

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: [\[help\]](#)

Housing Options Code Amendments to implement certain subsection of RCW 36.70A.600

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: [\[help\]](#)

February and March 2020

5. Agency requesting checklist: [\[help\]](#)

City of Olympia Community Planning and Development Department

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

A public hearing before the City of Olympia Planning Commission is not yet scheduled but will likely be held in April or May of 2020. The City Council will likely consider the future Planning Commission recommendation and the proposed amendments in mid-2020. If adopted, the proposed code amendments would go into effect shortly thereafter (5 days is typical).

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

Yes. One of the proposed text amendments is for the City to monitor its achieved density on an annual basis in order to assess if the overall density is approaching or exceeds the targeted density of land in the areas designated as “Low Density Neighborhoods” in the Comprehensive Plan. The Low Density Neighborhood areas have a target density of up to twelve units per acre.

Additionally, after using the future code for a year or two it may be desirable to modify the code to address any questions or issues that should be changed or clarified.

Other work the city is conducting will also impact housing, such as the Homelessness Response Plan and implementation of the Home Fund. Additionally, the City of Olympia is currently working to develop a Regional Climate Mitigation Plan, which may contain recommendations around housing and energy that will be addressed a later date.

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

A Draft Supplemental Environmental Impact Statement (DSEIS) and Final Supplemental Environmental Impact Statement (FSEIS) were completed for the Olympia Comprehensive Plan Update, January 2014. The Comprehensive Plan was adopted in December of 2014. These proposed code amendments are intended to help implement the provisions of the Comprehensive Plan that call for accommodating additional residential development in existing neighborhoods through infill development. The City is still planning for the same number of people as determined in the adopted Comprehensive Plan: for population growth of up to 20,000 new residents from 2014 to 2035, within the same urban growth boundary.

City staff did review the United Nations Emissions Gap Report for 2019 in regard to its recommendations for urbanization. In its recommendations to reduce emissions to meet reduction targets to reduce greenhouse gas emissions (section 5.3.2 Urbanization and Settlements), it states,

“First, more compact urban form tends to reduce energy consumption and increase opportunities for more efficient district heating and cooling systems (Lucon 2014), transportation infrastructure and energy supply networks, and integrated management across different vectors (mobility, electricity, gas, heat).” The report calls for urbanization, smaller housing units, and making use of existing infrastructure as a necessary measure to reduce emissions.

The report is available at <https://www.unenvironment.org/resources/emissions-gap-report-2019>.

Allowing more housing, that is in scale with the Low-Density Neighborhoods designation in the City’s Comprehensive Plan, is one way the city can accommodate housing for our anticipated population growth while making use of existing infrastructure investments. This also aligns well with the City’s policies of reducing greenhouse gas emissions and reducing sprawl.

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 usually a few land use review applications or building permit applications in review for projects located in the zoning districts these amendments would alter at any given time. The 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. There have been inquiries from some members of the public regarding whether or not certain code changes may occur, as they decide whether or not to proceed. These inquiries seem to be focused on the maximum building height allowed for Accessory Dwelling Units and not about whether or not to build one on their property.

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 will be needed before the code changes occur and go into effect. The proposal will be considered by the City Council after the Olympia Planning Commission conducts a public hearing and issues a recommendation on the proposed amendments.

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 revisions include amendments to the city’s zoning and development standards to allow for a greater variety of housing types in low density residential areas, primarily by modifying requirements for Accessory Dwelling Units and allowing duplexes, triplexes, and courtyard apartments in areas of the city where they are not currently allowed or by modifying the standards for these housing types in some zoning districts. While the city has identified, through its comprehensive plan, three areas for high-density residential development where the majority of future growth will occur, there is also a policy direction to increase infill in the city’s lower density residential zones (primarily the Residential 4-8 and Residential 6-12 zoning districts, with densities of 4-8 and 6-12 units per acre, respectively). Implementation of the three high density nodes and infill strategies are included in the City’s adopted comprehensive plan and are key strategies to meeting the city’s projected population growth within the existing urban growth boundary.

These code amendments would revise various chapters in Title 18, Unified Development Code, of the Olympia Municipal Code. These standards address things like permitted uses in various zoning districts, lot sizes and dimensional standards, building heights, parking requirements, and design review. These draft amendments address accessory dwelling units (ADUs), duplexes, triplexes, and courtyard apartments. The amendments would allow duplexes on corner lots in all zoning districts that permit single family residences (all residential and most commercial zones); amend the development standards applicable for ADUs (remove requirements for additional parking space, the property owner to live on site, increase the maximum size from 800 square feet to 1,000 square feet, and to increase the maximum building height for ADUs that are not attached to the primary residence); and make provisions to allow for duplexes, triplexes, or courtyard apartments on each parcel in one or more zoning districts that permit single family residences (unless the city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel).

Responses to questions in Section B recognize that this proposal is the action of reviewing potential impacts of adopting these code amendments – not of potential future development projects themselves. Many responses will be general in nature because the action of adopting development regulations does not have specific impacts (for example, no housing units or parking spaces will be created or eliminated; no runoff will be generated) on a specific piece of property.

Section D is the supplemental section for non-project actions such as this. It is also filled out and is more specific to a non-project action like this proposal. Responses are made with the knowledge that other code provisions that address things like stormwater management, critical areas and environmental protections, and other development standards will still apply and are not proposed to be changed as a result of these proposed amendments.

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 zoning provisions would apply citywide. Some provisions apply across a particular zoning district (e.g. Residential 4-8 or “R 4-8”) whereas others are for a particular issue (e.g. parking). Most amendments pertain to the R 4-8 and R 6-12 zoning districts, but multiple revisions apply and will impact all residential and most commercial 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 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 related to the adoption of the code amendments.

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

Erosion will not occur because there is no clearing or construction proposed.

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

Not Applicable – there will be no change in the amount of impervious surfaces as there is no construction proposed. Additionally, these amendments do not include revisions of the maximum amount of building coverage, hard surfaces coverage, or impervious surface coverage allowed in the underlying zoning districts.

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

None needed at this time. For future development proposals, the city has adopted erosion control standards as well as provisions to protect critical areas, which include geologically hazardous areas (landslide hazard areas), which will apply.

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. [\[help\]](#)

There will be no emissions to the air as a result of adopting amendments to the development regulations.

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

No, there are no off-site sources of emissions or odor that will affect amendment of the development regulations.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

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 – adoption of the text amendments will not require any work over, in, or adjacent to water sources.

- 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.

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

No – adoption of the code amendments will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Portions of the city 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. [\[help\]](#)

No, the proposed amendments will not involve any discharges of waste materials to surface waters.

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 – groundwater will not be withdrawn for any purpose as a result of adopting these code amendments.

- 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.

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 – these text amendments will not result in any runoff.

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

No.

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

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

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 small scale gardens*)
- ✓ Orchards, vineyards or other permanent crops (*generally personal or small scale gardens*)
- ✓ wet soil plants: cattail, buttercup, bullrush, 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.

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. 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 associated with the adoption of these text amendments to the development code.

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.

- 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 northward into Canada and the State of Alaska.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None.

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.

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

No, adoption of the revised development regulations would not affect the potential use of solar energy by adjacent properties.

One of the proposed development regulation amendments includes an increase to the maximum building height allowed for an accessory dwelling unit (ADU) that is not attached to the house. The maximum building height is currently 16 feet for any accessory structure that is not attached to the house. The proposed revision is to increase the building height for detached ADUs to 24 feet, which would allow an ADU to be built above a garage or other accessory structure. An increase in building height from 16 feet to 24 feet may limit the potential use of solar energy by adjacent properties. However, the maximum size of the single family home, or any addition to it, is up to 35 feet in height. 16 feet and 24 feet are both lower in height than the maximum height allowed for the house or any future additions to the house.

- 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.

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. [\[help\]](#)

No.

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

None.

- 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.

- 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 associated with these text amendments.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None – adoption of development regulations will not require special emergency services.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None. Potential impacts of future, site 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.

- 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. Adoption of development regulations will not create noise.

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

None. 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 city contains lands that are designated in the Comprehensive Plan for, and zoned for, residential, commercial, mixed use, and industrial uses. Those designations are not anticipated to change as a result of these development regulation amendments.

The proposal would primarily amend regulations pertaining to the housing types that are allowed in the different zoning districts - or amend development standards that are applicable. For example, Accessory Dwelling Units (ADUs) may no longer be required to provide an additional off-street parking space or have the property owner live on site. The maximum size allowed for ADUs may increase from 800 to 1,000 square feet. Some zoning districts may allow duplexes, triplexes, or courtyard apartments where these housing types are not currently allowed. Other proposed amendments may result in there being one lot size for the construction of a single family home or a duplex (or triplex, or courtyard apartment) as long as the applicant can demonstrate that other development standards such as setbacks from property lines, maximum development coverages of the lot, off-street parking, design review, low impact development stormwater standards, and the protection of critical areas are satisfied.

- 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? [\[help\]](#)

The proposed amendments would apply citywide. Portions of the city have been used for farming or forestry in the past.

- 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: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There are a wide variety of structures throughout the city including public, commercial, residential, light industrial, and mixed use buildings. Fences, bulkheads, boardwalks, and other structure types are also present.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

- 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. The zoning district boundaries are not proposed to change as a result of these code amendments.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The City of Olympia includes residential, commercial, and industrial Future Land Use designations in its comprehensive plan. The Land Use and Urban Design chapter of the comprehensive plan includes a Future Land Use Map that shows the location of Future Land Use designations that include residential, commercial, and industrial land uses.

- 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.

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

Yes, there are critical areas within the City of Olympia.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No change as a result of these code amendments. However, the city does anticipate additional future development, including residential uses.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

No people will be displaced by the adoption of revised development regulations.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed specifically.

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

The draft code was developed in consideration of the adopted Comprehensive Plan goals and policies related to low density neighborhoods and residential infill development. This includes consideration of the City's Infill and Other Residential Design Review requirements and the Historic Preservation standards. The overall number of people and housing units the city is working to accommodate has not increased as a result of these amendments. The city is working to accommodate its projected population growth within its urban growth area boundary.

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

None.

9. Housing [\[help\]](#)

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

Staff anticipates these code amendments would result in fewer than 950 residential units over twenty years, given that the Missing Middle Infill Housing ordinance (which included a greater variety of housing options than are currently proposed and eliminated the need for a transfer of development right to reach the maximum density of 8 units per acre in the R 4-8 zone, which is not included in this proposal) was projected to result in only 474-946 units over a twenty year period.

The majority of the City's population growth will be accommodated in the three areas designated as High Density Neighborhood in the Comprehensive Plan and in areas designated for moderate density residential land uses.

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

None. Adoption of development regulations will not add or eliminate any housing units.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Adoption of these amendments is intended to help provide a greater variety of housing types in the Low Density Neighborhood areas of the City. These are generally assumed to be market rate units in existing residential areas, primarily through infill development.

The City is working to address other housing issues through its specific planning efforts for the High Density Neighborhoods – such as was completed for the Downtown High Density Neighborhood through the Downtown Strategy (anticipated to provide housing for 5,000 additional residents) and future planning efforts for the other two High Density Neighborhood Areas. Other efforts address housing, such as work to implement the City's Home Fund, the Homeless Response Plan, housing efforts under the Community Development Block Grant, and emergency housing efforts for people experiencing homelessness. The City is working to address housing for all members of our community, at all income levels.

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 structures are proposed at this time. Future development that may occur is subject to height limitations. In low density residential zones, which are the zones primarily affected by these amendments, the maximum building height for the primary residential structure is 35 feet. Accessory structures are limited in height to 16 feet. While the majority of accessory structures that are not attached to the house will remain at 16 feet or less in height, the proposed amendments would increase the height to 24 feet for accessory dwelling units. This would allow an ADU to be constructed above a garage or shop building that is not attached to the house.

- 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.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Duplexes, triplexes, and accessory dwelling units require design review. Courtyard apartments are considered to be a type of multifamily project, which also requires design review. The City's Infill and Other Residential Design Review (Chapter 18.175, OMC) standards address:

- *Neighborhood Scale and Character*
- *Building Orientation and Entries*
- *Building Modulation and Articulation*
- *Windows*
- *Garage Design*
- *Materials and Colors*

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None. Light and/or glare issues will be addressed as part of any future project review and decision-making in accordance with the rules in place at that time.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, because there is nothing proposed at this time that would create any light or glare or interfere with views. However, light and/or glare issues and view protections will be addressed as part of any future project review and decision-making in accordance with the rules in place at that time.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None. See response in 11b, above.

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: [\[help\]](#)

None. These proposed development regulation amendments do not alter the City's adopted level of service for parks and open spaces. One reason the maximum building height for ADUs to increase

from 16 feet to 24 feet is so additional yard area could be retained, rather than having two separate structures that are not attached to the house, which some people would prefer.

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. [\[help\]](#)

Yes, there are multiple buildings, structures and sites 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. [\[help\]](#)

There are landmarks in the city and the downtown has a rich history of use by Native Americans and other historic uses. The City of Olympia has a standard process to review for and protect cultural resources, which will not change as a result of revised development regulations.

- 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. [\[help\]](#)

City staff worked to ensure consistency with these amendments and the city policies and codes related to Historic Preservation. This work is consistent with city procedures around protection and preservation of archeological and cultural resources as well.

- 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. [\[help\]](#)

All future development will 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. Overall, 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 and its primary transit center is located in the downtown. Other service providers (e.g. Mason County Transit, Grays Harbor Transit) provide service to the city as well.

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

None, adoption of revised development regulations will not create additional parking spaces, nor will any be eliminated.

- 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). [\[help\]](#)

Not at this time, as a result of adopting code amendments. Future development projects may require transportation improvements to streets, sidewalks, or bicycle lanes pursuant to the development standards and when those types of improvements are required, as already adopted by the City. For example, current standards require project applicants construct street frontage improvements for projects that generate more than 20 new average daily trips. An applicant who applies to build a residence on a vacant lot that does not have a sidewalk installed is required to install the sidewalk or, in some cases, can instead pay into a sidewalk fund for the construction of sidewalks elsewhere. These requirements are not subject to change as a result of these proposed amendments.

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

No, adoption of these proposed code amendments will not use water, rail, or air transportation. Streets, trails, sidewalks, rail lines, and water transportation are present in the city.

- 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? [\[help\]](#)

None. The number of average daily trips likely to occur from future development of the housing types being considered at this time are 9.44 for a single family residence; 7.32 for duplex, triplex, and courtyard apartment units, and 3.70 for Accessory Dwelling Units. The number of units and overall population growth planned for in the Comprehensive Plan has not changed and remains the same. This type of infill growth was anticipated in the Comprehensive Plan.

- 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. [\[help\]](#)

No. No change is proposed that would have an impact on or affect the movement of agricultural or forest products.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None at this time. Future projects will be reviewed for conformance with the requirements in place at the time of application. This may result in the requirement to construct a sidewalk, full frontage improvements, or off-site improvements, depending on the scope of the project.

With the exception of ADUs, these housing types will require the applicant provide parking spaces on the private property, outside of the public right of way. A single family residence is required to provide two off-street parking spaces; a duplex must provide two per unit for a total of four spaces; the proposed amendments note that a triplex must provide five parking spaces; and multifamily projects are required to provide 1.5 parking spaces per unit (or 1 for studio apartments).

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. [\[help\]](#)

No. The City is already planning to serve the existing community and our projected growth of 20,000 new residents within the existing city limits and urban growth area. This includes working with the Olympia School District and transit providers. This work occurs as part of the Comprehensive Plan and its periodic updates and the annual Capital Facilities Planning.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None at this time.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

A full range of urban utilities are available in the city, including electricity, natural gas, domestic water, refuse service, telephone, and sanitary sewer. There are some on-site septic systems in the city as well. Stormwater systems are also present. Prior to city approval for development provisions must be made to connect to utilities, in accordance with other city development standards.

- 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. [\[help\]](#)

No change in available utilities is proposed with this proposal.

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: Joyce Phillips

Name of signee, Position and Agency/Organization: Joyce Phillips, Senior Planner, City of Olympia Community Planning and Development Department

Date Submitted: March 5, 2020

D. supplemental sheet for nonproject actions [\[help\]](#)
(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 will not result in an increase of any discharge to water, emissions to air, the production, storage or release of toxic or hazardous substances, or the production of noise. The change in development regulations from those currently in existence to those under consideration will not result in an increase in the discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances; or the production of noise. The amount of impervious and hard surface coverages allowed is not proposed to change as a result of these amendments. In most zoning districts the allowed amount is tied to the size of the lot, not the type of housing proposed to be constructed.

Proposed measures to avoid or reduce such increases are:

None.

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

The proposal will not increase any impacts to plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life (such as the Critical Areas Ordinance, the Shoreline Master Program, and Low Impact Development Stormwater standards) will remain in effect and will apply to any/all future development proposals. Tree standards will remain unchanged as a result of these amendments.

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

All future development in the City will continue to be subject to existing city, state and federal regulations and/or any additional project-level environmental review. The city's critical areas ordinance and Shoreline Master Program include measures to protect and conserve plants, animals, fish, and marine life. Those regulations are not proposed to be amended at this time and remain in full force and effect.

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

The proposal will not increase impacts to natural resources or deplete energy.

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

Future development will continue to be subject to existing energy codes and other city, state and federal regulations and/or any additional project-level environmental review. Those regulations are not proposed to be amended as a result of this proposal and will remain in full force and effect.

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 will not increase such impacts. All existing measures to protect environmentally sensitive areas are not being amended by this proposal and will remain in effect. The Shoreline Master Program provisions will not be amended by this action and will also remain in effect. The City's Historic Preservation measures will not be amended by this action and will also remain in effect.

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

Future development will continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review. Those regulations are not proposed to be amended at this time and remain in full force and effect.

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?

The proposed development regulations will not result in a significant change to land or shoreline uses themselves. The City considers these proposed amendments to be for new low density residential units that are compatible with other low density residential uses. Infill within existing low density residential neighborhoods is a planned part of implementing the city's Comprehensive Plan.

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

The City requires the housing types under consideration in these amendments to go through design review prior to the issuance of a building permit. The design review standards are a key way to ensure compatibility with existing homes on the same street and in the neighborhood. The Infill and Other Residential Design Review standards (in Chapter 18.175 of the Olympia Municipal Code) require applicants meet requirements for Neighborhood Scale and Character; Building Orientation and Entries; Building Modulation and Articulation; Windows; Garage Design; and Materials and Colors.

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

The proposed development regulations will have no negative impact on the demands for transportation or public services and utilities. In fact, infill in existing neighborhoods can help support public transportation and make use of existing utility infrastructure in most cases. The standards for determining the amount of parking required for various housing types are not proposed to change as part of these code amendments, other than to clarify that triplexes in zoning districts with a maximum density of twelve units or less must provide five (5) parking spaces.

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

None.

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 will not conflict with local, state, or federal laws or requirements for the protection of the environment. The intent is to adopt provisions that are fully compliant with recent amendments to the Growth Management Act, in RCW 36.70A.600 and the City's adopted Comprehensive Plan.