



Project #: 2023100892

MITIGATED DETERMINATION OF NONSIGNIFICANCE**Proponent:** The City of Olympia Parks, Arts & Recreation and the Olympia School District

Point of Contact: Berger Partnership
 Attn: Anna O'Connell
 1927 Post Alley, Suite 2
 Seattle, WA 98101
 206 492-5562 / annao@bergerpartnership.com

Description of Proposal: 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. The parcels involved and listed below are zoned MR 7-13, R 6-12 and RM 18 within the Olympia Urban Growth Area.

Location of Proposal: 3327 Yelm Highway SE, Olympia WA 98501**Tax Parcel Nos.** 09330008002, 09330005000, 09330005001 and 09330006000**Section/Township/Range:** Portions of Section 31 – T. 18 -1W and Section 6, T. 17, R 1W; W.M.

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public on request.

Jurisdiction: Thurston County
Lead Agency: Community Planning & Economic Development
Department: Development Services
Responsible Official: Brett Bures, Planning Manager

Date of Issue: December 22, 2023**Comment Deadline:** January 5, 2024**Appeal Deadline:** January 12, 2024

Scott McCormick December 22, 2023
 Scott McCormick, Assoc. Planner Date

Thurston County Community Planning and Economic Development
 3000 Pacific Ave SE, Suite 100
 Olympia, WA 98501
 (360) 999-8210, scott.mccormick@co.thurston.wa.us

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified MDNS will be issued. Otherwise, this MDNS will become final after the expiration of the comment deadline and appeal period, if applicable.

APPEALS: Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is

received by the Thurston County Development Services Department within fourteen calendar days of the date of issuance of the threshold determination or, if there is a comment period under WAC 197-11-340, within seven calendar days of the last day of the comment period; and (2) the person filing the appeal meets the requirements of TCC 17.09.160(B).

cc: Department of Ecology – SEPA Section
City of Olympia - SEPA Administrator & Parks and Arts Dept.
Adjacent Property Owners (300 feet)
Nisqually Tribe
Squaxin Tribe
Chehalis Tribe
ORCAA
TRPC

**City of Olympia Yelm Hwy Community Park and Olympia School District future school
Case No. 2023100892**

The environmental threshold determination is based on analysis of information contained in the following documents:

SEPA Environmental Checklist, March 3, 2023
Thurston County Master Application, March 3, 2023
Special Use Permit Application, March 22, 2023
Critical Areas Report dated January 19, 2023
Drainage Review, February 1, 2023
Traffic Report, February 21, 2023
Cultural Resource Survey, September 7, 2021
Integrated Pest Management Plan
Pocket gopher and prairie surveys
Geotech letter, August 6, 2019
ORCAA comments, May 31, 2023
City of Olympia comments, October 15, 2023, November 2, 2023 and December 20, 2023
Comments from neighboring property owners
Department of Ecology comments, April 4, 2023

CONDITIONS of APPROVAL:

1. No work shall occur on-site during the SEPA Review process and the resolution of any appeals.
2. If contamination of soil or ground water is readily visible, or is revealed by sampling, Ecology must be notified within 24 hours by the owner and within 72 hours by the service providing supervisor. Contact the Environmental Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.
3. For assistance and information about subsequent cleanup and to identify the type of testing that will be required contact Ecology's Toxics Cleanup Program, SWRO, at (360) 407-6300.
4. Ecology requires the results of the site assessment be maintained for five years after completion of permanent closure or change-in-service. We recommend that the records be kept in the property file indefinitely for any future property owners to fulfill liability requirements under the Washington Model Toxics Control Act (MTCA).
5. The traffic study prepared for this project identified LOS deficiencies at the intersection of Yelm Highway SE and Hamptons Street SE. Improvements to the intersection to mitigate the impact of this development shall be constructed prior to Certificate of Occupancy of any structures that are part of the proposed school. Conceptual mitigation measures that provide adequate levels of service include a roundabout or signalization, to be determined by the County Engineer.
6. To provide for connectivity and mitigate traffic impacts, a public street running East-West between Wiggins Road SE and Hamptons Street SE through the subject site shall be constructed prior to Certificate of Occupancy of any structures on the site.
7. To mitigate traffic impacts to Hamptons Street SE, traffic calming devices shall be installed along Hamptons Street SE south of Yelm Highway. The design shall be coordinated by the applicant with the residents and shall be reviewed and accepted by the county prior to construction. The traffic calming shall be installed prior to Certificate of Occupancy of any structures on the site.
8. Thurston County required roads, parks and school mitigation fees shall be paid at or prior to building permit issuance as applicable.
9. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.
10. All activities onsite shall fully comply with noise limitations outlined in WAC 173-60. In general, construction. Activities shall only occur between the hours of 7am – 7pm to limit noise disturbances.
11. All activities shall be in substantial compliance with the submitted and approved plans.

12. The applicant and subsequent property owners must comply with all requirements of state and/or federal law to avoid disturbance and alteration of artifacts, remains, or other cultural resources on site during development. In the event of inadvertent disturbance or alteration, the Applicant must immediately stop work and contact the Tribe and the State Department of Archaeology and Historic Preservation.
13. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. To the extent possible, land-disturbing activities associated with the project should be performed during dry weather to reduce opportunities for erosion to occur.

City of Olympia Conditions:

14. General:

- A. Grant to the City a Special Power of Attorney Agreement to Annex, for non-protest of future annexation of the subject property into the City of Olympia.
- B. The City will review for approval and permitting the Water, Sanitary Sewer, and Street Lighting Systems for this project.
- C. Landuse and corresponding Engineering Permit applications shall be subject to the standards in place at the time of each application.

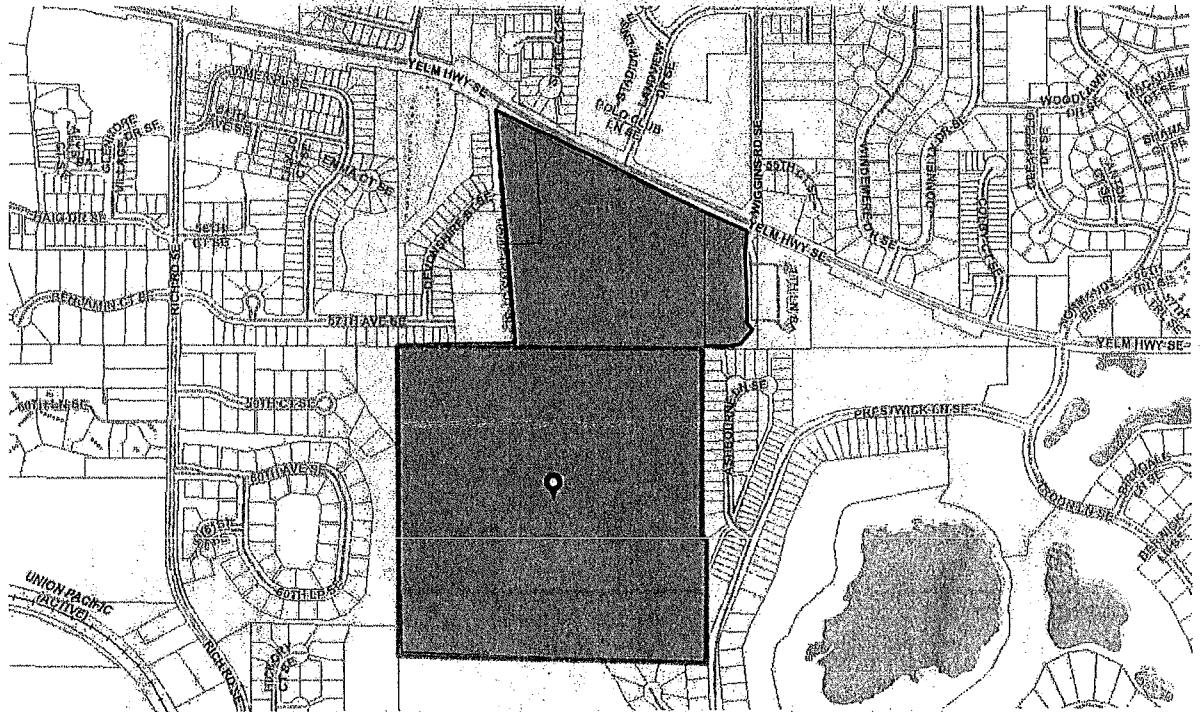
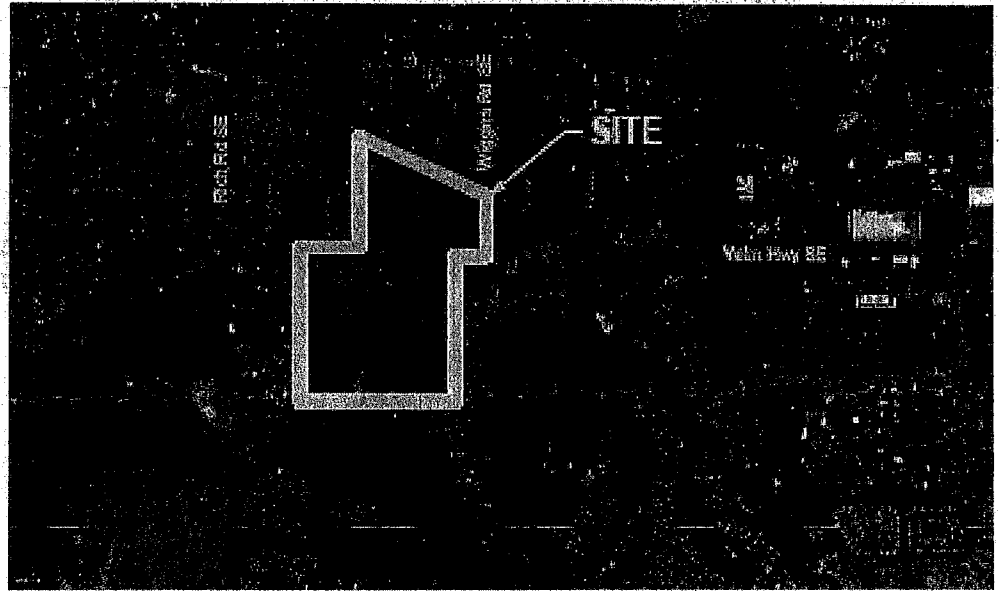
15. The project shall be consistent with the comment letter from the City of Olympia dated November 2, 2023 and revised December 20, 2023 (attached).

Notes:

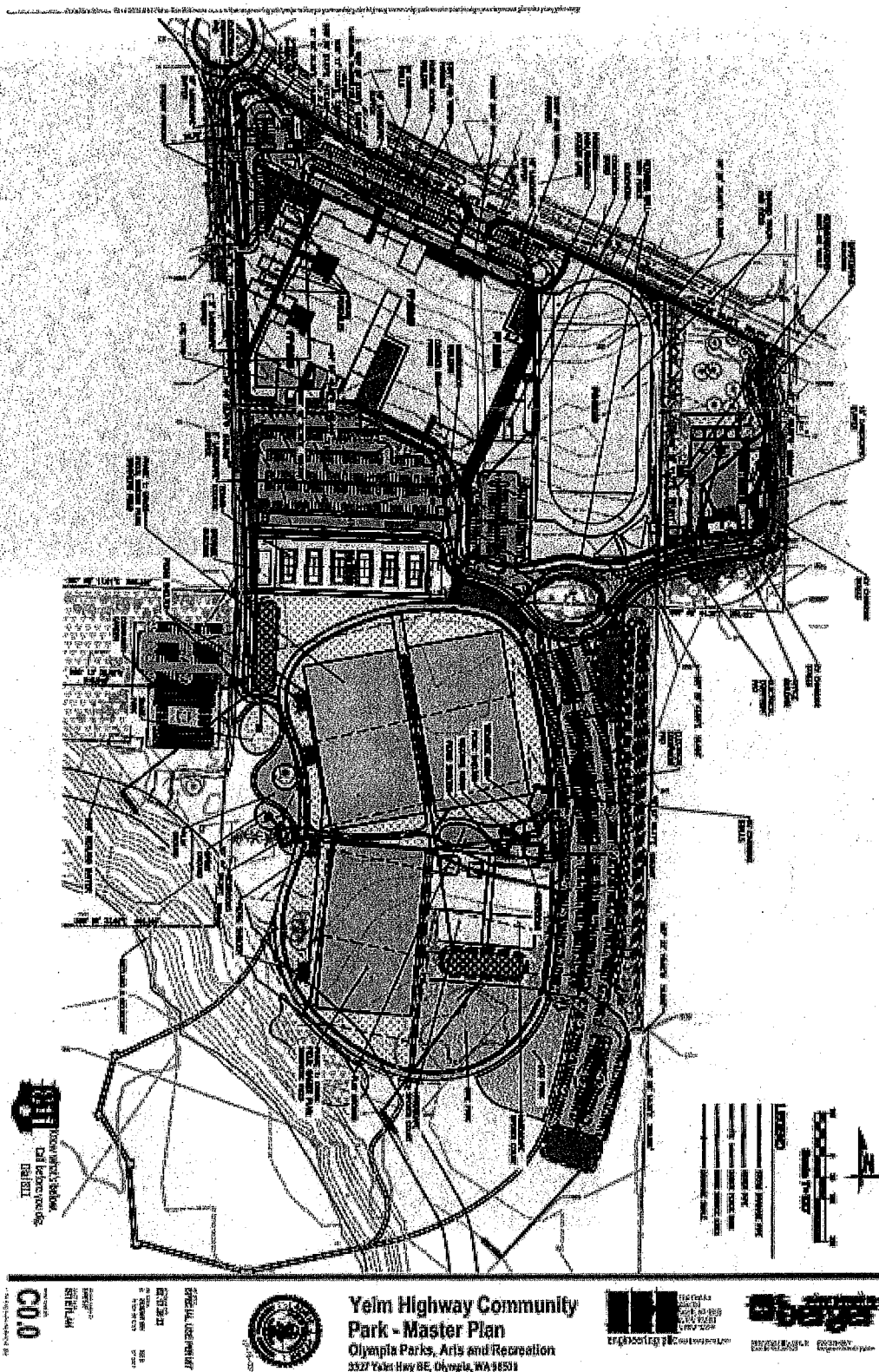
- Washington State Water Quality Laws, Chapter 90.48 RCW, Water Pollution Control and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, define quality of state waters. Any discharge of sediment-laden runoff or of other pollutants to waters of the state is in violation of these state laws and may be subject to enforcement action.
- This project may require a construction stormwater permit (also known as National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction). This permit is required for projects which meet both of the following conditions:
 - One or more acres of soil surface area will be disturbed by construction activities.
 - The site already has offsite discharge to waters of the state or storm drains or will have offsite discharge during construction.
- The proposed project is subject to compliance with the following policies and regulations, including any applicable mitigation requirements: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 20), 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.).

VICINITY MAP

2327 Yelm Hwy SE, Olympia, WA 98501



Site Plans





November 2, 2023 – REVISED 12/20/23

Mr Scott McCormick
Community Planning and Economic Development
3000 Pacific Ave SE Ste 100
Olympia, WA 98501

Dear Mr. McCormick:

SUBJECT: City of Olympia comments – 2nd round
PROJECT NAME: Yelm Highway Community Park and future school
PROJECT NO: 23-1334
ADDRESS/LOCATION: 3323 YELM HWY SE
PARCEL NUMBER(S): 9330005000
FILE NUMBER: County Land Use Case #2023100892

The plans date stamped 10/13/2023 were used for the review of this project. Additional comments can be anticipated with further engineering design.

Design review, approval, permitting, and subsequent improvements installed shall be in conformance with the current Engineering Design and Development Standards (EDDS) of the City of Olympia. Following Land Use Approval and prior to construction, the applicant shall submit detailed engineered design drawings to the Community Planning and Development Department for detailed technical review, approval, and permitting EDDS (2.030).

The City of Olympia Engineering Division's review of the Master Plan Application is complete and have the following comments.

Please include the following as conditions of approval.

General:

- A. Grant to the City a Special Power of Attorney Agreement to Annex, for non-protest of future annexation of the subject property into the City of Olympia.
- B. The City will review for approval and permitting the Water, Sanitary Sewer, and Street Lighting Systems for this project.
- C. Landuse and corresponding Engineering Permit applications shall be subject to the standards in place at the time of each application.

Water Mains (2.050.B):

The City of Olympia water system has capacity for this proposed development project. Water is currently available to the site from Hampton Street, Wiggins Road and Yelm Highway along the frontage of the property. In compliance with the Water Comprehensive Plan and the current Engineering Design and Development Standards to supply water to this project will require the following improvements:

- A. Following Approval, show on engineering plans for review and permitting; fire hydrant(s) at the appropriate spacing for adequate fire suppression needs, complete with valve configurations, size and

type of pipe for all water main sections, services and meter(s), and plan profiles.

- B. Show Water Main extensions in compliance with the Engineering Design and Development Standards in effect at the time of City of Olympia Engineering permit application including the required looping of the mains interior to the site and connection at Kinsale Ln to the east.

Sewer (2.050.A):

The City of Olympia's sanitary sewer system has capacity for this proposed project. In compliance with the Sewer Comprehensive Plan and the current Engineering Design and Development Standards to supply sewer to this project will require the following improvements:

- A. Following Approval, show on engineering plans for review and permitting all associated sewer infrastructure.
- B. This portion of Yelm Highway is currently served with STEP main. Use of the STEP main is only allowed for parcels adjacent to an existing STEP main. Parcels adjacent to a STEP main may also use the STEP main for division of land if it is a short plat (9 lots or less) – See Olympia Municipal Code 13.08.090 B which states:
 - B. New septic tank effluent pump (S.T.E.P.) systems are permitted provided a gravity sewer is not available to the premises as defined in OMC 13.08.020, and:
 - 1. The premises being served is a lot of record existing prior to February 15, 2005, abutting on any street, alley, right-of-way, or easement in which there is now located a S.T.E.P. force main;
 - 2. The premises is located within a subdivision vested as of July 2005, in accordance with OMC 18.72.060, Determination of Complete Application;
 - 3. The premises was created through a short plat after April 30, 2018, from a property abutting on any street, alley, right-of-way, or easement in which there is now located a S.T.E.P. force main. Only one short plat per property in existence on April 30, 2018, is eligible for S.T.E.P. sewer connection. No further short plat is allowed until gravity sewer is available to the premises; or
 - 4. The premises is abutting on any street, alley, right-of-way, or easement in which a S.T.E.P. force main was extended as part of the Septic to Sewer program as per OMC 13.08.215.
- C. The latest Wastewater Plan has a future lift station in the area tentatively called "East Yelm Highway".
- D. If STEP sewer system is deemed appropriate at time of development, in lieu of the sewer lift station, the STEP sewer system shall be considered an interim facility and must be designed and constructed to facilitate conversion when gravity sewer becomes available.

Streets and Alleys (2.040.B. 3):

- A. The subject property is within the City of Olympia's Urban Growth Area therefore any frontage improvements and internal streets are to be constructed to standards set forth in the current City of Olympia Engineering Design and Development Standards.

B. Phase 1 – 20 acre Community Park

At the time of this review it is anticipated that this phase will generate 42 p.m. peak hour trips. Projects generating less than 50 vehicles in the peak hour on the adjacent streets and intersections will typically not be required to conduct a TIA or be subject to mitigation fees.

At the intersection of Wiggins Road and Yelm Highway the proposed intersection lane reconfiguration is acceptable. North-South exclusive left-turn lane with a shared thru-right-turn lane. The lane reconfiguration can be done with the required frontage improvements on Wiggins Road and through the site.

A continuous public street connecting through the park from Wiggins Road to west park limits (phase 1) and then Hampton Street (phase 2 with and without the secondary school). Avoid multiple street and driveway crossings. The project shall provide the following:

- a. multimodal, shared use pathway (10 ft) needs to extend to/from Yelm Highway
- a. some separation / planting strip (10 ft)
- b. streetlights
- c. two lanes of traffic (11-foot lanes, 2-foot shoulder)
- d. dedicated ROW
- e. Provide at least two forms of traffic calming (circular drive and speed cushions count)

This is shown schematically without the detail above and is acceptable for master plan development but shall need more detail with future planning of Phase 2.

A vehicle connection to Hamptons Street is not required for Phase 1. A pedestrian/bicycle connection shall be constructed to connect Hamptons street (for use of the surrounding neighborhoods) to the phase 1 park. Full buildout of the east-west public street shall be built to the limits of each phase.

C. Phase 2 – Full 60 acre Community Park Buildout & Secondary School

Conceptually the traffic impact analysis (TIA) and proposed mitigation measures are acceptable for master plan development. Although prior to the submittal of the second phase for Land Use and Civil Engineering permits an updated TIA will be required to validate the assumptions of this master plan. Several items that will need to be validated.

- School access at Landview Drive. Right-In Right-out access control. An enhanced pedestrian crossing with a median refuge island shall be required.
- The roundabout at Hampton Street is a good approach and is needed for traffic circulation for the proposed right-in right-out at Landview Drive to function. See discussion in the TIA (section 4.2 Distribution & Assignment)
- Yelm Highway arterial frontage improvements shall be required at the time of Phase 2 submittal. These improvements will shall be designed to the Engineering Design Development

Standard (EDDS) that are in place at that time. This will likely include an 8-foot separated bike lane, 8-foot planter and 8-foot sidewalk.

- Hamptons Street shall be improved to a half neighborhood collector street with the sidewalk improved to a 10-foot multi-modal shared use pathway.
- The parking lot access west of the roundabout is shown in a congested area with vehicles, people walking and biking on the shared use pathway and the trail crossing on 57th Avenue. This parking lot access needs shall be moved to the west side of that parking lot or minimized to one access point.
- Add and show potential connections into Indian Summer neighborhood and possibly to the neighborhood to the southwest if the wetland does not preclude it (trail - bike / ped connection) - for future phases.
- Updated Olympia Transportation Mitigation Costs shall be assessed for SEPA. It is likely that the Wiggins Road/37th Avenue and Fones Road projects will be completed by then. Although, there may be new projects to assess mitigation to.
- Phase 2 without the secondary school a full vehicle access shall be required to Hampton Street for neighborhood access to the west and EDDS street connectivity requirements. This is not shown to be part of the master plan and shall be included/addressed.

Transportation Mitigation Fees:

Through the State Environmental Policy Act, (SEPA), this project is subject to City of Olympia transportation mitigation costs of development, as a condition of approval of each landuse application.

Parks Mitigation Fees:

- A. This project is not subject to City of Olympia parks mitigation costs.

If you have any questions about the contents of this letter, please contact me by phone at (360)753-8257 or by email at tking@ci.olympia.wa.us.

Sincerely,



Page 5

Tiffani King
Senior Engineering Plans Examiner
