



**NOTICE OF PUBLIC HEARING AND
STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(SEPA DNS)**

Community Planning & Development
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Olympia WA 98501-1967
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www.olympiawa.gov

Project Name and No.: Dockside Flats Land Use Review, Shoreline Substantial Development and Shoreline Conditional Use Permits, Project No. 17-4634

Description of Proposal: Demolition of two existing buildings and construction of a new three-story building with two floors of apartments (44 units) over ground floor commercial and office spaces (6,400 square feet). The project includes parking for 37 on-site and on-street vehicles and a pedestrian plaza between the building and Percival Landing.

Location of Proposal: 210 State Avenue NW

Applicant/Representative: Urban Olympia V, LLC, represented by Josh Gobel, Thomas Architecture Studio

SEPA Lead Agency: City of Olympia

SEPA Official: Tim Smith, Principal Planner
Phone: (360) 570-3915
E-Mail: tsmith@ci.olympia.wa.us

SEPA Issuance: March 12, 2018

SEPA Comment Deadline: 5 p.m., March 26, 2018

SEPA Appeal Deadline: 5 p.m., April 2, 2018

Public Hearing: Monday, April 2, 2018, 6:30 p.m.

Hearing Location: City Council Chambers
601 4th Avenue East
Olympia, Washington 98501

Staff Contact: Cari Hornbein, Senior Planner
Phone: (360) 753-8048
E-Mail: chornbei@ci.olympia.wa.us

NOTICE OF PUBLIC HEARING

The City of Olympia Hearing Examiner will hold a public hearing to receive public comments prior to making a decision on the Shoreline Substantial Development Permit and Shoreline Conditional Use Permit for the proposed project.

Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public hearing.

If you require special accommodations to attend and/or participate in this meeting, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

SEPA THRESHOLD DETERMINATION

The lead agency for this proposal has determined that 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 environmental checklist, plans, and reports on file with the lead agency. This information is available to the public on request.

This DNS is not a permit. The City of Olympia will not act upon and no permits will be issued for this proposal prior to the appeal deadline. This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

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. 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. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA).

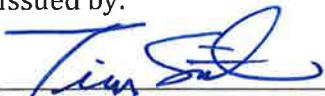
Comments regarding this DNS should be directed to the SEPA Official at the address above. If conditions are added, deleted or modified during or following the 14-day comment period, a revised threshold determination will be issued.

COMMENT DEADLINE: 5:00 p.m., MONDAY, MARCH 26, 2018

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia Municipal Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by a \$1,000.00 administrative appeal fee.

APPEAL DEADLINE: 5:00 p.m., MONDAY, APRIL 2, 2018

Issued by:



**TIM SMITH, PRINCIPAL PLANNER
SEPA OFFICIAL**

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.