



NOTICE OF APPLICATION AND PUBLIC MEETING

Community Planning & Development
601 4th Avenue E. – PO Box 1967
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www.olympiawa.gov

Notice Issued: Monday, April 6, 2015
File Number: 15-0010
Project Name: MEDELA REZONE
Project Address: 908 CHAMBERS ST SE and others

Project Description:

Proposal to amend Olympia Zoning Map to change land use designation of nine acres from Single-Family Residential 4 to 8 units per acre to Multi-Family Residential 18 units per acre.

(This site is north of Interstate-5, west of Puget Sound Energy facilities, south of Forest Memorial Gardens and about one block east of Boulevard Road - see accompanying map and aerial photo.)

Applicant: Medela Group, LLC,
250 Courtney Creek Lane
Belfair, WA 98528

Representative: Ron Niemi
Woodard Bay Works, Inc.
6135 Woodard Bay Road NE
Olympia, WA 98506

Lead City Staff: Todd Stamm, Principal Planner
Phone: (360) 753-8597
Email: tstamm@ci.olympia.wa.us

How to be involved in the review of this proposal:

On January 14, 2015, the City of Olympia received a request for approval of a change in land use zoning as described above. Except when in use, the application, plans, and studies related to this proposal are available for review on regular business days at City Hall, 601 4th Avenue East, Olympia, Washington. This proposal including potential environmental impacts will be reviewed by City staff and will be the subject of a public hearing to be held by the Olympia Hearing Examiner. The Examiner will make a recommendation to the City Council, who will make the final decision regarding this proposal. The Olympia Planning Commission may also make a recommendation to the Council.

Neighborhood Meeting:

This proposal will be the subject of an informational meeting for the neighborhood and other interested parties to be hosted by City staff at 6:30 p.m. on Thursday, April 23, 2015, at the Olympia Regional Learning Academy, 2400 15th Avenue SE in Olympia. Questions about both the proposal and the City's review procedure will be welcomed.

Comment Periods:

We invite your comments and participation in review of this proposal. You may submit comments both to City staff and for consideration by the Hearing Examiner. To ensure consideration by City staff, comments must be received on or before May 4, 2015. Later comments may or may not be considered by City staff. You may submit written comments to the Hearing Examiner or appear and testify at the yet-to-be-scheduled public hearing, or both. Please note: the City Council may base its decision on the evidence presented to the Examiner.

Neighborhood Meeting
6:30 p.m.
Thursday, April 23
Olympia Regional Learning Academy
2400 15th Avenue SE

Initial Period for submitting comments to City staff ends at midnight of Monday, **May 4, 2015**

Examiner's Public Hearing and Planning Commission and City Council review
- not yet scheduled -

Comments and inquiries regarding this proposal should be submitted to Todd Stamm, Principal Planner, of the Olympia Community Planning & Development Department at the above addresses.

Notice of Hearing:

A public hearing is required prior to the City's decision regarding this proposal. That hearing has not yet been scheduled. Any party directly receiving this Notice of Application will be mailed a notice of the public hearing. To be added to the mailing list, please contact Todd Stamm at the addresses above. In addition, notice of the hearing will be posted at the site and published in *The Olympian* about two weeks before the hearing.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources. If you require special accommodations to attend and/or participate in any of these meetings or the hearing, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the date 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.

Relationship to Medela's Earlier Proposal:

In April of 2014 this area was annexed into (added) to the City of Olympia. A few weeks later the Board of Thurston County Commissioners denied a similar rezone proposal that Medela, LLC, had submitted to Thurston County in 2009. The City of Olympia was a participant in those proceedings. The application submitted to the City in January of 2015 is a new (albeit very similar) proposal to be considered by the City of Olympia. Documents and evidence from the County proceeding may be submitted for consideration as part of the City's review of the proposal.

Other Information About This Project:

Application determined to be Complete: On or before February 11, 2015.

Other Project Permits or Approvals Requested or Required: Environmental Review pursuant to State Environmental Policy Act.

The applicant has not yet prepared any project studies at the City's request. Existing environmental documents evaluating this project include: An Environmental Checklist prepared by the applicant, and documents in the record of related County proceedings.

Government programs providing funds for this project: None known.

At minimum, this proposal is subject to the City of Olympia Comprehensive Plan and the Olympia Municipal Code (OMC) – specifically **OMC 18.59.05 Decision Criteria for Rezone Requests**. Other OMC sections that may be of interest include Title 14 (Environmental Protection) and Title 18 (Zoning). This proposal must also conform to the State Environmental Policy Act (SEPA). Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made.

This notice has been provided to agencies, the Eastside Neighborhood Association, the Upper Eastside Neighborhood Association, and neighboring property owners. Lists of specific parties notified are available upon request.

Appeal of the City's Decision:

Upon written request, you will be provided with notice of the City Council's decision regarding this proposal. Anyone who does not agree with the Council's decision will have an opportunity to file an appeal or petition for review pursuant to State law and procedures.

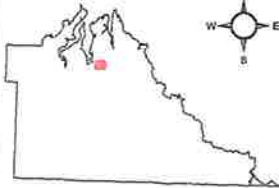


Parcels in this
Rezone Request

Applicant:
Ron Niemi/Woodard Bay Works, Inc
Amendment:
Residential 4 to 8 Units Per Acre to
Residential Multifamily 18
Project Info:
9 +/- Acres

Application #:
2009103063

Thurston County Planning Department
Map Created on 24 June 2010 - jkb



2009 Aerial Photos



Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County Government. However, the county and all related personnel make no warranty, express or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

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Under no circumstances, including, but not limited to negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

AFFECTED TAX PARCELS:

- A. 09480045000 0.65 Acre
- B. 09480046000 1.19 Acre
- C. 09480048000 0.27 Acre
- D. 09480049000 0.19 Acre
- E. 09480050000 0.21 Acre
- F. 09480051000 0.16 Acre
- G. 09480052000 0.07 Acre
- H. 09480053000 0.25 Acre
- I. 09480054000 0.89 Acre
- J. 09480056000 0.65 Acre
- K. 09480057000 0.33 Acre
- L. 52900100100 3.27 Acre
- M. 52900200900 0.75 Acre
- N. 52900200700 0.13 Acre
- Total # Parcels = 14
- Total Acreage = 9.01

PROPOSED ZONING RM-18

"Residential Multifamily Eighteen Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen units per acre, along or near (e.g., one-fourth mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing."



W:\Commercial\Clients\Woodward Bay Works - Solid Rock\091060 - Mevela Group\091060 - SP01.D BASE ONLY.dwg, 1/14/2015 5:05:25 AM, TODD JACKSON Drafting Services (360) 956-0885



Revisions:

Client:
MEDELA GROUP LLC

Prepared By:
TECHNICAL SERVICES, Inc.
614 East 4th Ave., Olympia, Washington 98501
360-956-0885 Fax: 360-956-0821
E-Mail: TFS@tsiwa.com
www.tsiwa.com

Sheet Contents:
SITE PLAN

Project Title:
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Drawn:
R.C.T.

Designed:
-

Date:
06-30-09

CAD File:
091060

Sheet:
SP1.0