



THURSTON COUNTY
WASHINGTON
SINCE 1852

COUNTY COMMISSIONERS

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District Two
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District Three

DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

REVISED NOTICE OF APPLICATION May 26, 2023

Project Name & Location: Special Use Permit 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 18. The initial Notice of Application described the project as a Master Planned Development. However, the process has now changed to a Special Use Permit (SUP). As the permit review process has changed a new Notice of Application is being issued.

Case: 2023100892

An application for the project listed above was submitted to Thurston County on March 3, 2023 by Laura Keehan 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 Avenue 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 applicants request a Special Use Permit for 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 297 parking spaces for the new school. The fields will be shared by the City and the school district. The park would be constructed first in a phased manner as funds are available and with the proposed high school development in 10 – 20 years.

Permits Requested by the Applicant: Special Use Permit. **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: A phasing plan for the project.

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 23), 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 JUNE 15, 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 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 decision for any aggrieved party. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

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VICINITY MAP

3327 Yelm Hwy SE, Olympia, WA 98501





FUTURE SCHOOL

OLYMPIA PARKS, ARTS AND RECREATION



① Existing Site Plan
1" = 200'-0"

Delicia Durden

From: Delicia Durden
Sent: Friday, May 26, 2023 10:54 AM
Subject: Revised Notice of Application / 2023100892 - City of Olympia/Olympia School District / 3327 Yelm Hwy SE, Olympia (Olympia UGA)
Attachments: 2023100892 Notice of Application.pdf

Please see the attached Notice of Application for:

Project: 2023100892 (Special Use Permit, Design Review and SEPA)
Located at: 3327 Yelm Hwy SE, Olympia (Olympia UGA)
Lead Project Planner: Scott McCormick, Associate Planner
scott.mccormick@co.thurston.wa.us / 360-867-2116

Description: Special Use Permit 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 18. The initial Notice of Application described the project as a Master Planned Development. However, the process has now changed to a Special Use Permit (SUP). As the permit review process has changed a new Notice of Application is being issued.

Comment period ends at 4:00 pm on June 15, 2023

APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>
2. You can search by putting in **Project** number 2023100892

Delicia Durden | Administrative Assistant

Thurston County Community Planning & Economic Development
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501
Phone (360) 867-2110 | **Fax** (360) 754-2939 | **TDD** (800) 833-6388
delicia.durden@co.thurston.wa.us | www.thurstoncountybdc.com

Adjacent Property Owners
2023100892 – City of Oly Master Plan
March 10, 2023
300' mail radius

TRI COUNTY HOLDING LLC
C/O JACK ARMSTRONG
PO BOX 2012
OLYMPIA, WA 98507

SANDBERG, JERALD A
5607 HAMPTONS ST SE
OLYMPIA, WA 98501

SANDBERG, GALE B & JUDITH A
5609 HAMPTONS ST SE
OLYMPIA, WA 98501

LAURA KEEHAN
CITY OF OLYMPIA
PO BOX 1967
OLYMPIA, WA 98507

COUNTRY CLUB VILLAS OF THURSTON
COUNTY LLC
5840 YOUNG RD NW
OLYMPIA, WA 98502

FARLEY, JOHN S & LINDA S
3128 59TH CT SE
OLYMPIA, WA 98501

SPOONER, TIMOTHY J & SUSAN M
8308 83RD AVE SE
OLYMPIA, WA 98513

~~COUNTRY CLUB VILLAS OF THURSTON CO
LLC
5840 YOUNG RD NW
OLYMPIA, WA 98502-9638~~

WERINGO, SAWYER EVAN
3611 55TH CT SE
OLYMPIA, WA 98501

BENNETT, BENFORD & MINERVA
3615 55TH CT SE
OLYMPIA, WA 98501

GRIGGS, MARVIN JR & CATHY
3623 55TH CT SE
OLYMPIA, WA 98501

GRACE COMMUNITY COVENANT CHURCH
5501 WIGGINS RD SE
OLYMPIA, WA 98501

MILLS, ROSE MARIE
1711 S STEEN RD
VERADALE, WA 99037

MASON, PAUL J & CARA K
1440 BRIGHTON WAY SE
OLYMPIA, WA 98501-8617

~~CHESTNUT VILLAGE OWNERS ASSOC
PO BOX 73052
PUYALLUP, WA 98373~~

HECKEL, GREGORY J
3129 59TH CT SE
OLYMPIA, WA 98501

FINN, EARL JR
3137 59TH CT SE
OLYMPIA, WA 98501

NILSSON, PAOLA M
3200 60TH AVE SE
OLYMPIA, WA 98501

DELRIDGE PARK ASSOC
3123 60TH LOOP SE
OLYMPIA, WA 98501

SELWITZ, JASON
3147 60TH LOOP SE
OLYMPIA, WA 98501

WILDER, WINDSOR D
3145 60TH LOOP SE
OLYMPIA, WA 98501

STANLEY, MARK C & EILEEN M
3141 60TH LOOP SE
OLYMPIA, WA 98501

BADGER, DOUGLAS P & LINDY E
3139 60TH LOOP SE
OLYMPIA, WA 98501

FISCUS, GRANT & DOLORES
3135 60TH LOOP SE
OLYMPIA, WA 98501

GIUSTINO, JOSEPH J
3133 60TH LOOP SE
OLYMPIA, WA 98503

GERST, GERY J
3129 60TH LOOP SE
OLYMPIA, WA 98501

CULLEN, WILLIAM E
5623 DEVONSHIRE ST SE
OLYMPIA, WA 98501-5376

ERNST, JEFFREY & ANGELA
3125 60TH LOOP SE
OLYMPIA, WA 98501

HALL, TIMOTHY M
3134 60TH LOOP SE
OLYMPIA, WA 98501

FORD, ANN S
20421 57TH AVE NE
KENMORE, WA 98028

GREYSTONE II HOA
PO BOX 3712
LACEY, WA 98509

GREYSTONE II HOA
4570 AVERY LN SE # C PMB 277
LACEY, WA 98503

ROSS, DON & KATHY
5215 SLATE CT SE
OLYMPIA, WA 98501

HPA II BORROWER 2021-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606-6995

~~KIM, KIMAN & MIAE~~
~~CMR 415 BOX 8849~~
~~APO AE, 09114~~

ARAGONDA, NARASIMHA
5201 SLATE CT SE
OLYMPIA, WA 98501

LEE, JASON YONG-HYUNG
5147 SLATE CT SE
OLYMPIA, WA 98501

EPPER HOFFMAN, KAREN
3315 51ST CT SE
OLYMPIA, WA 98501

CHEN, JIAN
3311 51ST CT SE
OLYMPIA, WA 98501

PARKER, PEOU
3309 51ST CT SE
OLYMPIA, WA 98501

CONWAY, RODNEY AARON & BRITTNEY
MICHAEL
3305 51ST CT SE
OLYMPIA, WA 98501

PHAN, QUOC & THUY
5204 SLATE CT SE
OLYMPIA, WA 98501-4311

QUI, HANXUE
2312 CEDAR PARK LOOP SE
OLYMPIA, WA 98501

MATSUOKA, MASAO
2536 CEDAR PARK LOOP SE
OLYMPIA, WA 98501-6241

BRIGHT, MICHAEL
5216 SLATE CT SE
OLYMPIA, WA 98501

BAEK, KY YOON & JI YEON
5220 SLATE CT SE
OLYMPIA, WA 98501

MURPHY, BRADLEY J & JENNIFER R
5224 SLATE CT SE
OLYMPIA, WA 98501

EWANIKA, CHRISTOPHER & JAQUANDRIA
5219 SLATE CT SE
OLYMPIA, WA 98501

MOLLAS, NICK G
5421 HAMPTONS ST SE
OLYMPIA, WA 98501

USITALO, LAURAL PAGE
5437 HAMPTONS ST SE
OLYMPIA, WA 98501

~~MEEK, JOY~~
~~5501 HAMPTONS ST SE~~
~~OLYMPIA, WA 98501~~

PHILLIPS-GANN, MANUELA S
5509 HAMPTONS ST SE
OLYMPIA, WA 98501

SOJOURNERS HARBOR RESORT INC
4012 MICHELLE CT SE
LACEY, WA 98503

WEINBERG REVOCABLE LIVING TRUST,
STEVEN P & SHARON L
4450 VILLAGE DR SE
OLYMPIA, WA 98501

GUTIERREZ, SANDRA P
5527 DEVONSHIRE ST SE
OLYMPIA, WA 98501

ELDRIDGE, MARY E
5531 DEVONSHIRE ST SE
OLYMPIA, WA 98501

LOFING, DIANA R & MICHAEL
5537 DEVONSHIRE ST SE
OLYMPIA, WA 98501

DEBOW, DEBORAH
5545 DEVONSHIRE ST SE
OLYMPIA, WA 98501

TOTH, RAE ANNE
5603 DEVONSHIRE ST SE
OLYMPIA, WA 98501

HAMMAKER, WILLIAM M & LESLIE L
5607 DEVONSHIRE ST SE
OLYMPIA, WA 98501

LUEDECKER, JON R & JODY B
5611 DEVONSHIRE ST SE
OLYMPIA, WA 98501

MCDONALD, SUSAN R
5715 DEVONSHIRE ST SE
OLYMPIA, WA 98501

TUCKER, DIANE MARIE
5711 DEVONSHIRE ST SE
OLYMPIA, WA 98501

RANSIER, DEBRA T
5709 DEVONSHIRE ST SE
OLYMPIA, WA 98501

PETRIE, KRISTIE
5719 DEVONSHIRE ST SE
OLYMPIA, WA 98501-7129

NGUYEN, TUONG VAN TINH
3234 57TH AVE SE
OLYMPIA, WA 98501

MEEK, WILMA J
3232 57TH AVE SE
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PO BOX 2534
OLYMPIA, WA 98507

BAERVELDT, JAMES D & PHYLLIS A
3235 57TH AVE SE
OLYMPIA, WA 98501

VELEZ, ISRAEL & DEBORAH
3237 57TH AVE SE
OLYMPIA, WA 98501

STEFFLER, LYNN R
3239 57TH AVE SE
OLYMPIA, WA 98501

KETCHLEDGE, RICHARD & ELIZABETH A
3241 57TH AVE SE
OLYMPIA, WA 98501

SWEET, VERNA J
3243 57TH AVE SE
OLYMPIA, WA 98501

DICKINSON, SUZANNE A & ALONZO E
3245 57TH AVE SE
OLYMPIA, WA 98501

DUBOIS, DONALD J & SUSAN M
5740 DEVONSHIRE ST SE
OLYMPIA, WA 98501

STEWART, DAVID A & ELIZABETH J
5732 DEVONSHIRE ST SE
OLYMPIA, WA 98501

PETERSEN, PRESTON & RITA M
5720 DEVONSHIRE ST SE
OLYMPIA, WA 98501

ROUNSLEY, LARRY R & LINDA D
5712 DEVONSHIRE ST SE
OLYMPIA, WA 98501

COATS, JEFFREY L
5708 DEVONSHIRE ST SE
OLYMPIA, WA 98501

GROFF, RICHARD J
5644 DEVONSHIRE ST SE
OLYMPIA, WA 98501

KUROIWA-LEWIS, HIROOMI & NATHALIE
5640 DEVONSHIRE ST SE
OLYMPIA, WA 98501

HEALY FAMILY LIVING TRUST
5632 DEVONSHIRE ST SE
OLYMPIA, WA 98501

WADE FAMILY TRUST
5624 DEVONSHIRE ST SE
OLYMPIA, WA 98501

MCKASSON, DENNIS L & CATHERINE J
5618 DEVONSHIRE ST SE
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JOHNSON, MAHINA N
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OLYMPIA, WA 98501

SCHLENDER, DONALD & CAROL
6212 HICKORY CT SE
OLYMPIA, WA 98501

WILLIAMS TRUSTEE, MATHEW C
3738 KINSALE LN SE
OLYMPIA, WA 98501

BORDEN, TERRY L & JOANNE M
3736 KINSALE LN SE
OLYMPIA, WA 98501

SEVERSON, STEPHEN & JOANN
3734 KINSALE LN SE
OLYMPIA, WA 98501

WYNANDS, JOHN E & LINDA M
3732 KINSALE LN SE
OLYMPIA, WA 98501

MESSER, KELLY & DEBRA
3730 KINSALE LN SE
OLYMPIA, WA 98501

BOUGHAL, ANDREW M & VIRGINIA A
3728 KINSALE LN SE
OLYMPIA, WA 98501

IS DEVELOPMENT LLC
PO BOX 6130
OLYMPIA, WA 98507

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6503 PORT STEWART LN SE
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~~HNA INDIAN SUMMER GOLF LLC
C/O INTERTRUST
200 BELLEVUE PKWY STE 210
WILMINGTON, DE 19809~~

INDIAN SUMMER HOME OWNERS ASSOC
C/O VIS GROUP INC - DEPT 41
PO BOX 3705
HOUSTON, TX 77253-3705

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3221 57TH AVE SE
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3231 57TH AVE SE
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HIGHLEY, LAWRENCE O & PATRICIA
3230 57TH AVE SE
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PO BOX 15102
TUMWATER, WA 98511

JAMES PLACE HOMEOWNERS ASSOC
3124 57TH AVE SE
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MARTIN, RICHARD A & PATRICIA A
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CARLSON, BRIAN S & BABETTE Y
3616 MORSE MERRYMAN RD SE
OLYMPIA, WA 98501

BONHAM, SIENG H & ROBERT W
6519 PORT STEWART LN SE
OLYMPIA, WA 98501

ODERMAN, STEVEN M & DELRAE
6522 PORT STEWART LN SE
OLYMPIA, WA 98501

ANTONSON TRUST
6516 PORT STEWART LN SE
OLYMPIA, WA 98501

DOW, DYAN
4570 AVERY LN SE STE C209
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6504 PORT STEWART LN SE
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3733 KINSALE LN SE
OLYMPIA, WA 98501

SENECAL, PAUL & KATHLEEN O SHEA
3731 KINSALE LN SE
OLYMPIA, WA 98501

BERG, CECILY T
7467 KELLS LN SW
PORT ORCHARD, WA 98367

BERG, SAMMY B & ALIX M
3727 KINSALE LN SE
OLYMPIA, WA 98501

FROST, STEVEN JOHN & GRETCHEN DIONE
3725 KINSALE LN SE
OLYMPIA, WA 98501

ROE, STACY & SHERESE
3723 KINSALE LN SE
OLYMPIA, WA 98501

TERRY L WALDEN & JOY D WALDEN
FAMILY TRUST
3721 KINSALE LN SE
OLYMPIA, WA 98501

KRIEGER, MARJORIE ANN
3719 KINSALE LN SE
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LIEN, JANIS M
3717 KINSALE LN SE
OLYMPIA, WA 98501

MACLURG, PAUL H & DEBRA L
6107 ASHBOURNE LN SE
OLYMPIA, WA 98501

ADAMS, KYLE D & STEPHANIE L
6039 ASHBOURNE LN SE
OLYMPIA, WA 98501

YUM, KYUNG AE
6025 ASHBOURNE LN SE
OLYMPIA, WA 98501

GALINDO, MALCOM J & DEE DEE M
6023 ASHBOURNE LN SE
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6017 ASHBOURNE LN SE
OLYMPIA, WA 98501

LESTER, LAURA L
6011 ASHBOURNE LN SE
OLYMPIA, WA 98501

CLEVELAND, STEVEN R & AMY M
5943 ASHBOURNE LN SE
OLYMPIA, WA 98501

NGUYEN, HUYEN THANH
1115 ARCADIA ST NW
OLYMPIA, WA 98502

LEE, CHIH CHUNG & FU-SHIN
5931 ASHBOURNE LN SE
OLYMPIA, WA 98501

DENDY FAMILY TRUST
5278 S DIAMOND CHOLLA CT
GOLD CANYON, AZ 85118

COLGAN, SEAN PAUL
5907 ASHBOURNE LN SE
OLYMPIA, WA 98501

UKEN, BARTON B
5903 ASHBOURNE LN SE
OLYMPIA, WA 98501

FAUVER, JARROD
5847 ASHBOURNE LN SE
OLYMPIA, WA 98501

HILMO, RUSSELL J & MYRNA LEE
5843 ASHBOURNE LN SE
OLYMPIA, WA 98501

ZENK, MICHAEL & JANIS
5835 ASHBOURNE LN SE
OLYMPIA, WA 98501

BAGO, RICHARD & MIRA
5827 ASHBOURNE LN SE
OLYMPIA, WA 98501

CAMPBELL, RAENETTE
5823 ASHBOURNE LN SE
OLYMPIA, WA 98501

SCHROADER, SID R
5817 ASHBOURNE LN SE
OLYMPIA, WA 98501

GREENS, OCEAN
5811 ASHBOURNE LN SE
OLYMPIA, WA 98501

WHITMER, PAUL S
5809 ASHBOURNE LN SE
OLYMPIA, WA 98501

HP WASHINGTON I LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

STEMPSON, TERESA & GERALD
8102 61ST AVE NE
OLYMPIA, WA 98516-9140

JOHN SEMPLE JR & VERONIQUE SEMPLE
REV TR
2485 SONNENFELT RD
BAYSIDE, CA 95524

REUTHER, WADE & POLLY
5748 ASHBOURNE LN SE
OLYMPIA, WA 98501

MCCLANAHAN, BILL & SUSIE
80 SARAH LN
PELL CITY, AL 35125

YANG, TAE KYUNG & MYONG SUK
5820 ASHBOURNE LN SE
OLYMPIA, WA 98501

DWINAL, STEVEN B & MARY T
5830 ASHBOURNE LN SE
OLYMPIA, WA 98501

HARRIS, JOHN & JANET
5834 ASHBOURNE LN SE
OLYMPIA, WA 98501

SUGG, JOHN D
5900 ASHBOURNE LN SE
OLYMPIA, WA 98501

COOPER, DALE A & JULIE A
5910 ASHBOURNE LN SE
OLYMPIA, WA 98501

GROESCHELL, ROBERT R & NICOLE J
5922 ASHBOURNE LN SE
OLYMPIA, WA 98501

SLOSSON, GAIL M
5928 ASHBOURNE LN SE
OLYMPIA, WA 98501

BUSCHE, RONALD P & CAROL A
3715 KINSALE LN SE
OLYMPIA, WA 98501

BROWN, ALOHA L
3713 KINSALE LN SE
OLYMPIA, WA 98501

~~AGNESANI, ANGELA J & JON P
PO BOX 4382
TUMWATER, WA 98501~~

HAWKINSON, NICHOLAS C & MAGGIE
3709 KINSALE LN SE
OLYMPIA, WA 98501

WALLNER, ARLENE L
3707 KINSALE LN SE
OLYMPIA, WA 98501

SCHICK, ELMER H & TERRY
3705 KINSALE LN SE
OLYMPIA, WA 98501

WEISS REVOCABLE TRUST
2122 KILDANE WAY SE
OLYMPIA, WA 98501

KUEHL, BELINDA J
3701 KINSALE LN SE
OLYMPIA, WA 98501

SMITH, MICHAEL E & SANDRA S
3649 KINSALE LN SE
OLYMPIA, WA 98501

WASHINGTON, ARLISSA
3647 KINSALE LN SE
OLYMPIA, WA 98501

KNIGHT, BURLEIGH ROBERT & GERMAINE
LYDIA
3645 KINSALE LN SE
OLYMPIA, WA 98501

BETZ, RALPH T & L SUZANNE
3714 KINSALE LN SE
OLYMPIA, WA 98501

WILSON, STEVEN BRUCE & CLAUDIA
PEARL
3716 KINSALE LN SE
OLYMPIA, WA 98501

MAH, CATHERINE A & DOUGLAS A
3718 KINSALE LN SE
OLYMPIA, WA 98501

MENDENHALL, DAVID R & SANDRA B
3720 KINSALE LN SE
OLYMPIA, WA 98501

KINSALE 1 LLC
924 CAPITOL WAY S STE 212
OLYMPIA, WA 98501

MARETTA, JUDY ANN
3724 KINSALE LN SE
OLYMPIA, WA 98501

OLYMPIA 127 LLC
C/O THAYER MANCA RESIDENTIAL LLC
3625 WOODLAND PARK AVE N STE 101
SEATTLE, WA 98103

**KURTIS CROSS
OLYMPIA SCHOOL DISTRICT
111 BETHEL STREET NE
OLYMPIA, WA 98506**

**ANNA O'CONNELL
1927 POST ALLEY, SUITE 2
SEATTLE, WA 98101**

James zahn
3323 Yelm Highway SE
Olympia, WA 98501
jlzahn@comcast.net

