



# City of Olympia | Capital of Washington State

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COMMUNITY PLANNING AND DEVELOPMENT

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1. **Applicant:** Briggs Village LLC  
Address 27200 Agoura Road, Suite 201  
Calabasas, CA 91301  
E-mail Address: joe@amoroso-co.com  
Phone: 818.871.2920
2. **Representative:** Jean Carr, SCJ Alliance  
Address: 2102 Carriage Drive SW, Bldg H  
Olympia, WA 98502  
E-mail Address: jeanc@scjalliance.com  
Phone: 360.352.1465
3. **Property Address or Location:** n/a – applicable to all properties zoned Urban Village
4. **Section/Township/Range:** n/a Portions of Section 35 & 36 of Township 18N, R2 West
5. **Tax Parcel Nos.:** n/a On file with city.
6. **Total Acres:** n/a 137 Acres
7. **Initial Permit Type(s):** master plan amendment
8. **Zoning:** Urban Village
9. **Shoreline Designation (if any):** n/a Rural
10. **Water Body (if any nearby):** n/a WARD LAKE
11. **Project name and brief description of the proposal:** Briggs Village Master Plan (BVMP) Amendment. The proposed amendment to the Briggs Village Design Guidelines will revise the mix and distribution of uses within the mixed use district so that residential units are located in all-residential apartment buildings at the outer edge of the town center, rather than included on the upper floors of mixed use buildings, as permitted by OMC 18.05.050.C.2. The guidelines will also be amended to allow the buildings directly surrounding the Town Square to be single story rather than 2-3 stories. The guidelines will be revised so that Town Square will be more open, with features such as a clock tower, arbors, and open pavilion, rather than a large glass-covered structure. This proposal also revises the Briggs Village Master Plan Development (November 2003) West Residential Phase road alignment, location of duplexes, and the lot count for the phase. The proposed mix of uses and percentage of each housing type comply with the Olympia Municipal Code and the intent of the original Briggs Village Master Plan.
12. **Proposed timing or phasing, and estimated completion date:** does not apply There will be future phases.
13. **Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:**  
Completion of development of the Briggs Urban Village consistent with the proposed master plan amendments.
14. **Do you know of any plans by others that may affect this site? If yes, explain?**  
No.

\*\*\* OFFICIAL USE ONLY \*\*\*

MASTER FILE # 13-0039  
 SEPA # \_\_\_\_\_  
 PROPOSAL NAME: Briggs Master Plan Amendment  
 RELATED CASES: \_\_\_\_\_  
 PROPOSED CITY ACTION: \_\_\_\_\_  
 FEE RECEIVED: \_\_\_\_\_  
 DATE RECEIVED: March 22, 2013  
 BY: C McCoy  
 SUPPLEMENTAL REPORTS:  
TIA - Trip Generation Comparison  
9/12/13  
Briggs Village FEIS dated May 2003

- 15. List other federal, state, or local permits, licenses, or approvals required for the proposal:  
Olympia City Council approval, Shoreline Substantial Development Permit for Arboretum on Ward Lake.
- 16. List any environmental information that has been prepared or will be prepared regarding this proposal.  
SEPA Checklist, Briggs Village Master Plan Environmental Impact Statement *FEIS dated 5/1/03.*

I swear or affirm under penalty of perjury that the information provided in this checklist is true and correct.

- 17. Checklist Prepared By: *Jean Carr* Date Prepared: *3/21/13*

**To Be Completed by Applicant****ENVIRONMENTAL ELEMENTS****1. Earth****a. General description of the site (circle one):**

flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

**b. What is the steepest slope on this site (approximate percent slope)?**

According to Thurston Geodata, the steepest slopes on the site are 30% along Ward Lake.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Varies. Generally Yelm fine sandy loam and Norma silt loam in the wetlands at the base of kettles.

**d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.**

There are no indicators or history of unstable soils.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Does not apply. This is a non-project action

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

Does not apply. This is a non-project action

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

Not known.

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

Future construction phases of Briggs Village will incorporate erosion control measures as needed.

**2. Air****a. What types of emissions to the air would result from the proposal**

**To Be Completed by Applicant**

(i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None.

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

Does not apply. Proposal is a master plan amendment.

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

Does not apply. Proposal is a master plan amendment.

### 3. Water

#### a. Surface

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

Ward Lake borders the site on the east.

- (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.

Does not apply. Proposal is a master plan amendment.

- (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.

Does not apply. Proposal is a master plan amendment.

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

Does not apply. Proposal is a master plan amendment.

*Proposed amendments  
do not affect development  
in the Ward Lake Rural  
Environment. ⌘*

**To Be Completed by Applicant**

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

Per FIRM Map 53067C0169E, Briggs Village is not located within a 100-year flood plain.

- (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.**

Does not apply. Proposal is a master plan amendment.

**b. Ground**

- (1) **Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Does not apply. Proposal is a master plan amendment. However, no groundwater withdrawal is planned for the project.

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

No waste material will be discharged into the ground as a result of the master plan amendment proposal.

**c. Water Runoff (including stormwater)**

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

Does not apply. Proposal is a master plan amendment.

- (2) **Could waste materials enter ground or surface water? If so, generally describe.**

No waste materials will enter ground or surface water as a result of this proposal.

**To Be Completed by Applicant**

- d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

Does not apply. Proposal is a master plan amendment. Future construction phases will incorporate measures for controlling impacts.

**4. Plants**

- a. **Circle types of vegetation found on the site:**

Deciduous tree: alder, maple, aspen, other landscape trees/street trees

Evergreen tree: fir, cedar, pine, other landscape trees

Shrubs; Grass; Pasture; Crop or grain

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

Water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_

Other types of vegetation varied wetland vegetation within the kettle bottoms

- b. **What kind and amount of vegetation will be removed or altered?**

No vegetation will be removed or altered by this proposal. Future construction phases will result in vegetation removal.

- c. **List threatened or endangered species known to be on or near the site.**

No threatened or endangered species are known to be on or near the Brigg Village site.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Does not apply. Proposal is a master plan amendment. However, the Briggs Village original approval included tree unit analysis and the project will preserve existing trees and plant new trees well in excess of City of Olympia requirements.

**5. Animals**

- a. **Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:**

Birds: hawk, heron, eagle, songbirds, other \_\_\_\_\_

Mammals: deer, bear, elk, beaver, other \_\_\_\_\_

Fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**To Be Completed by Applicant**

- b. List any threatened or endangered species known to be on or near the site.**

No threatened or endangered species are known to be on or near the Briggs Village site.

- c. Is the site part of a migration route? If so, explain.**

The site is not part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:**

Does not apply. Proposal is a master plan amendment.

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Does not apply. Proposal is a master plan amendment. Development within the master plan is served primarily by electricity and gas for heat and light.

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

The proposal would not affect use of solar energy by adjacent properties.

- 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:**

Does not apply. Proposal is a master plan amendment.

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.**

No environmental health hazards would occur as a result of this proposal.

- (1) Describe special emergency services that might be required.**

No special emergency services would be required by this proposal.

- (2) Proposed measures to reduce or control environmental health hazards, if any.**

**To Be Completed by Applicant**

None needed.

**b. Noise**

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

The proposal would not be affected by noise in the area.

**(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.**

Does not apply. Proposal is a master plan amendment.

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

None needed.

**8. Land and Shore Use**

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

The site is being developed as an urban village. Adjacent properties consist of residential uses, with a plant nursery located to the south, across Yelm Highway.

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

Briggs Nursery began operations as a vegetable and berry farm and was actively used for plant nursery operations prior to development as an urban village.

**c. Describe any structures on the site.**

The site is being developed as an urban village.

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

No structures will be demolished.

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

The current zoning is urban village.

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

Current comprehensive plan designation is urban village.



**To Be Completed by Applicant**

- g. If applicable, what is the current Shoreline Master Program designation of the site?**

The shoreline of Ward Lake is classified as a Rural Shoreline

- h. Has any part of the site been classified an “environmentally sensitive” area? If so, specify.**

Wetlands are located in many of the kettle bottoms.

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

According to Thurston Regional Planning Organization, the average household size in Olympia in 2010 is 2.18. Approximately 1,766 people will reside in Briggs Village at project completion. The 93,000 square feet of commercial uses would employ approximately 372 people.

- j. Approximately how many people would the completed project displace?**

No people will be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any?**

None needed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposal will revise the Briggs Village Design Guidelines to change the mix and distribution of uses within the Briggs Village Mixed Use District and utilize features such as a clock tower and arbors rather than a large glass-covered structure in Town Square. The Briggs Village Master Plan will be revised due to changes in the road alignment, location of duplexes and number of lots in the West Residential Phase. The approved housing table will be revised to reflect the mix of residential units currently constructed or proposed. The number of units, mix of uses and percentages of each will continue to comply with the Master Plan and the Olympia Municipal Code. No changes are proposed to urban village zoning. The site is being developed as an urban village, complying with all City of Olympia regulations and the Briggs Village Master Plan. .

**To Be Completed by Applicant****9. Housing**

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

The proposed amendment will not provide any housing units. Future construction in Briggs Village consistent with the master plan will total 810 middle income units.

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

No housing units will be eliminated.

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

None needed.

**10. Aesthetics**

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

The tallest height of any buildings within the Village will be 45 feet for apartments. Variety in building materials is encouraged. Walls may be finished in stone, veneer simulated stone, masonry or fiber cement siding (shingles, bevel, channel, board and batten)

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

No views would be altered or obstructed by the proposal.

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

None needed.

Changes are proposed. The proposed amendments include changes to the Briggs Village Master Plan Design Guidelines that have been reviewed by the Olympia Design Review Board. The Board will make recommendations to the City Council.

**11. Light and Glare**

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

Does not apply. Proposal is for a master plan amendment.

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

**To Be Completed by Applicant**

Does not apply. Proposal is for a master plan amendment.

**c. What existing off-site sources of light or glare may affect your proposal?**

The proposal will not be affected by light or glare.

**d. Proposed measures to reduce or control light and glare impacts, if any.**

None needed.

**12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

The Briggs YMCA and a new 4.8 acre City of Olympia park site are located within Briggs Village. The City has also recently purchased property on the south shore of Ward Lake for a park and is currently preparing a master plan for the site. Olympia High School, ½ mile to the north, provides a number of facilities, including baseball fields and fields for football and soccer. The Washington Department of Fish and Wildlife manages a public boat launch on the eastern shore of Ward Lake. The City of Tumwater Pioneer Park is an 85-acre park located ½ mile south of the site. It provides baseball, soccer and volleyball fields, play toys, and access to the Deschutes River,

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

No recreational uses would be displaced by the proposal.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None needed.

**13. Historic and Cultural Preservation**

**a. Are there any places or objects listed on or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No places or objects listed on or proposed for national, state or local preservation registers are known to be on or next to the site.

**To Be Completed by Applicant**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

None known.

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

None needed.

**14. Transportation**

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

Briggs Village is served by Henderson Boulevard SE and Yelm Highway SE, as well as local residential streets within the village. This proposal is for a master plan amendment and does not make any changes to existing or proposed accesses.

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

Intercity Transit Route 68 serves the project site. This route travels between the Olympia Transit Center and Lacey Transit Center by way of North Street, Henderson Boulevard, and Yelm Highway. 30-minute service is provided between 6:00 a.m. and 8:00 p.m., with 60-minute headways between 8:30 am and 2:30 pm. Hourly service is provided on weekends.

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

Does not apply.

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

No new roads will be required as a result of the proposed amendment. There will be a minor adjustment to the alignment of future new roads in the West Residential Phase.

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

Does not apply. The proposal is for a master plan amendment.

**To Be Completed by Applicant**

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

Does not apply. The proposal is for a master plan amendment. The original EIS included traffic analysis. The proposed changes will reduce traffic impacts due to a reduction of the commercial area in the Mixed Use District.

*A TIA was submitted on 9/10/13. A comparison shows that there will be 272 fewer PM Peak hour trips. SF*

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None needed.

*Streets not meeting City Standards will need to be constructed to City standards. SF*

**15. Public Services**

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

The proposal will not result in an increased need for public services.

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

None needed.

**16. Utilities**

- a. **Circle utilities currently available at the site:**

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

- 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 that might be needed.**

Water: City of Olympia  
 Sewer: City of Olympia  
 Electricity: Puget Sound Energy  
 Gas: Puget Sound Energy  
 Refuse: City of Olympia

**SIGNATURE**

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 this decision.

Signature:  Date: 3/21/2013

**NOTE:** An additional "Supplemental Sheet for Non-Project Actions" must be attached if this checklist is for adoption of a proposed regulation, policy, standard, plan, or similar non-construction action.

SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(do **NOT** use this sheet for project actions)

Non-project proposals are those that are not tied to a specific site, such as adoption of plans, policies, or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, and how they 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.

**To Be Completed by Applicant****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 to noise?**

The proposed changes to the original Briggs Village Manager Plan are largely associated with size and distribution of uses within the Mixed Use District. Building footprints and parking remain largely as envisioned in the original master plan. Some of the original parking area south of the grocer will now have apartment buildings which will increase roof runoff, but there will be less runoff associated with parking. Therefore, clean runoff will increase and the amount of runoff requiring treatment will decrease. All runoff will still be directed to the storm system as designed and constructed as part of the original approvals. No toxic or hazardous substances will be produced by the proposal, and the proposed changes will not generate additional noise.

*Subsequent phases will need to continue to comply with mitigation measures identified in the May 2003 Briggs Village Master Plan FEIS. SF*

**Proposed measures to avoid or reduce such increases are:**

None needed. Anticipated impacts are reduced as part of the proposed amendment. Each future development phase will be reviewed by the City and any impacts can be identified and mitigated through that review.

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

The proposal will not change effect on plants, animals, fish or marine life from those identified for the original master plan in the EIS. Development patterns are largely unchanged, and the amount of open space is unchanged.

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

None needed.

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

The proposal will likely result in a decrease in energy usage. There is no change in the number of housing units to be built in Briggs Village, and the amount of commercial space that will be constructed is proposed to be reduced from 224,000 square feet to approximately 93,000 square feet.

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

None needed.



**To Be Completed by Applicant**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?**

The proposal would not affect environmentally sensitive areas or areas designated for governmental protection. Wetland areas on the Briggs Village site will remain undeveloped and protected per the original approval and EIS.

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

None needed. The proposal will not impact such resources.

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 proposal would not affect land or shoreline use, other than by slightly changing the distribution of land uses within the Mixed Use District and West Residential Phase. The number of housing units, mix of uses, and percentages of each will comply with the Master Plan and Olympia Municipal Code. The proposed amendment does not change the intent of the original Briggs Village Master Plan. There is no substantial change in land or shoreline use from the original master plan.

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

None needed.

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

Demand for transportation, public services and utilities will decrease over the original approved master plan due to a decrease in commercial space in the Mixed Use District from approximately 224,000 square feet to 93,000 square feet.

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

None proposed.

*See comment on  
Page 14 regarding  
272 fewer PM peak  
vehicle trips. &*

**To Be Completed by Applicant**

**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 does not conflict with requirements for environmental protection.

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 this decision.

Signature:  \_\_\_\_\_ Date: 3/21/2013 \_\_\_\_\_