

Appendix G: Ordinance No. O2016-012

ORDINANCE NO. O2016-012

AN ORDINANCE of the City Council of the City of Tumwater, Washington, relating to planning under the Growth Management Act of the State of Washington and amending the City of Tumwater Comprehensive Plan and amending the City of Tumwater Comprehensive Plan Map and Zoning Map.

WHEREAS, the City of Tumwater is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals that are intended to guide the development and adoption of the Comprehensive Plan, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, public participation and coordination, public facilities and services, historic preservation, and shoreline management; and

WHEREAS, the GMA, Chapter 36.70A RCW, requires the Comprehensive Plan demonstrate and uphold the concepts of internal consistency, conformity, and concurrency; and

WHEREAS, the City has adopted the Comprehensive Plan, in accordance with the GMA, Chapter 36.70A RCW; and

WHEREAS, the GMA, Chapter 36.70A RCW, requires the City to review and, if needed, revise its Comprehensive Plan every eight years in accordance with RCW 36.70A.130(1) to ensure the plan complies with the requirements of the GMA, Chapter 36.70A RCW; and

WHEREAS, under the schedule established in RCW 36.70A.130(5), the deadline for the City to take action to comply with the eight year review and evaluation process was June 30, 2016; and

WHEREAS, the GMA, Chapter 36.70A RCW, requires amendments to an adopted Comprehensive Plan be considered concurrently and no more than once annually; and

WHEREAS, the GMA, Chapter 36.70A RCW, requires a process of early and continuous public participation for amending the Comprehensive Plan; and

WHEREAS, the adoption of amendments to the Comprehensive Plan and amendments to the Comprehensive Plan Map and Zoning Map must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

WHEREAS, the City Council reviewed all the evidence presented and has made findings of fact and conclusions related to the Comprehensive Plan amendments and the Comprehensive Plan Map and Zoning Map amendments, which are set forth below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings. For the purposes of effective land use planning, the Tumwater City Council adopts the following findings of fact:

A. General Findings

1. The City Council approved the GMA Update Work Program on February 17, 2015.
2. The GMA Update Work Program included updates to the Conservation, Housing, Land Use, Lands for Public Purposes, Parks, Recreation, and Open Space, Transportation, and Utilities Elements of the Comprehensive Plan.
3. The unplanned absence of City staff during the Comprehensive Plan update process delayed the review and approval process for the update.
4. City staff reviewed the Comprehensive Plan in 2015 and 2016 for consistency with the requirements of Chapter 36.70A RCW. Based on this analysis, City staff prepared proposed revisions they concluded were needed to comply with Chapter 36.70A RCW.
5. The recommended amendments will meet the intent of and be consistent with the GMA, Chapter 36.70A RCW, County-Wide Planning Policies, Sustainable Thurston Goals, and internal goals and policies of the Comprehensive Plan.
6. The proposed amendments have been prepared in conformance with the Public Participation and Intergovernmental Coordination Procedures contained in the Comprehensive Plan, which meet the GMA, Chapter 36.70A RCW, requirements for the same.
7. The City engaged the community through a public outreach survey, coffee talks with civic groups and organizations, as well as briefings and work sessions with the Planning Commission, Council Committees, and the City Council.

8. The Planning Commission reviewed the analysis and proposed amendments prepared by City staff for the amended Elements, the two proposed Comprehensive Plan Map and Zoning Map amendments, and the one Zoning Map amendment in briefings and work sessions. These briefings and works sessions occurred on December 22, 2015, January 12, 2016, January 26, 2016, February 9, 2016, February 23, 2016, March 8, 2016, March 22, 2016, April 20, 2016 (with the Parks and Recreation Commission), April 26, 2016, May 19, 2016 (with the Historic Preservation Commission), May 24, 2016, June 14, 2016, July 26, 2016, August 9, 2016, August 23, 2016, September 13, 2016, and September 27, 2016.
9. The City Council's General Government Committee and Public Works Committee reviewed the amended Elements in briefings and work sessions on April 5, 2016, May 3, 2016, June 9, 2016, September 6, 2016, and December 6, 2016.
10. The City Council discussed the amended Elements, the two proposed Comprehensive Plan Map and Zoning Map amendments, and the one Zoning Map amendment in briefings and work sessions on July 26, 2016, August 9, 2016, and November 22, 2016.
11. The City Council and the Planning Commission held a joint work session on October 11, 2016, to review the amended Elements, the two proposed Comprehensive Plan Map and Zoning Map amendments, and the one Zoning Map amendment.
12. The City Council and the Planning Commission held a joint hearing on October 25, 2016, to review the amended Elements, the two proposed Comprehensive Plan Map and Zoning Map amendments, and the one Zoning Map Amendment.
13. The Planning Commission reviewed the amendments to Parks, Recreation, and Open Space Element at a briefing on November 8, 2016, a work session on November 22, 2016, and held a public hearing to take public comment on the amendments to the Parks, Recreation, and Open Space on December 13, 2016.
14. The City served as the Lead Agency under SEPA (Chapter 43.21C RCW) for the proposed amendments.
15. The City issued a Determination of Nonsignificance for the Comprehensive Plan amendments, aside from the amendments to the Parks, Recreation, and Open Space Element, and the Comprehensive Plan

Map and Zoning Map amendments on September 23, 2016, in accordance with SEPA (WAC 197-11) and Chapter 16.04 of the Tumwater Municipal Code.

16. The City issued a Determination of Nonsignificance for the amendments to the Parks, Recreation, and Open Space Element on October 26, 2016, in accordance with SEPA (WAC 197-11) and Chapter 16.04 of the Tumwater Municipal Code.
17. The Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (December 2015) on takings was reviewed and utilized by the City in objectively evaluating the Comprehensive Plan amendments and the Comprehensive Plan Map and Zoning Map amendments.
18. City staff sent notice of intent to adopt the Comprehensive Plan amendments, aside from the amendments to the Parks, Recreation, and Open Space Element, and the Comprehensive Plan Map and Zoning Map amendments to fulfill the requirements of RCW 36.70A.130 to the Washington State Department of Commerce on August 22, 2016, at least sixty days before the amendments were adopted, in accordance with RCW 36.70A.106.
19. City staff sent notice of intent to adopt the amendments to the Parks, Recreation, and Open Space Element to fulfill the requirements of RCW 36.70A.130 to the State Department of Commerce on October 18, 2016, at least sixty days before the amendments were adopted, in accordance with RCW 36.70A.106.
20. The Comprehensive Plan, Comprehensive Plan Map, and Zoning Map amendments will be submitted to the State Department of Commerce ten days after final adoption, pursuant to RCW 36.70A.106.
21. Any Conclusion herein, which may be deemed a Finding, is hereby adopted as such.

B. Findings

Comprehensive Plan Map and Zoning Map Amendment for Site on Southeast corner of Barnes Boulevard SW and Crosby Boulevard SW

1. The City Council has proposed a Comprehensive Plan Map and Zoning Map amendment for the 8.49-acre undeveloped property located at the southeast corner of Crosby Boulevard SW and Barnes Boulevard SW

(Assessor's Parcel Number 552-00-100000) from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM).

2. Evergreen Realty NW requested a text amendment to the Neighborhood Commercial (NC) zone district in 2013. The City Council placed this item on the 2014 Long Range Planning Work Program on March 18, 2014. The Planning Commission held public meetings on the request on July 22, 2014, October 28, 2014, December 9, 2014, and January 27, 2015, and a public hearing on February 10, 2015.
3. City staff briefed the City Council in February 17, 2015. The City Council referred the matter to the General Government Committee, which held meetings on April 7, 2015 and May 12, 2015, and referred the matter back to the Planning Commission. The Planning Commission was briefed on May 26, 2015, and set a public hearing date. The Planning Commission held a public hearing on June 23, 2015, and recommended approval of the text amendments.
4. The City Council considered the Planning Commission's recommendation on Ordinance No. 2014-022 at their August 18, 2015 meeting, but did not approve it. As part of the 2016 Long Range Planning Work Program, the City Council approved a motion to consider an amendment to the Comprehensive Plan Map and Zoning Map under Tumwater Municipal Code 18.60.010(D), instead of an amendment to the text of the Comprehensive Plan.
5. City staff reviewed the Comprehensive Plan Map amendment and Zoning Map amendment to consider Medium Density Residential (MFM) for the property on Tumwater Hill. The parcel number for the site is 552-00-100000. The site is 8.49 acres and too large for Neighborhood Commercial (NC) zoning. An 8.49-acre Neighborhood Commercial (NC) zoned property does not align with the goals of the district in that area. Part of the challenge was determining the appropriate zoning for an 8.49-acre property equating to approximately half million square feet of space based on 30% lot coverage. There is no scenario where that use would be considered neighborhood commercial.
6. The Comprehensive Plan Map and Zoning Map designation on the parcels south of subject parcel and across Barnes Boulevard to the north is Multi-Family Medium Density Residential (MFM). The Comprehensive Plan Map and Zoning Map designation on the parcels east of subject parcel and across Crosby Boulevard to the west is Neighborhood Commercial (NC).

7. Based on the analysis, City staff recommends approval of the proposed Comprehensive Plan Map amendment from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM) and the proposed Zoning Map amendment from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM).
8. A Notice of Public Hearing for the Planning Commission was issued, posted on the subject property, and mailed to property owners within 300 feet of the exterior boundaries of the subject property, on August 25, 2016. This notice was also published in *The Olympian* on August 26, 2016.
9. The Planning Commission opened the public hearing on September 13, 2016, one person spoke in favor of the change, no other members of the public were present, and the Planning Commission left the public hearing open for testimony until the public hearing on the larger Comprehensive Plan update. No additional comments were received as of October 5, 2016.
10. The proposed Comprehensive Plan Map and Zoning Map amendment conforms to the requirements of the GMA, Chapter 36.70A RCW.
11. Based on City staff review and analysis, the proposed Comprehensive Plan Map amendment and Zoning Map amendment is internally consistency with the Comprehensive Plan, the Thurston County-Wide Planning Policies, related plans, and the Comprehensive Plans of Thurston County and the City of Olympia.
12. The conditions in the area for which the proposed Comprehensive Plan Map and Zoning Map amendment covers has changed to the degree that it is in the public interest to encourage a change in land use for the area. The surrounding parcels designated Multi-Family Medium Density Residential (MFM) have developed or are in the City's permitting process. Development on the adjacent parcels designated Neighborhood Commercial (NC) has not occurred at all since 2004.
13. Because the subject parcel is too large to develop successfully as Neighborhood Commercial (NC), there are undeveloped parcels designated for Neighborhood Commercial (NC) on the adjacent parcels, and there continues to be high demand for Medium Density Residential (MFM), the change from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM) is appropriate.

14. The proposed Comprehensive Plan Map and Zoning Map amendments are necessary in order to provide land for multi-family use, which was not anticipated at the time of adoption of the Comprehensive Plan.

C. Findings

Zoning Map Amendment for 1301 Yelm Highway SE

1. Tom Schrader, the owner of the 0.91-acre property, has proposed a Zoning Map amendment for the property at 1301 Yelm Highway SE located at the southwest corner of Yelm Highway SE and Henderson Boulevard SE (Assessor's Parcel Number 128-36-320100) from Single Family Low Density (SFL) to Community Services (CS). The Zoning Map amendment would be a better match for the underlying Public Institutional (PI) Comprehensive Plan Map designation. The property is occupied currently by the former Community Grange building.
2. A previous request was a Zoning Map amendment to Mixed Use (MU), which was denied. The applicant, Tom Schrader, has been working closely with the neighboring properties, the Farm Neighborhood Association, on the proposal. City staff supports the proposed change because the configuration and location of the parcel is not conducive for single-family uses and the Community Services (CS) zone district would allow for a more appropriate level of uses than the Mixed Use (MU) zone district.
3. The applicant, Tom Schrader, believes that The Farm Home Owners Association does not want or need to do a "Developer's Agreement" to protect their property because the proposed Community Service (CS) zoning will provide enough of a restraint on unwanted uses. City staff spoke with Dave Nugent, the President of The Farm Home Owners Association, and he said a development agreement is not needed because most Home Owners Association members are comfortable with the uses permitted in the proposed Community Service (CS) zone district. Based on the discussions noted above and the testimony of Mr. Schrader and Mr. Nugent at the hearing on October 25, 2016, City staff recommended that no development agreement is needed for the proposed Zoning Map amendment.
4. The proposed Zoning Map amendment conforms to the requirements of the GMA, Chapter 36.70A RCW.
5. Based on City staff review and analysis, the proposed Zoning Map amendment is internally consistency with the Comprehensive Plan, the

Thurston County-Wide Planning Policies, related plans, and the Comprehensive Plans of Thurston County and the City of Olympia. In addition, the proposed Zoning Map amendment would be more consistent with the underlying Public Institutional (PI) Comprehensive Plan Map designation.

6. The conditions in the area for which the proposed Zoning Map amendment covers have changed to the degree that it is in the public interest to encourage a change in land use for the area. Because of the development of the Briggs Village development to the north in the City of Olympia and the increase of traffic on both Henderson Boulevard and Yelm Highway, low-density single-family development is no longer suitable for this parcel and the change from Single Family Low Density (SFL) to Community Services (CS) is appropriate.
7. The Zoning Map amendment is necessary in order to provide land for community service uses, which was not anticipated at the time of adoption of the Comprehensive Plan.

D. Findings

Comprehensive Plan Map and Zoning Map Amendment for Properties between Case Road SW and Tilley Road SE and between 88th Avenue and 93rd Avenue

1. The Port of Olympia, the primary owner of the properties located between Case Road SW and Tilley Road SE and between 88th Avenue and 93rd Avenue, initiated a request in 2015 for a Comprehensive Plan Map and Zoning Map amendment from Light Industrial (LI) to Airport Related Industrial (ARI) for their properties in the area. Because the Port's request came at the start of the Comprehensive Plan update process, City staff asked that the City Council move the request to the 2016 Long Range Planning Work Program. City staff also asked that the area covered by the proposed Comprehensive Plan Map and Zoning Map amendment be expanded to include three additional parcels not owned by the Port to create a regular border for the Comprehensive Plan Map and Zoning Map amendment area.
2. The forty-five parcels that make up the request are located immediately south of the Olympia Regional Airport runway and almost all are within the Airport Overlay zone. See the list of parcel numbers and addresses in the area covered by the proposed Comprehensive Plan Map and Zoning Map amendment in Exhibit "E". The request will affect 143.17-acres. The Comprehensive Plan Map and Zoning Map amendment will change

the properties from Light Industrial (LI) to Airport Related Industrial (ARI).

3. City staff supports the proposed change because the Port of Olympia's ownership of most of the parcels and their location in the Airport Overlay zone would be more conducive for the range of uses under Airport Related Industrial (ARI) Comprehensive Plan Map designation and Zoning district.
4. The proposed Comprehensive Plan Map and Zoning Map amendment conforms to the requirements of the GMA, Chapter 36.70A RCW.
5. Based on City staff review and analysis, the proposed Zoning Map amendment, when considered with of the proposed Comprehensive Plan Map amendment, is internally consistency with the Comprehensive Plan, the Thurston County-Wide Planning Policies, related plans, and the Comprehensive Plans of Thurston County and the City of Olympia.
6. The City annexed the area that includes the proposed Comprehensive Plan Map and Zoning Map amendment on November 14, 2001. Since the annexation, the Port of Olympia has moved the main runway of the Olympia Regional Airport farther south and purchased most of the property in the proposed Comprehensive Plan Map and Zoning Map amendment with federal funds.
7. The conditions in the area for which the proposed Comprehensive Plan Map and Zoning Map amendment covers have changed to the degree that it is in the public interest to encourage a change in land use for the area. Because the Port of Olympia has ownership now of a large majority of the proposed Comprehensive Plan Map and Zoning Map amendment area and the impacts to the area from the airport runway are greater, the change from Light Industrial (LI) to Airport Related Industrial (ARI) is appropriate.
8. The proposed Comprehensive Plan Map and Zoning Map amendment is necessary in order to provide land for airport related industrial use, which was not anticipated at the time of adoption of the Comprehensive Plan.

Section 2. Conclusions. For the purposes of effective land use planning, the Tumwater City Council makes the following conclusions:

A. General Conclusions

1. Based on its review of the requirements of Chapter 36.70A RCW, the analysis and proposed revisions prepared by City staff, and the public comments received, the City Council finds and declares that the review and needed revisions have been prepared in conformance with applicable law. This includes Chapter 36.70A RCW, Chapter 43.21C RCW, and the City of Tumwater Public Participation and Intergovernmental Coordination Procedures.
2. Based on its review of the requirements of Chapter 36.70A RCW, the analysis and proposed revisions prepared by City staff, the proposed revisions forwarded by the Planning Commission, and the public comments received, the City Council accepts the analysis and proposed revisions. The City Council hereby finds and declares that the update of the Comprehensive Plan as revised by this ordinance complies with the requirements of Chapter 36.70A RCW.
3. Any Finding herein, which may be deemed a Conclusion, is hereby adopted as such.

B. Conclusions

Comprehensive Plan Map and Zoning Map Amendment for Site on Southeast corner of Barnes Boulevard SW and Crosby Boulevard SW

1. Consistent with the aforementioned findings, the undeveloped property located at the southeast corner of Crosby Boulevard SW and Barnes Boulevard SW (Assessor's Parcel Number 552-00-100000) is to be redesignated and rezoned from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM).

C. Conclusions

Zoning Map Amendment for 1301 Yelm Highway SE

1. Consistent with the aforementioned findings, the property at 1301 Yelm Highway SE located at the southwest corner of Yelm Highway SE and Henderson Boulevard SE (Assessor's Parcel Number 128-36-320100) is to be rezoned from Single Family Low Density (SFL) to Community Services (CS) to be more consistent with the underlying Public Institutional (PI) Comprehensive Plan Map designation.

D. Conclusions

Comprehensive Plan Map and Zoning Map Amendment for Properties between Case Road SW and Tilley Road SE and between 88th Avenue and 93rd Avenue

1. Consistent with the aforementioned findings, the properties in Exhibit "E" are to be redesignated and rezoned from Light Industrial (LI) to Airport Related Industrial (ARI).

Section 3. Comprehensive Plan Update. In accordance with the provisions of this ordinance, the City of Tumwater Comprehensive Plan, attached hereto as Exhibit "A", is hereby adopted.

Section 4. Barnes Boulevard SW and Crosby Boulevard SW Comprehensive Plan Map and Zoning Map Amendment. In accordance with the provisions of this ordinance, the Tumwater Hill Neighborhood Future Land Use Map, the City of Tumwater City-Wide Land Use Map in the City of Tumwater Comprehensive Plan, and the City of Tumwater Zoning Map are hereby amended as shown in Exhibit "B" of this ordinance. The subject property at the southeast corner of Crosby Boulevard SW and Barnes Boulevard SW (Assessor's Parcel Number 552-00-100000) is to be redesignated and rezoned from Neighborhood Commercial (NC) to Multi-Family Medium Density Residential (MFM).

Section 5. 1301 Yelm Highway SE Zoning Map Amendment. In accordance with the provisions of this ordinance, the City of Tumwater Zoning Map is hereby amended as shown in Exhibit "C" of this ordinance. The subject property at 1301 Yelm Highway SE on the southwest corner of Yelm Highway SE and Henderson Boulevard SE (Assessor's Parcel Number 128-36-320100) is to be rezoned from Single Family Low Density (SFL) to Community Services (CS) to be more consistent with the underlying Public Institutional (PI) Comprehensive Plan Map designation.

Section 6. Properties between Case Road SW and Tilley Road SE and between 88th Avenue and 93rd Avenue Comprehensive Plan Map and Zoning Map Amendment. In accordance with the provisions of this ordinance, the Airport Neighborhood Future Land Use Map, the City of Tumwater City-Wide Land Use Map in the City of Tumwater Comprehensive Plan, and the City of Tumwater Zoning Map are hereby amended as shown in Exhibit "D" of this ordinance. The subject properties in Exhibit "E" are to be redesignated and rezoned from Light Industrial (LI) to Airport Related Industrial (ARI).

Section 7. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not

limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 9. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 10. Effective Date. This ordinance shall become effective thirty (30) days after passage, approval, and publication as provided by law.

ADOPTED this 20th day of December, 2016.

CITY OF TUMWATER



Pete Kmet, Mayor

ATTEST:


Melody Valiant, City Clerk

APPROVED AS TO FORM:


Karen Kirkpatrick, City Attorney

Published: 12-22-2016

Effective Date: 01-21-2017

Exhibit "A"

[Comprehensive Plan and associated maps]

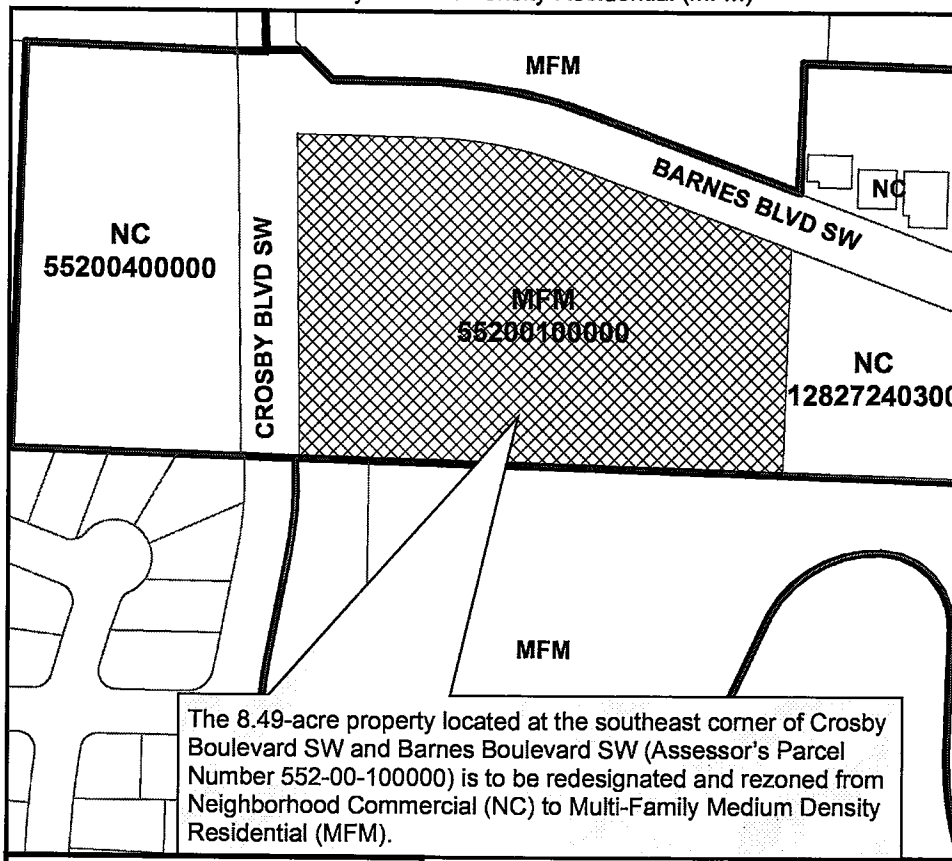
Exhibit "B"

Exhibit "B"



**COMPREHENSIVE PLAN MAP ZONING MAP AMENDMENT FOR
FOR BARNES BOULEVARD SW AND CROSBY BOULEVARD SW
APPLICANT: CITY OF TUMWATER**

Current Comprehensive Plan Map Designation and Zoning Designation:
Neighborhood Commercial (NC)

Proposed Comprehensive Plan Map Designation and Zoning Designation:
Multi-Family Medium Density Residential (MFM)



Legend

-  SUBJECT PROPERTY
-  ZONE DISTRICT BOUNDARY

1 inch = 200 feet
0 100 200 400 Feet



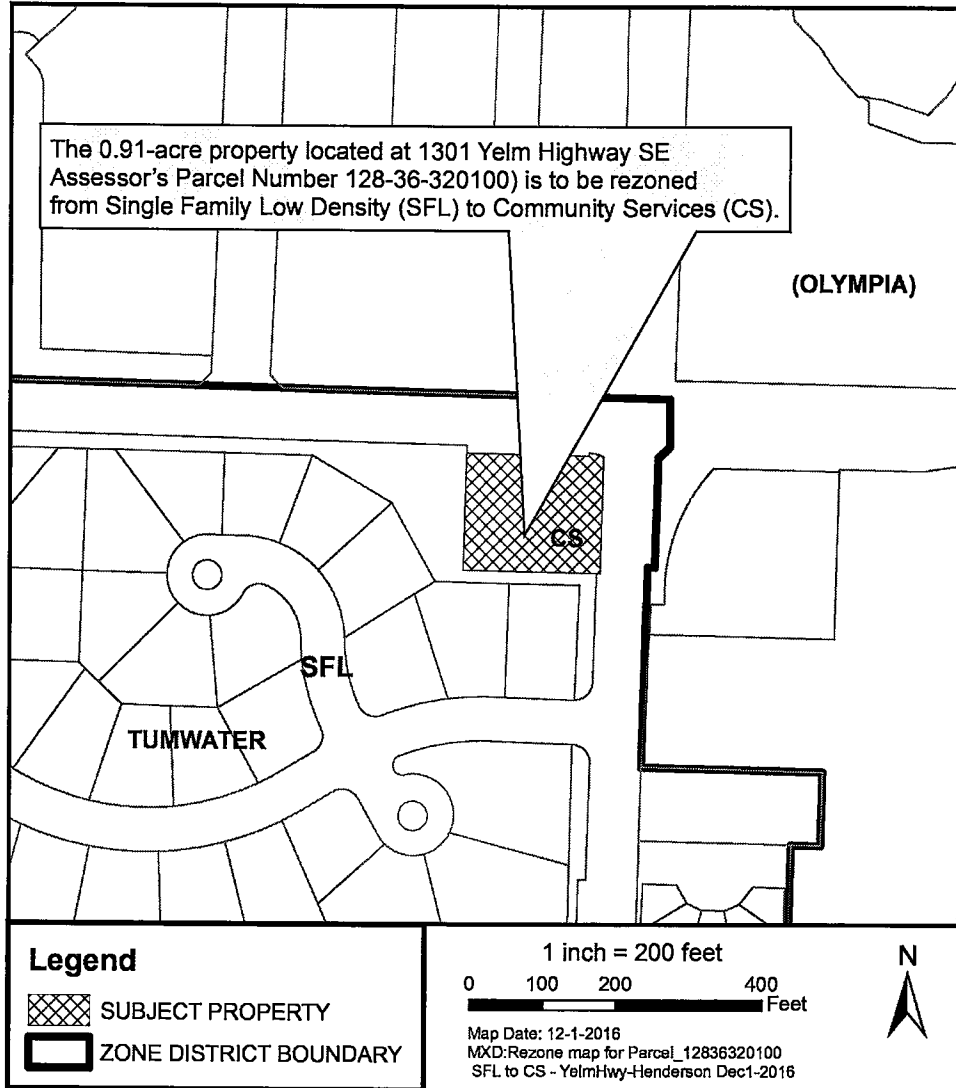
Map Date: 12-1-2016
MXD:Rezoning map for Parcel_55200100000
NC to MFM - crosby barnes Dec1-2016

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

Exhibit "C"

Exhibit "C"

SITE SPECIFIC REZONE FOR 1301 YELM HIGHWAY SE
APPLICANT: TOM SCHRADER
Current Zoning Designation: Single Family Low Density (SFL)
Proposed Zoning Designation: Community Services (CS)

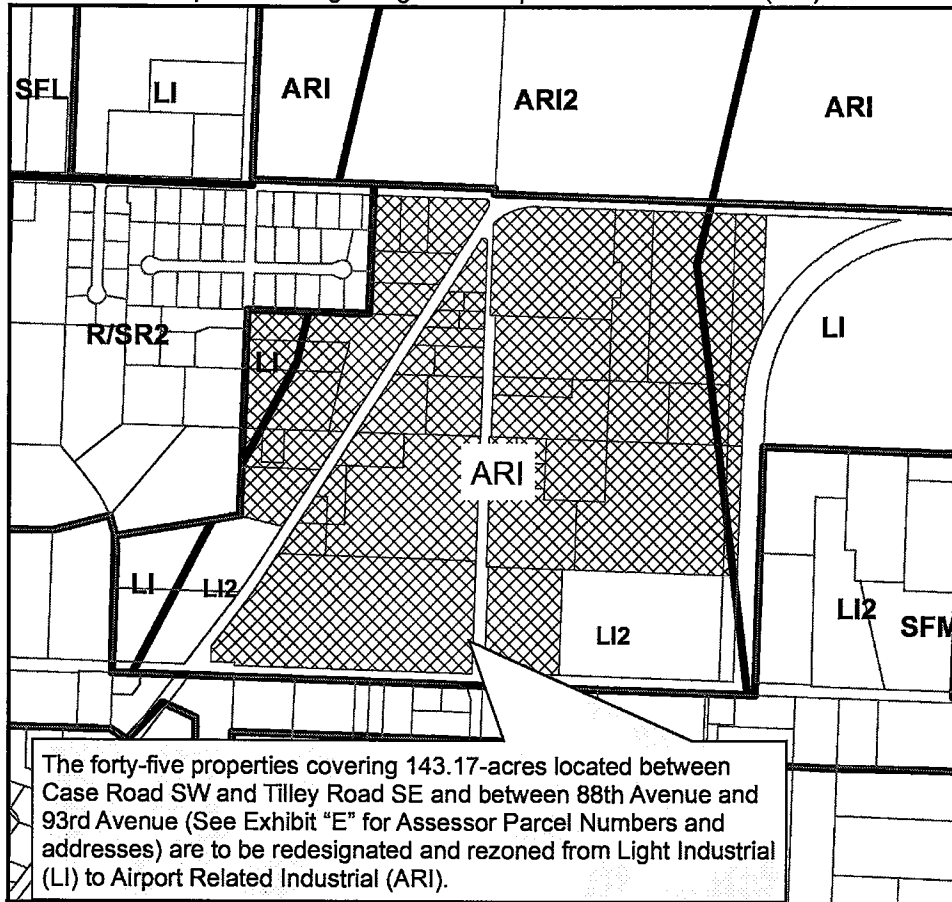


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Exhibit "D"


Exhibit "D"


COMPREHENSIVE PLAN MAP ZONING MAP AMENDMENT
 FOR PROPERTIES BETWEEN CASE ROAD SW
 AND TILLEY ROAD SE AND BETWEEN 88TH AVENUE AND 93RD AVENUE
 APPLICANT: CITY OF TUMWATER
 Current Zoning Designation: Light Industrial (LI)
 Proposed Zoning Designation: Airport Related Industrial (ARI)



The forty-five properties covering 143.17-acres located between Case Road SW and Tilley Road SE and between 88th Avenue and 93rd Avenue (See Exhibit "E" for Assessor Parcel Numbers and addresses) are to be redesignated and rezoned from Light Industrial (LI) to Airport Related Industrial (ARI).


Legend

 SUBJECT PROPERTIES

 ZONE DISTRICT BOUNDARY

1 inch = 800 feet

0 400 800 1,600 Feet



Map Date: 12-1-2016
 MXD: Rezone map for properties between 88th and 93rd LI to ARI - Dec1-2016

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Exhibit "E"

List of parcels that are part of the "Properties between Case Road SW and Tilley Road SE and between 88th Avenue and 93rd Avenue Comprehensive Plan Map and Zoning Map Amendment"

Parcel Number	Address	Size	Owner
127-15-410900	315 SW 88th Avenue	1.14	Port of Olympia
127-15-411000	311 SW 88th Avenue	1.14	Port of Olympia
127-15-412200	None	4.76	Port of Olympia
127-15-410100	None	1.52	Port of Olympia
127-15-410200	None	1.25	Port of Olympia
127-15-410400	8941 Case Road SW	5.45	Port of Olympia
127-15-410300	8928 Armstrong Road SW	2.06	Dean J Potter
127-15-410600	9035 Case Road SW # A	3.76	Jerry and Marilyn Clark
127-15-440102	9037 Case Road SW	0.52	Port of Olympia
127-15-440101	9035 Case Road SW	1.83	Port of Olympia
127-15-440100	None	1.91	Port of Olympia
127-15-412200	None	4.76	Port of Olympia
127-15-412100	None	0.24	Port of Olympia
127-15-411100	None	0.29	Port of Olympia
127-15-412000	None	0.4	Port of Olympia
127-15-410800	None	0.35	Port of Olympia
127-15-410700	None	0.9	Port of Olympia
127-15-410500	8950 Case Road SW	0.74	Port of Olympia
127-15-410501	None	1.04	Port of Olympia
127-15-411600	None	2.18	Port of Olympia
127-15-411300	None	2.35	Port of Olympia
127-15-440000	9036 Case Road SW	1.24	Port of Olympia
127-15-430104	9105 Case Road SW	0.82	Port of Olympia
127-15-430105	9106 Case Road SW	0.43	Port of Olympia
127-15-430103	9132 Case Road SW	0.78	Port of Olympia
127-15-430100	9047 South Tilly Road	10.3	Port of Olympia
127-15-430101	None	20.44	Port of Olympia
127-14-320100	2201 SE 88th Avenue	10.76	Port of Olympia
127-14-320300	None	4.67	Port of Olympia
127-14-320200	245 SE 88th Avenue	4.28	John Osmundson
127-14-320101	325 SE 88th Avenue	9.63	Port of Olympia
127-14-310200	3415 SE 88th Avenue	2.85	Port of Olympia
127-14-320400	9020 South Tilley Road	0.99	Port of Olympia
127-14-320500	9020 South Tilley Road	3.68	Port of Olympia

Parcel Number	Address	Size	Owner
127-14-320700	9022 South Tilly Road	2.5	Port of Olympia
127-14-320600	None	2.5	Port of Olympia
127-14-330102	9023 South Tilly Road	0.47	Port of Olympia
127-14-330103	9034 South Tilly Road	0.47	Port of Olympia
127-14-330101	9044 South Tilly Road	0.47	Port of Olympia
127-14-330104	9046 South Tilly Road	0.47	Port of Olympia
127-14-330300	9036 South Tilly Road	2.5	Port of Olympia
127-14-330100	9110 South Tilly Road	4.7	Port of Olympia
127-14-330200	112 SE 93rd Avenue	5.31	Port of Olympia
127-14-330106	None	12	Port of Olympia
127-14-340700 (northern half)	408 SE 93rd Avenue	2.32	Port of Olympia
Total Size			143.17 acres