



**Notice of Land Use Approval
and
State Environmental Policy Act
Mitigated Determination of
Nonsignificance**

Community Planning & Development
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Project Name/File Numb Hilton Garden Inn, File No. 13-0089

Description of Proposal: Construction of a 118-room, five-story hotel on a 3.8 acre site in the Henderson Commercial Park; surface parking for 118 vehicles; bicycle parking; and associated site improvements for utilities, solid waste, and landscaping.

Location of Proposal: 2101 and 2201 Henderson Park Lane SE

Applicant: Capitol Hospitality, LLC
2200 6th Ave, Suite 520
Seattle, WA 98121

Representative: PacWest Engineering, LLC
Bridgeport Way SW, C-1
Lakewood, WA 98499

Lead Agency: City of Olympia

SEPA Official: Steve Friddle, Principal Planner

Lead Planner: Cari Hornbein, Senior Planner

Date of Issue: April 10, 2014

Comment Deadline: 5:00 p.m., April 24, 2014

Appeal Deadline: 5:00 p.m., May 1, 2014

Threshold Determination: The lead agency for this proposal has determined that with the mitigation listed in this decision this action probably will **not** have a significant adverse impact upon the environment. Therefore an Environmental Impact statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the following plans, reports, and environmental checklist (organized by date received): 1) July 31, 2013 – Geotechnical Engineering Report, Construction Noise Assessment, Erosion and Sediment Control Plan, and Preliminary Binding Site Plan Amendment; 2) February 18, 2014 – Environmental Checklist, Stormwater Site Plan, Traffic Impact Analysis, Parking Demand Analysis, and Preliminary Civil Plans; and 4) March 31, 2014 – Architectural Site Plan, Elevations, Landscape Plan, Civil Site Plan, and Design Review Materials. This information is available to the public on request.

SEPA-based conditions are specifically noted in this decision. This determination is limited to the site plan described above. This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the applicant, and will conform to all applicable standards and regulations and to the conditions listed herein. Should any mitigation measure be removed by the applicant, be infeasible, or be held to be invalid or unconstitutional, a new threshold determination may be required.

Comments regarding this Mitigated Determination of Non-Significance (MDNS) should be directed to the SEPA Official at the address above.

This MDNS is **not** a permit. No construction permits will be issued for this proposal prior to the appeal deadline. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted. This MDNS is issued under Washington Administrative Code 197-11-350. If conditions are added, deleted, or modified during or following the 14-day comment period, a revised MDNS will be issued.

The Hilton Garden Inn is approved by the Site Plan Review Committee with the following conditions. These conditions must be met prior to issuance of construction permits or Certificate of Occupancy, or as specifically noted in the condition.

CONDITIONS

SEPA

1. Lighting shall be designed to avoid glare to offsite areas. Additionally, any illumination of building surfaces shall avoid impacts to uphill residential neighborhoods. Lighting shall be reviewed and approved prior to issuance of the building permit. *Comprehensive Plan Policy LU 8.4.e; OMC 18.24.020*
2. Construction activity shall be restricted to the hours between 8:00 a.m. and 5:00 p.m. to minimize impacts to uphill residential neighborhoods. *Comprehensive Plan Policy LU 8.4.e; OMC 18.24.020*

PLANNING

1. Development shall be as shown on the approved site plan (see Attachment 1).
2. This Land Use Approval will be in effect for two years from the date of issuance, with a possible two-year extension.
3. This Land Use Approval includes a reduction in parking as requested by the applicant. Approval of the request was granted pursuant to OMC 18.78.180. Under Subsection 4, a deed restriction defining the terms of shared parking between the restaurant and hotel uses shall be submitted to the Community Planning and Development Department and recorded with the County Auditor's Office. The deed shall be approved by the City Attorney and recorded with the County Auditor's Office prior to building permit issuance. Once recorded, City approval is required prior to any change or termination.
4. The building and engineering permit plans shall clearly depict that vehicular and bicycle parking facilities are designed pursuant to OMC 18.38. A minimum of 13 secure long term and 3 covered short term bike parking stalls are required.
5. This Land Use Approval includes a reduction in perimeter landscaping from 10 feet to 5 feet along a portion of the west property boundary immediately east of the proposed building as requested by

the applicant. The reduced area is accounted for elsewhere on-site where perimeter planting beds exceed the minimum width. The use of shrubs and trees, in conjunction with existing trees in the adjacent I-5 right-of-way will provide screening as intended under OMC 18.36, Landscaping and Screening and 18.145, Freeway Corridor District.

6. The Design Review Board reviewed the project for Concept Design Review on November 14, 2013. The Board recommended approval of the context plan, preliminary site plan, preliminary landscape plan, and preliminary building design subject to the conditions listed below. The SPRC concurs and incorporates the recommendations as conditions of lands use approval as follows:
 - a. Additional pedestrian connections shall be provided, including:
 - 1) Pedestrian walkways from parking areas to building entrances. Where they cross drive aisles, they shall be clearly marked.
 - 2) A minimum 6' wide walkway between the building entry and Henderson Park Lane SE.
 - 3) Walkways shall be located in such a manner that they provide for the safety of pedestrians, for example through parking bays and adjacent to landscape islands, and Woodland Trail.
 - b. On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc.
 - c. Additional pedestrian scale lighting shall be added, in particular along walkways and drive aisle crossings for pedestrian safety.
 - d. The landscape plan shall be revised as follows:
 - 1) Plant materials shall be confirmed for hardiness in Olympia's climate and if not, be replaced;
 - 2) Ensure that the provisions of OMC 18.36 are met.
 - e. At least half of the deciduous trees along the northwest property line shall be replaced with large evergreen trees, such as Western Red Cedar, to increase screening along the I-5 corridor. Trees and shrubs shall be planted in a more naturalized manner to complement existing I-5 landscaping.
 - f. In lieu of locating parking behind the building, the applicant shall provide significant landscaping at the site entrances and along the street frontage, and plant parking lot trees that create a substantial canopy (intent is to soften the appearance of the parking lot).
 - g. The applicant shall add exterior elements to reduce the apparent size of the building. Examples include facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, stepped roofs, a variety of roof lines and elements, a variety of cladding materials, lighting fixtures, trellises, and multiple paint colors and building materials. The applicant is encouraged to reflect the surrounding area in developing design solutions.
 - h. All windows shall increase recesses for more shadow effect.
 - i. Reduce the size of the large gable on the northwest elevation to match the size of the others; use a cupola element at the top of the southwest stair tower.
 - j. Windows and/or architectural detailing shall be added to the northeast and southwest elevations to achieve greater consistency with remaining elevations.

- k. The use of EIFS shall be minimized and replaced, at least on the ground floor, with masonry, composite materials (e.g., hardie), wood, metal, or other materials that are well suited to the local climate. The intent is to provide greater texture and pattern, and to select a material with longevity. The applicant is encouraged to use high quality materials that reflect the surrounding environs.
 - l. The following information shall be included on plans submitted for Detail Design Review:
 - 1) Screening details for mechanical equipment on the building; equipment shall be screened so it is not visible to hotel rooms above or from uphill residences.
 - 2) The location and method of screening of all utility vaults and gas meter(s) where visible from the street.
 - 3) The location of the elevator backup generator and method of screening.
 - m. Additional detailing shall be added to the northeast, south end of the northwest, and southwest elevations to minimize blank walls. Alternately, landscape beds can be increased in size to plant tall trees in front of blank walls.
 - n. Compliance with sign standards will be determined at the time of sign permit review.
7. Following Detail Design Review and prior to engineering permit review, the landscape plan shall be revised as recommended by the Design Review Board **and** as noted below:
- a. Include proposed grading on the landscape plan (requested during substantive review but not addressed on revised plans). Where necessary, rockeries or retaining walls shall be used to maintain 3:1 slopes for plant establishment and comply with engineering standards for site grading.
 - b. Install additional shrubs between the parking lot on the southeast portion of the site and the adjoining street to meet screening requirements in OMC 18.36.180.B.
 - c. A minimum of one tree shall be planted in each parking lot landscape island. Light poles shall be relocated to avoid conflicts with required trees.
 - d. Where existing utilities are located underneath parking lot landscape islands, trees shall be positioned within the island to minimize impacts to utilities lines.
8. Upon acceptance of landscaping by the City, the applicant shall provide a two-year landscape maintenance bond.
9. The Henderson Commercial Park Binding Site Plan shall be amended as follows:
- a. The original Binding Site Plan limits the use of Lot 3 to a hotel with no more than 115 rooms. Because the proposal exceeds this amount, the applicant shall amend the binding site plan to allow no more than 118 guest rooms on Lot 3.
 - b. The applicant proposes moving the property line between Lot 2 and Lot 3 to the south to accommodate the parking lot. The Binding Site Plan shall be amended to reflect this relocated property line. Prior to approval of the amended Binding Site Plan, the applicant shall submit to the Department of Community Planning and Development a site plan for Lot 2 demonstrating that development can occur as contemplated under the original Binding Site Plan.
 - c. The applicant and the Parks, Arts, and Recreation Department are negotiating the relocation of the Olympia Woodland Trail to Lot 2. Should the two parties agree on a location, an easement shall be shown the Binding Site Plan at the time of land use application for Lot 2.

- d. The amended Binding Site Plan shall be recorded prior to certificate of occupancy.
10. The original Binding Site Plan established uses for each of the four lots based on vehicle trips generated, and established a maximum of 115 hotel rooms for Lot 3 and a maximum 7,000 square foot restaurant on Lot 2.
- The City's Transportation Engineer determined that any trip increases resulting from three additional hotel rooms would be offset by a reduction in trips from the restaurant. However, any future changes to the approved land uses, or intensification of these uses, shall be evaluated in a new Traffic impact Analysis (TIA) prepared in conjunction with the next land use application. The new TIA shall consider the cumulative impacts of the commercial park as a whole, rather than the individual lot under land use review.
11. The base of the retaining wall (above grade portion) paralleling the north property line shall be located outside the required 10-foot yard; however below-grade footings will be allowed in the required yard. Prior to construction, the wall location shall be marked in the field and confirmed by a city inspector to be outside the required yard.
12. To ensure pedestrian safety, the applicant shall provide a combination of light poles and bollards to illuminate walkways in the parking lot and around the building.
13. If the Olympia Woodland Trail is relocated to Lot 2, the owners of Lot 3 shall agree to the construction of a pedestrian connection between the hotel parking lot and the trail (by the City).
14. Locate accessible parking as required by the Building Code.
15. Prior to issuance of construction permits, the applicant shall submit a traffic control plan detailing how traffic will be routed and what impacts to the street system will occur during construction of the building.
16. A right-of-way obstruction permit is required for any work within the public rights-of-way. The applicant shall obtain approval from the Washington State Department of Transportation prior to work in Henderson Boulevard.

ENGINEERING

1. **Water Main Plan** - The applicant shall install water facilities in accordance with the provisions of Chapter 6 of the Engineering Design & Development Standards, (EDDS), (2.050 B.) water. The water system will be designed to provide adequate domestic plus fire flow at the required residual pressures as follows:
- a. The proposed 6-inch water main around the building is insufficient based on 2500 gpm fire flow simulations. However, the velocities in the 6-inch pipe are in excess of the City of Olympia Engineering Design and Development Standards 6.030 (7 feet per second) during Fire Flow simulations. Therefore, the applicant shall connect to the existing 6-inch tap connection on the east and loop around the building with 8-inch ductile pipe to the 8-inch tap connection as shown on the Water/Sewer sheet.
 - b. The proposed water mains in many locations do not meet the required 10-foot horizontal separation from the sewer main. The engineering plans shall be revised to provide minimum separation and to ensure that the water mains do not traverse under landscape islands where trees are to be planted.
2. **Sewer Main Plan** - The developer will install sewer facilities in accordance with the provisions of Chapter 7 of the Engineering Design & Development Standards, (EDDS), (2.050.A) sewer.

- a. The sewer system design plans are conceptually approved and appear to provide service to the project.

3. Clearing/Grading/Erosion Control Plan

- a. The retaining wall parallel to Henderson Boulevard shall be reviewed under a separate building permit at the time of engineering and/or building permit review.
- b. A clearing/grading and erosion control plan submitted appears to meet City standards and will be further reviewed for detail approval following Land Use Approval as part of the detailed engineering plan review.

4. Stormwater System and Drainage Report (hydra & work map)

- a. Prior to permitting, the applicant shall submit to the Community Planning and Development Department an agreement (corporate version) for the maintenance of stormwater facilities and to implement pollution source control plan. The agreement shall be approved and recorded with the County Auditor prior to final building inspection.
- b. Prior to issuance of engineering permits add Contech's StormFilter *Inspection and Maintenance Procedures* (as approved by Ecology) to the operations and maintenance plan.
- c. Prior to issuance of engineering permits, an agreement shall be recorded defining the ownership and maintenance responsibilities for the stormwater facilities on Lot 3 that benefit other lots in the Henderson Commercial Park.

5. Transportation Public Works – Based on the City's review of the Traffic Impact Analysis (TIA), the existing roundabout at Henderson Boulevard and Henderson Park Lane, installed as part of the Binding Site Plan, has no level of service issues.

- a. Transportation impact fees shall be paid at the time of building permit issuance.

6. Solid Waste – The applicant shall install solid waste facilities in accordance with the provisions of Chapter 8 of the Engineering Design & Development Standards, (EDDS).

7. Street Lighting – The applicant shall verify the street lighting system in Henderson Park Lane is functioning and is in accordance with the provisions of Chapter 4 of the Engineering Design & Development Standards, (EDDS), (4F) illumination.

URBAN FORESTRY

1. The following information shall be included on the landscape plan:

- a. Conduct a soils analysis and include written description of such and suitability for proposed landscaping. Depending on soil conditions, alternatives may be required.
- b. Tree density calculations:
 - 1) Label the correct size and number of each tree proposed on the plant schedule. The minimum caliper required is 2 inches.
 - 2) Update tree unit information on landscape plan submitted for permit review.
- c. Timeline for site preparation, installation and maintenance of plant material.
- d. Cost estimate for the purchase, installation and three year maintenance of trees.

End of Conditions

Impact Fee Note:

This project will be subject to impact fees. These fees will be due and payable when building permits are issued.

Specific impact fees will be determined when a complete building permit application is submitted. Prior to that date, all impact fees are subject to change. Enclosed is the current impact fee handout for your reference.

Expiration Date:

Unless utilized by application for unexpired construction permits or explicitly extended by the Site Plan Review Committee, the final approval of this land use application shall expire in two (2) years, or on May 1, 2016.

Appeal Period:

This Land Use Decision by the Site Plan Review Committee and this Threshold Determination by the SEPA official are final unless appealed prior to 5:00 p.m., May 1, 2014. The filing fee for appeals to the Hearing Examiner is \$1,000.00. Any appeal must be submitted in writing to the Community Planning and Development Department on forms provided by the Department. If an appeal is filed, no permits will be issued until the administrative appeal is resolved.

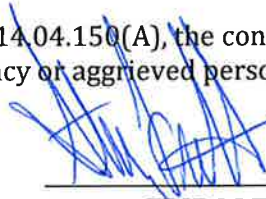
Appeal Procedure:

Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.150(A), the conditions (mitigating measures) or lack thereof in an MDNS may be appealed by any agency or aggrieved person.



CARI HORNBEIN, SENIOR PLANNER

Lead Planner on behalf of the Site Plan Review Committee consisting of Steve Friddle, SEPA Official, and Alan Murley, Engineering Plans Examiner, Tom Hill, Building Official, and Rob Bradley, Fire Marshall; with comments by Michelle Bentley, Urban Forestry.



**STEVE FRIDDLE, PRINCIPAL PLANNER
AND SEPA OFFICIAL**



Urban Forestry

Builders Guide to Olympia's Tree Protection Ordinance

Community Planning & Development
601 4th Avenue East - PO Box 1967
Olympia WA 98507-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
olympiawa.gov

REQUIRED NUMBER OF TREE UNITS:

All new developments are required to meet a minimum tree density by preserving existing trees where feasible and/ planting new tree units if needed. Refer to the chart below to determine the required number of tree units to be planted.

For lots above 9,000 square feet, the required number of tree units to be planted is equivalent to 30 tree units per acre.

Lot Size in Square Feet	Required Number of Planted Trees
0 - 1,500 sq.ft.	1 tree unit
1,501 - 3,000 sq. ft.	2 tree units
3,001 - 4,500 sq. ft.	3 tree units
4,501 - 6,000 sq. ft.	4 tree units
6,001 - 7,500 sq. ft.	5 tree units
7,501 - 9,000 sq. ft.	6 tree units

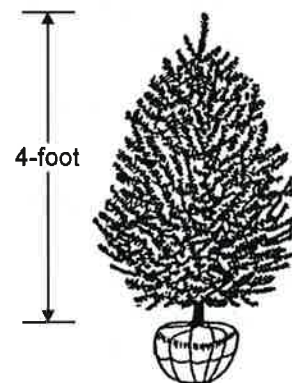
TREE SPECIES:

When selecting tree species to plant, take into consideration existing soils, space availability, and other constraints that may exist on site.

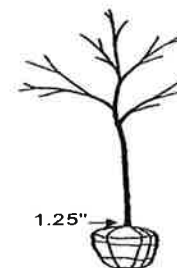
A "Tree Planter's Guide" is available at the Community Planning and Development Department, 601 4th Avenue E, and includes a suggested list of trees. Contact Michelle Bentley, Planner at (360) 753-8301 or mbentley@ci.olympia.wa.us.

MINIMUM TREE SIZE AND QUANTITY:

Tree units to be planted shall meet the size specifications shown below and shall meet or exceed the American Standard for Nursery Stock Grade #1. To the extent possible, all root ball materials shall be removed at planting, including but not limited to wire baskets, grow bags, and burlap materials.



Evergreen—4 foot tall minimum



Deciduous-1.25 inch
3, branched.

TREE PRESERVATION:

Reduce the number of tree units required to be planted by preserving existing trees on site. Refer to the chart to determine the value of existing trees in equivalent number of tree units to be planted.

1. Trees to be preserved must be protected during construction by installing tree protection fencing. **No construction activity is allowed inside of the tree protection fence without prior authorization.**
2. Tree fencing must be inspected by the City prior to any clearing or grading activities.
3. Trees to be preserved must be reinspected by the City prior to removing the fence upon project completion.
4. For trees larger than 36" DBH refer to the complete ordinance.

Existing Tree, Trunk Diameter	Equivalent Number of Planted Tree Units
1-6"	1
6-12"	1 ½
14"	2
16"	3
18"	4
20"	5
22"	6
24"	7
26"	8
28"	9
30"	10
32"	11
34"	12
36"	13

Tree protection fencing shall be installed according to a City approved site plan, unless otherwise approved by the Urban Forester. Contact Michelle Bentley, Planner at (360) 753-8301 or mbentley@ci.olympia.wa.us.

TREE PROTECTION FENCE DETAIL:

