action does not include any construction or development that would require filling or grading. Olympia's grading regulations prescribe requirements for fill material (including limitations on the type of material allowed as fill, and prohibition of use of solid waste, hazardous waste or hazardous material as fill). Potential impacts of future, specific development proposals will be addressed through regulations and/or project-specific environmental review as appropriate.

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

The proposed non-project action does not include any construction, development, or use that would cause erosion.

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

The proposed non-project action does not include any construction, development, or use that would convert pervious to impervious surfaces or create new impervious surfaces.

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

The proposed non-project action does not involve construction activity and contains no proposed measures related to reducing or controlling erosion or other impacts at any specific location.

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. [\[help\]](#)

The proposed non-project action does not include any construction or development that would directly produce emissions. Potential impacts of future, specific development proposals would be addressed through regulations and/or project-specific environmental review as appropriate.

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

The proposed non-project action does not include any construction or development that would be affected by emissions or odors.

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

None.

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. [\[help\]](#)

Not directly applicable, however Olympia has eight major streams, several lakes and wetlands, and is situated at the southern extent of Puget Sound.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable. Potential impacts of future, specific development proposals will be addressed through regulations and/or project-specific environmental review as appropriate.

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

Not applicable.

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. [\[help\]](#)

Not applicable.

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

Not applicable.

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. [\[help\]](#)

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable. Potential impacts of future, specific development proposals will be addressed through regulations and/or project-specific environmental review as appropriate.

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
 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

Not applicable.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable.

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

The proposed non-project action does not include any construction or development that would impact any listed threatened or endangered species. Potential impacts of future, specific development proposals will be addressed through regulations and/or project specific environmental review.

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

Not applicable.

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

Not applicable.

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 _____

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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. [\[help\]](#)

Not directly applicable, however electric, natural gas, wood, and solar energy sources are currently present in the City.

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

Not applicable.

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

Not applicable.

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. [\[help\]](#)

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

None.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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. [\[help\]](#)

This is a non-project action that applies to land within Olympia city limits. Olympia is a medium sized city, characterized by urban land uses. Individual projects that may be subject to the provisions of this proposal may be located anywhere in the city. More specific information on land and shoreline use will be determined during the design, environmental review, and permitting of individual projects.

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

Not applicable.

- 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.

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

Not applicable.

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

Not applicable.

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

Multiple zoning districts are present in the City for Residential, Commercial and Industrial land uses.

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

Multiple zoning districts are present in the City for Residential, Commercial and Industrial land uses.

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

Multiple shoreline designations are present in the City, including Aquatic, Marine Recreation, Natural, Port Marine Industrial, Shoreline Residential, urban Conservancy, Urban Intensity, and Waterfront Recreation.

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

There are multiple environmental critical areas present in the City. The proposed non-project action would apply throughout the City of Olympia, including in environmentally critical areas. Individual projects subject to the provisions of the proposed non-project action may be located in environmentally critical areas. More specific information on site classifications will be determined during the design, environmental review, and permitting of individual projects.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

The Transportation Chapter is an element of the City's Comprehensive Plan. The Comprehensive Plan is reviewed every eight years for updates and can be amended annually.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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? [\[help\]](#)

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

There are multiple recreational opportunities throughout the city, including parks and open spaces, the waterfront, and nearby forests.

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

Not applicable.

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

Not applicable.

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. [\[help\]](#)

Multiple city-wide. Inventories have been completed by the City for some areas and are included in City databases.

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

Not applicable.

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

Not applicable.

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

Additional review and studies will be conducted as required by city code, state and federal law for any project that results from these policy changes.

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. [\[help\]](#)

This is a non-project action that will apply to development within the City of Olympia. The City has a network of urban streets from low volume residential streets up to major arterials. Interstate 5 and Highway 101 also run through the City.

- 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 is the primary transit provider in the City of Olympia. Other service providers (e.g., Mason County Transit, Grays Harbor Transit) provide service to the City as well.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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. [\[help\]](#)

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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 Sophie Stimson

Position and Agency/Organization: Senior Planner, City of Olympia Public Works
Transportation

Date Submitted: May 30, 2017

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?

Some proposals change the classifications of streets in the Comprehensive Plan. The reason for the classification change is to allow bike lanes to be built on the ultimate street cross section. While a larger street classification may result in increased use of the street by motor vehicles, it will not result in net new trips on the City's street system. Bike lanes may result in the increase in bike trips which can reduce air, water and noise pollution.

Proposed measures to avoid or reduce such increases are:

None.

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

Some proposals change the classifications of streets in the Comprehensive Plan. The reason for the classification change is to allow bike lanes to be built on the ultimate street cross section. The addition of bike lanes results in a 10-foot wider street which may affect plants, animals and marine life, however, these streets are within the urban area which may no longer provide suitable habitat for plants and animals.

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

Use of the City's new Low Impact Development stormwater requirements in new development, including street reconstruction or widening, will result in better stormwater management which will ultimately reduce any pollutants entering natural water bodies. This could have a small but positive impact on plants, animals, fish, or marine life.

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

Some proposals change the classifications of streets in the Comprehensive Plan. The reason for the classification change is to allow bike lanes to be built on the ultimate street cross section. Bike lanes may result in the increase in bike trips which can reduce use of energy resources.

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

None.

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?

There are no impacts to environmentally sensitive areas or protected areas.

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

One of the proposals would modify the proposed location of a future street connection. The new alignment would avoid impacts to wetlands and the wetland buffers.

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?

There are no impacts to shorelines.

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

None.

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

Some proposals change the classifications of streets in the Comprehensive Plan. The reason for the classification change is to allow bike lanes to be built on the ultimate street cross section. Bike lanes may result in the increase in bike trips and fewer automobile trips.

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

None.

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

The proposals are not expected to conflict with other laws protecting the environment.



Planning Commission

Revisions to the Septic to Sewer Program

Agenda Date: 7/10/2017
Agenda Item Number: 6.E
File Number: 17-0712

Type: information Version: 1 Status: In Committee

Title
Revisions to the Septic to Sewer Program

Recommended Action
Review and provide input to staff. After public hearing, recommend City Council approve proposed revisions.

Report
Issue:
Whether to recommend City Council approve proposed revisions to the Septic to Sewer program.

Staff Contact:
Diane Utter, P.E., Water Resources Engineer, 360.753.8562

Presenter(s):
Diane Utter, P.E., Water Resources Engineer, 360.753.8562

Background and Analysis:
Approximately 4,140 onsite sewage systems (OSS) are located within Olympia and its Urban Growth Area. As Olympia continues to grow and increase land use densities, these systems pose a long-term public and environmental health risk. Even well maintained OSS discharge pollutants at a rate higher than the LOTT wastewater treatment plant.

In 2008, the City Council created the Septic to Sewer Program to assist property owners converting from OSS to public sewer. The program allowed the City to construct sewer mains to connect existing OSS. Construction costs were partially recovered from benefitting property owners at the time of connection to the sewer. The program resulted in an increase in conversions to an average of 13 per year, compared to an average of four per year, prior to the program.

The 2013 Wastewater Management Plan proposed expanding the program based on "Objective 1C. Encourage OSS conversions through the Septic to Sewer Program". This objective is in support of the goal stating "*Clean Water Act and Safe Drinking Water Act standards for nitrogen, fecal coliform and other constituents of concern in groundwater and surface water are met.*" Expansion of the program is supported by the 2014 Comprehensive Plan Goal GN5 - "*Ground and surface waters are protected from land uses and activities that harm water quality and quantity*" and specifically Policy

PN5.8 - *“Encourage existing septic systems to connect to sewer, and limit the number of new septic systems.”* The proposed regulation changes are a result of these plans.

The proposed changes to the program are summarized below:

- Revise the part of the program that constructs small-scale sewer extensions by reducing the reimbursement required from property owners who connect to the new sewer. The current program typically requires each property owner to reimburse the City over \$20,000. The proposed program would typically require less than \$10,000 per property. The payment mechanism would also be simpler than the one created in 2008.
- Add septic tank effluent pumping (STEP) systems and lift stations to the sewer infrastructure the City may construct with the program.
- Change the mechanism for allowing the payment of City General Facility Charges (GFCs) for OSS conversions over time. The current program allows payment as installments each year with a fee each year. The proposed changes allow for monthly payments with interest.
- Allow new property owners to qualify for a GFC waiver if they connect to sewer within two years of purchasing the property. Additionally, allow property owners to qualify for a GFC waiver if they qualify for a partial rebate of the LOTT capacity development charge (CDC).

Neighborhood/Community Interests (if known):

Many neighborhoods in the City and its Urban Growth Area are affected by the prevalence of OSS. These neighborhoods would be assisted in converting properties to public sewer. In addition, sewer would be made available in neighborhoods that do not currently have access to sewer. This is generally considered a benefit but some property owners may not welcome sewer due to the possibility of being required to connect. If a property is within 200' of an available sewer and their OSS fails, City and State regulations require they connect to the public sewer.

Options:

Option 1: After holding a public hearing, recommend City Council approve proposed revisions.

Option 2: Return to the Commission for additional consideration and revisions prior to forwarding recommendations to Council.

Option 3: Recommend City Council not approve proposed revisions.

Financial Impact:

City funding already exists for a number of small-scale sewer extension projects to assist residents in converting from OSS to public sewer. The current annual allocation in the Capital Facilities Plan is \$341,000, some of which would be reimbursed by connecting customers.

Financing of the City General Facility Charge (GFC) over time rather than as a lump sum, for OSS to sewer conversions would result in revenue being delayed. An appropriate fee or interest rate would be charged to compensate the utility.

Additional GFC waivers may result in reduced revenue for the utility. However, the financial analysis done in 2008 when the Septic to Sewer program was created accounted for this reduction. In addition, many customers taking advantage of the GFC waiver would not otherwise have converted their property to sewer. The addition of customers results in increased monthly revenue even when GFCs are not collected.

Attachments:
Draft Ordinance
UAC Letter

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Ordinance No. _____

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO
WASTEWATER; AMENDING SECTIONS 13.08.000, 13.08.205 AND 13.08.215
OF THE OLYMPIA MUNICIPAL CODE**

WHEREAS, approximately 4,200 septic systems, also known as onsite sewage systems or OSS (the Systems), are located within the City of Olympia and its Urban Growth Area; and

WHEREAS, the Systems may pose a long-term public and environmental health risk as the Systems continue to age; and

WHEREAS, information compiled by Thurston County Health Department in 2013 reveals that surface and ground water contamination due to septic systems in Olympia is likely to be limited to specific locations; and

WHEREAS, the City Council adopted ordinance 6647 in July 2009 establishing limited incentives for conversion from OSS to public sewer; and

WHEREAS, the 2013 Wastewater Management Plan (the 2013 Plan) has a stated objective to further encourage OSS conversions through the Septic to Sewer Program ; and

WHEREAS, the proposed regulation changes were presented to the Land Use and Environment Committee (LUEC in June 2014 and September 2016) and Utility Advisory Committee (UAC in October 2016); and

WHEREAS, both the LUEC and the UAC recommended that the proposed regulation changes be forwarded to the City Council for consideration; and

WHEREAS, the City Council determines it to be in the best interest of the City of Olympia to amend the current wastewater regulations regarding the Septic to Sewer program;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 13.08.000. Olympia Municipal Code 13.08.000 is hereby amended to read as follows:

**Chapter 13.08
SEWERS**

13.08.000 Chapter Contents

Sections:

ARTICLE I. SEWER CONNECTIONS

13.08.005 Purpose and policy.
13.08.010 Definitions.
13.08.020 Connection required when.
13.08.030 Permit required to open public sewer.
13.08.040 Side Sewer Installation and Maintenance.

- 13.08.050 Wastewater Management Plan.
- 13.08.080 Work in streets or public places.
- 13.08.090 Sewer connection type.
- 13.08.150 Tampering with and depositing rubbish in public sewer--Prohibited discharges.
- 13.08.180 Sewer service outside city limits.
- 13.08.185 Sewer service outside city limits--Agreements to run with the land.

ARTICLE II. SEWER RATES

- 13.08.190 Sewer rates--Definitions.
- 13.08.200 Payment of sewer bills.
- 13.08.205 Sewer general facility charges.
- 13.08.210 LOTT capacity development charge--Payment.
- 13.08.215 Septic to Sewer Program and ~~line~~ infrastructure extension charges.
- 13.08.220 Charges become lien on property--Enforcement.
- 13.08.230 Shutting off water upon default.

ARTICLE III. AREA SERVICE CHARGE

- 13.08.290 Charges become lien on property.

ARTICLE IV. VIOLATIONS

- 13.08.380 Violations--Penalties.

Section 2. Amendment of OMC 13.08.205. Olympia Municipal Code 13.08.205 is hereby amended to read as follows:

13.08.205 Sewer general facility charges

A. A sewer general facility charge ("Sewer GFC") shall be assessed in the amount set forth in Title 4, Fees and Fines, of this code, as defined in Section 13.08.190. Except as provided in subsections ~~B and C~~ and D of this Section, such charge shall become due and payable no earlier than at the time of issuance of a building permit and no later than at the time of issuance of each permit to connect to the public sewer connection is completed, and at the rate in effect at the time of payment, except for the deferred payment option stated below. For projects located outside the City, the date of building permit issuance by Thurston County shall constitute the earliest time of payment. This charge shall be assessed in addition to any other charges or assessments levied under this chapter. Said funds shall be deposited in the sewer capital improvement fund established under Section 3.04.750 of this code and shall be used only for the purposes enumerated therein.

B. The Sewer GFC may be deferred for residential developments in the Downtown Deferred General Facility Charge Payment Option Area ~~and for connections to the public sewer by residential properties with an existing onsite sewage system ("OSS")~~. An unpaid Sewer GFC deferred under this section shall constitute a lien against the property for which it is payable. Payment of a Sewer GFC need not be made prior to the time of connection if the payer provides the Community Planning and Development Department with proof that a Voluntary General Facility Charge Lien Agreement, in a form approved by the City Attorney, has been executed by all legal owners of the property upon which the development activity allowed by the building permit is to occur, and the agreement has been recorded in the office of the Thurston County Auditor. When such deferral is sought for a portion of the development activity, the City, at its sole discretion, shall determine the portions of the Sewer GFC to be applied to the portions of the development activity. If a Voluntary General Facility Charge Lien Agreement has been recorded, payment of the general facility charge shall be deferred under the following conditions:

1. The Sewer GFC will be assessed at the rate in effect at the time of issuance of the building permit for the project ~~or issuance of a permit to connect to the public sewer from properties with an existing OSS~~, and
2. Payment of the Sewer GFC will be made at the earlier of (a) the closing of sale of the property or any portion of the property, or (b) three (3) years from the date of the City's issuance of a Certificate of Occupancy ~~or (c) three (3) years from the date of connection to the public sewer from properties with an existing OSS for the property against which the Sewer GFC is assessed~~, and
3. A GFC payment made within one (1) year of issuance of the Certificate of Occupancy for the development ~~or connection to the public sewer from properties with an existing OSS~~, shall pay the fees assessed at the time of issuance of the building permit, or
4. A GFC payment made within the second year from issuance of the Certificate of Occupancy for the development ~~or connection to the public sewer from properties with an existing OSS~~, shall pay the Sewer GFC plus an interest component, for a total of 105% of the remaining balance of the fees assessed at the time of issuance of the building permit, or
5. A GFC payment made within the third year from issuance of the Certificate of Occupancy for the development ~~or connection to the public sewer from properties with an existing OSS~~, shall pay the Sewer GFC plus an interest component, for a total of 110% of the remaining balance of the fees assessed at the time of issuance of the building permit.

In the event that the Sewer GFC and/or interest (if any) is not paid within the time provided in this subsection, all such unpaid charges, fees and interest shall constitute a lien against the property for which they were assessed. The lien may be enforced either by foreclosure pursuant to RCW 61.12 external link or by termination of water service pursuant to Section 13.04.430 of this Code. The City may use other collection methods at its option. In the event of foreclosure, the owner at the time of foreclosure shall also pay the

City's reasonable attorney fees and costs incurred in the foreclosure process. Notwithstanding the foregoing, the City shall not commence foreclosure proceedings less than thirty (30) calendar days after providing written notification to the then-present owner of the property via certified mail with return receipt requested advising of its intent to commence foreclosure proceedings. If the then-present owner cures the default within the thirty-day cure period, no attorney fees and/or costs will be owed.

~~The deferred payment option set forth in this subsection shall terminate on August 1, 2015, unless otherwise re-authorized by the City Council.~~

C. The Sewer GFC will be waived for properties with served by an existing OSS that connect to the public sewer within two years following notice by the City of eligibility for a GFC waiver that a sewer line is available for connection. Notice will be sent to property owners when sewer becomes available to their property. Properties that fail to connect to the public sewer within two years following such notice shall be charged the Sewer GFC in effect at the time of connection to the public system, ~~but and~~ those properties may defer payment of the Sewer GFC as provided in subsection ~~DB above~~below.

A property shall also be eligible for a GFC waiver at such time as the property becomes eligible for a full or partial rebate of the LOTT capacity development charge (CDC). The GFC waiver shall expire on the same date as the expiration of the LOTT CDC rebate.

In addition, the Sewer GFC will be waived for properties served by an existing OSS that connect to the public sewer within two years of a transfer of ownership of the property. Property owners are required to

provide documentation to the City of the transfer of ownership in order to be eligible for this waiver. The City will not provide notification to new property owners.

D. The Sewer GFC for properties abandoning an existing OSS and connecting to public sewer without an increase in ERUs shall be paid in full or under installment contract with the following conditions:

1. The property must be served by public water with an individual City of Olympia metered water utility account.

2. In order to defer payment of a Sewer GFC, a property owner must execute a Sewer Connection Fee Contract with the City in a form approved by the City Attorney in which the property owner agrees to pay specified progress payments. The Sewer Connection Fee Contract shall also provide that the City shall be entitled to attorney's fees and costs, should legal action need to be commenced to collect or enforce the contract. Connection to the public sewer will be allowed after the Sewer Connection Fee Contract has been recorded in the office of the Thurston County Auditor. Recording fees shall be paid by the property owner upon submittal of the signed Sewer Connection Fee Contract.

3. Payments toward the deferred Sewer GFC shall be made monthly, including principle and interest, until the Sewer GFC and associated loan costs are paid. The minimum monthly payment shall be calculated such that full payment shall be completed within 8 years, with at most 96 monthly payments.

5. The interest rate charged on any unpaid balance shall be equal to the interest rate of the most recent general obligation bonds issued by the City prior to execution of the Sewer Connection Fee Contract.

6. Upon sale of the property, the unpaid GFC shall be paid in full or the new owner shall execute a Sewer Connection Fee Contract with the City for the balance of the GFC owed under the terms of this section.

7. In the event that the Sewer GFC and/or interest (if any) is not paid within the time provided in this subsection, all such unpaid charges, fees and interest shall constitute a lien against the property for which they were assessed. The lien may be enforced either by foreclosure pursuant to RCW 61.12 or by termination of water service pursuant to Section 13.04.430 of this Code. The City may use other collection methods at its option. In the event of foreclosure, the owner at the time of foreclosure shall also pay the City's reasonable attorney fees and costs incurred in the foreclosure process. Notwithstanding the foregoing, the City shall not commence foreclosure proceedings less than thirty (30) calendar days after providing written notification to the then-present owner of the property via certified mail with return receipt requested advising of its intent to commence foreclosure proceedings. If the then-present owner cures the default within the thirty-day cure period, no attorney fees and/or costs will be owed.

DE. The Sewer GFC for properties on public combined sewers shall apply to properties located within the Downtown Deferred General Facility Charge Payment Option Area and discharging sanitary sewage to the public combined sewer upon change in the character of the use of any structure on such property or upon a significant increase of sewage discharge therefrom.

Section 3. Amendment of OMC 13.08.215. Olympia Municipal Code 13.08.215 is hereby amended to read as follows:

13.08.215 Septic to Sewer Program and ~~line-infrastructure~~ extension charges

A. There is hereby established the City of Olympia Septic to Sewer Program with the goal of connecting properties served by onsite sewage systems (OSS) to the public sewer. In furtherance of the Septic to Sewer Program, the City may construct sewer ~~lines-infrastructure~~ to facilitate connection of properties served by onsite sewage systems. Infrastructure may include sewer mains, sewer manholes, sewer cleanouts, sewer lift stations, sewer force mains and STEP (septic tank effluent pumping) systems. Infrastructure extension proposals may be submitted by the owner of an OSS. Infrastructure extension proposals shall be reviewed by staff and prioritized using the following factors:

1. Public health risk for the OSS as determined with input from Thurston County Environmental Health, including factors such as depth to groundwater, soil type, lot size, OSS density, proximity to drinking water sources. Projects serving higher risk OSS shall be given higher priority;
2. Scope of infrastructure extension required with respect to number of existing OSS to potentially benefit. Projects requiring less extensive infrastructure extension and potentially benefitting a higher number of properties shall be given higher priority;
3. Public drinking water availability. Projects without public drinking water available shall be given higher priority;
4. Available funds.

Final approval of the infrastructure extension shall be made by the Public Works Director or his/her designee.

B. A capital charge (CC) or the portion of the CC described below shall be paid for connections to sewer infrastructure that was extended as part of the Septic to Sewer program after September 1, 2017 (date TBD). The CC is defined as the total project cost, divided by the potential number of ERUs as defined under OMC 13.08.190, to be served by the infrastructure. The total project cost of a sewer infrastructure extension, including the costs of design, material, labor and contract administration, shall be based on the City's Engineering Design and Development Standards for latecomer agreements. Payment of the CC or the portion of the CC due must be made prior to issuance of permit for sewer connection, except as provided in section C below. The CC shall be charged as follows:

1. For properties abandoning an existing OSS, and connecting to an infrastructure extension within two years of notification of completion of the extension, without an increase in ERUs, the amount due shall be 20% of the CC.
2. For properties abandoning an existing OSS, and connecting to an infrastructure extension more than two years after notification of completion of the extension, without an increase in ERUs, the amount due shall be 50% of the CC.
3. For all properties for which number 2 and 3 above do not apply, the amount due shall be 100% of the CC.
4. For properties that connect more than one year after completion of the infrastructure extension, the CC will be adjusted by the intervening annual changes in the CPI for all urban consumers in the Seattle-Tacoma-Bremerton urban area, in which Olympia is included.

C. For properties abandoning an existing OSS and connecting to an infrastructure extension without an increase in ERUs, the CC or the portion of the CC due shall be paid in full prior to issuance of permit for sewer connection, or under installment with the following conditions:

1. The property must be served by public water with an individual City of Olympia metered water utility account.
2. In order to defer payment of the CC or the portion of the CC due, a property owner must execute a Sewer Connection Fee Contract with the City in a form approved by the City Attorney in which the property owner agrees to pay specified progress payments. The Sewer Connection Fee Contract shall also provide that the City shall be entitled to attorney's fees and costs, should legal action need to be commenced to collect or enforce the Sewer Connection Fee Contract. Connection to the infrastructure extension will be allowed after the Sewer Connection Fee Contract has been recorded in the office of the Thurston County Auditor. Recording fees shall be paid by the property owner upon submittal of the signed Sewer Connection Fee Contract.
3. Payments toward the deferred CC or the portion of the CC due shall be made monthly until the CC or the portion of the CC due and associated loan costs are paid. The minimum monthly payment shall be calculated such that full payment shall be completed within 8 years, with at most 96 monthly payments.
4. The interest rate charged on any unpaid balance shall be equal to the interest rate of the most recent general obligation bonds issued by the City prior to execution of the Sewer Connection Fee Contract.
5. Upon sale of the property, the unpaid CC or the portion of the CC due shall be paid in full.
6. In the event the CC or the portion of the CC due and interest (if any) is not paid within the time provided in this subsection, all such unpaid charges, fees and interest shall constitute a lien against the property for which they were assessed. The lien may be enforced either by foreclosure pursuant to RCW 61.12 or by termination of water service pursuant to Section 13.04.430 of this Code. The City may use other collection methods at its option. In the event of foreclosure, the owner at the time of foreclosure shall also pay the City's reasonable attorney fees and costs incurred in the foreclosure process. Notwithstanding the foregoing, the City shall not commence foreclosure proceedings less than thirty (30) calendar days after providing written notification to the then-present owner of the property via certified mail with return receipt requested advising of its intent to commence foreclosure proceedings. If the then-present owner cures the default within the thirty-day cure period, no attorney fees and/or costs will be owed.

~~B.— In addition to Sewer GFC charges provided in OMC 13.08.205, and labor and material, and the LOTT charges provided in OMC 13.08.210, a proportionate capital charge shall be paid for connections to sewer lines that were extended as part of the Septic to Sewer program after July 26, 2009. Line extensions shall first be reviewed by the Utility Advisory Committee. The Utility Advisory Committee shall move to recommend and forward said recommendation to the City Council for consideration. Final approval of the line extension, including apportionment of the capital costs for such line extension, must be made by the City Council.~~

~~C.— The capital costs of a sewer line extension, including the costs of design, material, labor and contract administration, shall be based on the City's Engineering Design and Development Standards for latecomer agreements. Except as otherwise provided in subsection D below for connections to a line extension from properties with an existing onsite sewage system ("OSS"), the proportionate capital costs, following approval by the City Council, shall be charged as follows:~~

- ~~1.—Apportionment between properties to be connected shall be based on the projected ERUs under OMC 13.08.190.~~
- ~~2.—For properties that connect within one year of completion of the line extension, the proportionate charge will be based on the engineer's estimate of construction costs or the actual construction costs, whichever is less.~~
- ~~3.—For properties that connect after one year of completion of the line extension, the proportionate charge will be based on the actual construction costs, adjusted by the intervening annual changes in the CPI for all urban consumers in the Seattle-Tacoma-Bremerton urban area, in which Olympia is included.~~
- ~~4.—Payment of the proportionate line extension costs must be made prior to connection.~~

~~D.—For connections to a line extension from properties with an existing OSS, the line extension charge may be paid in full prior to connection, or it may be deferred under the following conditions:~~

- ~~1.—An unpaid proportionate line extension charge deferred under this section shall constitute a lien against the property for which it is payable. The property owner must execute a lien in favor of the City in a form approved by the City Attorney in which the property owner agrees to pay specified progress payments and agrees that the full amount of the applicable proportionate line extension charge shall be due and payable upon sale of the property. The agreement shall also provide that the City shall be entitled attorney's fees and costs, should legal action need to be commenced to collect or enforce the agreement. Connection to the line extension will be allowed after the lien agreement has been recorded in the office of the Thurston County Auditor.~~
- ~~2.—Payments toward the deferred charge shall be set at a minimum level of \$200.00 per month until the proportionate line extension charge is paid. The monthly deferred charge payment value shall be established at the time the lien in favor of the City is executed. The payment value for liens executed in the year 2009 shall be \$200 per month. Deferred monthly progress payments in subsequent years shall be adjusted annually with changes in the CPI for all urban consumers in the Seattle-Tacoma-Bremerton urban area, in which Olympia is included.~~
- ~~3.—If the proportionate line extension charge for the property exceeds a threshold value, the total due will be the threshold value plus 50% of any amount over the threshold value. The threshold value shall be established at the time the lien in favor of the City is executed. The threshold value for the year 2009 shall be \$20,000 and shall be adjusted annually with changes in the CPI for all urban consumers in the Seattle-Tacoma-Bremerton urban area, in which Olympia is included. Interest will be applied to the total remaining balance due and will be compounded on an annual basis from the date of connection. The interest rate will be based on the interest rate on bonds that included the project or, if no bonds were issued for the project, on the interest rate of the most recent general obligation bonds issued by the City prior to construction of the line extension.~~

Section 4. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance shall take effect thirty (30) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:



May 28, 2014

Olympia City Council
PO Box 1967
Olympia, WA 98507-1967

Dear Councilmembers:

SUBJECT: Wastewater Municipal Code Changes – Onsite Septic Systems

This letter provides recommendations from the City's Utility Advisory Committee (UAC) to City Council about the proposed wastewater municipal code changes regarding onsite septic systems. The UAC agrees with staff regarding the proposed changes outlined in the presentation to UAC on April 3, 2014.

Wastewater Policies

The 2013 Wastewater Plan recommends changes to Olympia's strict restrictions on the permitting of new onsite septic systems. Only a small number of additional systems would be allowed by the changes, and the UAC supports this approach. The proposed changes are summarized below:

- Allow onsite systems to be constructed on infill, vacant lots in existing onsite septic system dominated neighborhoods with at least five properties with onsite septic systems located within 200 feet of the property. Require an agreement to connect as sewer becomes available.
- Require failed systems to connect to municipal sewer if located within 200 feet of sewer rather than the current threshold of 300 feet. Measure the distance based on the length to sewer pipe needed for connection rather than to the edge of the lot closest to the sewer system.
- Reduce the requirement that onsite septic system conversions to sewer extend the sewer on all property street frontages. Currently, corner lots are required to extend sewer pipes on both street frontages.
- Fund a limited number of small-scale sewer extensions to assist connecting residents (\$150,000/year). Partial reimbursement (\$10,000 per property) to the City would be required, potentially over time.
- Allow for the payment of City General Facility Charges and LOTT Capacity Development Charges for onsite septic system to sewer conversions over time rather than as a lump sum payment at the time of connection. The charges total more than \$8,000 per connection.

Financial Considerations

The financial implications of the proposed changes will be analyzed more fully by staff and include the following considerations:

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May 28, 2014
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- City funding for a number of small-scale sewer extension projects to assist residents in converting from onsite septic systems to public sewer. The proposed allocation in the Capital Facilities Plan is \$150,000; some of which will be reimbursed by connecting customers.
- Financing of the City General Facility Charge (GFC) and LOTT Capacity Development Charges (CDC) over time rather than as a lump sum, only for properties converting from onsite septic systems to public sewer. This will result in revenue being delayed and an appropriate fee or interest rate will be charged to compensate the utility.
- By allowing additional permitting for houses on properties that are currently not allowed onsite septic systems, revenue could be increased in the form of GFCs and utility rates.
- By allowing some properties to repair onsite septic systems, rather than connect to public sewer, there may be a decrease in associated utility revenue. However, many of the affected properties have not been connecting to the public sewer under the current regulations.

Recommendations to City Council

The UAC supports the changes to the municipal code regarding the regulation of onsite septic systems as outlined by staff to the UAC on April 3, 2014. We encourage the City Council to proceed when staff has refined the proposed regulatory changes.

Thank you for the opportunity to comment. Please let me know if you have any questions.

Sincerely,



THAD CURTZ

Chair

Utility Advisory Committee

TC/lm

\\calvin\PW Shared Workgroup\UAC\2014- UAC\2014 Correspondence\UAC Letter of Support for OSS OMC Proposed Changes_05-28-14\UAC Letter of Support to City Council for OSS OMC Proposed Changes_05-28-14.docx