



Meeting Agenda

Planning Commission

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

Monday, April 17, 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 [17-0404](#) Approval of the April 3, 2017 Olympia Planning Commission Meeting Minutes

Attachments: [OPC 4.3.17 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 [17-0412](#) Recommendation on Updates to the Action Plan

Attachments: [Action Plan](#)
[Recommended Approval of Draft Action Plan - 2016](#)
[2017 Draft Updates](#)
[Action Item Criteria](#)

Estimated time: 60 minutes

6.B [17-0405](#) 2017 Comprehensive Plan Amendment Final Docket Briefing

Attachments: [Bentridge Village application](#)
[Public Works application](#)
[South Capitol Neighborhood application](#)
[Tsuki Corner application](#)

Estimated time: 30 minutes

6.C [17-0413](#) Sign Code Update Briefing

Attachments: [January meeting comments](#)
[February meeting comments](#)
[April meeting comments](#)

Estimated time: 30 minutes

7. REPORTS

From Officers and Commissioners, and regarding relevant topics.

8. OTHER TOPICS**9. ADJOURNMENT**

Approximately 9:00 p.m.

Upcoming Meetings

Next regular Commission meeting is May 1, 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.



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

Planning Commission

Approval of the April 3, 2017 Olympia Planning Commission Meeting Minutes

Agenda Date: 4/17/2017
Agenda Item Number: 3.A
File Number: 17-0404

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

Title

Approval of the April 3, 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, April 3, 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

Commissioner Hoppe arrived after the roll call was taken.

Present: 7 - Chair Brian Mark, Commissioner Paula Ehlers, Commissioner Negheen Kamkar, Commissioner Missy Watts, Commissioner Darrell Hoppe, Commissioner Carole Richmond and Commissioner Rad Cunningham

Excused: 2 - Vice Chair Mike Auderer and Commissioner Travis Burns

OTHERS PRESENT

Community Planning and Development:
Senior Planner, Amy Buckler
Senior Planner, Linda Bentley
Office Specialist/Minutes Recorder, Stacey Rodell

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [17-0282](#) Approval of the March 6, 2017 Olympia Planning Commission Meeting Minutes

The minutes were approved.

3.B [17-0322](#) Approval of the March 20, 2017 Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Ms. Buckler announced the following:

- Welcomed the newest Planning Commissioner, Rad Cunningham. Commissioner Cunningham said a few words about himself.
- Congratulated Commissioners Richmond and Hoppe for their reappointment to the Commission.
- Every three years members of the City Advisory Committees are required to complete Open Public Meetings training. The record indicates that Commissioner Hoppe will need to complete the training by June 4, 2017 and Commissioner Watts will need to do so by July 21, 2017. The training can be accessed on the City's website. Inform Ms. Phillips once the training has been completed so she can update the record.
- On March 21, 2017 the City Council directed staff to move forward on an interim parks management plan for the isthmus. This will involve resurfacing the existing parking lots, removal of blighted foundations from the old County Health and Health Authority sites, and designing and establishing a more attractive, flat base to serve as temporary event space until the area is more fully planned and developed. City will scope a larger planning effort to consider long-term changes at the end of 2017 and the public process will begin in 2018. Meanwhile we will have something better in the interim 3-5 year period before what is ultimately planned can be completed. There will be a public meeting on the interim design later this year.
- An updated Planning Commission roster was handed out to each of the Commissioners.

6. BUSINESS ITEMS

6.A [17-0226](#) Recommendation on Draft Amendments to Critical Areas Ordinance (CAO)

Ms. Bentley reminded the Commission of changes to the proposed amended language that had been presented at the February 27, 2017 Planning Commission meeting.

The Commission completed its deliberation.

Commissioner Richmond moved, seconded by Commissioner Kamkar to approve staff recommendation as presented at this meeting and forward on to Council for adoption. Opposed: Chair Mark, Commissioner Hoppe and Commissioner Watts. Commissioner Richmond and Commissioner Kamkar were in favor of this motion. Commissioner Cunningham abstained from voting. Commissioner Ehlers recused herself from voting. The motion did not pass.

Chair Mark moved, seconded by Commissioner Hoppe, to write a letter to City Council with regard to OMC 18.32.300-330 proposed amendments stating a bulleted list of reasons as to why the Commission could not come to consensus. Commissioner Cunningham abstained and Commissioner Ehlers recused herself from voting. The motion passed unanimously by the

voting Commissioners.**7. REPORTS**

Commissioner Ehlers attended the Land Use Boot Camp. Sign code update and municipal regulation of homelessness were two of the items she valued most from the training.

Chair Mark provided a briefing on the recent Gateway Master Plan kick off meeting he attended. He also attended a portion of the Ad Hoc Committee on Housing Availability (AHCOHA) meeting prior to this meeting and provided a briefing.

8. OTHER TOPICS

Ms. Buckler provided some updates to the Downtown Strategy draft with regards to the Planning Commission's recommendation.

9. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

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ATTACHMENT 1



Planning Commission

Recommendation on Updates to the Action Plan

Agenda Date: 4/17/2017
Agenda Item Number: 6.A
File Number: 17-0412

Type: recommendation Version: 1 Status: In Committee

Title

Recommendation on Updates to the Action Plan

Recommended Action

Recommend to City Council for approval of draft updates to the Action Plan for 2017.

Report

Issue:

Whether to recommend to City Council approval of draft updates to the Action Plan.

Staff Contact:

Stacey Ray, Senior Planner, Community Planning and Development, 360.753.8046

Presenter(s):

Stacey Ray, Senior Planner

Background and Analysis:

In 2014, the Olympia City Council adopted a new Comprehensive Plan with a vision for how our community will grow and develop over the next 20 years. The Action Plan is our community's "to do" list, with strategies and actions for how we'll achieve the vision and indicators for tracking and reporting on our progress (Attachment A).

Each year we'll update our Action Plan to include what we've accomplished and what actions we want to continue or start next. As the City commission responsible for advising the City Council on the long-range growth and development of Olympia, Planning Commissioners play a significant role in reviewing and recommending changes each year that move us closer to achieving the Comprehensive Plan vision.

2017 is the first full year of carrying out the Action Plan, and the first update cycle since the initial framework was recommended by the Commission and subsequently accepted by Council in June 2016 (see Attachment B for the Commission's recommendation letter).

As a result, staff is proposing a minimal list of changes for this year (Attachment C). Changes are

limited to only actions in the Plan, and include:

- 7 new actions;
- 7 removed actions; and
- 16 revised actions

Draft new actions are from the Downtown Strategy or the latest update to the Parks, Arts & Recreation Plan. Those actions proposed from both plans continue to meet the action criteria developed for the existing Action Plan (Attachment D).

Of those actions proposed for removal, six have been entirely completed and one has been integrated into another new action from the Downtown Strategy.

Reasons for proposed revisions to actions include:

- To change the status from “new” to “ongoing;”
- Clarify and/or correct language; or
- Align the action with an existing and/or new Plan (ex. Downtown Strategy)

In addition to supporting the Commission’s discussion on this year’s draft updates, staff will share the types of changes anticipated for the 2018 update cycle, as well as an informational overview of community member and stakeholder input on Council’s Plan priority areas for this year: emergency sheltering and early learning.

Neighborhood/Community Interests (if known):

As the framework for identifying short-term strategies and actions for implementing the Comprehensive Plan, the Action Plan has widespread community impacts.

Options:

- A) Recommend to City Council approval of the draft updates to the Action Plan as recommended by staff;
- B) Recommend to City Council approval of the draft updates to the Action Plan with modifications; or
- C) Recommend to City Council that no updates to the Action Plan be approved at this time.

Financial Impact:

None; the Action Plan is a budgeted work item, with all departments contributing to its annual update and ongoing implementation.

Olympia Planning Commission

June 20, 2016

Olympia City Council
City Hall
Olympia, WA

Subject: Recommended Approval of Olympia's Draft Action Plan

Dear Council Members:

We are pleased to recommend approval of the City of Olympia's Draft "Action Plan" to implement the 2014-2034 Comprehensive Plan. This Action Plan will be updated annually to include new priorities, targets and actions. The idea for an Action Plan emerged from concerns that elements of the City's first Comprehensive Plan under the Growth Management Act (1994-2014) had not been adequately assessed for success, failure, and "lessons learned" before embarking on development of the Plan Update. Fortunately, the Planning Commission was able to answer questions about the effectiveness of the former plan and to proceed to completion of the updated plan, but this process probably took longer than would have been necessary had a systematic assessment of the former plan been in place.

The Draft Action Plan is designed to address this concern by creating a system or framework that links *actions to outcomes* in a logical sequence carried out over an annual cycle to ensure achievement of the Comprehensive Plan's 20-year vision. Known as "outcome-based" or "results-based" management, this system originated in the federal government and non-profit sector to measure success in areas that cannot easily be measured in monetary terms. This system is intended to help responsible parties report on how well goals are being met and money is being spent, when the return is not primarily monetary, but qualitative, such as social, health and environmental goals.

Key steps typically include:

1. **Vision:** What are we going to achieve? (found in Comprehensive Plan)
2. **Plan:** How are we going to do it? Who is going to do it? When? With what resources?
3. **Action:** What are we going to do in the next year or two?
4. **Review:** Did we accomplish what we set out to? Why or why not? How can we do better next time?

Olympia's Draft Action Plan

Olympia's Draft Action Plan focuses on five key areas (in no particular order):

1. Community Safety and Health
2. Downtown
3. Economy
4. Environment
5. Neighborhoods

Each area contains a summary of the vision and goals from the Comprehensive Plan, Action Items and Community Indicators. This distillation can also serve as a "dashboard" of information that can be easily communicated to the public.

As can be seen in this list, the five key areas also represent a balanced range of social, environmental, and economic objectives, which themselves form the pillars of a "sustainable" approach to community development.

Olympia's Draft Action Plan not only positions the City to achieve the Comprehensive Plan's vision, but fundamental City goals: Sustainability, Accountability, Transparency, and Civic Engagement.

Community Partnership

Achieving the Comprehensive Plan's vision and outcomes will require action by many different actors over time. A new approach to developing the annual Action Plan will be its dependence on a *community partnership* of City departments, County agencies, the non-profit and private sectors, and citizens to collect and report data. This will ensure that the City will not be solely responsible for collecting the range of required data; instead, this responsibility will be shared across the partnership. This interdependence will also promote community involvement and buy-in, which will help ensure the Action Plan's viability and overall quality.

Another way to engage the public would be to celebrate the release of the annual Action Plan and allow the public to share in the success that it will have helped to achieve.

Summary

We recommend that the Council approve this Draft Action Plan, so that the City has all the tools it needs to implement the Comprehensive Plan.

Many people were involved in the development of this Draft Action Plan over the past 18 months, which greatly improved its quality and ensures its responsiveness to public

concerns. We wish to thank everyone involved for their time and efforts, as well as to thank the Community Planning and Development staff for producing a first-rate product that is sure to pay dividends in the future. We thank the staff for their willingness to allow this product to evolve into its present form, and for their hard work and leadership. This is a product that reflects the goals of the Comprehensive Plan, that will be highly visible, and of which we can all be proud.

Respectfully yours,



Carole Richmond, Chair
Olympia Planning Commission

2017 Recommended Changes to Action Plan								
	Change	Focus Area	Desired Outcome	Existing Strategy	Existing Action	Ongoing/ New Action	New language	Source/Reason
1	new action	Downtown	A vibrant, attractive urban destination	Attract people to live, work and play Downtown		new	Develop and adopt a land use, circulation, design, and environmental enhancement plan for the isthmus	Downtown Strategy
2	new action	Downtown	A vibrant, attractive urban destination	Attract people to live, work and play Downtown		new	Implement interim improvements on the Isthmus park blocks and seasonal programming	Parks, Arts & Recreation Plan
3	new action	Downtown	A vibrant, attractive urban destination	Attract people to live, work and play Downtown		new	Create and update zoning and development standards to enhance five distinct character areas Downtown	Downtown Strategy
4	new action	Downtown	A safe and welcoming Downtown for all	Make Downtown safer and cleaner		new	Convene a broad range of community stakeholders to form an action plan leading to a more coordinated response to homelessness/street dependency and the impacts to Downtown	Downtown Strategy
5	new action	Downtown	A variety of businesses	Promote commercial activity Downtown		new	Update zoning to allow for more neighborhood-serving commercial uses in the Southeast Neighborhood	Downtown Strategy
6	new action	Downtown	A variety of businesses	Promote commercial activity Downtown	n/a	new	Implement the Downtown Retail Strategy	Downtown Strategy
7	new action	Environment	A Daily Connection to Nature	Develop and plan for future park developments		new	Develop an Off-road Bike Park Plan	Parks, Arts & Recreation Plan update
1	remove	Downtown	A vibrant, attractive urban destination	Encourage investment while preserving Downtown's unique and historical qualities	Analyze and evaluate significant public views and adopt code amendments to protect them	new	n/a	Completed (Downtown Strategy)
2	remove	Downtown	A vibrant, attractive urban destination	Encourage investment while preserving Downtown's unique and historical qualities	Implement the Greening Capitol Way project	new	n/a	Integrated into outcomes from the Downtown Strategy: "Improve streets in the retail core for all modes of travel."
3	remove	Downtown	A safe and welcoming Downtown for all	Make Downtown safer and cleaner	Install shared-use compactor for businesses	new		Completed; first centralized location with a shared-use compactor has been established.
4	remove	Downtown	A safe and welcoming Downtown for all	Mitigate the effect of sea level rise	Update building regulations to enhance protection from flooding	new	n/a	Completed (Downtown Strategy)
5	remove	Economy	Sustainable quality infrastructure	Efficiently operate and maintain City infrastructure	Develop Maintenance Management Plans for schools fields (partner with Olympia School	new	n/a	Completed
6	remove	Neighborhoods	Nearby good and services	Ensure walking and biking are viable, attractive options	Build 22nd Avenue sidewalk	new	n/a	Completed
7	remove	Neighborhoods	Nearby good and services	Ensure walking and biking are viable, attractive options	Build Fairview pathway	new		Completed

1	revise	Downtown	A vibrant, attractive urban destination	Attract people to live, work and play Downtown	Promote and enhance Percival Landing to be a family friendly waterfront	new	n/a	Change to "ongoing"
2	revise	Downtown	A vibrant, attractive urban destination	Attract people to live, work and play Downtown	Enhance Artesian Commons through the Artesian Leadership Council	new	n/a	Change status to "ongoing"; Artesian Leadership Council established.
3	revise	Downtown	A vibrant, attractive urban destination	Attract people to live, work and play Downtown	Improve streets (Capitol, Franklin, Washington, Jefferson, and Legion) for all modes of travel	new	Improve streets in the retail core for all modes of travel	Clarifies focus on the retail core (Downtown Strategy)
4	revise	Downtown	A vibrant, attractive urban destination	Encourage investment while preserving Downtown's unique and historical qualities	Adopt and implement strategies for future development in Downtown.	new	Promote incentives and other tools that encourage private investment, and explore additional tools outlined in the Downtown Strategy "tool kit"	Downtown Strategy
5	revise	Downtown	A vibrant, attractive urban destination	Encourage investment while preserving Downtown's unique and historical qualities	Update City design standards	new	Update Downtown design guidelines for consistency with the urban development, historic preservation, and view protection objectives from the Downtown Strategy	Downtown Strategy
6	revise	Downtown	A safe and welcoming Downtown for all	Make Downtown safer and cleaner	Ensure daytime walking patrol availability during regular shopping hours	ongoing		Change to "new"--currently unfunded recommendation in the Downtown Retail Strategy (Downtown Strategy).
7	revise	Downtown	A safe and welcoming Downtown for all	Make Downtown safer and cleaner	Develop centralized waste collection areas	new	Continue to identify centralized waste collection areas and opportunities to use shared-use compactors	change to "ongoing"--the first centralized location with a shared-use compacter has been established.
8	revise	Downtown	A mix of urban housing options	Balance market rate housing and low-income housing	Develop Downtown housing strategy	ongoing	Develop a Comprehensive Housing Strategy	change to "new"; language to better reflect Downtown Strategy
9	revise	Downtown	A variety of businesses	Promote commercial activity Downtown	Update the City Parking Strategy and clearly communicate services and information to customers	new	Update the Downtown Parking Strategy	Revise language to better reflect Downtown Strategy
10	revise	Downtown	A variety of businesses	Promote commercial activity Downtown	Update zoning to allow for appropriate light industrial uses	new	Update zoning to allow for appropriate light industrial uses in the Art/Tech character area	Downtown Strategy
11	revise	Downtown	Connections to our cultural and historic fabric	Preserve and promote unique historic and cultural features	Develop and implement a historic preservation strategy	new	Develop and implement a new historic preservation strategy	Existing strategy is out-of-date and needs an update to reflect current policies and practices.
12	revise	Downtown	Connections to our cultural and historic fabric	Preserve and promote unique historic and cultural features	Evaluate and expand the designated historic district	new	Examine potential expansion of historic district boundary and/or historic designation of additional structures.	Revise language to better reflect Downtown Strategy
13	revise	Downtown	Connections to our cultural and historic fabric	Preserve and promote unique historic and cultural features	Connect existing assets and investments	new	n/a	Change to "ongoing"
14	revise	Downtown	Engaging arts & entertainment experiences	Create more opportunities for events, art, music & entertainment	Establish a "creative district"	new	Identify steps to develop and promote arts, culture, and entertainment venues and events for the Art/Tech and Entertainment character areas	Revise language to better reflect Downtown Strategy

15	revise	Downtown	Engaging arts & entertainment experiences	Support modern venues for community and cultural events	Maintain the Washington Center building and support successful operations	new	Maintain the Washington Center building and support its success as an art and special event venue	Change to "ongoing"--revise language for clarity.
16	revise	Neighborhoods	Safe and welcoming places to live	Promote awareness of neighborhood crime trends and educate citizens how they can help themselves	Provide crime statistics and public safety information to the public	new	n/a	Change to "ongoing."

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Action Item Criteria

By the end of 2014, we will have a new Comprehensive Plan with a clear vision for our community's future. The next steps are making sure we make real progress towards our vision becoming reality.

The Action Plan will lay out specifically what we, as a community, want to do over the next six years to accomplish our goals. Those things we intend to do are called "action items." Action items may include everything from individual projects, like development of the Artesian Park downtown, to on-going programs, like the downtown police officer walking patrol.

The Comprehensive Plan is a 20 year vision. There are likely hundreds of different things we, as a community, can do to accomplish our goals. Where do we start? How do we prioritize and make commitments? To help narrow the list, we need a set of criteria for determining the most important actions to include in the Plan. Clear criteria will also help communicate to everybody who participates in creating the Action Plan why some actions are included and others are not, and contribute to a public involvement process and final list of actions that everyone can feel good about.

Draft Action Item Criteria:

1. The action is new program or project, or is a significant enhancement or revision to an existing program or project.
2. The action will require a significant dedication of resources to implement. (Resources may include dollars, City or partner organization staff time, equipment, or volunteer hours.)
3. The action has a significant impact that makes a positive difference.
4. The action is vital for implementing the Comprehensive Plan.
5. The action is strategic. It was selected and developed purposely to make progress in achieving one or more goals in the Comprehensive Plan.
6. The action is of interest to, greatly supported by, and visible to the community and/or City Council.

Last Revised Nov. 11, 2014

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ATTACHMENT 3



Planning Commission

2017 Comprehensive Plan Amendment Final Docket Briefing

Agenda Date: 4/17/2017
Agenda Item Number: 6.B
File Number: 17-0405

Type: information Version: 1 Status: In Committee

Title

2017 Comprehensive Plan Amendment Final Docket Briefing

Recommended Action

Information only. No action requested.

Report

Issue:

Learn about the four Comprehensive Plan Amendment applications that were approved for consideration in 2017.

Staff Contact:

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

Presenter(s):

Joyce Phillips, Senior Planner

Background and Analysis:

On February 28, 2017, the City Council completed screening of the preliminary comprehensive plan amendment applications received for 2017. Each of the four proposals were approved for additional review and consideration, which becomes the final docket for the year. The proponents had until April 3, 2017 to submit the formal applications.

The four proposals moving forward in 2017 include:

- The Bentrige Village redesignation and rezone. This is the property often referred to as “LBA Woods” and was recently purchased by the City of Olympia.
- A series of amendments to the Transportation 2030 and Bicycle Network maps proposed by the City of Olympia Public Works Department.
- A Transportation 2030 Map amendment proposed by the South Capitol Neighborhood Association. The request is to remove the major collector designation on Maple Park Avenue

between Capitol Way and Jefferson Street.

- A proposal to redesignate and rezone approximately 8.5 acres of land that was recently annexed into the City at the southeast corner of Yelm Highway and Henderson Boulevard. The proposal consists of four parcels, including the site where Tsuki Nursery was located.

Neighborhood/Community Interests (if known):

These projects are likely to generate community interest and comment. During the course of the review, efforts will be made to inform the public and neighborhoods about what is being proposed and how to provide input during the review and decision-making process.

Options:

Information only - no action is required at this time.

Financial Impact:

These proposals fit within the existing budget and staffing resources of the Community Planning and Development Department.

Attachments:

Bentridge Village application
Public Works application
South Capitol Neighborhood application
Tsuki Corner application



Final Comprehensive Plan Amendment Application

ATTACHMENT 1

OFFICIAL USE ONLY

Case #: 17-1231
Received By: Joyce

Master File #: 17-0001
Project Planner: Joyce

Date: _____
Related Cases: _____

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

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

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

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

Phone Number(s): 360-753-8740

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

Site Owner: City of Olympia

Mailing Address: Same

Phone Number(s): _____

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

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

Phone Number(s): 360-753-8740

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

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

Size of Proposed Amendment Area: 71.86 acres

Assessor Tax Parcel Numbers (s): 11830330000

Site Address (if applicable): _____

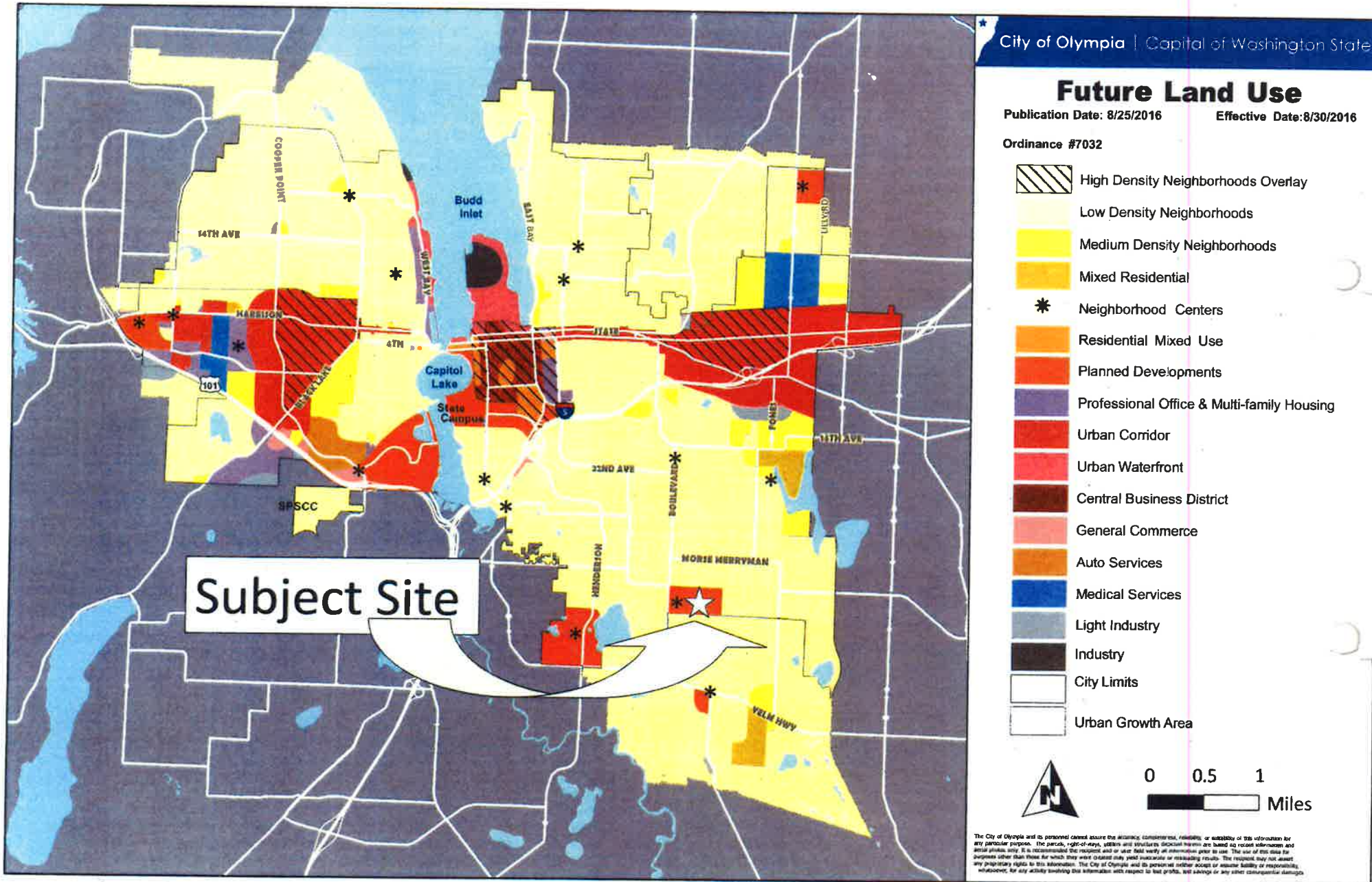
Special areas on or near site (show areas on site plan):

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

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

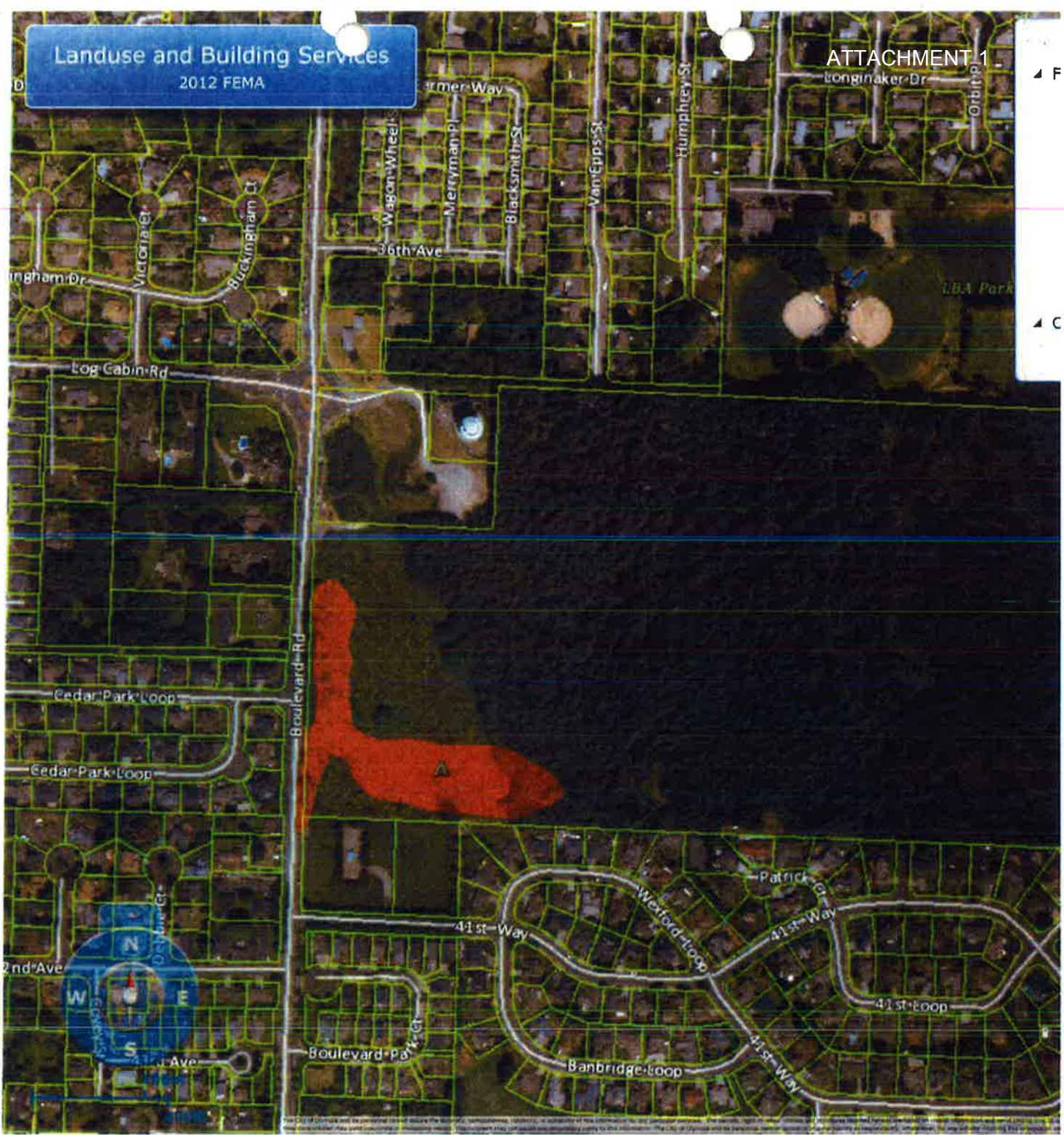
Print Name <u>Jay Burney</u>	Signature(s) 	Date <u>3/28/17</u>
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C





0 325 650 Feet 1 inch = 625 feet

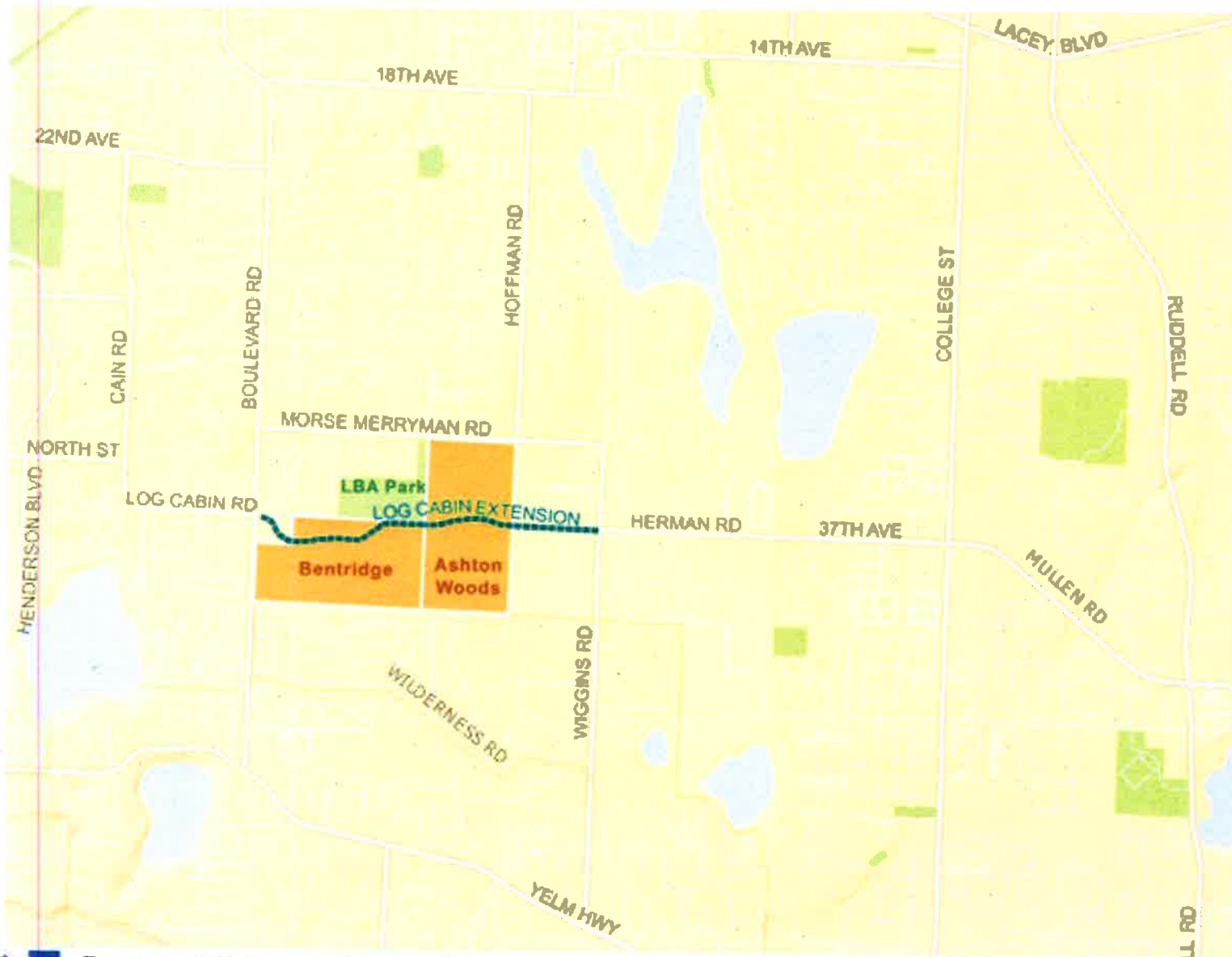
Map printed 9/21/2016
For more information, please contact:
Olympia Parks, Arts and Recreation Department
olympiaparks@ci.olympia.wa.us
(360) 753.8380

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



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

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



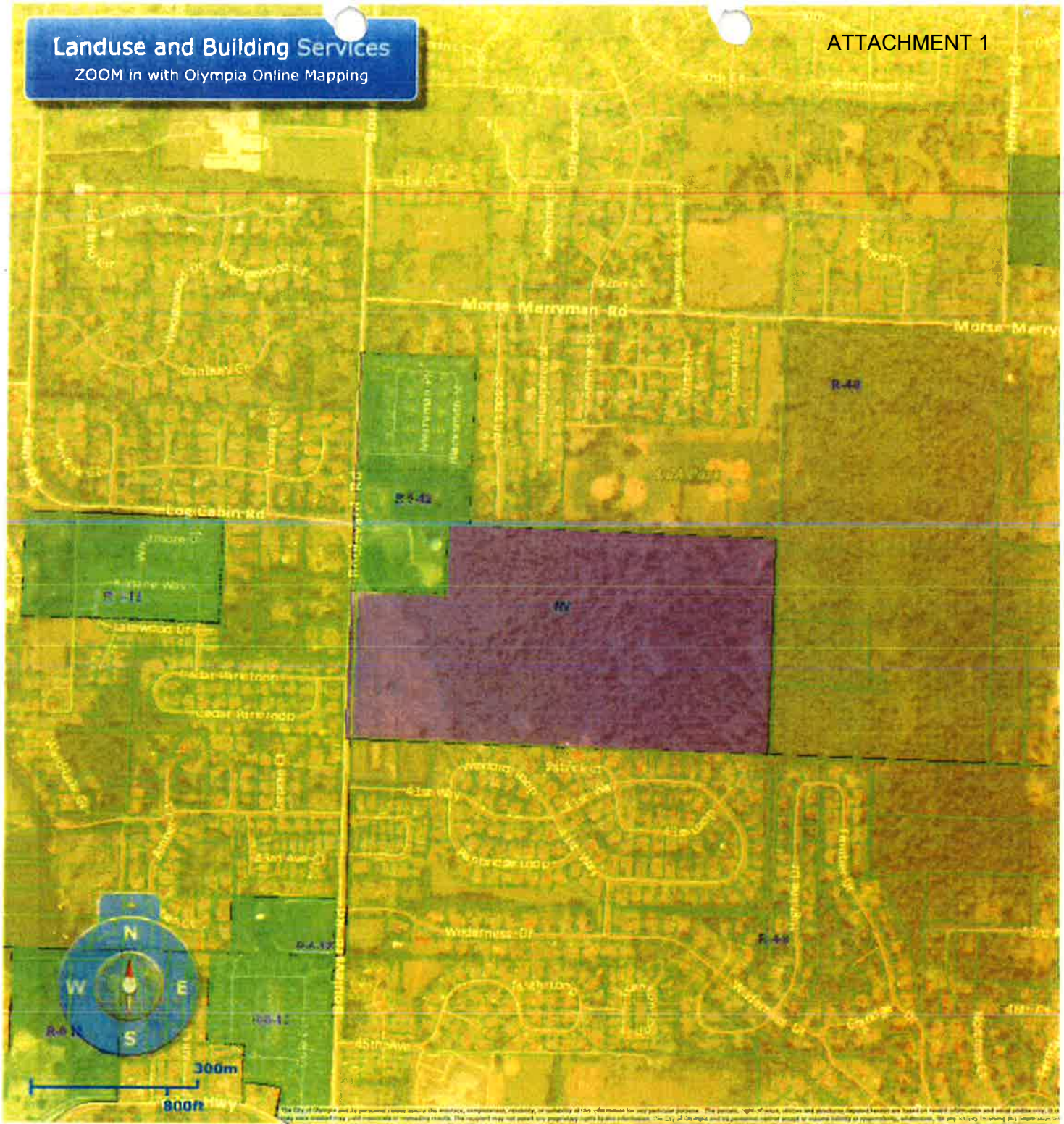
Regional Transportation System

Southeast Olympia/Southwest Lacey

Map #1001 10/2011

RECEIVED
DEC 19 2016

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.



Current Zoning



OFFICIAL USE ONLY

Case #: 17-1231 Master File #: 17-0001 Date:
Received By: Joyce 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, 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



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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

OFFICIAL USE ONLY

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

Rezone **Text Amendment**

Current land use zone: Neighborhood Village (71.86 acres)

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

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

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

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

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- 1. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?**

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

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

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

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

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

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

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

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

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

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

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

SEPA ENVIRONMENTAL CHECKLIST

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Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

1. Name of proposed project, if applicable: [\[help\]](#)

LBA Woods – Bentrige Village site

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

City of Olympia

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

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

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

March 17, 2017

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

City of Olympia Community Planning & Development Department

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

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

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

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

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

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

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

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

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

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

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

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

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

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

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

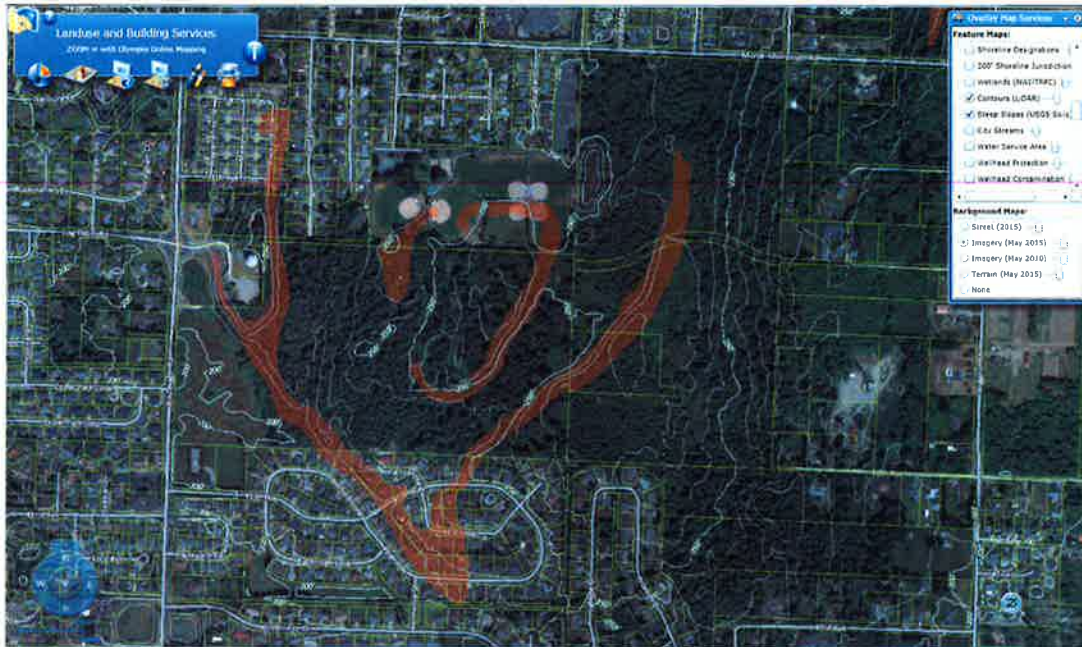
a. General description of the site: [\[help\]](#)

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

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

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

See map of contours and approximate steep slope locations below.



- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

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

Alderwood gravelly sandy loam, 8 to 15 percent slopes

Everett very gravelly sandy loam, 8 to 15 percent slopes

Everett very gravelly sandy loam, 15 to 30 percent slopes

Everett very gravelly sandy loam, 30 to 50 percent slopes

Kapowsin silt loam, 3 to 15 percent slopes

Yelm fine sandy loam, 0 to 3 percent slopes

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

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

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

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

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

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

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

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

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

None at this time.

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

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

None, this is a non-project proposal.

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

None.

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

None, this is a non-project proposal.

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

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

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

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

None, this is a non-project proposal.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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



- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, this is a non-project proposal.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, this is a non-project proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; Agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None, this is a non-project proposal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

None, this is a non-project proposal.

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

No, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

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

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

None, this is a non-project proposal.

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

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

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

None, this is a non-project proposal.

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

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

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

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

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

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

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

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

None, this is a non-project proposal.

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

None.

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

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

None, this is a non-project proposal.

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

No, this is a non-project proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None, this is a non-project proposal.

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

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

[\[help\]](#)

No, this is a non-project proposal.

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

None known or suspected

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known or suspected

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

[\[help\]](#)

None known or suspected

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

None, this is a non-project proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None, this is a non-project proposal.

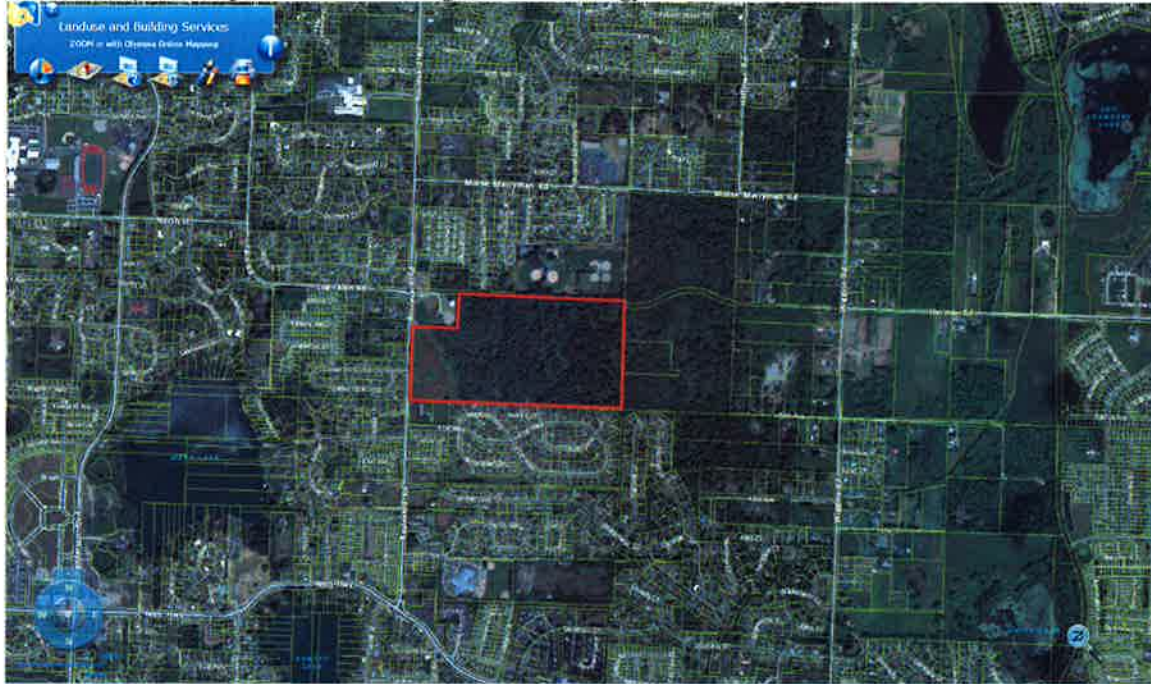
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None, this is a non-project proposal.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

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



- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

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

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Not applicable – this is a non-project proposal.

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

None.

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

No, this is a non-project proposal.

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

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

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

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

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

Does not apply.

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

No.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

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

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

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

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

None, this is a non-project proposal.

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

No, this is a non-project proposal.

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

None, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

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

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

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

No, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

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

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None, this is a non-project proposal.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

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

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

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

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

None, this is a non-project proposal.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

None, this is a non-project proposal.

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

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

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

None, this is a non-project proposal.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

No, this is a non-project proposal.

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

None, this is a non-project proposal.

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

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

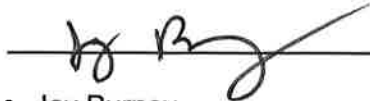
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None, this is a non-project proposal.

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

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Jay Burney

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

Date Submitted: 3/29/17

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

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

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

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

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

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

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

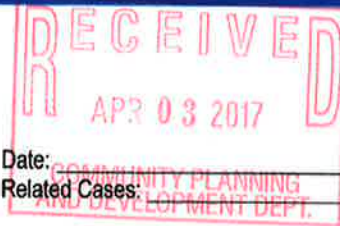
The proposal, nor any future development under the proposed designations and zoning, conflicts with local, state, or federal laws or requirements for protection of the environment. All future development, whether proposed by the city or private developer, will be subject to land use and environmental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

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ATTACHMENT 1



Final Comprehensive Plan Amendment Application



OFFICIAL USE ONLY

Case #: _____
 Received By: me

Master File #: 17-1279
 Project Planner: _____

Date: _____
 Related Cases: _____

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

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

Size of Proposed Amendment Area: Citywide

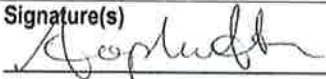
Assessor Tax Parcel Numbers (s): Citywide

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) 	Date <u>3/31/17</u>
--	--	-------------------------------

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

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.

Transportation 2030 Westside and Downtown

January 2016

Publication Date: 12/17/2015 Effective Date: 1/1/2016 Ord. #: 6987

- 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:

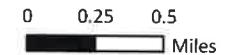
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

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.

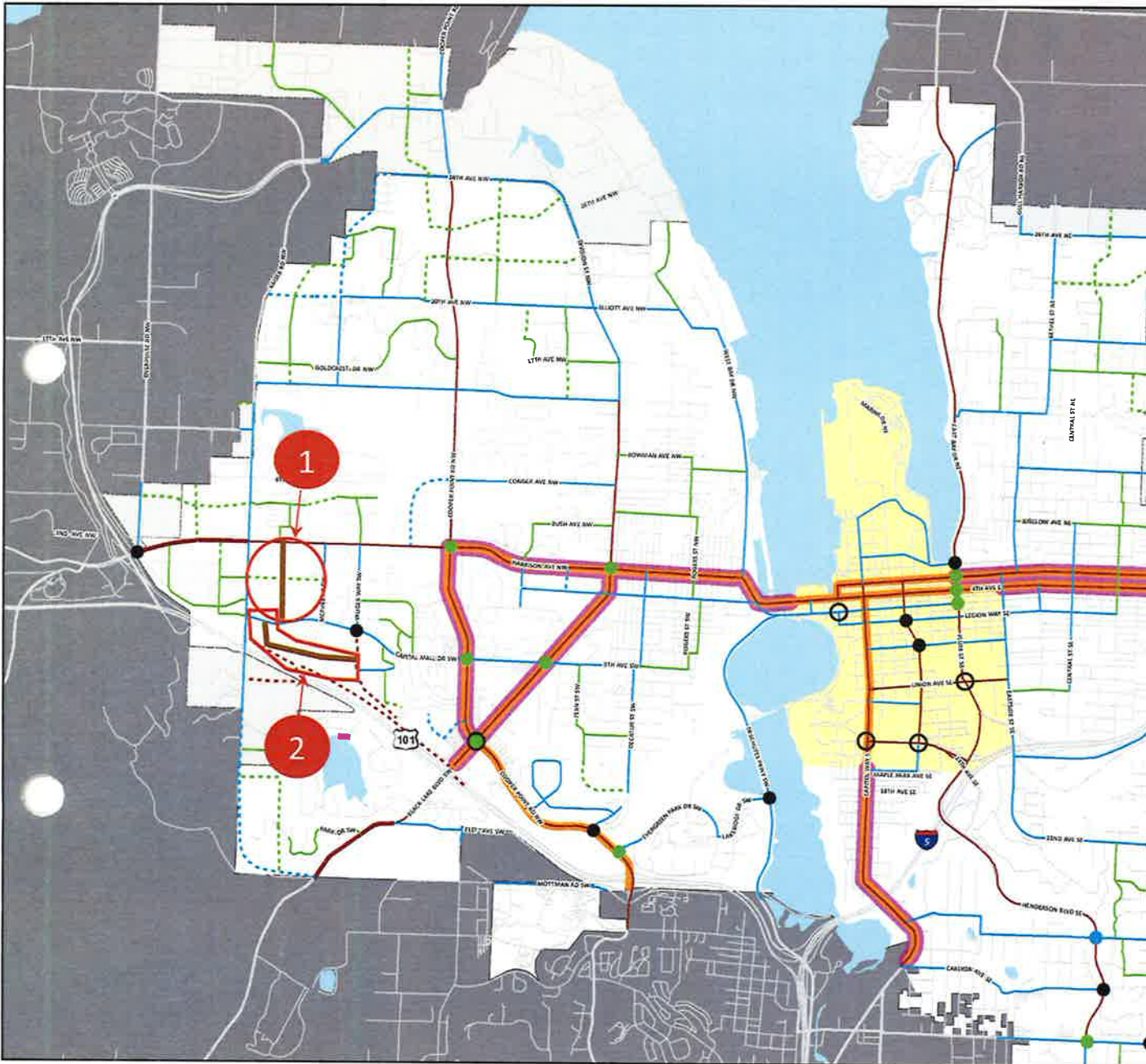
Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

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.



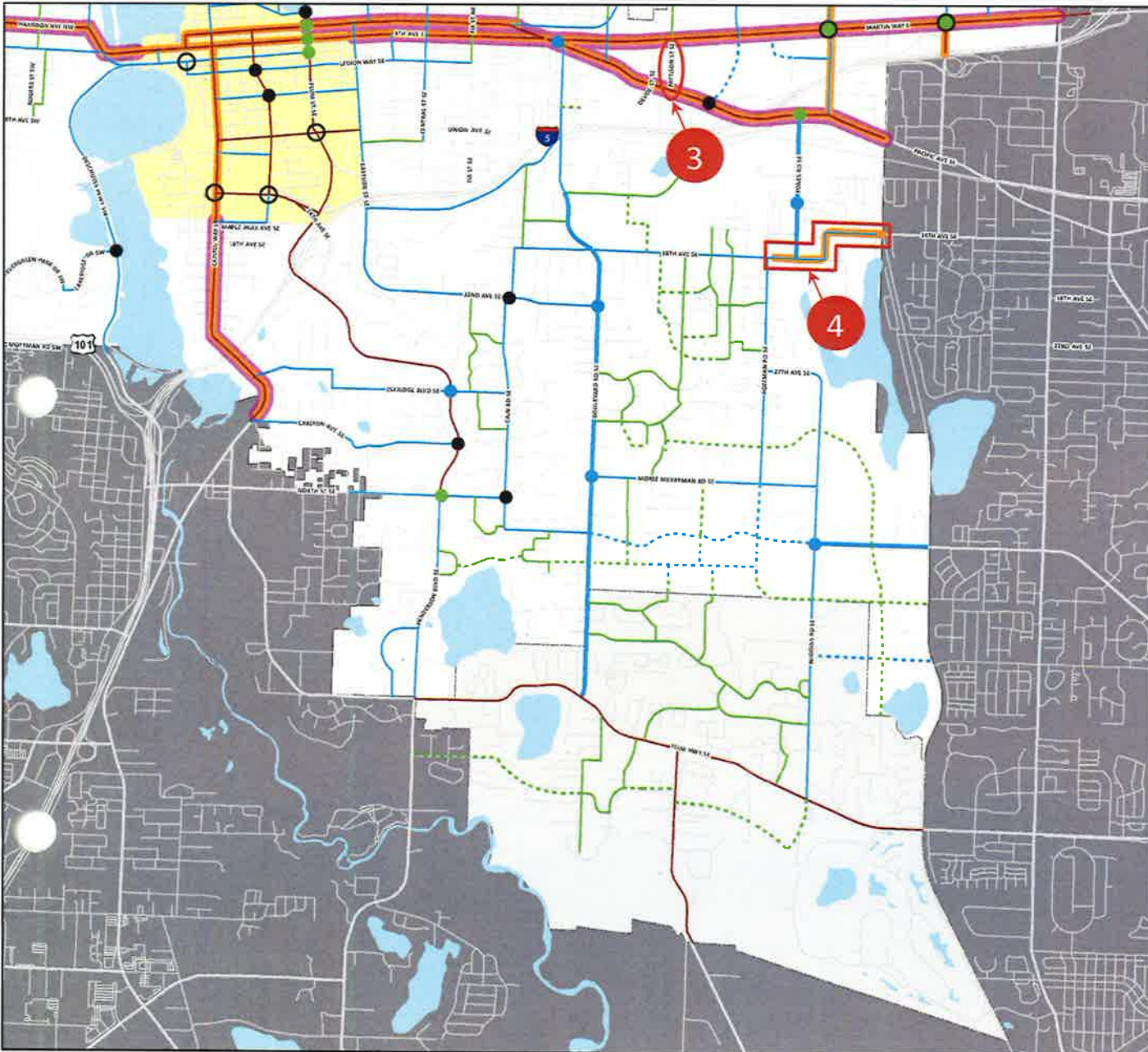
The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user first verify all information prior to use. The use of the data for purposes other than those for which they were created may be 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.



Proposed Amendments See attached table for explanation

Transportation 2030 Southeast January 2016

Publication Date: 12/17/2015 Effective Date: 1/1/2016 Ord. #: 6987



- 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.



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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:

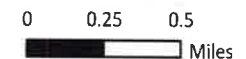
On Strategy Corridors, level of service may fall below adopted standards.
Widening may not be a solution to congestion on these streets.
Other improvements are needed for mobility.

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.

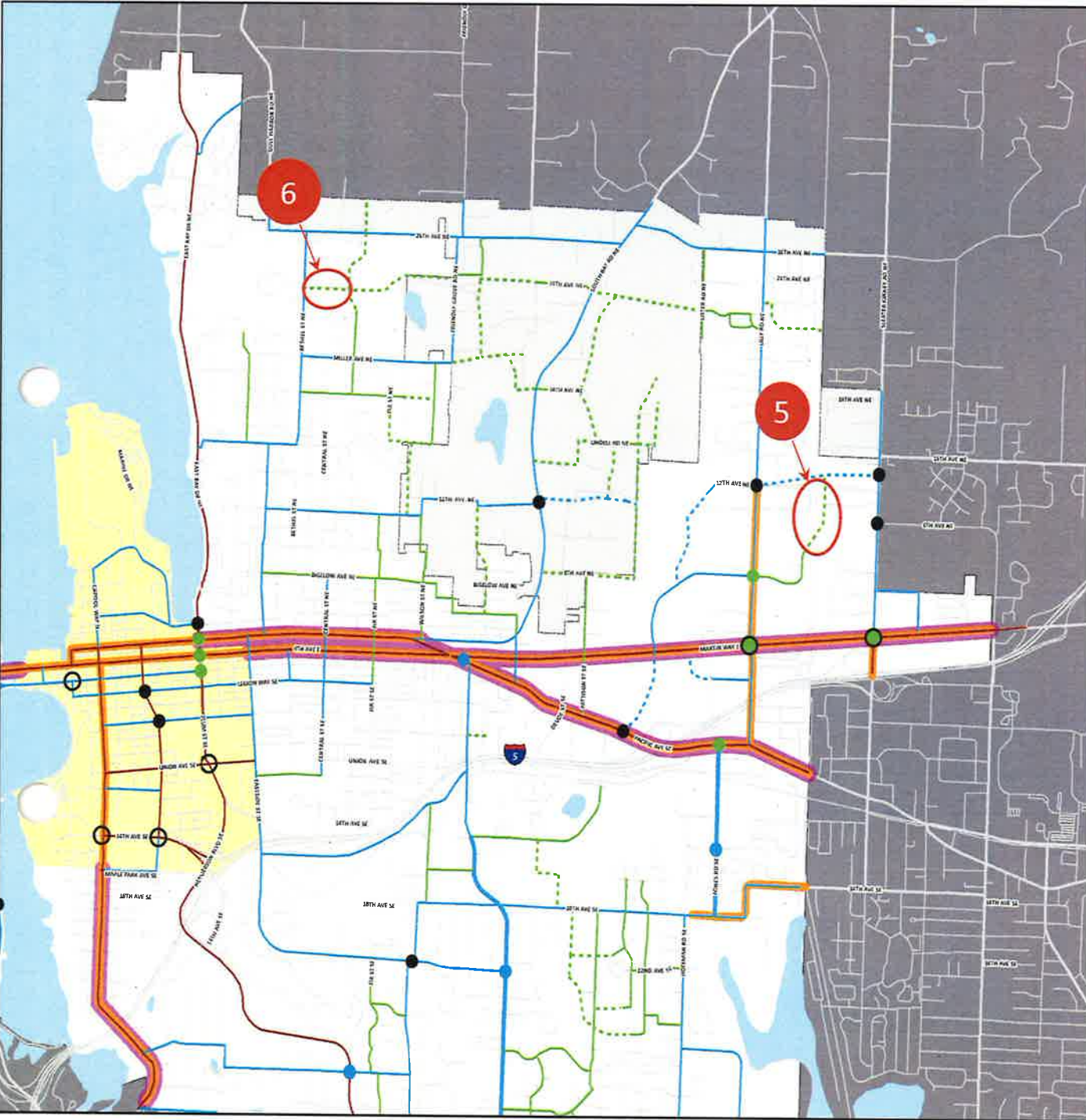
Future development will provide a street network and connections
to adjacent streets and parcels consistent with the City of Olympia
Engineering Design and Development Standards.

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.



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GENERAL LAND USE APPLICATION

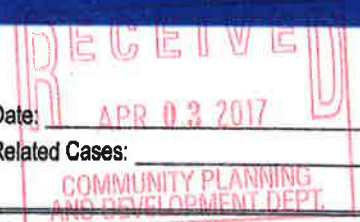
ATTACHMENT 2

OFFICIAL USE ONLY

Case #: _____
Received By: Sue

Master File #: 17-1279
Project Planner: _____

Date: APR 03 2017
Related Cases: _____



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

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

Project Name: City of Olympia – Transportation 2030 and Bicycle Network Map Amendments

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 and Bicycle Network Maps in the Comprehensive Plan

Size of Project Site: Citywide

Assessor Tax Parcel Number(s): Citywide

Section: _____ Township: _____ Range: _____

Full Legal Description of Subject Property (attached): Citywide

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 3/30/17

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.)

\\calvin\pw transportation\planning\comp plan amends 2017\final app\final app general\application.docx

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: [\[help\]](#)

City of Olympia Comprehensive Plan Transportation 2030 and Bicycle Network Map
Amendments

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

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

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

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

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. [\[help\]](#)

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

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. [\[help\]](#)

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

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

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

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. [\[help\]](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

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. [\[help\]](#)
- 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. [\[help\]](#)
- 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. [\[help\]](#)
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
- 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. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

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

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

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

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

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

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

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

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

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. [\[help\]](#)
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

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

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

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

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

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

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

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. [\[help\]](#)

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

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. [\[help\]](#)

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? [\[help\]](#)

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: [\[help\]](#)

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

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

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

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

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

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

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

- j. Approximately how many people would the completed project displace? [\[help\]](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

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? [\[help\]](#)
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

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

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

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

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

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

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
- 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? [\[help\]](#)
- 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. [\[help\]](#)
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

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

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. [\[help\]](#)

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: April 3, 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 crosssection.

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 crosssection. 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 crosssection. 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 crosssection. 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.



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:

- | | |
|---|--|
| <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: 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):

- | | |
|--|--|
| <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 checked="" 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>Katie K. Pruitt</u>	Signature(s) <u>[Signature]</u>	Date <u>3/30/17</u>
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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 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  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.

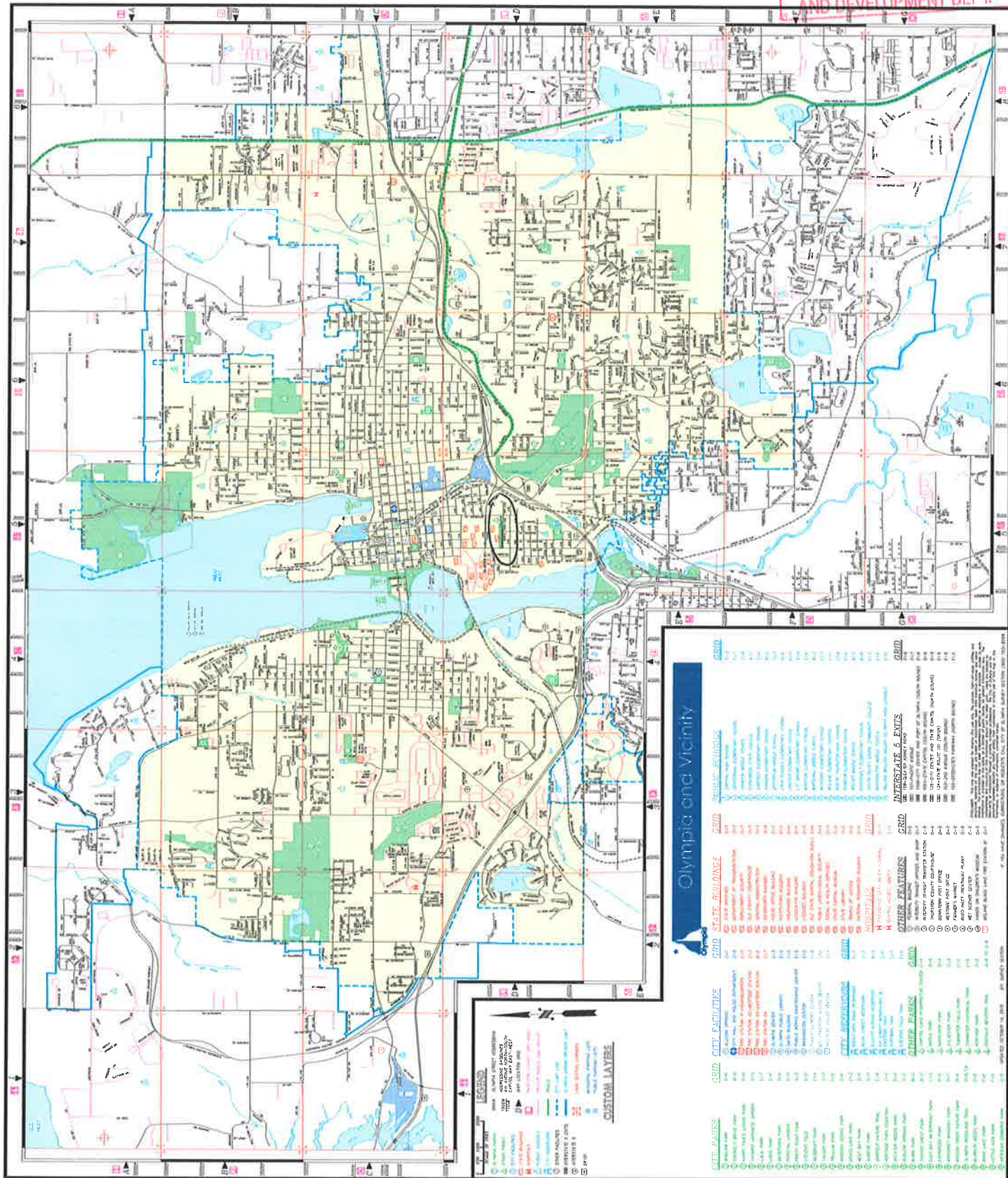
3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

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**

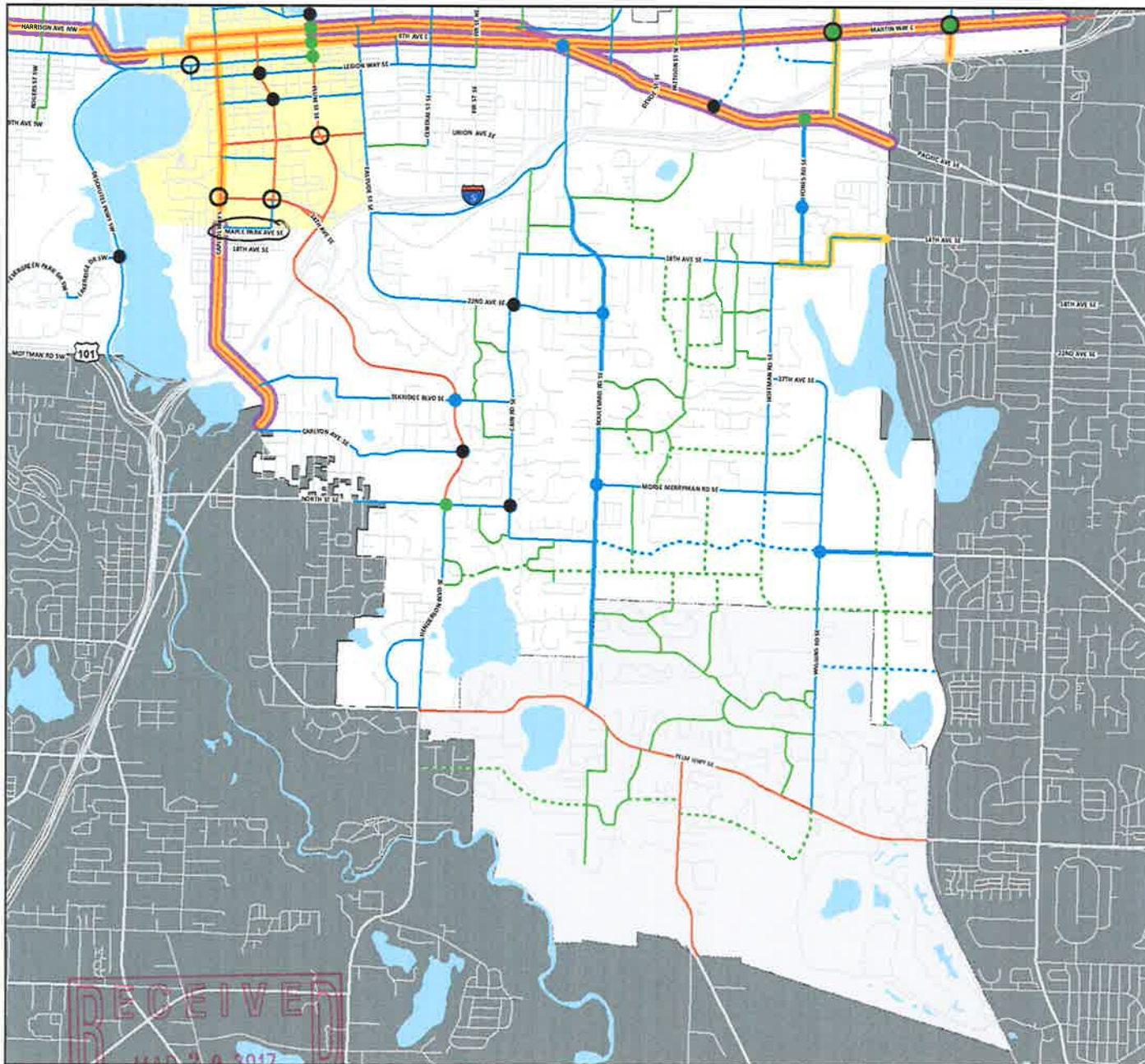
O = Maple Park



Olympic and Vicinity

GRID	STATE BUILDINGS	GRID	TEMPLE SCHOOLS	GRID
101	101 State Capitol	101	101 Temple School	101
102	102 State Capitol	102	102 Temple School	102
103	103 State Capitol	103	103 Temple School	103
104	104 State Capitol	104	104 Temple School	104
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199	199 State Capitol	199	199 Temple School	199
200	200 State Capitol	200	200 Temple School	200

○ = 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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COMMUNITY PLANNING
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.

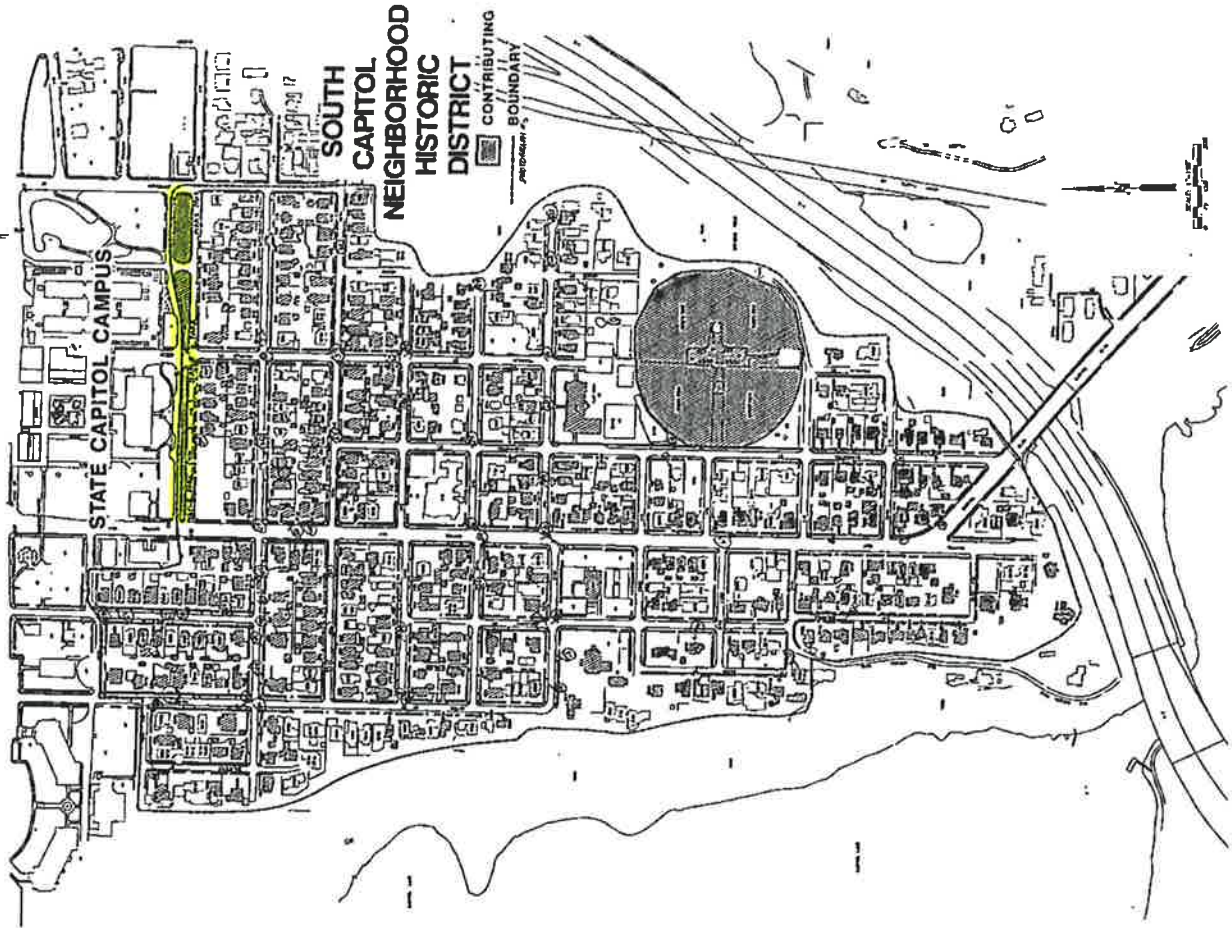
Maple Park was created in 1871 as part of the Hazard Stevens plat. Stevens deeded four acres between Main (Capitol Way) and Jefferson Street for a public park with the proviso that the city pay for the planting of 100 maple trees and protect them. By December 5, 1871, Stevens reported that he had planted 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 Pruit, 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 _____

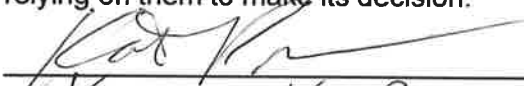
All of the above.

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.

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ATTACHMENT 3



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: vu

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

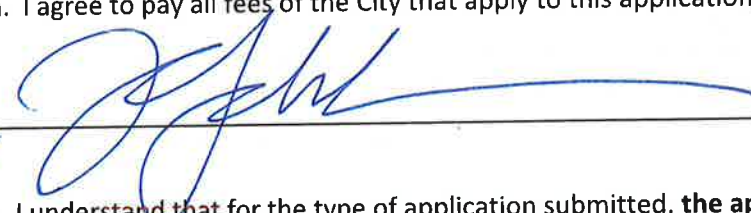
Sewage Disposal (name of utility if applicable): City of Olympia

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

Examiner Initials

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

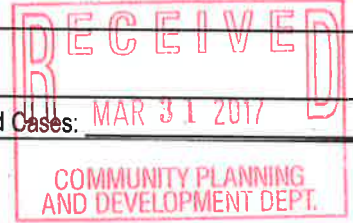
Master File #: _____

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 page 7, 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

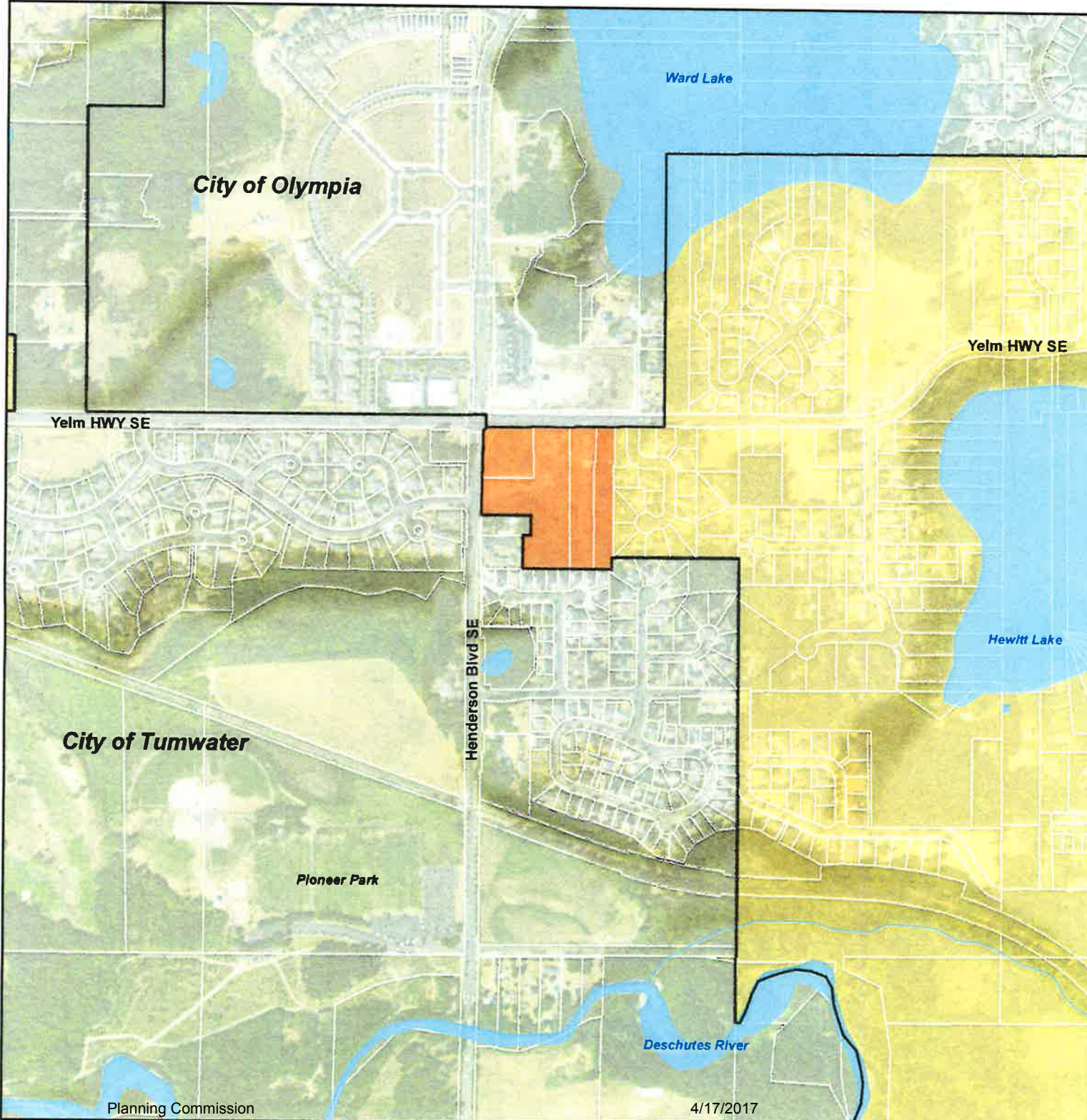
Parcel #3

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

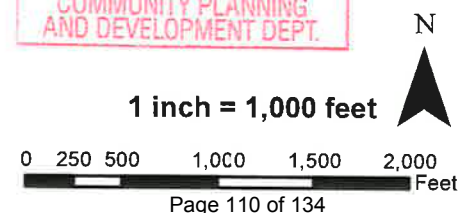
ATTACHMENT 4
Tsuki Nursery
Comprehensive Plan
Amendment



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.

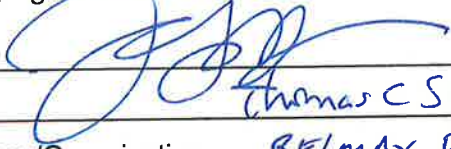
16. Utilities

- 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.



Planning Commission Sign Code Update Briefing

Agenda Date: 4/17/2017
Agenda Item Number: 6.C
File Number: 17-0413

Type: information Version: 1 Status: In Committee

Title
Sign Code Update Briefing

Recommended Action
Information only. No action requested.

Report
Issue:
Discussion on the Sign Code Update, including the current status and next steps.

Staff Contact:
Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):
Joyce Phillips, Senior Planner

Background and Analysis:
Progress on the sign code update has been steady. The sign code is being updated primarily in order to address issues identified in the US Supreme Court case of Reed, et al. v. Town of Gilbert, AZ, but also in order to streamline the code to make it easier to read, understand, and administer.

The City entered into a contract, after going through a Request for Proposals process, for legal and graphic consulting services to help meet the timeframe of the code update. Ogden Murphy Wallace PLLC, with BERK Consulting, was the successful team for the work. A Policy Advisory Committee was formed, made up of community members, businesses, and the sign industry, to provide input on sign issues and policy direction.

The Advisory Committee had its first meeting in November and met again in January, February, and April. At the first meeting the group discussed high-level sign issues, careful not to get weighed down in too much detail early in the process. We asked members to consider broad policy questions and followed up with a homework assignment after the meeting. The January meeting focused on temporary sign issues. In February we focused the discussion on building mounted sign types, such as wall, awning, marquee, projecting, and window signs. In April the primary topic area was freestanding signs. The group plans to meet at least two more times - once to discuss outstanding sign issues that did not fit into an earlier topic covered, and once to review draft code language.

The committee's comments and responses are being used to help inform the development of a draft code. We intend to work our way down into more detail as the analysis continues. Staff is also considering sign codes of adjacent jurisdictions, those from similar cities, and looking at model signs codes to help develop code language. Committee members are engaged and providing useful comments. Summaries of the committee comments on the topics discussed are attached.

Neighborhood/Community Interests (if known):

Some community members have asked to be kept informed of the sign code progress and a few have provided comments for consideration. Issues to date have focused on temporary signs, unique circumstances, fairness, and reducing sign clutter through better enforcement of noncompliant signs.

Options:

Information only.

Financial Impact:

None. This work is included in the Community, Planning and Development work plan and base budget for 2017.

Attachments:

January meeting comments

February meeting comments

April meeting comments

Temporary Signs Discussion

Sandwich Board (A-frame) Signs

- Consider multi-tenant buildings that only have one main exterior door (like at Olympia Downtown Association offices, Rosser Chiropractic)

Temporary Sign Comments

- May want to reduce the amount of time they are allowed
- The banner over 4th Ave is always booked, hard to use. May want to consider having 2-3 more locations.
- Banners are often a new businesses first sign, for use until a permanent sign can be installed.
- For window signs, what is considered temporary?
- Are the wall sign size limitations so restrictive that they encourage more use of banners and other temporary signs? Is this especially true for businesses with a small/narrow business front?
- The sign code should promote the use of permanent signs.

Feather Signs (if allowed)

- Consider issues such as:
 - Distance from street
 - Distance between signs
 - Distance from driveways
 - Readability of message, condition of sign (faded, torn, shape, etc.)
 - Perhaps limit to a shorted amount of time (grand openings, sales or special events)
 - There should be a maximum size and height
 - They may make sense for some uses, like food trucks, regardless of their location (such as in the downtown)
 - Perhaps don't allow feather signs in the downtown where buildings are typically built up to or closer to the sidewalk (what about for buildings that are not close to the sidewalk)
 - There may be private commercial restrictions
 - Want to support small businesses (who may struggle to afford more permanent signage, especially in the beginning)



Standards by Zoning District

- The city may consider treating different zoning districts differently (e.g. residential districts as compared to commercial or industrial zoning districts).
- The city may treat certain districts within those classifications differently (e.g. downtown, auto services, urban and neighborhood villages)

Homework

Staff will follow up with homework questions about temporary signs regarding use of them, potential standards, and potential placement standards.



Building Mounted Signs Discussion

Size Calculation

- The ratio currently used to determine allowed sizes is good
- Would like to compare examples of current to 3% and 5% from the model code

Building Mounted Sign Comments

- Some signs are geared toward pedestrians (e.g. window painted signs) while others are geared to those in cars (e.g. wall signs)
- We still want to encourage art on buildings
- Limit of 1 building mounted sign is pretty restrictive
- May want different standards for downtown and pedestrian oriented streets
- Don't cover up all of the windows ~ still want to be able to see through
- Allow signs on both streets when more than one street frontage
- Sign clutter is a concern
- Public entrances from alleys should be allowed to have signs (more than a building entrance sign)
- Similar districts should be treated similarly (e.g. the hotel that only has a 24 square foot sign should be allowed a larger sign like the other new hotel in a different zone)
- Designated "corridors" may be treated differently
- Placement should consider building/architectural details
- Perhaps sign standards should transition when adjacent to neighborhoods (e.g. on State and 4th Avenues)
- Consider the scale (where the sign will be viewed from)
- There should be fairness to adjacent businesses about what signage is allowed
- What about businesses on second and third floors, etc.?
- Consider colors (intensity, saturation, etc.)

Standards by Zoning District

- The city may consider treating different zoning districts differently (e.g. residential districts as compared to commercial or industrial zoning districts)
- The city may treat certain districts within those classifications differently (e.g. downtown, auto services, urban and neighborhood villages)

Homework

Staff will follow up with homework questions about building mounted signs



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ATTACHMENT 2

Freestanding Signs Discussion & Comments

- Sign size matters based on whether the sign is geared to pedestrians or drivers
- The city should focus on the overall sizes allowed and then let the property owners and tenants work out details about how the space is used (for multiple tenant buildings and business directory signs)
- The current provision to limit freestanding signs to one sign per driveway may be a little too restrictive for property with a lot of street frontage
- Speed of the adjacent roadway may be a factor to consider
- Look into how other jurisdictions address driveway entrance, exit, and circulation signs for number, placement, and size provisions
- If a new business moves in to a tenant space that has a historic sign, there should be a provision that allows for the sign to be retained while also allowing the new business to have signage (example of a painted sign on a building that had to be painted over rather than retained)
- There should be provisions that encourage nonconforming signs to become conforming, in addition to the provisions about bringing signs into conformance when structural changes are made - perhaps small grants, incentives, or waiving permit fees
- There should be more uniformity in the sizes allowed across the commercial zoning districts
- Consider zones that allow for a mix of land uses - signs are important but should be designed and placed to consider residents in mixed use zones (e.g. flashing signs, sign clutter, lighting)
- Flashing "OPEN" signs are not currently allowed - Why? Perhaps if they are in a window they should be permitted
- Five minutes of static time between changing messages for the Auto Mall sign is too long

Standards by Zoning District

- The city may consider treating different zoning districts differently (e.g. residential districts as compared to commercial or industrial zoning districts)
- The city may treat certain districts within those classifications differently (e.g. downtown, auto services, urban and neighborhood villages)



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ATTACHMENT 3