

**Addendum #14 to
FEIS for the Port Comprehensive Scheme of Harbor Improvements
Amend Tumwater Town Center Uses to be consistent with
City of Tumwater Ordinance No. 02016-006**

The Port of Olympia has prepared this document to addend the Final Environmental Impact Statement (FEIS) for the Comprehensive Scheme of Harbor Improvements for the Port of Olympia. This document is an addendum to the FEIS under the authority provided in WAC 197-11-600(4)(c) and conforms to the procedures for preparing an addendum in WAC 197-11-625. The FEIS was issued by the Port on April 20, 2017.

This addendum provides additional information regarding the proposed amendment of the Tumwater Town Center uses to be consistent with the City of Tumwater Ordinance No. 02016-006. Specifically, the Ordinance amended Tumwater Municipal Code to provide flexibility for developing breweries, wineries, and distilleries and associated restaurants in the Town Center Zone District (as well as the Light Industrial, Airport Related Industrial, and other zone districts within the City of Tumwater). The Port of Olympia is amending its CSHI to be consistent with the authorized uses within the Tumwater Town Center zone district.

The "Mixed Use" district within the New Market Industrial Campus has been modified to include the area designated by the City of Tumwater as the Tumwater Town Center zone district. The Port's Mixed Use district should contain uses consistent with the Town Center Mixed Use subdistrict as set forth in the City of Tumwater's Chapter 18.23 TC Town Center Zone District which is compatible with the City of Tumwater's Ordinance No. 02016-006.

This additional information does not substantially change the analysis of impacts in the existing environmental documents (WAC 197-11-706). The Port of Olympia as lead agency has reviewed the changes and finds they are within the scope and magnitude of impacts details in the FEIS and previous addenda.

Permitted land uses allowed for this area include (consistent with City of Tumwater Chapter 18.23.020 Uses): Adult family homes; Residential care facilities; Attached wireless communication facilities; Breweries, wineries, distilleries; Child day care center; Churches; Child mini-day care center; Community center; Community gardens; Distribution, fabrication and assembly facilities occurring within buildings lawfully constructed on Port of Olympia property on or before January 1, 2000; Drive-through uses; Electric vehicle infrastructure; Entertainment facilities; Family child care homes; Farmer's markets; General offices; Group foster homes; Medical clinics; Mixed use commercial/residential developments; Motels, hotels; Museum, library, art gallery; Parking structures; Parks and open spaces; Personal/professional services; Planned unit development; Post offices; Private clubs and lodges; Recreation facilities; Restaurants; Retail sales; Schools; Senior housing facilities; State education facilities; and Support facilities.


The following environmental information is addended to the FEIS and incorporated by reference under WAC 197-11-635:

The City of Tumwater, on January 21, 2016, issued a Determination of Non-Significance (TUM-16-0035) in response to the environmental review conducted on the proposed changes set forth in Ordinance No. 02016-006. This determination is incorporated, by reference, into the Port's FEIS Addendum.

The proposed revision does not create an anticipated increase in the intensity or size of contemplated uses and activities on the affected property above those previously analyzed in the 1994 FEIS, previous addenda and the City's environmental review as incorporated by reference herein. Based on this information, the cumulative environmental impacts of the proposed modifications falls within existing environmental review for this district in the Port's CSHI. No additional mitigation is proposed at this time.

Improvements to the site are subject to future project-level environmental review under SEPA. The tenant(s) must apply for and obtain all necessary federal, state, and local permits and approvals for use of the property.

Dated: 4.20.2017

By:  _____
SEPA Responsible Official

No circulation or comment period is required for this Addendum.
There is no appeal period for this SEPA Addendum.