

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

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Evergreen Park Planned Unit Development Text Amendment: May 2023

2. Name of applicant:

Philip Stewart

3. Address and phone number of applicant and contact person:

P.O. Box 2010, Lake Oswego, Oregon 97035

(503) 616-1936

4. Date checklist prepared:

May 16, 2023

5. Agency requesting checklist:

City of Olympia, Washington

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

If accepted by the jurisdiction, the Text Amendment would be put into effect in approximately August 2023.

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

None at this time.

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

No new information has been prepared that we are aware of.

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.

We are aware of none.

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

The proposed Text Amendment requires approval by a Hearings Officer and then by the City Council.

11. Give a 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.)

The proposed Text Amendment is to allow Multi-Family Housing as an outright permitted use in the 'Commercial-Retail' section of the Evergreen Planned Unit Development. This would affect approximately 25 existing properties.

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.

The affected geographic area is located north of U.S. Highway 101 and southwest of Capitol Lake. It is along the southern portion of the Evergreen Park P.U.D. in the City of Olympia, Washington.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The proposal affects approximately 25 properties located in the 'Commercial-Retail' section of the Evergreen Park P.U.D.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The affected geographic area is generally flat with some sloping closer to the lake.

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

Not applicable because the proposal is a Text Amendment and does not include new site or building construction.

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.

Not applicable because the proposal does not include site modifications or building construction.

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

Presence of unstable soils is unknown at this time.

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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

2. Air [Find help answering air questions](#)

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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction activity.

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

None.

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

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

Capitol Lake is on the east side of the affected properties.

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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction activities.

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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

According to current FEMA maps, the proposal does not include land within a 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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

c. Water Runoff (including stormwater):

a) 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.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

b) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

4. Plants [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- 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?

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

The presence of threatened and endangered species around the proposed project areas is unknown.

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

Not applicable because the proposal is a Text Amendment to existing P.U.D. standards and does not include any proposed construction.

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

The presence of noxious weeds and invasive species around the site is unknown at this time.

5. Animals [Find help answering animal questions](#)

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

The project site falls within the potential habitat area for birds such as hawks, heron, eagles, and songbirds, and mammals such as deer. Freshwater fish such as bass, salmon, and trout may live in Capitol Lake.

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.

No threatened and endangered species have been observed to be on or near the site.

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

Migratory birds may utilize Capitol Lake which is directly east of the project site.

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

No measures are proposed to preserve or enhance wildlife as part of this application.

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

No invasive animal species are known to be on or near the site at this time.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Not applicable because the proposal is a Text Amendment and does not include new construction work.

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

Not applicable because the proposal is a Text Amendment and does not include new construction work.

3. 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.

Not applicable because the proposal is a Text Amendment and does not include new construction work.

7. Environmental Health [Find help with answering environmental health questions](#)

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

Not applicable because the proposal is a Text Amendment to allow multi-family housing as an outright use in the Commercial / Retail zone of the Evergreen Park P.U.D.

1. Describe any known or possible contamination at the site from present or past uses.

None known at this time in the proposed project area.

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.

None known at this time in the proposed project area.

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.

Not applicable because the proposal is a Text Amendment and does not include new construction work.

4. Describe special emergency services that might be required.

Not applicable because the proposal is a Text Amendment and does not include new construction work.

5. Proposed measures to reduce or control environmental health hazards, if any.

Not applicable because the proposal is a Text Amendment and does not include new construction work.

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

Not applicable because the proposal is a Text Amendment and does not include new construction work.

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)?

Not applicable because the proposal is a Text Amendment and does not include new construction work.

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

Not applicable because the proposal is a Text Amendment and does not include new construction work.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)**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.**

The current uses of the project area are commercial and retail uses. The proposal would allow for multi-family housing as a permitted use which would increase the flexibility of allowed uses for existing properties in the Commercial / Retail zone of the Evergreen Park P.U.D.

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 because 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?

The project site in the recent past has not been used as working farmland or working forest land.

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?

The proposal will not affect or be affected by surrounding working farm or forest land normal business

operations.

c. Describe any structures on the site.

There is one existing structure on the site which currently functions as a hotel.

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

No structures will be demolished as part of this application.

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

The project area is designated as a Commercial / Retail zone within the Evergreen Park P.U.D.

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

The comprehensive plan designation for the site matches the current zoning: Planned Development.

g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline designation for the site.

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

The proposed site area has not been classified as a critical area by the City of Olympia.

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

The number of people who would reside in the completed project would be similar to the number of people currently staying in or working at the existing hotel on the site.

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

No residents would be displaced as a result of this application.

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

Not applicable because no residents would be displaced as a result of this application.

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

The proposal would be consistent with other land use designations in the City of Olympia because all Commercial Zones currently allow multi-family housing as a permitted use.

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

No measures are proposed because the project is not expected to impact agricultural or forest lands of long-term commercial significance.

9. Housing [Find help answering housing questions](#)

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

Even though the project proposal is to allow multi-family housing as a permitted use in the Commercial / Retail zone of the Evergreen Park P.U.D., no specific housing project is proposed by this Land Use action.

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

Not applicable because the project proposal is a Text Amendment which does not include a specific development.

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

Not applicable because the project proposal is a Text Amendment which does not include a specific development.

10. Aesthetics [Find help answering aesthetics questions](#)

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

12. Recreation [Find help answering recreation questions](#)

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

There are neighborhood parks and a public access walking path along Capitol Lake in the immediate vicinity.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

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

Not applicable because the project proposal is a Text Amendment which does not include construction work.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.**

We don't believe that there are buildings, structures, or sites in the project area that are eligible for listing on historic registers.

- 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.**

Nothing to our knowledge. Please note that this proposal is for a Text Amendment and does not include new construction. Any new construction proposed as a result of this Text Amendment will require a separate SEPA checklist.

- 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.**

Not applicable because the project proposal is a Text Amendment which does not include construction work.

- 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.**

Not applicable because the project proposal is a Text Amendment which does not include construction work.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

The project site is accessed only by Evergreen Park Drive SW on the west side. U.S. Highway 101 is on the south side of the site. Access to the highway is via Cooper Point Road SW which connects with Evergreen Park Drive SW. Deschutes Parkway runs along the east side of the site and connects to the downtown area. It is accessed from the site via Lakeridge Way SW.

- 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?**

The site is served by bus route 12 which connects Tumwater to downtown Olympia. A transit stop is located at the northwest side of the site.

- c. 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).**

The proposal should not require transportation system improvements because a potential use change from hotel to multi-family would not generate additional traffic.

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

The proposal would not result in an additional demand on water, rail or air transportation.

- e. 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?**

If the proposed site is converted to multi-family as a result of the text amendment, the number of tenants would not be expected to increase the number of vehicle trips per day already used by hotel guests and employees. Both uses have similar peak volumes occurring in the morning and evenings.

- f. 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.**

The proposal is not expected to interfere or be affected by the movement of agricultural or forest products because these uses do not occur near the project site.

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

None are proposed because traffic demands from a multi-family use would be similar to the existing hotel use currently on the site.

15. Public Services [Find help answering public service questions](#)

- 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.**

If a multi-family development is created as a result of the Text Amendment, there may be an increased need for public transit for tenants to access downtown area). Health care may be impacted with additional need due to tenants living in apartments instead of customers having short term stay at the existing hotel. Tenants also would utilize the school system where hotel occupants would not.

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

None are proposed because the change in impact to the services described above would be minimal relative to the current demand.

16. Utilities [Find help answering utilities questions](#)

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

The proposal is a Text Amendment to allow multi-family housing as a permitted use for sites in an area that is already developed. Therefore, all of these services are currently in place in the proposed project area.

- 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.**

Not applicable because the project proposal is a Text Amendment which does not include construction work.

C. Signature [Find help about who should sign](#)

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.

 Recoverable Signature

X Philip Stewart

Signed by: 751731dd-1419-4d7e-a104-78d046b60e52

Type name of signee: Philip L. Stewart

Position and agency/organization: President, PSA Inc.

Date submitted: 8/23/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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 proposed Text Amendment may result in additional multi-family housing developments in the Commercial / Retail Zone of the Evergreen Park P.U.D. which would bring water use and emissions typical for such developments. We do not expect that hazardous substances would be introduced or released as a result.

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

None at this time because no specific project is proposed as part of this application.

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

Unknown because though the proposal would allow multi-family housing as a permitted use, we cannot anticipate if any additional projects would be developed.

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

None at this time because no specific project is proposed as part of this application.

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

Unknown because though the proposal would allow multi-family housing as a permitted use, we cannot anticipate if any additional projects would be developed. Multi-family projects developed as a result of this proposal would have a degree of impact on energy and natural resources that is typical for such a development.

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

None at this time because no specific project is proposed as part of this application.

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?

No impact because the Text Amendment would be applicable to existing sites that are already developed.

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

None at this time because no specific project is proposed as part of this application.

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?

Not applicable because the project area does not include sites that have a shoreline edge.

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

None at this time because no specific project is proposed as part of this application.

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

Demand for public transportation would increase to the degree relative to a typical multi-family development. However, since no specific development is proposed, the impact cannot be specifically determined.

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

None at this time because no specific project is proposed as part of this application.

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

We do not believe that the Text Amendment to allow multi-family housing would conflict with local, state, or federal law because the use is typically allowed in commercial zones in the City of Olympia.