



**Notice of Land Use Approval
and
SEPA Determination of
Nonsignificance**

Community Planning & development
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Project Name: Secure-It Self Storage, File 16-0021

Description of Proposal: Construction of eight buildings (7 storage and 1 office) occupying 160,500 sq.ft. on a 12.7 acre site. The project includes 60,000 sq.ft. of landscaping, and 88,414 sq.ft. of parking.

Location of Proposal: 2225 Cooper Point Rd SW/Auto Mall Dr SW

Applicant/Proponent: Lanzce Douglass
Douglass Properties, LLC
1402 E Magnesium St STE 202
Spokane WA 99217

Lead Agency: City of Olympia
Community Planning & Development
601 4th Ave E
Olympia WA 98501

SEPA Official: Cari Hornbein, Senior Planner, AICP
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Lead Planner: Catherine McCoy, Associate Planner
(360) 570-3776
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Date of Issue: September 6, 2016

Comment Deadline: September 20, 2016

Appeal Deadline: September 27, 2016

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 Revised Code of Washington (RCW) 43.21C.030(2)(c).

The environmental review and SEPA Threshold Determination of this proposed action are based upon those project proposal plans, drawings, and reports received on February 18, 2016, June 2, 2016, and revised on August 9, 2016, and that SEPA Environmental Checklist dated February 18, 2016.

Comments regarding this Determination of Nonsignificance (DNS) should be directed to the SEPA Official at the address above. This DNS is **not** a permit. This DNS is issued under Washington Administrative Code (WAC) 197-11-340. If conditions are added, deleted, or modified during or following the 14-day comment period, a new DNS determination may be issued.

Plans and reports submitted on February 18, 2016, June 2, 2016, and August 9, 2016 were used to review the proposed project. The Secure-It Self Storage, Project No. 16-0021, is approved by the Director of Community Planning and Development subject to the conditions below. These conditions must be met prior to issuance of construction permits or as specifically noted in the conditions.

CONDITIONS

PLANNING

1. **Approved Site Plan:** Development shall be as shown on the approved land use site plan, Sheets C3.0, C7.1, C8.1 (Attachment 1). The site plan shall be attached to the engineering and building permit plan sets, prior to permit issuance.
2. **Effect of Approval:** This Land Use Approval will be in effect for two years from the date of issuance, with a possible two-year extension. OMC 18.72.140.D.
3. **Critical Areas.**
 - A. The critical area buffer, between the top of slope and development/clearing, shall not be disturbed during any clearing or construction activities.
 - i. If disturbance does occur, a buffer enhancement planting plan will be required pursuant to OMC 18.32.100, 18.32.105, 18.32.110, 18.32.125.F.
 - B. Prior to Certificate of Occupancy, provide a five (5) year maintenance and monitoring bond for the critical area buffer; the area between the top of slope and the clearing and demolition area. OMC 18.32.125.
4. **Landscaping and Screening.** The landscape plan shall be submitted for review in conjunction with engineering permits. (See item 21.)
 - A. Prior to Certificate of Occupancy, bonding shall be in place for Trees and Landscaping. OMC 16.60.100.E, 18.36.200.A, B.
5. **Bicycle Parking:** The short-term bicycle parking shall meet the design standards set forth in OMC 18.38.220.C.
 - A. Details of the short-term bicycle parking structure(s) shall be shown on the site plan, prior to the Detail Design Review Board meeting.
 - B. Provide details of the short-term bicycle parking structure(s) in the construction drawings submitted at the time of building permit application.

6. **Lighting.** All display and flood lighting shall be constructed and used so as not to unduly illuminate surrounding properties, including Highway 101 abutting the development site. Floodlights, wallpacks, and exposed light sources shall be shielded and directed downward onto the property. OMC 18.40.040.D.
7. **Hours of Operation/Construction Noise.** Construction activity shall be restricted to the hours between 7:00 a.m. and 7:00 p.m.
8. **Signage.** Pole signs in the Freeway Corridor Design Review District are limited to multifamily residential complexes, shopping centers, and industrial complexes. Prior to building permit issuance, submit a sign permit application. Signage shall meet the provisions established in OMC 18.42, Sign Code.
9. **Design Review.** Provide information and make revisions, as recommended by the Design Review Board at the Concept Design Review meeting on April 14, 2016 (conditions listed below). Submit this information and revisions for Detail Design Review prior to or at the time of building permit application.

Preliminary Site and Landscape Design

- A. Provide pedestrian scale design details, architectural sketches, or drawings of the office area. Details shall include pedestrian scale lighting on the building and along walkways, proposed signage on the building, and proposed landscaping. Demonstrate compliance with this design requirement. OMC 18.110.030.
- B. Provide a full lighting plan that includes fixture types, illumination scale, manufacturer cut sheets, colors, and building placement and site location. OMC 18.110.160 and 18.145.040.
- C. Show details of the bicycle parking, including shelter, structure frame, and cut sheets on the site plan.
- D. Depict the location of all mechanical and utility equipment, above grade, on buildings, or otherwise, on the site plan and on the landscape plan. OMC 18.110.190.
- E. Provide large-scale design details of the retaining wall and landscaping along the south property line. OMC 18.110.200 and 18.145.020.
- F. Provide proposed signage options at the detail design review meeting. The signage plan shall demonstrate compliance with this design requirement. Contact CPD staff prior to sign permit application for assistance in assembling materials and plans for permit review. OMC 18.145.040. (See item 7 above.)

Preliminary Building Design

- G. Provide a colors and materials board, including building and roof materials, window materials, and building colors, to this Lead Planner for review prior to the Detail Design Review Board meeting. The colors and materials board shall be presented to the Board at the detail design meeting. OMC 18.110.150.

ENGINEERING

10. **Engineering Design Plans.** All engineering plans submitted shall be in conformance with the current 2015 Engineering Design & Development Standards (EDDS), and other applicable regulatory standards.
11. **Engineering Permit Application.** Following Land Use Approval and prior to construction, the applicant shall submit detailed engineering design plans to the Department for detailed technical review, approval and permitting.
12. **Water Main Plan.** The applicant shall install water facilities in accordance with the provisions of Chapter 6 of the EDDS, (2.050.B). The proposed water utilities reflected in the submitted land use site plan, Sheet C7.1, dated August 8, 2016, are conceptually approved and will receive detailed engineering review and approval prior to engineering permit issuance. Water system improvements are conceptually approved for land use.
13. **Sewer Main Plan.** The applicant shall install sewer facilities in accordance with the provisions of Chapter 7 of the EDDS (2.050.A). The proposed sewer utilities, Sheet C8.1, are conceptually approved and will receive

detailed engineering review and approval prior to engineering permit issuance. Sewer system improvements are conceptually approved for land use.

14. **Frontage Improvements.** The developer shall construct or install frontage improvements, pursuant to EDDS (2.040.A). The frontage improvements proposed are conceptually approved for land use.
15. **Storm Drainage.** The applicant shall provide for the treatment, storage, and disposal of surface drainage through a storm drainage system designed to the current Drainage Manual and Erosion Control for Olympia (Manual) and Chapter 5 of the EDDS (5.010). Stormwater improvements are conceptually approved for land use.
16. **Traffic Control Plan.** Prior to issuance of construction permits, 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.
17. **Right-of-Way Obstruction Permit.** Prior to issuance of construction permits, submit a right-of-way obstruction permit for any work within the public rights-of-way.
18. **Utility General Facility Charges.** General facility charges for City utilities, such as water, sanitary sewer, and stormwater shall be assessed at the time of engineering and construction permit issuance.
19. **Bonding.** Bonds or other allowable securities will be required by the City to guarantee the performance of work within the subject site and rights-of-way, or maintenance of required public infrastructure intended to be offered for dedication as a public improvement (EDDS 2.030.F, Drainage Manual and Erosion Control for Olympia, 2009, Vol. 1, Section 2.6.1).

URBAN FORESTRY – The following information shall be addressed during engineering permit review:

20. **Tree Protection** (on the Grading and Erosion Control Plan):
 - A. Change “Tree Recommendations” title to: **“TREE PROTECTION MEASURES”** in large bold text.
 - B. Tree Protection Fence detail.
 - C. Tree fence graphic in legend.
 - D. Correct label for Tree fence; label as Silt Fence. If both Silt Fence and Tree Protection Fence are in same location then label and show each one.
 - E. “PRUNING AND THINNING”, under Tree Protection Measures, change “15 feet” to “14 feet”. Change “8 feet” to “7 feet”.
21. **Landscape Plan** to show the following:
 - A. Change Item #9 Contractor Warranty, under heading “Timeline for site preparation, installation and maintenance of plant material”, to 3 years rather than 1 year;
 - B. Prior to Certificate of Occupancy, add Surety Bond pursuant to OMC16.60.100.E and OMC 18.36.200.A, B. (See item 3 above.)

FIRE PREVENTION

22. On-site fire hydrants are required.
23. All buildings 5,000 square feet in size or greater require fire sprinkler systems.
24. Fire access requires a minimum inside turning radius of 30 feet. The building footprint design shall accommodate the required fire apparatus radius.

25. Canopies shall be 13'-6" clear height underneath.
26. Fire alarm systems are required to monitor fire sprinkler systems and to provide notification of alarms. The "center hall" storage building will require smoke detection in the hallways. A single addressable fire alarm panel at the office building is preferred.
27. A Knox Key Box is required at the office building.
28. An Opticom gate actuator is required for the security gate.

End of Appealable 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.


Appeal Procedure

This Land Use Decision by the Director and this Threshold Determination by the SEPA Official are final unless appealed prior to 5:00 p.m. on September 27, 2016.

Per Olympia Municipal Code 18.75.020.C., the decision of the Director may be appealed by any aggrieved or affected parties. The filing fee for appeals to the Hearing Examiner is \$1,000.00. Any appeal must be submitted in writing to the Community Planning & Development Department on forms provided by the Department. If an appeal is filed, no permits will be issued until the administrative appeal is resolved.

Expiration of Approval

Pursuant to 18.60.240 and 18.72.140.D., this approval will expire two years from the date of the appeal period deadline, on **September 27, 2018**, unless utilized by an application for unexpired construction permits or explicitly extended by the Director in response to a written request submitted prior to the expiration date.



**CATHERINE McCOY, ASSOCIATE PLANNER
COMMUNITY PLANNING AND DEVELOPMENT**
Lead Planner on behalf of the Community Planning &
Development Director, Keith Stahley.



**CARI HORNBEIN, SENIOR PLANNER, AICP
COMMUNITY PLANNING AND DEVELOPMENT**
SEPA Official

ATTACHMENTS:

1. 16-0021 APPROVED Site Plan
2. 16-0021 SEPA Checklist

