SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help]

   Missing Middle Housing Code Amendments and Fee Study Recommendations

2. Name of applicant: [help]

   City of Olympia, Community Planning and Development Department
3. Address and phone number of applicant and contact person: [help]

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4. Date checklist prepared: [help]

January 31, 2018

5. Agency requesting checklist: [help]

City of Olympia Community Planning and Development Department

6. Proposed timing or schedule (including phasing, if applicable): [help]

Agency Comment: The public hearing will be held on March 19, 2018

A public hearing is tentatively scheduled for February 26, 2018 before the City of Olympia Planning Commission. The City Council will likely consider the Planning Commission recommendation and the proposed amendments in the Spring of 2018. If adopted, the proposed code amendments would go into effect shortly thereafter.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

Recommendations in this proposal include authorizing a follow-up study of potential changes to calculation methods for impact fees and/or general facilities charges to new development for its impacts on infrastructure service systems. This study would examine whether actual system impacts differ among various types of housing, and potentially could result in fees more accurately reflecting actual system impacts.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Draft Supplemental Environmental Impact Statement (DSEIS) and Final Supplemental Environmental Impact Statement (FSEIS) for Olympia Comprehensive Plan Update, January 2014.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

There are building permit applications in review for properties in the zoning districts that are proposed to be amended. These applications are being reviewed for conformance with the rules in place at the time of submittal or acceptance of a complete application. There
are no known applications in review that are pending the outcome of these recommendations.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

City Council approval or modification of these proposed code changes and approval of an analysis of the city's current impact fees and general facilities charges will be needed before the study or code changes can occur.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposed recommendations include amendments to the city's zoning and development standards, as well as future studies related to the calculation and application of impact fees and general facilities charges for various housing types and sizes. The recommendations were developed through the City's planning process, known as "Missing Middle Housing" to look for opportunities to increase more housing variety in the city, primarily in the lower density residential areas of the city. While the city has identified, through its comprehensive plan, three areas (high density nodes) where the majority of future growth is likely to occur, there is also a need to look at increasing infill in the city’s lower density residential zones (primarily in the Residential 4-8 and Residential 6-12 zoning districts, with densities of 4-8 and 6-12 units per acre, respectively). Both the high density nodes and infill strategies are included in the City's comprehensive plan and are key strategies to meeting the city's projected population growth within the existing urban growth boundary.

The majority of recommendations would be implemented by amending chapters in Title 18, Unified Development Code, of the Olympia Municipal Code. These standards include permitted uses in zoning districts; lot size, building height, and lot width standards; parking; and design review.

Some recommendations are specific to certain housing types, such as Accessory Dwelling Units (ADUs), which are allowed in all residential and commercial zoning districts in the City when associated with a detached single family residence. Proposed changes for ADU standards include eliminating the requirement for the property owner to live on site, relaxing standards about the maximum size of the ADU, allowing manufactured homes to be used as ADUs, and eliminating the off-street parking requirement for ADUs.

The types of housing addressed in the recommendations include ADUs, Cottage Housing, Courtyard Apartments, Duplexes, Manufactured Homes, Single Room Occupancy Buildings, Tiny Houses (both on wheels – which are governed by the State of Washington as Recreational Vehicles and Tiny Houses on foundations – which the City of Olympia allows as long as all minimum building codes and development standards are met), Townhouses, and Triplexes and Fourplexes.
It is important to note that most of the recommendations do not change the density of the underlying zoning district.

There are a few recommendations that could impact density because a bonus density is proposed, for example the city currently allows a density bonus of up to 20% for cottage housing developments. The recommendation is to increase the density bonus for cottage developments from 20% to 50%.

Another proposed change to the code is specific to the R 4-8 zoning district. The district allows residential development between 4-8 units per acre. However, in order to develop at the lower end of the range (between 4.0 and 4.99 units per acre) or at the higher end of the range (between 7.0 and 8.0 units per acre), a transferred development right (TDR) must first be obtained. The city is proposing to eliminate the requirement to obtain a TDR to develop between 4-8 units per acre in the R 4-8 zoning district. The city is proposing to allow density in the R 4-8 zone to increase to 9 units per acre when a TDR is obtained pursuant to Chapter 18.90 of the Olympia Municipal Code.

For a summary of each recommendation, please see attachment #1.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The proposed recommendations and amendments would apply citywide, although the majority of changes proposed focus on the R 4-8 and R 6-12 residential zoning districts.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]
   (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ______________________

   Portions of the City of Olympia are flat, rolling, hilly, and/or contain steep slopes.

b. What is the steepest slope on the site (approximate percent slope)? [help]

   Slopes in the city limits and Urban Growth Area (UGA) vary between 0% to greater than 40%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

There are several soil types across the City of Olympia and its UGA. According to the US Department of Agriculture's Natural Resources Conservation Service Soil Maps, the most predominate soil types are Alderwood Gravelly Sandy Loam (0-30% slopes), Nisqually Loamy Fine Sand (0-15% slopes), and Yelm Fine Sandy Loam (0-30% slopes). Other less predominate soil types present include Cagey Loamy Sand, Everett Very Gravelly Sandy Loam, Giles Silt Loam, Indianola Loamy Sand, Kapowsin Silt Loam, Norma Silt Loam, and Schneider Very Gravelly Loam. Additional soil types are present as well.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

According to the Washington Geologic Information Portal, accessed via the Washington State Department of Natural Resources website, there are two seismogenic faults that cross the City of Olympia area. Both run in a diagonal fashion, northwest to southeast and are named Olympia Structure Class B. The portal maps the approximate ground response to earthquakes by identifying liquefaction susceptibility. The majority of the Olympia area is identified as having a low to moderate susceptibility. Portions of the city (primarily near Puget Sound) are identified as having high susceptibility, while other areas are considered low or very low susceptibility.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

This is a non-project action. There is no filling, excavation, or grading proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Not Applicable.

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

Not Applicable.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

The city has adopted erosion control standards as well as provisions to protect critical areas, which include geologically hazardous areas (landslide hazard areas). These provisions apply across the city. Thurston County has adopted similar standards that apply to the County and the City of Olympia Urban Growth Area.

2. Air [help]
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

None - this is a non-project action.

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

None - this is a non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

None - this is a non-project action.

3. Water [help]

a. Surface Water:

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. [help]

The proposed amendments would apply citywide. There are surface waters in the form of lakes, streams, wetlands, and Puget Sound.

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. [help]

No - this is a non-project action.

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. [help]

None - this is a non-project action.

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

No - this is a non-project action.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
None - this is a non-project action. However, there are places within the City of Olympia that are designated as 100-year floodplain.

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. [help]

None - this is a non-project action.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No - this is a non-project action.

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. [help]

None - this is a non-project action.

c. Water runoff (including stormwater):

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

None - this is a non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No - this is a non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

No - this is a non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
None - this is a non-project action. However, development proposals are reviewed for conformance with the city’s development standards, including impacts to water resources. The proposal would allow for a greater variety of housing types, which could result in smaller buildings in some locations than currently allowed. No changes are proposed to regulations limiting lot coverage, impervious surfaces, or critical areas.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain (generally personal or smaller scale gardens)
- Orchards, vineyards or other permanent crops (generally personal or smaller scale gardens)
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

None - this is a non-project action.

c. List threatened and endangered species known to be on or near the site. [help]

The proposed non-project action does not include any construction or development that would impact any listed threatened or endangered species. A recent analysis of WA Fish and Wildlife Dept. Priority Habitat and Species data and other data by ESA Associates (attachment #2) describes their presence in the City of Olympia, and regulations in place for their protection. Potential impacts of future, specific development proposals will be addressed through regulations and/or project specific environmental review.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

None - this is a non-project action.

e. List all noxious weeds and invasive species known to be on or near the site. [help]

A review of maps on the Thurston County Noxious Weeds and Lakes Management website, shows the following noxious weeds are present in the city and urban growth areas: common fennel, common reed, giant hogweed, gorse, knapweed (meadow), knotweed (Bohemian, giant and Japanese), loosestrife (purple), pampas grass, poison hemlock, shiny geranium, spurge laurel, tansy ragwort, wild chervil, and yellow flag iris.
Additional noxious weeds that are present in Thurston County include: blueweed, Brazilian elodea, bugloss (annual), bugloss (common), butterfly bush, Dalmation toadflax, hawkweed (common, mouseear, orange, wall, yellow, and yellow devil), knapweed (diffuse, spotted), knotweed (Himalyan), parrotfeather, perennial pepperweed, perennial sowthistle, rush skeletonweed, sulfur cinquefoil, thistle (Italian, Scotch, slenderflower, and variable-leaf milfoil.

For a list of Noxious Weeds currently present in Thurston County, Washington, visit: http://www.co.thurston.wa.us/tcweeds/weed-list.htm

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

   Examples include:
   
   birds: hawk, heron, eagle, songbirds, other:
   mammals: deer, bear, elk, beaver, other:
   fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened and endangered species known to be on or near the site. [help]

   According to the Washington State Department of Fish and Wildlife's Priority Habitat and Species Maps, the following wildlife specific are present in this area: Mazama Pocket Gopher (habitat in City Limits, habitat and sightings in Urban Growth Area), Oregon Spotted Frog, Olympic Mudminnow, Steelhead, Fall Chinook, Fall Chum, Resident Coastal Cutthroat, Coho, Surf Smelt, Big Brown Bat, Yuma Myotis (bat), California Myotis (bat), Purple Martin, and the Townsend's Big-Eared Bat. See also attachment #2 ESA Associates technical memo. Agency Comment: Soils associated with Mazama Pocket Gopher Habitat present within city limits; no sitings have been documented.

c. Is the site part of a migration route? If so, explain. [help]

   The City of Olympia is located in the Pacific Flyway, which extends from Mexico north into Canada and the State of Alaska.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

   None - this is a non-project action.

e. List any invasive animal species known to be on or near the site. [help]

   None - this is a non-project action.
6. Energy and Natural Resources [help]

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. [help]

None - this is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No - this is a non-project action.

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: [help]

None - this is a non-project action.

7. Environmental Health [help]

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. [help]

None - this is a non-project action.

1) Describe any known or possible contamination at the site from present or past uses. [help]

None - this is a non-project action.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

None - this is a non-project action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

None - this is a non-project action.

4) Describe special emergency services that might be required. [help]

None - this is a non-project action.
5) Proposed measures to reduce or control environmental health hazards, if any:
[help]

None - this is a non-project action. Potential impacts of future, specific development proposals will be addressed through regulations and/or project specific environmental review.

b. Noise [help]

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

None - this is a non-project action.

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. [help]

None - this is a non-project action. Potential noise impacts may occur during future development proposals, and will be addressed through City regulations and/or specific environmental review.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None - this is a non-project action. Potential noise impacts may occur during future development proposals, and will be addressed through City regulations and/or specific environmental review.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The proposal would amend current land use regulations in portions of the city, primarily those areas zoned R4-8 and R6-12. The proposal would increase the variety of types of residential housing types that could be constructed under future development proposals in those areas. The proposed additional housing types are consistent with the purpose and intent of the zoning districts in which they are allowed, so impacts to nearby or adjacent properties would be similar to those of uses that are currently permitted in those zoning districts. Future development may also have impacts to nearby or adjacent properties temporarily during construction, such as increased noise or construction traffic.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
Does not apply.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how? [help]

Does not apply.

c. Describe any structures on the site. [help]

Not directly as part of this proposal. Residential structures may be built or modified in the future as permitted by the proposal. Potential impacts of future, specific development proposals will be addressed through regulations and/or project specific environmental review.

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

Not directly as part of this proposal. Residential structures may be demolished in the future whether this proposal is adopted or not. Thurston Regional Planning Council (TRPC) analysis in attachment #3 includes a summary of single-family residential demolition trends in Olympia, Lacey and Tumwater in 2000-2016. It shows 210 such demolitions occurred in all three cities in that time frame, with 47% of those demolitions occurring in mixed density or medium density single-family zoning districts, such as Olympia’s R4-8 and R6-12 zones.

Potential impacts of future, specific development proposals will be addressed through regulations and/or project specific environmental review.

e. What is the current zoning classification of the site? [help]

The City of Olympia includes residential, commercial, and industrial zoning classifications, including some mixed use zones. This proposal primarily affects the R4-8 and R6-12 residential zoning districts, although several moderate to high-density and mixed use zoning districts also are proposed to allow additional residential housing types.

f. What is the current comprehensive plan designation of the site? [help]

Does not apply, however the City of Olympia includes residential, commercial, and industrial Future Land Use designations in its comprehensive plan. The Land Use chapter of the comprehensive plan includes a Future Land Use Map that shows the location of Future Land Use designations. It also includes a number of policies that call for actions to increase variety and mix of housing types in residential zoning districts, in part of help increase the availability of more affordable housing units. See attachment #4 for a list of those policies.

g. If applicable, what is the current shoreline master program designation of the site? [help]
The City of Olympia includes several shoreline designations from conservancy to urban uses. Attachment #5 is a map of shoreline master program designations.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Does not apply, however there are critical aquifer recharge areas, wetlands, geologically hazardous areas, frequently flooded areas, and fish and wildlife habitat conservation areas present in the City of Olympia and its urban growth area.

i. Approximately how many people would reside or work in the completed project? [help]

Does not apply.

j. Approximately how many people would the completed project displace? [help]

This is a non-project action, and does not directly include construction. Future development enabled by this proposal will most likely occur by new construction on vacant land, or by expanding or remodeling existing residences into multiple residences. In some cases, demolition of an existing residence may occur to enable construction of a multi-unit structure. However, the TRPC analysis in attachment #4 demonstrates that this is a relatively infrequent occurrence – there have been 12 such replacements in Lacey, Olympia and Tumwater combined in 2000-2016.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

No specific measures. The proposal would permit a greater variety of housing types and structures, potentially providing additional choices for housing for any who may be displaced. All future development will be reviewed for compliance with the city's critical areas ordinance, zoning standards, and the Engineering and Development Design Standards. Agency Comment: Future development would also be reviewed for compliance with shoreline regulations if located within shoreline jurisdiction.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Attachment #4 lists comprehensive plan land use policies directing this proposal. These policies will be implemented by this proposal, and therefore are consistent with the land use chapter of the Olympia Comprehensive Plan. Uses newly permitted by this proposal will be subject to the city's design guidelines for infill development, which include provisions to ensure new residential development is compatible with existing, adjacent residential development.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]

Does not apply.
9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

   None specifically, as this is a non-project action. However, according to the Residential Capacity Analysis prepared by Thurston Regional Planning Council (attachment #4), these proposed changes in regulation could result in 474-946 additional units across the city and its urban growth area over time (by approximately year 2040).

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

   None specifically, as this is a non-project action. However, according to the Residential Capacity Analysis prepared by Thurston Regional Planning Council (attachment #4), residential structures with an assessed building value of approximately $70,000 or less are most susceptible to demolition (and potential rebuilding). A total of 210 demolitions occurred in Lacey, Olympia and Tumwater between 2000 – 2016, with twelve of those resulting in the types of multi-unit structures enabled by this proposal.

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

   None specifically, as this is a non-project action. This proposal implements Olympia Comprehensive Plan policies (attachment #5) to provide a greater variety of housing types and a wider range of affordability of housing. Compatibility measures, such as design review and building height limitations, have been included to help new structures blend into the existing neighborhoods.

10. **Aesthetics** [help]

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

   No specific construction is proposed, as this is a non-project action. Future residential development that may occur is subject to height limitations in existing city zoning code, which are not changed by this proposal. Height limit of 35’ applies in the zoning districts primarily affected: R4-8 and R6-12.

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

   No specific construction is proposed, as this is a non-project action. Future residential development that may occur is subject to all height and bulk regulations of the city zoning code.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
No specific construction is proposed, as this is a non-project action. Future residential development that may occur is subject to all height and bulk regulations, and design standards, of the city zoning code.

11. Light and Glare [help]
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
      
      Does not apply.
   b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
      
      Does not apply.
   c. What existing off-site sources of light or glare may affect your proposal? [help]
      
      Does not apply.
   d. Proposed measures to reduce or control light and glare impacts, if any: [help]
      
      Does not apply.

12. Recreation [help]
   a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
      
      There are multiple recreational opportunities throughout the city, including parks and open spaces, the waterfront, and nearby forests.
   b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
      
      No recreational uses would be displaced by this proposal.
   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
      
      Does not apply.

13. Historic and cultural preservation [help]
   a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [help]
Multiple city-wide. Inventories have been completed by the City for some areas and are included in City databases.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

Does not apply, as this is a non-project proposal. Any future residential development would be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Does not apply, as this is a non-project proposal. Any future residential development would be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

Any future residential development would be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

This is a non-project action that will apply to development within the City of Olympia. The City has a network of 216 miles of urban streets from low volume residential streets up to major arterials. Interstate 5 and Highway 101 also run through the City.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Intercity Transit is the primary transit provider in the City of Olympia. Other service providers (e.g. Mason County Transit, Grays Harbor Transit) provide service to the City as
Transit routes are shown on maps in the proposal, as some proposed zoning changes would apply within 600 feet of transit routes.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

Does not apply, as this is a non-project action. However, future residential development would continue to be required to provide off-street parking spaces in accordance with existing city codes, with one exception – accessory dwelling units would no longer be required to provide an off-street parking space.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

No, as this is a non-project action. Future residential development would be subject to city requirements and/or a project-level environmental review.

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

Does not apply.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Based on the TRPC analysis in attachment #4, the proposal would result in additional zoned capacity for 474-946 additional multi-family units city-wide over approximately the next twenty years. This does not account for additional units on lots that are currently fully occupied by a single-family house, such as with accessory dwelling units or internally dividing it into two or more units. These additional units may double the amount of projected additional units to 948 – 1,892 city-wide over approximately the next twenty years.

The Institute of Transportation Engineers Trip Generation Manual identifies the various types of multi-unit housing that would be enabled by the proposal as generating 4-7 average daily trips (ADT), with typical residential peak hours. Applying 4-7 ADT to the projected 948 – 1,892 city-wide units would increase trips by 1,896-3,318 on the city-wide network of 216 miles of streets over twenty years – about 9-15 trips per mile of street over twenty years.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

Does not apply.
h. Proposed measures to reduce or control transportation impacts, if any: [help]

The projected additional trips on the city’s street network are not significant within the overall city and regional transportation model that is the basis of transportation planning. Future residential development will be subject to city street improvement standards and/or additional project-level environmental review based on transportation impacts of that specific development proposal.

15. Public Services [help]

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

Based on the TRPC analysis in attachment #4, the proposal would result in additional zoned capacity for 474-946 additional multi-family units city-wide and in the urban growth area over approximately the next twenty years. This does not account for additional units on lots that are currently fully occupied by a single-family house, such as with accessory dwelling units or internally dividing it into two or more units. These additional units may double the amount of projected additional units to 948 – 1,892 city-wide over approximately the next twenty years.

Attachment #4 specifically estimates impacts to each Olympia school, showing differences in impact from current estimates of between -20 and +50 students over approximately the next twenty years. There will likely be similar minor impacts to demand on other public services.

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

The projected additional impacts to public services are not significant within the overall twenty-year planning period. Future residential development will be subject to city and school district standards and/or additional project-level environmental review based on impacts of that specific development proposal.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]

   electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ____________

   Does not apply, as this is a non-project action.

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. [help]
Does not apply. Future residential development projects would be required to connect to utilities as under existing codes and standards and/or be analyzed under additional project-level environmental review.

C. Signature [help]

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.

Signature: 

Name of signee: Leonard Bauer

Position and Agency/Organization: Deputy Director, City of Olympia Community Planning and Development Department

Date Submitted: 2/1/2018
D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

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.

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 proposal enables additional types of housing to be located in broader areas of the City. Attachment #4 includes analysis that projects additional capacity for these additional housing types to be between 474 to 946 additional housing units over approximately the next twenty years. Future development of these units would have the typical impacts of noise during construction, and minor increases in traffic (see section 14 above) would increase emissions to air from vehicles.

   Proposed measures to avoid or reduce such increases are:

   Discharges to water, air, production of noise, and traffic would continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review. Additional housing types with 3 or more units per structure are focused near transit routes and commercial services in this proposal, to provide greater options for use of alternative transportation modes that would lessen air emissions from vehicles.

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

   The proposal is not likely to increase impacts as compared to existing land use plans that provide for more limited types of residential development.

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

   Future residential development under this proposal would continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review.

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

   The proposal is not likely to significantly increase impacts as compared to existing land use plans that provide for more limited types of residential development. As described in section 14 above, there is likely to be a minor increase in vehicle trips over twenty years on the city-wide street network, which would include a concurrent increase in fossil fuel or electricity to operate those vehicles. The additional residential units would likely be
smaller in size, so the increase in energy use would be less per unit than under single-family development.

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

Future residential development under this proposal would continue to be subject to existing energy codes and other city, state and federal regulations and/or additional project-level environmental review.

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, floodplains, or prime farmlands?

The proposal is not likely to significantly increase impacts as compared to existing land use plans that provide for more limited types of residential development.

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

Future residential development under this proposal would continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review.

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?

Potential city-wide effects on land and shoreline use are documented above in section 8, and in attachment #4. The affects are consistent with comprehensive plan policies listed in attachment #5 which this proposal directly implements to provide a greater variety of housing types and a broader range of affordability.

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

See section 8 above. Future residential development under this proposal would continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review.

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

Potential city-wide effects on transportation, public services and utilities are documented above in sections 14-16.

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

See sections 14-16 above. Future residential development under this proposal would continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review.
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal directly implements local comprehensive plan policies, and is consistent with the state Growth Management Act and all other local, state and federal laws applicable. Future residential development under this proposal would continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review.