

DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF APPLICATION

March 15, 2023

Project Name & Location: Master Planned Development for a new public park operated by the City of Olympia and a new 1,400 student school (Olympia School District). The project also requires SEPA review, Critical Area Review and Design Review. The property is located at 3327 Yelm Hwy SE, Olympia WA 98501. Parcel nos. 09330008002, 09330005000, 09330005001 and 09330006000, approximately 86.25 acres total. Zoning is MR 7-13, R 6-12 and RM 13.

Case: 2023100892

An application for the project listed above was submitted to Thurston County on March 3, 2023 by Laura Keenan with the City of Olympia (owner), Kurtis Cross with the Olympia School District (Applicant) and Anna O'Connell with Berger Partnership (point of contact). This application and any related documents are available for public review during normal business hours at the Building Development Center, 3000 Pacific Ave SE, Suite 100, Olympia WA 98501. For additional information, please contact Scott McCormick at (360) 867-2116 (office) or by e-mail at scott.mccormick@co.thurston.wa.us.

Project Description: The applicant proposes a Master Planned Development made up of a new City of Olympia Park and 1,400 student public school, with the school situated at the north end of the site and the park in the back (south). The park will include multiple play fields including 4 full sized synthetic turf rectangular fields, a nature trail, restroom facilities, picnic shelters, a skate park, dog park, climbing area, community garden, basketball courts, pickleball courts, bike park, sprayground and park maintenance facility along with additional amenities, including 542 parking spaces for the park and 287 parking spaces for the new school. The fields will be shared by the City and the school district. The park would be constructed first with the proposed high school development in 10 - 20 years.

Permits Requested by the Applicant: Master Planned Development. Other permits that must be obtained, to the extent known by the County, include: Design Review, Critical Area Review Permit and future construction and building permits.

Environmental and Other Documents Submitted with the Application: Site plans, Environmental Checklist, narrative summary, landscape plans, Integrated Pest Management Plan, Traffic study, geotechnical report, Critical Areas Report, preliminary drainage scoping plans.

Additional Information or Project Studies Requested by the County: Nothing at this time.

No preliminary determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 28), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05), and the Platting Ordinance (TCC 18).

Thurston County invites your comments early in the review of this proposal. Comments should be directed to Scott McCormick, Community Planning and Economic Development Department, at the address listed above or by e-mail to scott.mccormick@co.thurston.wa.us

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON APRIL 4, 2023

This notice has been provided to appropriate local and state agencies, tribes, sub-area project list subscribers, and property owners with 300 feet of the project site. These recipients, and any others who submit a written request to be placed on the mailing list, will also receive the following items when available: Environmental Determination and Notice of Public Hearing. The Hearing Examiner's decision will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner's decision for any aggrieved party. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.09, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

3000 Pacific Ave SE, Ste 100, Olympia WA 98501 (360) 786-5490/FAX (360) 754-2939
TTY/TDD call 711 or 1-800-833-4388 Website: www.co.thurston.wa.us/development

**INDIAN SUMMER
HOME OWNERS
ASSOCIATION (ISHOA)
COMMENTS**

CONCERNING THE

YELM HIGHWAY COMMUNITY
PARK DEVELOPMENT
APPLICATION

CASE: 2023100892

AS NOTIFIED TO THE PUBLIC ON
MARCH 15, 2023
BY THE

THURSTON COUNTY DEPARTMENT OF COMMUNITY
PLANNING AND ECONOMIC DEVELOPMENT (CPED)

INDIAN SUMMER HOME OWNERS ASSOCIATION

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Commentary Packet: Developed by Guy Grayson & Myrna Lee Hilmo

(See back page)