CZM GRANT NO. G81-045B

PUBLIC VIEWING TOWER AND FLOAT PLANE LANDING FACILITY

PORT OF OLYMPIA

PROJECT COMPLETION REPORT

TC225.049P83 1981

The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration and appropriated for Section 306 of the Coastal Zone Management Act of 1972.

TC
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P83
1981

Summary Account

The consultant, B.J.S.S. Architects of Olympia, has completed the tasks outlined in the scope of work in Appendix A of the grant agreement. Their work was completed on June 30, 1981 with the delivery to the Port of completed plans and specifications of the public viewing tower and float plane landing facility.

Their preliminary design task resulted in the submission and review by the Port Commission of four design alternatives of the facility. The Commission selected the alternative which reflected the theme of the R/UDAT Committee's recommendation of waterfront redevelopment along the east shore of West Bay in Budd Inlet. The plan was also reviewed by the R/UDAT staff during this process.

Essentially, the recommended plan consists of an offshore, pile supported, two level viewing tower and associated concrete "T" float and access ramp for float plane use. The tower is connected to land by a 36' long, 8' wide, pile supported timber bridge.

Landside facilities include an 8' wide paved walkway which is designed to provide handicapped access to the lower level of the tower, landscaping, lighting, security fencing and parking for 8 automobiles.

The plan provides for safe public access to the tower with adequate separation from the Port's cargo handling activities.

This report includes exhibits which will be used to secure the necessary state and federal permits for this project, including a SEPA environmental checklist, which will be used in compliance with state SEPA requirements.

The plans and specifications attached are complete, ready to advertise for bids once the necessary permits are secured.

The total project budget came in under the $15,000 target. Actual expenses amounted to $12,412.08, which is itemized in the consultant's statement attached to this report. Due to the nature of the design effort, Port involvement in the design task was minor, as it became apparent that the consultant had the capability to do the entire package and remain under the total budget figure.

Since the scope of work did not include processing of permits or SEPA EIS, but rather to prepare material for application, the items listed in your letter of June 15, 1981 regarding inquiries, etc., on the permit process are not applicable to this project at this stage. The Port will soon be making application for Shoreline and Corps permits and can furnish this information once the process is completed.

The Port is looking forward to implementing this most exciting project and appreciates the invaluable assistance from your department in making this first step a reality.

Richard O. Malin, P.E.
Port Engineer

BJSS/ ARCHITECTS PLANNERS /AIA

320 WEST BAY DRIVE, SUITE 212
OLYMPIA, WASHINGTON 98502
PHONE 206—943-4650

June 30, 1981
Revised Billing

Mr. Richard O. Malin
Port Engineer
Port of OLympia
P. O. Box 827
Olympia, WA 98507

FOR PROFESSIONAL SERVICES RENDERED

Port of Olympia
Viewing Tower

Work to June 30, 1981
Completion of Schematics, Design Development & Construction Documents

57 hrs. @ $55.00 per hr.	$3,135.00
96-3/4 hrs. @ $42.00 per hr.	4,063.50
55-3/4 hrs. @ $35.00 per hr.	1,951.25
Structural Engineer	1,583.73
Blunt & Hamm Engineers	528.00
Moulinet/Garrison - Landscape Plans & Specs	980.00
A/E Specifications (10 sets) 1,000 shts. @ 6¢ ea.	60.00
A/E Prints (10 sets) 70 sheets @ $1.58 ea.	110.60
Amount Due	$12,412.08

Jurisdiction: ☐ Thurston County ☒ Olympia ☐ Lacey ☐ _____

ENVIRONMENTAL CHECKLIST

Introduction: The State Environmental Policy Act of 1971, Chapter 43.21C, RCW, requires all state and local governmental agencies to consider environmental values both for their own actions and when licensing private proposals. The Act also requires that an EIS be prepared for all major actions which significantly affect the quality of the environment. The purpose of this checklist is to help the agencies involved determine whether or not a proposal is such a major action.

Please answer the following questions as completely as you can with the information presently available to you. Where explanations of your answers are required, or where you believe an explanation would be helpful to government decision makers, include your explanation in the space provided, or use additional pages if necessary. You should include references to any reports or studies of which you are aware and which are relevant to the answers you provide. Complete answers to these questions now will help all agencies involved with your proposal to undertake the required environmental review without unnecessary delay.

The following questions apply to your total proposal, not just to the license for which you are currently applying or the proposal for which approval is sought. Your answers should include the impacts which will be caused by your proposal when it is completed, even though completion may not occur until sometime in the future. This will allow all of the agencies which will be involved to complete their environmental review now, without duplicating paperwork in the future.

NOTE: This is a standard form being used by all state and local agencies in the State of Washington for various types of proposals. Many of the questions may not apply to your proposal. If a question does not apply, just answer it "no" and continue on to the next question.

$30 County Filing Fee Paid _____

$10 Olympia Filing Fee Paid _____

$40 Lacey Filing Fee Paid _____

Three copies of site plan must be submitted with each checklist!

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Applicant: Port of Olympia
2. Address and Phone Number of Applicant:
   P. O. Box 827
   Olympia, WA 98507
   754-1659
3. Date Checklist Submitted:
4. Agency Requiring Checklist: City of Olympia
5. Name of Proposal, if applicable:
   Public viewing tower and float plane facility
6. Brief Description of the Proposal (attach site plan if appropriate):
   A pile supported offshore viewing tower and seaplane float with bridge to shore and associated upland improvements, such as parking, landscaping, lighting and fencing.
7. Location of Proposed Project (attach vicinity map):
   North of the intersection of "C" Avenue and Columbia Street on Port of Olympia property
8. Estimated Date for Completion of the Proposal:
   Summer 1982
9. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):
   Substantial Shoreline Development Permit - Olympia
   Corps of Engineers Section 10 Permit - federal
   Building Permit - Olympia
10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
    No
11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:
    No

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required.)

	Yes	Maybe	No
(1) Earth. Will the proposal result in:			
(a) Unstable earth conditions or in changes in geologic substructures:			X
(b) Disruptions, displacements, compaction or overcovering of the soil?	X Minor grading & paving		
(c) Change in topography or ground surface relief features?	X Minor ramping		
(d) The destruction, covering or modification of any unique geologic or physical features?			X
(e) Any increase in wind or water erosion of soils, either on or off the site?			X
(f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			X

Explanation: _____

	Yes	Maybe	No
(2) Air. Will the proposal result in:			
(a) Air emissions or deterioration of ambient air quality?			X
(b) The creation of objectionable odors?			X
(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X

Explanation: _____

	Yes	Maybe	No
(3) Water. Will the proposal result in:			
(a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X
(b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	X Slight increase in impervious surface		
(c) Alterations to the course or flow of flood waters?			X
(d) Change in the amount of surface water in any water body?			X
(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
(f) Alteration of the direction or rate of flow of ground waters?			X
(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X
(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?			X
(i) Reduction in the amount of water otherwise available for public water supplies?			X
Explanation:			
(4) Flora. Will the proposal result in:			
(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, microflora and aquatic plants)?	X		

	Yes	Maybe	No
(b) Reduction of the numbers of any unique, rare or endangered species of flora?			X
(c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?			X
(d) Reduction in acreage of any agricultural crop?			X

Explanation: Landscaping planting will replace bare land in areas of project

(5) Fauna. Will the proposal result in:

	Yes	Maybe	No
(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?			X
(b) Reduction of the numbers of any unique, rare or endangered species of fauna?			X
(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?			X
(d) Deterioration to existing fish or wildlife habitat?			X

Explanation:

	Yes	Maybe	No
(6) Noise. Will the proposal increase existing noise levels?			X

Explanation:

	Yes	Maybe	No
(7) Light and Glare. Will the proposal produce new light or glare?			X

Explanation: Lighting for project will be subdued in area of walkway

	Yes	Maybe	No
(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?	X		

Explanation: Area currently used for ocean terminal activities will be now used for public access & viewing

	Yes	Maybe	No
(9) Natural Resources. Will the proposal result in:			
(a) Increase in the rate of use of any natural resources?			X
(b) Depletion of any nonrenewable natural resource?			X

Explanation:

	Yes	Maybe	No
(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X

Explanation:

	Yes	Maybe	No
(11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?			X

Explanation:

	Yes	Maybe	No
(12) Housing. Will the proposal affect existing housing, or create a demand for additional housing?			X

Explanation:

	Yes	Maybe	No
(13) Transportation/Circulation. Will the proposal result in:			
(a) Generation of additional vehicular movement?		X	
(b) Effects on existing parking facilities, or demand for new parking?	X		
(c) Impact upon existing transportation systems?			X
(d) Alterations to present patterns of circulation or movement of people and/or goods?		X	
(e) Alterations to waterborne, rail or air traffic?		X	
(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X

Explanation: Tower will draw people to site as well as an occasional float plane to use facility. Parking demand created will be served by parking spaces provided in project.

	Yes	Maybe	No
(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
(a) Fire protection?			X
(b) Police protection?			X
(c) Schools?			X
(d) Parks or other recreational facilities?			X
(e) Maintenance of public facilities, including roads?			X
(f) Other governmental services?			X

Explanation: _____

	Yes	Maybe	No
(15) Energy. Will the proposal result in:			
(a) Use of substantial amounts of fuel or energy?	___	___	X
(b) Demand upon existing sources of energy, or require the development of new sources of energy?	___	___	X

Explanation: _____

(16) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:			
(a) Power or natural gas?	___	___	X
(b) Communications systems?	___	___	X
(c) Water?	___	___	X
(d) Sewer or septic tanks?	___	___	X
(e) Storm water drainage?	___	___	X
(f) Solid waste and disposal?	___	___	X

Explanation: _____

(17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?	___	___	X

Explanation: _____

(18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	___	___	X

Explanation: Project will create opportunities for new scenic views.

	Yes	Maybe	No
(19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	X		

Explanation: Project will have a positive impact by providing new opportunities.

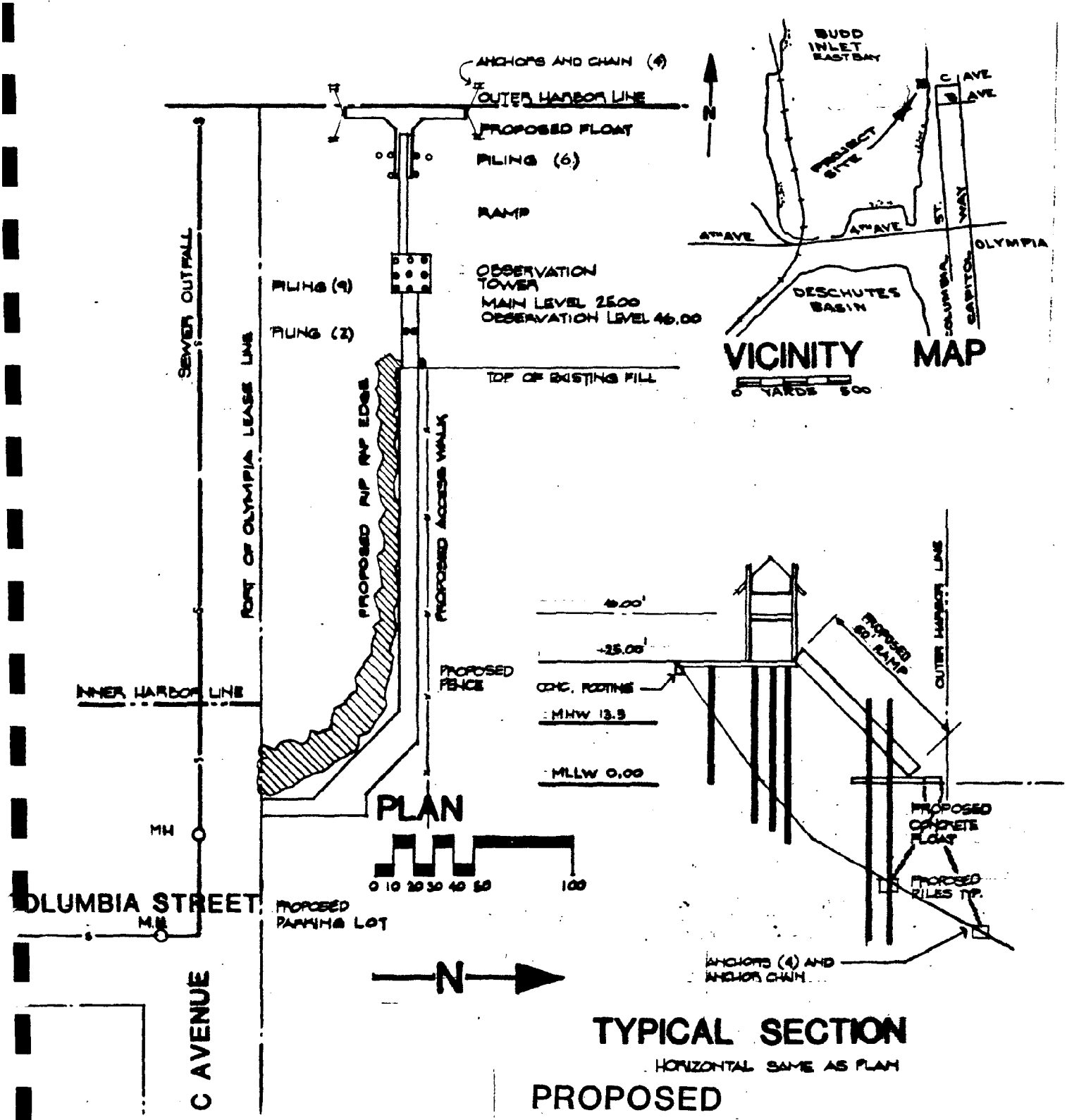
	Yes	Maybe	No
(20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?			X

Explanation: _____

III. SIGNATURE

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent: Richard D. Mohr



PROPOSED OBSERVATION TOWER

APPLICATION: PORT OF OLYMPIA
in: BUDD INLET PUGET SOUND
AT: OLYMPIA
COUNTY: THURSTON
STATE: WASH

BUSS / ARCHITECTS PLANNERS / AIA

320 WEST BAY DRIVE, SUITE 212
OLYMPIA, WASHINGTON 98502
PHONE 206—943-4650

June 30, 1981

Mr. Richard O. Malin
Port Engineer
Port of Olympia
P. O. Box 827
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Port of Olympia
Viewing Tower

Work to June 30, 1981
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96-3/4 hrs. @ $42.00 per hr.	4,063.50
55-3/4 hrs. @ $35.00 per hr.	1,951.25
Structural Engineer	
$1,439.75 x 1.1	1,583.73
Blunt & Hamm Engineers	
$480.00 x 1.1	528.00
Specifications (10 sets) 1,000 shts @ 6¢ ea.	60.00
Prints (10 sets) 70 sheets @ $1.58 ea.	110.60
Amount Due	$11,432.08

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