MEMORANDUM

TO:        Thurston County Planning Commission
FROM:      Christy Osborn, Associate Planner
DATE:      September 5, 2012
SUBJECT:   Medela Group, LLC Comprehensive Land Use Map Amendment and Rezone Request

Applicant: Ron Neimi, Woodard Bay Rd. NE
Request Summary: Amend the land use plan and change the land use from R 4-8 to RM 18 (Title 23) and rezone appropriately
Location: 8th Avenue SE and Steele Street SE
APN: 09480045000, 09480046000, 09480048000, 09480049000, 09480050000, 09480051000, 09480052000, 09480053000, 09480054000, 09480056000, 09480057000, 52900100100, 52900200900, 52900200700
Acres: 9.01±
Current Land Use and Zoning: Low Density Single Family Home & Undeveloped; Residential Four to Eight Units per Acre (Title 23)

BACKGROUND
The applicant requests approval of a site specific Comprehensive Plan amendment and associated rezoning for 9.01± largely undeveloped acres located at 8th Avenue SE and Steele Street SE. The request would change the land use and zoning from Residential Four to Eight Units per Acre to Residential Multifamily 18. This property is located in an unincorporated county island to the north of Interstate 5 and south of Pacific Avenue SE in the Olympia UGA.
The amendment would amend the Comprehensive Plan for the City of Olympia and the Olympia UGA.

**Surrounding Land Use and Zoning:**

**East:**

Land Use: City of Olympia. The predominant development pattern is industrial warehouse and commercial. A Puget Sound Energy storage yard and offices are located to the east.

Zoning: City of Olympia Zoning: General Commercial (GC) and High Density Corridor 4 (HDC-4)

**West:**

Land Use: City of Olympia. The predominant development pattern is single family residential development with a density of three to four and a half units per acre with lot sizes starting at 5,500 square feet.

Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre

**North:**

Land Use: Forest Cemetery.

Zoning: General Commercial (Title 23 Olympia UGA Zoning Ordinance)

**South:**

Land Use: One single family home at the end of Steele and Interstate 5.

Zoning: City of Olympia Zoning: Residential Four to Eight Units per Acre and Residential Multifamily 18; County Zoning: Residential Four to Eight Units per Acre

**Access:**

Access to the property is provided from Boulevard Street SE by 7th Avenue SE via Chambers Street SE and 9th Avenue SE to the east. Traffic impacts are not studied at the preliminary docketing stage. Traffic would be expected to increase with the requested amendment.

**Sewer and Water:**

There is public sewer and water servicing this property. The capacity/sizing would be assessed during the full review process.

**Environmental Concerns:**

The preliminary analysis from GeoData shows a wetland and 100-year FEMA flood area directly to the east of the subject property on the Puget Sound Energy property. A more in-depth analysis
with other agencies will be conducted during the full review process, and during the review of any specific development or building permit applications.

A preliminary staff report will be presented at the meeting
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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The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone. Check the appropriate box for each supplemental application being submitted with this Master Application.

**Type of Project** (check all that apply):

<table>
<thead>
<tr>
<th>Building:</th>
<th>Planning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Residential (form SA001)</td>
<td>□ Administrative Variance (form SA021)</td>
</tr>
<tr>
<td>□ Non-Residential (form SA002)</td>
<td>□ Binding Site Plan (form SA022)</td>
</tr>
<tr>
<td>□ Non-Residential Hood &amp; Duct (form SA003)</td>
<td>□ Boundary Line Adjustment/Lot Consolidation (form SA023)</td>
</tr>
<tr>
<td>□ Non-Residential Sign (form SA004)</td>
<td>□ Critical Area Review (form SA024)</td>
</tr>
<tr>
<td>□ Manufactured Home Placement (form SA005)</td>
<td>□ Design Review (form SA025)</td>
</tr>
<tr>
<td>□ Minor Permit (form SA006)</td>
<td>□ Division of Land (form SA026)</td>
</tr>
<tr>
<td>(Mechanical/Plumbing/Fire/Re-roof /Re-siding/Demo)</td>
<td>□ Division of Land Final Map (form SA026a)</td>
</tr>
<tr>
<td>□ Adult Family Home Inspection (form SA007)</td>
<td>□ Environmental Checklist (SEPA) (form SA027)</td>
</tr>
<tr>
<td>□ Fire Code Permit (form SA008 – SA012)</td>
<td>□ Forest Practice Activities (form SA028)</td>
</tr>
<tr>
<td>□ Encroachment Permit (form SA013)</td>
<td>□ Innocent Purchaser (form SA029)</td>
</tr>
<tr>
<td>□ Construction Permit (form SA014)</td>
<td>□ Joint Aquatic Resources Permit Application (JARPA) (form SA030)</td>
</tr>
<tr>
<td>□ Variance (form SA015)</td>
<td>□ Legal Lot Determination (form SA031)</td>
</tr>
<tr>
<td>□ Environmenta Health:</td>
<td>□ Other Administrative Actions (form SA032)</td>
</tr>
<tr>
<td>□ On-Site Sewage System (form SA016)</td>
<td>□ Presubmission Conference (form SA033)</td>
</tr>
<tr>
<td>□ On-Site Sewage System Abandonment (form SA017)</td>
<td>□ Reasonable Use Exception (form SA034)</td>
</tr>
<tr>
<td>□ On-Site Sewage Evaluation (form SA018)</td>
<td>□ Release of Moratorium (form SA035)</td>
</tr>
<tr>
<td>□ Water System Design (Group B or 2 Party) (form SA019)</td>
<td>X Rezone, Comp Plan Amendment, Open Space (form SA036)</td>
</tr>
<tr>
<td>□ Well Site (form SA020)</td>
<td>□ Shoreline Administrative Variance (form SA037)</td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION:**

Rezone proposal from R4-8 to R4-16/1 within Olympia UGA, vicinity of 8th Ave. SE and Steele Street.
Property Tax Parcel Number(s):
(Attach separate sheet if needed)  
Lot # and Subdivision Name (if applicable):  NA  Total Acreage: 9.01
Property Address: 8th Avenue SE and Steele Street  City: Olympia  State: WA  Zip Code: 98501
Directions to the Property:
From Pacific Avenue, South on Boulevard Rd. to 9th Avenue SE. Left on Chambers Street. Right on 8th Avenue SE.
Nearest Cross Street: Chambers Street
Property Access Issues (locked gate, code required, dogs or other animals): ☒ No ☐ Yes
Describe:

OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.

Property Owner(s):
(Attach separate sheet if needed) Medela Group LLC  (Type or Print)
Mailing Address: 250 Courtney Creek Lane  City: Belfair  State: WA  Zip Code: 98528
Phone #: (360) 275-5243  Ext.  Fax #:  
Cell #: (360) 620-4120  E-mail: mel@htc.com
Signature:  Required for Planning Applications Only  Date: 11/12/09

Applicant (if different than owner): Ron Niemi, Woodard Bay Works, Inc.  (Type or Print)
Mailing Address: 6135 Woodard Bay Rd. NE  City: Olympia  State: WA  Zip Code: 98506
Phone #: (360) 786-8120  Ext.  Fax #:  
Cell #: (360) 920-8945  E-mail: niemir@comcast.net
Signature:  Date: 11/12/09

Point of Contact: ☐ Owner  ☒ Applicant  ☐ Other (If “Other” complete this section)
Name:  (Type or Print)
Mailing Address:  City:  State:  Zip Code:  
Phone #:  Ext.  Fax #:  
Cell #:  E-mail:  
Signature:  Date:  

*(Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.)

NOTE: The point of contact will be the person receiving all County correspondence and invoices regarding this application.

Revised 4-09  Form No. MA001
# Application

## Quasi-Judicial Comprehensive Plan Amendment

<table>
<thead>
<tr>
<th>Intake By:</th>
<th>Zoning:</th>
<th>Folder Sequence Number:</th>
<th>Project Number:</th>
<th>Fee Paid:</th>
<th>Receipt #:</th>
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<tr>
<td>Mac</td>
<td>R-4-8</td>
<td>09-109494 VC</td>
<td>2009103063</td>
<td>495.00</td>
<td>88962</td>
</tr>
</tbody>
</table>

### Owner Information:
- **Name:** Medela Group LLC
- **Mailing Address:** 250 Courtney Creek Lane
- **City:** Belfair
- **State:** WA
- **Zip:** 98528
- **Phone #:** 360-275-5243
- **Cell Phone #:** 360-620-4120
- **Fax #:**
- **E-mail Address:** mel@htctc.com

### Contact Person's Information:
- **Name:** Ron Niemi, Woodard Bay Works, Inc.
- **Mailing Address:** 6135 Woodard Bay Rd. NE
- **City:** Olympia
- **State:** WA
- **Zip:** 98506
- **Phone #:** 360-786-8120
- **Cell Phone #:** 360-970-8945
- **Fax #:**
- **E-mail Address:** niemir@comcast.net

### Assessor Tax Parcel number(s):
- 14 Parcels
- See
- Site
- Plan

### Submittal Information:
- Fee
- SEPA Checklist
- Rezone Application with required materials *(if applicable)*
- Legal Description *(for site-specific amendments)*
- Site Map* with natural and built features (such as streams, slopes, roads, fences, etc.), as well as adjacent properties and their current land uses.
- Site Map* with property boundaries, showing existing land use designation and existing zoning *(zoning needed only if proposing a zoning change)*
- Site Map* with property boundaries, showing proposed land use designation and zoning, if applicable.

*Maps may be no larger than 11" x 17" and must be reproducible in black-and-white

### Total Acres:
- 9.01

### Is the Property within an Urban Growth Area:
- **Yes**
- **No**

### Is the Property within the Nisqually or Rochester Sub-Area?
- **Yes**
- **No**

### Property Location:
- 8th Avenue SE and Steele Street, Olympia.

### Summary of Request:
Re-Zone from current R4-8 to to R4-16/1. The topography of the site will limit the density naturally, demanding a mix of large and small footprint buildings. The affected parcels have a high likelihood of annexation to Olympia.
## Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed.

<table>
<thead>
<tr>
<th>A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.</th>
<th>Land use to the South is Interstate 5 Right-of-Way. To the East is Puget Sound Energy's Headquarters (Zoned GC). To the North is Cemetery (Zoned R4-8). To the West is single family residential (Zoned R4-8). There is no affect on land uses to the South, East and North. A buffer of single family cottages and town homes would provide a transition from the single family homes to the West to the Multi-Family use that would border the Cemetery and Puget Sound Energy properties. Approximately 14 single family homes located between the site and Boulevard Rd. or I-5 are affected.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Explain why the existing land use designation is not appropriate.</td>
<td>The subject properties are low density, aging and deteriorating single family homes located within the urban growth area. The existing land use designation will not stimulate the highest and best use of the land for a variety of higher density affordable home ownership and home lease options. Proximity to high capacity utilities, public transportation and other alternative commute options lends itself to responsible higher density residential development.</td>
</tr>
<tr>
<td>C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.</td>
<td>There was resistance from the original property owner to allow changes, or for the &quot;family farm&quot; to be annexed to the City. The heirs are initiating this change. Over the past 50 years, the Olympia Urban Growth area has filled in, the interstate highway system was built, Boulevard Road has become an arterial, utility corridors have been installed, transit service has been implemented, and planning goals have been established to in-fill and increase density near the urban core to reduce sprawl.</td>
</tr>
<tr>
<td>D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.</td>
<td>1. To provide additional housing opportunities close to the urban core. 2. To reduce dependency on single-occupant vehicles, and enable alternative commute options. 3. To more effectively utilize the utility infrastructure that is already in place. 4. To enable the highest and best use of this land, given its topographical and shape constraints. 5. To leverage the positive local economic impacts of construction as well as the ongoing occupancy of the dwellings represented by this higher density. 6. To promote a variety of residential densities and housing types with a neighborhood approach.</td>
</tr>
<tr>
<td>E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.</td>
<td>N/A. The property is located within the Olympia Urban Growth Boundary.</td>
</tr>
</tbody>
</table>
Text Amendments
Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a quasi-judicial text amendment is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: N/A. This is a Map Change.
Chapter: ___________ Page: ___________ Section/Other ___________

All Amendments
Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

   The proposed change will enable the redevelopment of an under utilized group of properties within the urban growth boundary. The issues and benefits of redevelopment are outlined in detail in the “Amendments to Land Use Designations” section above.

   A Note related to previous density increases in the immediate vicinity:
   A successful high-density multi-family development has been in place for many years at 900 Fairview Street, Parcel #09480024000. The Olympia Village is a 48-unit single-story apartment complex sited on 4.27 acres, at a density of 11+ units/acre, and located several blocks West of Boulevard Road.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

   By providing a mix of compatible housing types in a responsible approach to land use, with a neighborhood activity center and amenities, in an area with close proximity to employment, shopping, restaurants and entertainment. This proposed change will enable the effective use of available urban services and utility infrastructure. It will enable commute options through access to multi-modal transportation. It will allow the creative use of the existing topography to provide an attractive and innovative mixed-residential development with green space, walking trails and transitional spaces between housing types, while attaining a density that meets the planning goals of the Washington State Growth Management Act, the Thurston County Comprehensive Plan and the Joint City of Olympia/Thurston County Comprehensive Plan.

   The Cottage element of the proposed development will follow the “Pocket Neighborhood” model developed successfully throughout the northwest by Ross Chapin Architects and the Cottage Company.

   Ross Chapin Port Townsend Example:
   http://www.rosschapin.com/Projects/PocketNeighborhoods/UmatillaHill/Umatilla.html

   The Cottage Company:
   http://www.cottagecompany.com/default.aspx

   The 1,2 and 3 bedroom Apartment element of the proposed development will follow the “Hearthstone” prototype successfully developed in Tumwater in 2008, and planned for West Olympia in 2011:
   http://www.hearthstoneplaza.com/
3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

1. Urban Growth - The proposed amendment will encourage development in an urban area where adequate public facilities and services already exist.
2. Reduce Sprawl - The proposal reduces the inappropriate conversion of undeveloped land in the outlying rural area into sprawling, low-density development by providing up to 139 housing units on 8.8 acres within the urban growth boundary.
3. Transportation - Utilizes existing efficient multimodal transportation systems (transit, bicycle lanes and paths, walking, carpooling, motorcycles) that were developed based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - The proposed amendment provides affordable housing, both owned and rented, to multiple economic segments of the population, promotes a variety of residential densities and housing types in a single development plan (cottages, townhomes and apartments), and encourages preservation of existing housing stock (up to 6 existing homes to be remodeled and retained).
5. Economic Development - The one-time construction benefits as well as ongoing occupancy benefits of approximately 350 residents located within the urban growth area.

Planning Goals 6 through 13 are assured through the fair review of this application, in conjunction with the SEPA Checklist.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

Referring to the "County-Wide Planning Policies" & City of Olympia/Thurston County Joint Plan:
I. Urban Growth Areas ~ These properties meet all of the criteria, particularly the inclusion of vacant land that is capable of supporting urban development, and the provision of municipal utilities.
II. Promotion of Contiguous and Orderly Development & Provision of Urban Services ~ The amendment is aligned with all aspects, including encouraging infill, phasing development outward from the core area and considering innovative development techniques.
III. Joint County and City Planning Within Urban Growth Areas ~ Is aligned in every respect with the applicable sections.
VII. Affordable Housing ~ Provides a range of housing types and costs in an innovative development approach.
VIII. Transportation ~ The proposed amendment leverages all of the aspects of the transportation plan, including transit, pedestrian, and bicycle commutes. There will be a need for improvements to 9th Avenue, Chambers St., 8th Avenue and Steele Street to accommodate increased through car trips.
IX. Environmental Quality ~ Innovative development techniques will preserve topography, open space and provide walking trails between and through various housing types.

Owner Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

[Signature]
Signed
Date

Printed Name

Signed

Date

Printed Name

Signed

Date

Printed Name

Signed

Date
Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.

6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

10. **Environment.** Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.

11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.

13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
**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 R-4-16/1**

"The intent of this district is to permit single-family and multifamily residential development up to sixteen dwelling units per acre in areas characterized by: (1) a lack of severe and/or moderate physical limitations; (2) proximity to urban core or incorporated areas; (3) availability of urban services (i.e., water, sewer, roads, shopping, schools, etc.); (4) a likelihood of future annexation; (5) superior transportation access; and (6) designated areas within the Grand Mound urban growth area to ensure more compact development."

**PROPOSED DENSITY as SHOWN:**

- Existing Houses = 7 units
- Cottages = 16 Units
- Townhomes = 33 Units
- Apartments = 84 Units
- Total Units = 140
- Units/Acre = 15.5
**Affected Parcel #s DATA**

- 09480045000, 2504 8th Ave. SE, 0.65 Acre, Zoned R 4-8
  - House, 1367 sf
  - Legal: HEAD DC COM 652.8F N OF SE COR SEC 13 N 130F W 301.68F S0-3 2-W 130
- 09480046000, 2525 8th Ave. SE, 1.19 Acre, Zoned R 4-8
  - House, 3226 sf
  - Legal: J C HEAD DC COM SE COR SEC 13 N 482.8F POBN 170F W 302.88F S 0-
- 09480048000, 2525 SE 9th Ave., 0.27 Acre, Zoned R 4-8
  - House, 690 sf
  - Legal: J C HEAD DC COM 332.8F N & 305.86 F W OF SE COR SEC 13 W 14.8F N
- 09480049000, 823 Steele St. SE, 0.19 Acre, Zoned R 4-8
  - House, 852 sf
  - Garage, 280 sf
  - Legal: J C HEAD DC COM 342F W & 702.1F N OF SEC COR SEC 13 W 78 N 117F
- 09480050000, 2525 SE 9th Ave., 0.21 Acre, Zoned R 4-8
  - House, 852 sf
  - Legal: J C HEAD DC COM 432.1F N & 341F W OF SE COR SEC 13 S0-32.0 W 80F
- 09480051000, 2412 8th Ave. SE, 0.16 Acre, Zoned R 4-8
  - House, 1200 sf
  - Legal: J C HEAD DC COM 420F W & 702.1F N OF SE COR SEC 13 W 60F 117F E
- 09480052000, no street address, 0.07 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 600.5F N & 395.66 F W OF SE COR SEC 13 N 1 1.6F W
- 09480053000, 2525 SE 9th Ave., 0.25 Acre, Zoned R 4-8
  - House, 1575 sf
  - Legal: J C HEAD DC COM 622.1 F N & 343 F W OF SE COR SEC 13 N 0-32 0 E 80F
- 09480054000, 2419 8th Ave SE, 0.89 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 660F W & 570F N OF SE COR SEC 13 N 230F 180F S
- 09480056000, 908 Chambers St. SE, 0.65 Acre, Zoned R 4-8
  - House, 989 sf
  - Legal: J C HEAD DC COM 424.4F N & 480F W OF SE COR SEC 13 N 160F W 180
- 09480057000, no street address, 0.33 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 420F W OF SE COR SEC 13 & 44.7F N FOR POBN 555.8
- 52900100100, 2502 8th Ave. SE, 3.27 Acre, Zoned R 4-8
  - House, 3068 sf
  - Garage, 616 sf
  - Legal: SECTION 13 TOWNSHIP 18 RANGE 2W QUARTER SE SE PLAT HAWLEYS SECOND ADDITION TO OLYMPIA DIV 2
✓ o 52900200900, no street address, 0.75 Acre, Zoned R 4-8
   ▪ Legal: HAWLEY 2 L 9 TO 14 B 2 LESS 20F OF 9

✓ o 52900200700, no street address, 0.13 Acre
   ▪ Legal: HAWLEY 2 L 7 B 2 37F OF W 23.2F L 8 S 37F

Total Acreage = 9.01
Application
Quasi-Judicial Rezone
(associated with a Comprehensive Plan Amendment)

Owner Name(s): Medela Group LLC
250 Courtney Creek Lane
Belfair, WA 98528
(14 contiguous parcels affected)

Parcel number(s): See Attached List

Explain why the property is not usable as presently zoned (please be specific):
The property use consists of 9 aging single family rental homes, most in poor condition; and raw land. The location, utility and transportation infrastructure and probability of annexation to the City of Olympia present a unique opportunity to increase density and enable innovative re-development in alignment with the Thurston County Comprehensive Plan and City of Olympia Joinl Plan.

Current Zoning: R 4-8

Proposed Zoning: R 4-16/1

Current use(s): Single Family Residential

Proposed use(s): Cottages, Townhomes, Multi-Family Residential

Map Required:
Attach a black and white map, no larger than 11" x 17", showing the current zoning for the property as well as for adjacent properties. Include street names and north arrow. Add property dimensions and the location of any easements.

Owner Signature(s):
I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that I am (we are) the owner(s) or owner(s) under contract of the described property, and the above statements are in all respects true and correct on my (our) information as to those matters.

Signed: Melora R. Cram, 11/17/09

Signed

Signed
Affected Parcel #s DATA

- 09480045000, 2504 8th Ave. SE, 0.65 Acre, Zoned R 4-8
  - House, 1367 sf
  - Legal: HEAD DC COM 652.8F N OF SE COR SEC 13 N
    130F W 301.68F S0-3 2-W 130

- 09480046000, 2525 8th Ave. SE, 1.19 Acre, Zoned R 4-8
  - House, 3226 sf
  - Legal: J C HEAD DC COM SE COR SEC 13 N 482.8F
    POBN 170F W 302.88F S 0-

- 09480048000, 2525 SE 9th Ave., 0.27 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 332.8F N & 305.86 F W OF SE
    COR SEC 13 W 14.8F N

- 09480049000, 823 Steele St. SE, 0.19 Acre, Zoned R 4-8
  - House, 690 sf
  - Legal: J C HEAD DC COM 342F W & 702.1F N OF SEC
    COR SEC 13 W 78 N 117F

- 09480050000, 2525 SE 9th Ave., 0.21 Acre, Zoned R 4-8
  - House, 852 sf
  - Legal: J C HEAD DC COM 432.1F N & 341F W OF SE COR
    SEC 13 S0-32 0 W 80F

- 09480051000, 2412 8th Ave. SE, 0.16 Acre, Zoned R 4-8
  - House, 1200 sf
  - Legal: J C HEAD DC COM 420F W & 702.1F N OF SE COR
    SEC 13 W 60F 117F E

- 09480052000, no street address, 0.07 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 600.5F N & 395.66 F W OF SE
    COR SEC 13 N 1 1.6F W

- 09480053000, 2525 SE 9th Ave., 0.25 Acre, Zoned R 4-8
  - House, 1575 sf
  - Legal: J C HEAD DC COM 622.1 F N & 343 F W OF SE
    COR SEC 13 N 0-32 0 E 80F

- 09480054000, 2419 8th Ave SE, 0.89 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 660F W & 570F N OF SE COR
    SEC 13 N 230F 180F S

- 09480056000, 908 Chambers St. SE, 0.65 Acre, Zoned R 4-8
  - House, 989 sf
  - Legal: J C HEAD DC COM 424.4F N & 480F W OF SE COR
    SEC 13 N 160F W 180

- 09480057000, no street address, 0.33 Acre, Zoned R 4-8
  - Legal: J C HEAD DC COM 420F W OF SE COR SEC 13 &
    44.7F N FOR POBN 555.8

- 52900100100, 2502 8th Ave. SE, 3.27 Acre, Zoned R 4-8
  - House, 3068 sf
  - Legal: SECTION 13 TOWNSHIP 18 RANGE 2W
    QUARTER SE SE PLAT HAWLEYS SECOND ADDITION
    TO OLYMPIA DIV 2
- 52900200900, no street address, 0.75 Acre, Zoned R 4-8
  - Legal: HAWLEY 2 L 9 TO 14 B 2 LESS 20F OF 9

- 52900200700, no street address, 0.13 Acre
  - Legal: HAWLEY 2 L 7 B 2 37F OF W 23.2F L 8 S 37F

Total Acreage = 9.01
Supplemental Application
ENVIRONMENTAL CHECKLIST (SEPA)

<table>
<thead>
<tr>
<th>STAFF USE ONLY</th>
<th>DATE STAMP</th>
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<tbody>
<tr>
<td><strong>09 109600 XA</strong></td>
<td><strong>THURSTON COUNTY</strong></td>
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<tr>
<td>Permit Type: Environmental Checklist</td>
<td>RECEIVED</td>
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<tr>
<td>Sub Type: Comp Plan Amendment</td>
<td>NOV 12 2009</td>
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<tr>
<td>Work Type: County project</td>
<td>PERMIT ASSISTANCE CENTER</td>
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<tr>
<td>Site: 2504 8TH AVE SE OLYMPIA WA 98501</td>
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<tr>
<td>Assessor Property ID: 09480045000</td>
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<tr>
<td>Applicant: Ron Niemi/Woodard Bay Works, Inc</td>
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<tr>
<td>Owner: MEDELA GROUP LLC</td>
<td></td>
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<td>Intake by: Mac</td>
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</table>

This application form cannot be submitted alone. In addition to this form, a complete application package includes:

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>SUBMITTAL CHECKLIST</th>
<th>Staff Use Only</th>
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<tbody>
<tr>
<td>✗ Master application.</td>
<td></td>
<td>☐</td>
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<tr>
<td>☐ Applicable processing fees. Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</td>
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<tr>
<td>✗ Site plan – One copy of a site plan, drawn to scale on 8 ½ x 11 or 11 X 17 paper, which depicts all items outlined in the attached site plan submittal requirements.</td>
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<td>☐ Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.</td>
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<td>✗ Signature and date.</td>
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**Instructions for Applicants**

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). Answer the questions briefly, with the most precise information known, or give the best description you can. **DO NOT WRITE IN THE AREA THAT IS SPECIFIED FOR AGENCY USE ONLY AND USE ONLY THE ENVIRONMENTAL CHECKLIST APPLICATION PROVIDED BY THURSTON COUNTY.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be a significant adverse impact.

Form No. SA027
Use of Checklist for Non-Project Proposals:
Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies or ordinances. Complete the Environmental Checklist for non-project proposals even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Non-project Actions (Part D).

For non-project actions, the references in the application to the words “project,” “applicant,” and “property” should read as “proposal,” “proposer,” and “affected geographic area,” respectively.

Supplemental and Site Plan Submittal Requirements
This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>Supplemental and Site Plan Submittal Requirements</th>
<th>Staff Use Only</th>
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<tbody>
<tr>
<td></td>
<td>1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign andflagging are provided by Thurston County and can be obtained at the Permit Assistance Center.</td>
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<td></td>
<td>2. One copy of a site plan, drawn to scale (standard engineer scale) on 8 ½” x 11” or 11” X 17” paper, which depicts the following:</td>
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<tr>
<td></td>
<td>a. All information drawn to scale (standard engineer scale).</td>
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<td></td>
<td>b. A north arrow, map scale, date and site address.</td>
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<td></td>
<td>c. Property boundary lines and dimensions for all affected parcel(s).</td>
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<td></td>
<td>d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.</td>
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<td></td>
<td>e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.</td>
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<td>f. The location of all existing and proposed easements</td>
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<td></td>
<td>g. The location of all existing proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs.</td>
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<td>h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.</td>
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<td></td>
<td>i. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.</td>
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<td></td>
<td>j. Include acreage and square footage within each parcel.</td>
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<td>k. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.</td>
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<td>m. Topographic information showing two-foot contours for the entire subject parcel or</td>
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<td>parcels and a minimum of fifty feet into adjacent parcels, based on available county</td>
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<td>information. The topographic information may be generalized to the smallest, even-</td>
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<td>numbered, contour interval that is legible in areas of steep slopes where two-foot</td>
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<td>contour lines would otherwise be illegible to read.</td>
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<td>3. Environmental reports (wetland report, mitigation plan, geotechnical report, etc.)</td>
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<td>as required.</td>
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THURSTON COUNTY
DEVELOPMENT SERVICES
ENVIRONMENTAL CHECKLIST

"USE BLACK INK ONLY"

1. Applicant: Medela Group LLC  
   Address: 250 Courtney Creek Lane  
   Belfair, WA 98528  
   Phone: 360-275-5243  
   Cell: 360-620-4120  
   E-Mail Address: mel@htc.com

2. Point of Contact: Ron Niemir, Woodard Bay Works Inc  
   Address: 6135 Woodard Bay Rd. NE  
   Olympia, WA 98506  
   Phone: 360-766-8120  
   Cell: 360-970-8945  
   E-Mail Address: niemir@comcast.net

3. Owner: Same as Applicant  
   Address:  
   Phone:  
   Cell:  
   E-Mail Address:  

4. Property Address or location:  
   8th Avenue SE and Steele Street, Olympia WA. Outside the City of Olympia, within the Urban Growth Area

5. Quarter/Quarter Section/Township/Range: 13/18/2W

6. Tax Parcel #: 14 Contiguous Parcels ~ See Attached Site Plan

7. Total Acres: 9.01

8. Permit Type: Residential Zoning Amendment

9. Zoning: R4-8

10. Shoreline Environment: N/A

11. Water Body: N/A

12. Brief Description of the Proposal and Project Name: 

   Mixed housing type residential development consisting of 7 re-developed Existing Houses, 16 Cottages, 33 Town Homes, 1 Community Center and 84 Apartment Units (total of 140 residential units) on 8.88 acres bounded by Interstate 5, Puget Sound Energy's Headquarters, a Cemetery, and existing properties zoned R4-8. Proposed amended Zoning is R4-16/1.
13. Did you attend a presubmission conference for this project?  ☐ Yes  ☒ No
   If yes, when? __________________________________________

14. Estimated Project Completion Date: 2014

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local—including rezones):
   None, beyond the zoning amendment request that accompanies this application.

16. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain:
   No plans for future additions beyond the attached concept plan.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:
   None known.

18. Proposed timing or schedule (including phasing, if applicable):
   Dependent upon developer's timeline.
   A probable scenario would be:
   Engineering and building design - 2011.
   Permitting, financing and construction start - 2012.
   Occupancy - 2014.

19. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   None.
To be Completed by Applicant

1. **Earth**
   a. General description of the site (check one):
      - [ ] Flat
      - [x] Rolling
      - [x] Hilly
      - [ ] Steep Slopes
      - [ ] Mountainous
      - [ ] Other: __________________________

   b. What is the steepest slope on the site (approximate percent slope)?
      20%. Building footprints and construction activities will be carefully planned to avoid and minimize slope disturbance.

   c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
      Yelm fine sandy loam (per Thurston Geo-Data). On-site soils investigation has not been performed.

   d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
      No known history of unstable slopes or slides in the immediate vicinity.

   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
      Balanced cut and fill using in-situ material. Possible import of structural fill for building pads if on-site material not approved. Geo-technical investigation has not yet been conducted.

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
      Yes. There are moderate slopes that will require stabilization and retaining walls, and silt fence required to protect Indian Creek watershed during construction.
To be Completed by Applicant

(g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 60% of the total site will be developed as impervious surfaces. Pavers, crushed rock and other pervious surfacing materials will be used wherever possible to mitigate impervious coverage.

(h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction erosion control. Grassy swales, detention structures and rain gardens will be employed long-term. Pervious surfacing will be used wherever possible.

2. Air

(a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction equipment during construction, and employee and customer vehicle traffic during operation and use.

(b) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

(c) Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. Water

(a) Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Indian Creek is piped under the Puget Sound Energy site just East of the property. Its source is the Bigelow Lake wetland near South Bay Rd. then under Interstate 5 twice, then joins Moxie Creek, which is piped to East Bay.


- 4 -
Thurston County
Development Services
Environmental Elements

To be Completed by Applicant

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Indian Creek is carried through a pipe adjacent to the East property line, and intercepts the Interstate 5 ditch line just south of the property. It is piped under the freeway at that point.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

The Southeast corner of the site is within the flood plain. No structures will be placed within the flood plain boundary.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None anticipated.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

No ground water will be withdrawn nor will water be discharged to ground water.

- 5 -
To be Completed by Applicant

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material discharge is anticipated. Sewerage will be discharged to City of Olympia system.

c. Water Run-off (including stormwater)

(1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, in known). Where will this water flow? Will this water flow into other waters? If so, describe.

Parking lots and roadway drainage will be collected, treated, and released along with roof runoff into a series of swales and storm water detention structures.

(2) Could waste materials enter ground or surface waters? If so, generally describe

No waste materials have been identified on the site and an approved storm water design will be used for the entire site.

(3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Runoff will be treated to remove sediment.

4. Plants

a. Check the types of vegetation found on the site:

☐ Deciduous tree: ☒ alder ☒ maple ☐ aspen ☐ other ____________

☐ Evergreen tree: ☒ fir ☐ cedar ☒ pine ☐ other ____________

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Wet soil plants: ☐ cattail ☐ buttercup ☐ bulrush ☐ skunk cabbage

☐ Water plants: ☐ water lily ☐ eelgrass ☐ milfoil ☐ other

Other types of vegetation ____________________________
b. What kind and amount of vegetation will be removed or altered?
   The majority of existing grass, trees, and shrub vegetation will be removed as required to facilitate construction of the planned project and replaced by vegetation in accordance with an approved landscape plan.

c. List threatened or endangered species known to be on or near the site.
   None known or observed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
   The site will be landscaped in accordance with an approved landscape design to assist with green areas used for water runoff.

5. Animals
   a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:
      
      × Birds: [ ] hawk, [ ] heron, [ ] eagle, [ ] songbirds, [ ] other:
      
      × Mammals [ ] deer, [ ] bear, [ ] elk, [ ] beaver, [ ] other: Small mammals such as Raccoon, squirrel, possum
      
      [ ] Fish: [ ] bass, [ ] salmon, [ ] trout, [ ] herring, [ ] shellfish, [ ] other:

   b. List any threatened or endangered species known to be on or near the site.
      None known.

c. Is the site part of a migration route? If so, explain.
      No.

d. Proposed measures to preserve or enhance wildlife, if any:
      None.
To be Completed by Applicant

6. Energy and Natural Resources
   a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
      The proposed project will use a mix of electricity and natural gas/propane as primary energy sources.
   b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
      No.
   c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
      Recycled construction waste, recycled flooring, energy star appliances, GU-24 fluorescent lighting as well as all State energy code requirements will be incorporated.

7. Environmental Health
   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
      No environmental health hazards are anticipated.
      (1) Describe special emergency services that might be required.
      No special emergency services will be required.
      (2) Proposed measures to reduce or control environmental health hazards, if any:
      No mitigation measures are anticipated.
To be Completed by Applicant

b. Noise

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Interstate 5 traffic. Ambient traffic noise will be mitigated through tree planting per an approved landscape plan.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The operation of industrial equipment (earth moving equipment, trucks, power tools) on the project will generate noise during construction.

(3) Proposed measures to reduce or control noise impacts, if any:

Construction contracts will contain restrictions on the hours of operation, consistent with local noise ordinances. No equipment operation otherwise, unless there is an emergency situation. Long term, green belts and buffers will be installed.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently utilized at a density of 1 aging rental dwelling unit (house) per acre. Interstate 5 is to the South, Puget Sound Energy’s Headquarters is to the East, Forest Cemetery is to the North, Residential to the West.

b. Has the site been used for agriculture? If so, describe.

Yes, portions have been used as livestock pasture and gardens in years past.

c. Describe any structures on the site.

9 existing and aging homes, in various conditions. There are also some garages and outbuilding associated with the houses.

d. Will any structures be demolished? If so, what?

2 of the 9 homes will be demolished. The other 7 are proposed to be renovated to fit with the surrounding cottage and town home development.

e. What is the current zoning classification of the site?

R4 - 8.
To be Completed by Applicant

f. What is the current comprehensive plan designation of the site?
   Residential.

   

g. If applicable, what is the current Shoreline Master Program designation of the site?
   N/A

   

h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.
   No.

   

i. Approximately how many people would reside or work in the completed project?
   250 - 300 people will reside in the completed project.

   

j. Approximately how many people would the completed project displace?
   Possibly 8 families currently renting houses. One of the existing houses is occupied by one of the landowners.

   

k. Proposed measures to avoid or reduce displacement impacts, if any?
   Approach renters with ability to lease/purchase or outright purchase the existing houses. Alternatively, offer the renters an equivalent apartment or town home space for lease.

   

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   By submittal of the Zoning Amendment proposal accompanying this SEPA checklist, and assuring that the proposal aligns with the Thurston County Comprehensive Plan as well as the Joint Plan with the City of Olympia.

   

9. Housing

   a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.
      Mixed housing type residential development consisting of 7 re-developed Existing Houses, 16 Cottages, 33 townhomes, 1 Community Center and 84 Apartment Units. Middle-income housing, with the possibility of some special low-income units in the MF.
b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

Offer to lease apartments or town home units to existing rental-home residents, or favorable terms to lease/purchase or purchase.

Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest structure will be less than 45'. That is the maximum height of the proposed 3-story apartment buildings. Town homes will be 2-story, and Cottages 1-story.

b. What views in the immediate vicinity would be altered or obstructed?

The view from Pacific Avenue will include 3 story apartment buildings beyond the existing Cemetery. The view from Interstate 5 will also include the new housing units (cottages, townhomes and apartments). The hilly nature of the site will mitigate views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The topography of the site, mix of housing unit types and an approved landscape plan with green space, grasses, shrubs and trees will all enhance the aesthetics of the project.

Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project grounds will be illuminated from dusk to dawn to provide for safety, security, and to prevent vandalism. Down lights will be used to prevent residual light "leakage" to surrounding properties.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.
To be Completed by Applicant

c. What existing off-site sources of light or glare may affect your proposal?
   Interstate 5 right-of-way lighting will provide background light source, but will not adversely affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any:
   Assure that wall packs and parking lights are shielded, or of an intensity that will not affect the neighbors to the West. North, South and East neighbors will experience no impact, due to their uses.

12. Recreation

   a. What designated and informal recreational opportunities are in the immediate vicinity?
      City of Olympia Lions Park is a few blocks away. Schools within walking distance have playgrounds and sport courts. Bicycle paths nearby.

   b. Would the proposed project displace any existing recreational uses? If so, describe.
      No.

   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
      The project will incorporate walking trails, basketball court, children's play area, a tranquil garden with water feature at the community center, and fenced dog runs.

13. Historic and Cultural Preservation

   a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
      No.

   b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
      None.
To be Completed by Applicant

c. Proposed measures to reduce or control impacts, if any

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

9th Avenue SE, a section of Chambers St., 8th Avenue SE and Steele Street. All are public streets.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served. The nearest public transit stop is Intercity Transit's stop #64 on Boulevard Road, approximately 1 block from the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have approximately 200 parking spaces. It will eliminate no parking spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. 9th Avenue SE, a section of Chambers St., 8th Avenue SE and Steele Street will require improvements. All are public (City or County) streets.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Vehicular trips per day will be generated by a detailed traffic study. Peak volumes will occur at the traditional commuting hours.
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g. Proposed measures to reduce or control transportation impacts, if any:

Due to the proximity to shopping, restaurants, the Olympia downtown core, employment centers, the Capitol Campus and transit it is anticipated that many residents will use alternative commute options including transit, walking, bicycle, motorcycle, or carpool.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, the project will result in an increased need for public services, i.e., fire protection and police protection. School impacts proportional to the school-age resident increase can be expected.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer, Television and Internet Service are all available.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and gas services will be supplied by Puget Sound Energy. Water, sewer, refuse services will be supplied by the City of Olympia. Phone services will be provided by Qwest and cable television services will be provided by Comcast.

17. Signature

a. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.
Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   The project will increase impervious surface area of the site through the development of buildings (roof runoff), parking lots and sidewalks.

   Proposed measures to avoid or reduce such increases are:

   Pervious surfacing materials such as pavers, crushed rock, pervious concrete and pervious asphalt will be utilized to mitigate the increase in impervious area wherever practical.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No impact other than the disruption of native vegetation, to be mitigated through implementation of an approved landscape plan.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Erosion control systems and methods will be used to mitigate construction disturbance. Swales, rain gardens, pervious surfacing and green space will mitigate stormwater impacts.

3. How would the proposal be likely to deplete energy or natural resources?

   Construction materials and fuel will be required, as well as ongoing energy requirements to fuel the needs of the occupants.

   Proposed measures to protect or conserve energy and natural resources are:

   Energy and resource-saving measures will include use of construction waste recycling service, installation of drought tolerant plants, GU-24 (pin-type) fluorescent light fixtures, Energy Star Appliances, water-saving plumbing fixtures, rain sensors on irrigation systems. As well, since this is an urban in-fill project, it is located near transit, bicycle paths and pedestrian ways that will encourage alternative commute methods.
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

No affect.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No affect. This re-zone proposal is consistent with the Thurston County Comprehensive Plan and the Joint Plan with the City of Olympia.

Proposed measures to avoid or reduce shoreline and land use impacts are

N/A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

There will be an increased demand on City fire services, roads, parks, schools and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Development Impact fees will be paid to the affected jurisdictions and service providers. Traffic studies will be conducted, utility capacity reviews will be accomplished prior to permit issuance.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment

No conflict with local, state or federal laws.