

**Olympia/Thurston Joint Comprehensive Plan  
Medela Site Specific Plan Amendment & Rezone  
Staff Report for Olympia City Council Review**

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2  
3  
4

**City Council Deliberation Date:** January 7, 2014

**Public Hearing Dates:** November 7, 2012

**Prepared by:** Amy Buckler, Associate Planner,  
City of Olympia  
Christy Osborn, Associate  
Planner, Thurston County

**Proponent/Applicant:** Medela Group LLC, c/o Melvin  
Armstrong, Property Owners

**Applicant Representative:** Ron Niemi  
Woodard Bay Works, Inc.

**Tax Parcels:** 09480045000, 09480046000,  
09480048000, 09480049000,  
09480050000, 09480051000,  
09480052000, 09480053000,  
09480054000, 09480056000,  
09480057000, 52900100100,  
52900200900, 00948004700\*,  
09480050005, 02900200700\*

\*In addition to the originally  
proposed parcels (explanation  
below.)

**Action Requested:** Amend the Olympia/Thurston  
County Joint Comprehensive  
Plan Land Use Map to change  
the designated land use from  
Residential 4 to 8 units per acre  
(R 4-8) to Residential Multi-  
Family 18 (RM-18); Amend the  
Official Thurston County Zoning  
Map and City of Olympia Zoning  
Map (UGA pre-zoning), to  
change the zoning from  
Residential Four to Eight Units  
Per Acre (R 4-8) to Residential  
Multifamily Eighteen Units per  
Acre (RM-18)

**Location:**

In vicinity East of Boulevard Road, South of Pacific Avenue and north of Interstate-5. Near 8<sup>th</sup> Avenue SE and Steele Street.

**Acreage:**

Approximately 9.01 acres

**State Environmental Policy Act (SEPA) Determination:**

Thurston County is the lead SEPA agency for this proposal. The County issued a Determination of Non-Significance (DNS) on October 11, 2012.

The SEPA DNS was appealed on November 1, 2012 by “Concerned Eastside Neighbors/ Teresa Goen-Burgman, Joe Hanna, et al.” On April 10, 2013, following a public hearing and subsequent recommendation by the County’s Hearing Examiner, the Board of County Commissioners upheld the SEPA Determination of Non-Significance (DNS) and denied the appeal.

- Map Changes     Text Changes     Both     Affects Comprehensive Plans/documents
- Affected Jurisdictions: City of Olympia & Thurston County

1 **ISSUE:**

2 The applicant requests approval of a site specific Comprehensive Plan amendment and  
3 associated rezone of 9.01± largely undeveloped acres located at 8<sup>th</sup> Avenue SE and  
4 Steele Street SE. This property is located in an unincorporated county island to the  
5 north of Interstate 5 and south of Pacific Avenue SE in Olympia’s urban growth area.  
6

7 The request would change the land use and zoning from Residential Four to Eight Units  
8 per Acre (R 4-8) to Residential Multifamily Eighteen Units per Acre (RM-18). The  
9 amendment would change Joint Olympia/Thurston Comprehensive Plan, the Thurston  
10 County Zoning map and the City of Olympia Zoning map (UGA pre-zoning.)  
11

12 In order for the Plan to be internally consistent, County and City staff also recommends  
13 the following: Reclassify 9<sup>th</sup> Avenue between Boulevard Road and Chambers Street  
14 from ‘Local Access Street’ to ‘Neighborhood Collector’ (*described below.*)

1 **BACKGROUND:**

2 Property located in the unincorporated portion of the Olympia UGA falls under the  
3 Olympia/Thurston County Joint Plan and the Olympia Urban Growth Area Zoning  
4 Ordinance in Title 23 of the Thurston County Code.  
5

6 The property is comprised of 14 contiguous parcels currently developed with nine single  
7 family structures. Two of the existing structures are currently vacant due to their age  
8 and condition. The request is to change the land use and associated zoning from low-  
9 density residential to medium-density residential, to allow for the redevelopment of the  
10 property with a mix of housing types.  
11

12 Surrounding Land Use and Zoning:

13 **East:**

14 Land Use: This property is within the City of Olympia. The predominant development  
15 pattern is industrial warehouse and commercial. A Puget Sound Energy storage yard  
16 and offices are located to the east of the project site.

17 Zoning: Properties are located within the General Commercial (GC) and High Density  
18 Corridor 4 (HDC-4) zoning district of the Olympia UGA.

19 **West:**

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

23 Zoning: Properties are located in the Residential Four to Eight Units per Acre (R 4-8)  
24 Olympia UGA zoning district.

25 **North:**

26 Land Use: Forest Cemetery is located adjacent to and north of the subject properties.  
27 This property is located in the Olympia UGA.

28 Zoning: The cemetery is located within the General Commercial (GC) zoning district on  
29 the Official Zoning Map for North County Urban Growth Areas. The 2013 City of  
30 Olympia Zoning map also shows this area of the UGA pre-zoned as GC.

31 **South:**

32 Land Use: There is an existing single family home site at the end of Steele Street  
33 located southeast of the subject properties. Interstate 5 traverses the remainder of the  
34 southernmost boundary of the property.

35 Zoning: Adjacent properties are located within the Residential Four to Eight Units per  
36 Acre zone. Properties located across Interstate-5 are located both inside the city limits  
37 of Olympia and are zoned Residential Multifamily Eighteen Units per Acre and inside  
38 the Olympia UGA and are zoned R 4-8 and R 6-12. (See map Attachment A).

39 Access and Traffic Generation:

40 Access to the property is provided from Boulevard Street SE off of Pacific Avenue SE.  
41 Boulevard Street SE provides access to 7<sup>th</sup> Avenue SE and 9<sup>th</sup> Avenue SE which tie into  
42 Chambers Street SE which forms the western boundary of the site. Internal access to  
43 the site is provided via 8<sup>th</sup> Avenue SE via Chambers Road.

1 A preliminary assessment of traffic trips was completed using the ITE Trip Generation  
2 Manual, 8<sup>th</sup> Edition. Based on a preliminary development concept plan with achievable  
3 densities of 15.5 units per acre and the proposed land use, the proposal would  
4 significantly increase traffic volumes on Chambers Street, 7<sup>th</sup> Avenue SE and 8<sup>th</sup>  
5 Avenue SE. Access to the Medela site off Boulevard Road SE is provided by 7<sup>th</sup> and 9<sup>th</sup>  
6 Avenues, which are both classified as 'Local Access Streets' in Olympia's  
7 Comprehensive Plan. The number of trips generated by the proposed density would  
8 exceed the 500 daily trip threshold for 'Local Access Streets.'

9 Street Reclassification:

10 In order for the land use and transportation elements of the Joint Plan to be internally  
11 consistent, to designate the area as RM-18 would require an additional Plan  
12 amendment to reclassify 9<sup>th</sup> Avenue between Boulevard Road and Chambers from a  
13 Local Access Street to a Neighborhood Collector.

14  
15 A 'Neighborhood Collector' has includes two vehicle lanes, a sidewalk, planter strip,  
16 utility easement, curb and gutter (See attached detail.) The physical street improvement  
17 would be required for a development project generating over 500 average daily trips.  
18 Typically, the developer pays for such improvements; however this would ultimately be  
19 decided at time of land use review.

20  
21 Other Traffic Impacts

22 Should development of the site occur, there may be other on-site and off-site traffic  
23 improvements required; however, what those specific improvements would be can only  
24 be accurately determined at the time a project application is submitted. An applicant  
25 would be required to submit a Traffic Impact Analysis (TIA) as part of the application.

26  
27 In addition, impact or traffic mitigation fees to address offsite impacts may be applied at  
28 the time of development permit. As lead agency on SEPA (environmental review) within  
29 their jurisdiction, the County may require the developer to pay traffic mitigation fees,  
30 which would then be applied to traffic improvements; the City may request such fees be  
31 applied while commenting on SEPA. Likewise, if the property is within City of Olympia  
32 jurisdiction at time of development application, the City may apply applicable  
33 transportation impact or mitigation fees.

34  
35 Sewer and Water Service:

36 There is City sewer and water servicing this property. The capacity/sizing will be  
37 assessed during the review of any specific development or building permit applications.

38  
39 Environmental Concerns:

40 The preliminary analysis from GeoData shows a wetland and 100-year FEMA flood area  
41 directly to the east of the subject property on the Puget Sound Energy property.

42  
43 Indian Creek is shown under the Puget Sound Energy site just east of the project site.  
44 The creek is shown as being piped underground in this area. The source of the creek is  
45 the Biglow Lake wetland near South Bay Rd. which is then directed under Interstate 5 to  
46 join Moxlie Creek which is piped into East Bay. Indian Creek has been identified as a  
47 fish bearing stream and would be regulated under the Thurston County Critical Areas  
48 Ordinance (or City of Olympia CAO if in City jurisdiction at time of application.) Potential

1 buffer areas from the creek may impact the development of the site. A more in-depth  
2 analysis with other agencies will be conducted during the review of any specific  
3 development or building permit applications.

4  
5 **PLANNING DEPARTMENTS' ANALYSIS:**

6  
7 Thurston County County- Wide Planning Policies

8 The Thurston County County-Wide Planning Policies contain the following direction  
9 applicable to joint planning in within urban growth areas:

10  
11 Thurston County and the cities and towns within its borders will jointly plan the  
12 unincorporated portions of urban growth areas as follows:

13  
14 3.1 Each city and town will assume lead responsibility for preparing the joint plan for  
15 its growth area in consultation with the county and adjoining jurisdictions.

16  
17 a. The lead city or town and the county will jointly agree to the level and role  
18 of county involvement at the outset of the project, including the role of  
19 each jurisdiction's planning commission.

20  
21 b. A scope of work, schedule and budget will be jointly developed and  
22 individually adopted by each jurisdiction.

23  
24 c. The process will ensure participation by area residents and affected  
25 entities.

26  
27 3.2 The jointly adopted plan or zoning will serve as the basis for county planning  
28 decisions and as the pre-annexation comprehensive plan for the city to use when  
29 annexations are proposed.

30  
31 3.3 Each joint plan or zoning will include an agreement to honor the plan or zoning  
32 for a mutually agreeable period following adoption of the plan or annexation.

33  
34 3.4 Nothing in these policies shall be interpreted to change any duties and roles of  
35 local governmental bodies mandated by state law; for example, statutory  
36 requirements that each jurisdiction's planning commission hold hearings and  
37 make recommendations on comprehensive plans and zoning ordinances.

38  
39 Consistency with the Olympia/Thurston County Joint Plan

40 Land use policies in the Comprehensive Plan for the City of Olympia and the Olympia  
41 Urban Growth Area encourage growth to be focused in areas with the capacity to  
42 absorb development, areas with vacant or underutilized land, available services that can  
43 provide for mass transit service, and areas where adverse environmental impacts can  
44 be avoided or adequately mitigated.

45  
46 Various goals and policies within the Land Use & Transportation elements of the Joint  
47 Comprehensive Plan for Olympia and its UGA aim to:

- 1 • Maintain or improve the character and livability of established neighborhoods;
- 2
- 3 • Provide for a variety of transportation alternatives to enable less reliance on
- 4 automobiles;
- 5
- 6 • Provide people with opportunities to live close to work;
- 7
- 8 • Create desirable, livable neighborhoods that provide a variety of housing
- 9 opportunities, accommodate different lifestyles and income levels, and provide a
- 10 sense of community;
- 11
- 12 • Provide for a compact growth pattern to efficiently use the remaining buildable land
- 13 and enable cost effective provision of utilities and services.
- 14
- 15 • Encourage well-designed “infill” development so that Olympia will become more
- 16 urban
- 17

18 The Joint Plan contains the following land use designation description for the  
 19 Residential Multifamily 18 designation. The plan states “This designation provides for  
 20 multifamily development at densities averaging eighteen (18) units per acre. The  
 21 permitted density will be on or near arterial or collector streets at a density and  
 22 configuration that facilitates effective and efficient mass transit service, enables  
 23 affordable housing and is designed to be compatible with adjoining uses including  
 24 existing and proposed single-family.”

25  
 26 Most of the Medela site is within ¼ mile from Pacific Avenue, an arterial envisioned for  
 27 greater development intensity and activity. Over time, the Plan calls for this area to  
 28 transition into an ‘urban corridor’ that accommodates a balanced mix of commercial,  
 29 residential, and recreational uses. Within these areas, an average of 15 units per acre is  
 30 desired in order to facilitate efficient and effective mass transit. Olympia’s  
 31 Comprehensive Plan is consistent with the Thurston Regional Transportation Plan,  
 32 which focuses heavily on the urban corridors concept to help our region achieve its  
 33 sustainable land use and transportation goals.

34  
 35 Olympia UGA Zoning Ordinance

36 The general purposes of the residential districts contained in Section 23.04.020 of the  
 37 Olympia Urban Growth Area Zoning are outlined as follows:

- 38
- 39 1. To provide a sustainable residential development pattern for future generations;
- 40
- 41 2. To encourage development of attractive residential areas that provides a sense
- 42 of community and contains a variety of housing types to accommodate different
- 43 lifestyles and household sizes;
- 44
- 45 3. To maintain or improve the character, appearance, and livability of established
- 46 neighborhoods by protecting them from incompatible uses, excessive noise,
- 47 illumination, glare, odor, and similar significant nuisances;
- 48

- 1 4. To establish a compact growth pattern to efficiently use the remaining  
2 developable land; enable cost effective extension and maintenance of utilities,  
3 streets and mass transit; and enable development of affordable housing;  
4
- 5 5. To enable community residents to reside and work within walking or bicycling  
6 distance of mass transit, employment centers, and businesses offering needed  
7 goods and services in order to reduce traffic congestion, energy consumption,  
8 and air pollution;  
9
- 10 6. To provide for development of neighborhoods with attractive, well connected  
11 streets, sidewalks, and trails that enable convenient, direct access to  
12 neighborhood centers, parks, and transit stops;  
13
- 14 7. To ensure adequate light, air, and readily accessible open space for each  
15 dwelling unit in order to maintain public health, safety, and welfare;  
16
- 17 8. To ensure the compatibility of dissimilar adjoining land uses;  
18
- 19 9. To protect or enhance the character of historic structures and areas;  
20
- 21 10. To provide residential areas of sufficient size and density to accommodate the  
22 City's projected population growth, consistent with Section 36.70A.110, RCW;  
23
- 24 11. To preserve or enhance environmental quality and protect ground water used as  
25 a public water source from contamination;  
26
- 27 12. To minimize the potential for significant flooding and allow recharge of ground  
28 water;  
29
- 30 13. To allow innovative approaches for providing housing, consistent with the policies  
31 of the Olympia Joint Plan;  
32
- 33 14. To ensure that development without municipal utilities is at a density and in a  
34 configuration that enables cost effective urban density development when  
35 municipal utilities become available.  
36

37 The stated purpose of the current R 4-8 zone is to accommodate single-family houses  
38 and townhouses at densities ranging from a minimum of four units per acre to a  
39 maximum of eight units per acre; to allow sufficient residential density to facilitate mass  
40 transit service; and to help maintain the character of established neighborhoods.  
41

42 The RM-18 district is intended to accommodate predominantly multifamily housing, at  
43 an average maximum density of eighteen units per acre, along or near (e.g., one-fourth  
44 mile) arterial or major collector streets where such development can be arranged and  
45 designed to be compatible with adjoining uses; to provide for development with a  
46 density and configuration that facilitates effective and efficient mass transit service; and  
47 to enable provision of affordable housing.  
48

1 In addition to the properties originally included in this proposal, there are two properties  
2 located adjacent to and south of the subject site. These properties are also currently  
3 zoned R 4-8. If the proposed site is rezoned to the RM-18 zoning district and the  
4 property to the south of I-5 is currently in the RM-18 district, these properties would be  
5 the only two properties that would remain in the R 4-8 zone, creating a 'spot zone  
6 situation.' In order to rectify this potential situation, the staff and Olympia Planning  
7 Commission recommendation includes these two properties (parcels 00948004700 and  
8 00948005000) as well as the Interstate 5 right-of-way be included in the land use  
9 designation and rezone request. The applicants' proposal also indicates that there is an  
10 option to purchase these two properties.

#### 11 12 Thurston County Decision Criteria for Rezones

13 Chapter 23.58 of Title 23 Olympia Urban Growth Area Zoning specifies one or more  
14 criteria that a rezoning amendment must be consistent with. *Rezoning shall only be*  
15 *allowed if the applicant demonstrates by clear and convincing evidence that:*

- 16  
17 *A. The land to be rezoned was zoned in error and as presently zoned, is*  
18 *inconsistent with the policies and goals of the Olympia Joint Plan;*  
19  
20 *B. Conditions in the area for which rezoning is requested have changed or are*  
21 *changing to such a degree that it is in the public interest to encourage a*  
22 *redevelopment, or change in land use for the area; or*  
23  
24 *C. The proposed rezoning is necessary in order to provide land for a community-*  
25 *related use which was not anticipated at the time of the adoption of the*  
26 *Olympia Joint Plan, and that such rezoning will be consistent with the policies*  
27 *of the Olympia Joint Plan.*

#### 28 29 City of Olympia Decision Criteria for Rezones

30 Although the applicable criteria for the associated rezone are found in Title 23  
31 of the County Zoning Code, City staff also looked at the City's criteria in Title  
32 18.59 of the Olympia Municipal Code for guidance:

#### 33 34 **18.59.050 Decision criteria for rezone requests**

35 *The Department shall forward rezone requests to the Planning Commission for review*  
36 *and recommendation and to the City Council for consideration for review and action.*  
37 *The following criteria will be used to evaluate the rezone request.*

- 38 *A. The rezone is consistent with an approved amendment to the future land use*  
39 *map.*  
40  
41 *B. The rezone is consistent with the Comprehensive Plan; and*  
42  
43 *C. The rezone will maintain the public health, safety, or welfare; and*  
44  
45 *D. The rezone is warranted in order to achieve consistency with the Comprehensive*  
*Plan, or because of a need for additional property in the proposed land use district*  
*classification, or because the proposed zoning classification is appropriate for*  
*reasonable development of the subject property; and*



1       *E. The rezone will not be materially detrimental to uses or property in the immediate*  
2       *vicinity of the subject property.*

3       *Rezone requests not accepted for review may be resubmitted by the proponent, subject*  
4       *to the timelines contained in this chapter.*

5       **18.59.060 Planning Commission and City Council review and adoption**  
6       **process**

7       *A. Following one or more public hearings the Planning Commission shall forward its*  
8       *written recommendation regarding each amendment, including rezones, to the*  
9       *Council.*

10       *B. The Council shall review the recommendations of the Planning Commission, may*  
11       *hold a public hearing, and shall decide whether to adopt, modify and adopt, reject or*  
12       *defer to a later date, each proposed amendment, including rezones.*

13       *C. Each proponent shall be notified by mail of all public hearings and of the Council's*  
14       *final decision.*

15  
16       Since the rezone request is in conjunction with a Joint Plan amendment, the rezone  
17       must be consistent with an approved amendment to the future land use map (Joint Plan  
18       amendment.) Presuming that, the above criteria are consistent and the above process  
19       has been followed for this proposal.

20  
21       Other land use designations/zoning considered:

22       In addition to the proposed RM 18 land use designation, City staff also considered the  
23       implications of re-designating and rezoning the area to Mixed Residential 10-18 (MR 10-  
24       18) Units per Acre, or Mixed Residential 7-13 (MR 7-13) Units per Acre.

25       The City and County have similar regulations pertaining to these land use designations  
26       as well. Like RM-18, both MR 10-18 and MR 7-13 require buffering between existing  
27       single-family and multi-family. In addition to the minimum and maximum density  
28       requirements, key differences include:

- 29       • These mixed zones are more prescriptive and require specific ratios of multi-  
30       family and single-family with the uses intermixed on the site.  
31  
32       ○ **MR 10-18** - A minimum of thirty-five (35) percent and a maximum of  
33       seventy-five (75) percent of the authorized dwelling units in a  
34       development must be single family dwellings.  
35  
36       ○ **MR 7-13** - A minimum of sixty-five (65) percent and a maximum of  
37       seventy-five (75) percent of the total authorized units in a development  
38       must be single family dwellings. At least seventy (70) percent of these  
39       single family dwellings must be detached.  
40  
41       • There is a 50% open space requirement in these mixed zones, wherein at least  
42       fifty (50) percent of such open space must be available for the common use of  
      the residents.

1  
2 Preliminary traffic analysis suggests rezoning to MR 10-18 or MR 7-13 would also  
3 require reclassification of 9<sup>th</sup> Avenue between Boulevard Rd. and Chambers from a  
4 Local Access Street to a Neighborhood Collector.  
5

6 While these could also be appropriate designations for the area, they are not being  
7 provided as options in the staff report since they were not proposed by the applicant or  
8 recommended by the Olympia Planning Commission.  
9

10 **PLANNING COMMISSION RECOMMENDATIONS:**

11 The Thurston County and Olympia Planning Commissions held a joint public hearing on  
12 October 10, 2012.  
13

14 On October 22, 2012, the Olympia Planning Commission issued a 5-2 majority  
15 recommendation of approval, arguing the proposal is consistent with local and regional  
16 visions for increased density in proximity to urban corridors (Pacific Ave) to facilitate  
17 urban transit services and mixed use development. The minority expressed concerns  
18 about lack of connectivity and human health due to proximity to I-5.  
19

20 On November 7, 2012, the Thurston County Planning Commission issued a 4-3 majority  
21 recommendation of denial, arguing that despite regional and City visions for urban  
22 corridors, in the majority opinion, it is bad planning to put multi-family housing near  
23 single-family residential and a cemetery  
24

25 **PUBLIC COMMENTS:**

26 (See attached)

27 Concerns raised by the public include neighborhood safety and character, flooding and  
28 loss of wildlife habitat related to development of the site. Many of these concerns are  
29 addressed by regulations that would be applied at the time a permit is issued.  
30

31 Residents of the City who live west of the subject sight testified about concerns  
32 regarding loss of neighborhood character should multi-family development occur. The  
33 City and County have similar RM18 zoning that attempts to address such concerns.  
34 RM-18 regulations provide for buffering between existing single-family districts and  
35 multifamily developments – if over 5 acres. Townhouses, duplexes, or detached houses  
36 shall be located along the boundary of multifamily housing sites over five (5) acres in  
37 size which adjoin, but do not directly face, existing detached single-family housing.  
38 Exceptions may be granted where existing or proposed landscaping, screening, or  
39 buffers would provide an effective transition between the uses.  
40

41 **PUBLIC NOTIFICATION:**

42 Written notice of the January 7, 2014 City Council meeting was sent to parties of record,  
43 properties within 300' and nearby recognized neighborhood organizations on December  
44 20, 2013.  
45

46 Written notice of the following two public hearings was published in The Olympian and  
47 posted to the site at least 20-days before the hearings, and sent to property owners

1 within 300 feet, parties of record and nearby neighborhood associations at least ten  
2 days before the public hearings, in accordance with City of Olympia and Thurston  
3 County policies.

4

- 5 • Olympia City Council Public Hearing – November 5, 2012
- 6 • Joint Olympia/Thurston Planning Commission Public Hearing – October 10, 2012

7

8 **APPENDIX:**

9 Attachment A

Maps

10 Attachment B

Excerpts from the Joint Olympia/Thurston Comprehensive Plan

11 Attachment C

Excerpts from the Olympia Zoning Ordinance

12 Attachment D

Application and SEPA Checklist

13

14

## Attachment A: Maps

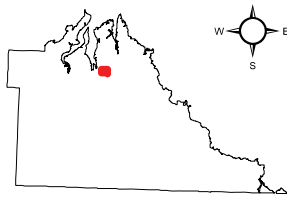




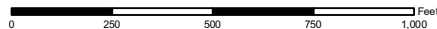
**Applicant:**  
Ron Niemi/Woodard Bay Works, Inc  
**Amendment:**  
Residential 4 to 8 Units Per Acre to  
Residential Multifamily 18  
**Project Info:**  
9 +/- Acres

**Application #:**  
2009103063

Thurston County Planning Department  
Map Created on 24 June 2010 - jkb



**2009 Aerial Photos**

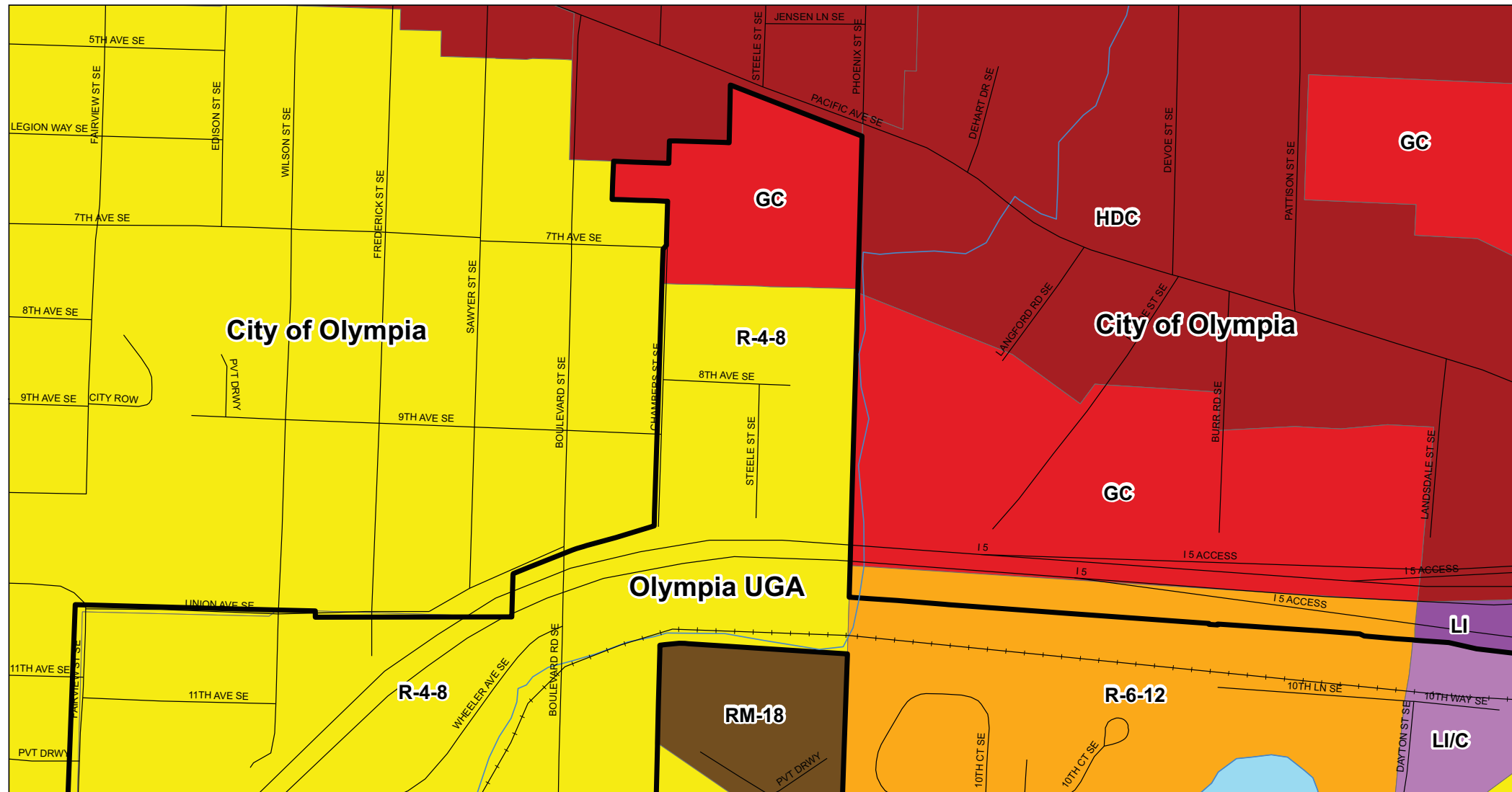


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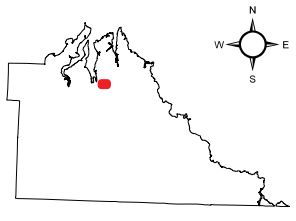


**Applicant:**  
Ron Niemi/Woodard Bay Works, Inc

**Amendment:**  
Residential 4 to 8 Units Per Acre to Residential Multifamily 18

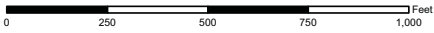
**Project Info:**  
9 +/- Acres

**Application #:**  
2009103063



**Olympia UGA Zoning**

- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- LI-C - Light Industrial-Commercial
- GC - General Commercial



**City of Olympia Zoning**

- R-4-8 - Residential 4-8
- R-6-12 - Residential 6-12
- RM-18 - Residential Multifamily 18
- LI - Light Industrial
- GC - General Commercial
- HDC - High Density Corridor



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Attachment B: Comprehensive Plan for Olympia and the  
Olympia Urban Growth Area Excerpts

- Protect views and features of the regional landscape which are unique to Olympia, such as Budd Inlet, the Capitol Dome, the Black Hills, Mount Rainier, and the Olympic Mountains.

**GOAL LU1\*. To accommodate the city's expected population growth in a sustainable manner that maintains or improves the community's character, environmental quality, and quality of life.**

**POLICIES:**

- LU 1.1\* Focus growth in areas with the capacity to absorb development (i.e., areas with vacant or underutilized land and available utility, street, park and school capacity, or where such facilities can be cost effectively provided); in areas where development will facilitate efficient, effective mass transit service; where adverse environmental impacts can be avoided or adequately mitigated; and where development will enhance the area's appearance or vitality.
  
- LU 1.2\* Avoid high density development where the existing development pattern or terrain are not conducive to walking, bicycling, and frequent transit service; or where new development would have a significant adverse impact upon the habitat within designated sensitive drainage basins. (Ordinance #6140, 08/28/01)
  
- LU 1.3\* Increase the overall housing densities in Olympia, and ultimately in the unincorporated growth area, in order to efficiently use the remaining buildable land while considering environmental constraints; to enable efficient, cost-effective provision of city facilities, services and to enable provision of affordable housing: (Ordinance #6140, 08/28/01)

- a. Establish incentives (e.g., density bonuses) and requirements (e.g., minimum housing densities) in the zoning ordinance to ensure that residential development is sufficiently dense to accommodate the city's anticipated population growth. (Ord. #6140, 08/28/01)
  
- b. Establish minimum and maximum housing densities for residential districts. Establish minimum densities for the High Density Corridors (see LU17), neighborhood villages and urban villages (see LU9) which provide sufficient residential density to facilitate frequent transit service and to sustain area businesses.
  
- c. Allow minimum densities to be reduced to the extent necessary to accommodate site constraints (e.g., difficult topography, stormwater drainage problems, aquatic habitat protection or wellhead protection areas) that impede development at higher densities. (See Land Use Designations.) (Ordinance #6140, 08/28/01)
  
- d. Encourage compact development through density bonuses and by allowing small minimum lot sizes and innovative lot configurations. (See LU 4.2.)
  
- e. Encourage well-designed "infill" development and redevelopment in established areas which maintains or improves neighborhood character.



## **POLICIES:**

- LU 18.18 Expansion of existing industrial uses should only be permitted within properties currently used for industrial purposes.
- LU 18.19 New industrial uses should be limited to water-dependent or water-related industrial uses (as defined by the Shoreline Master Program). (Ordinance #6140, 08/28/01)
- LU 18.20 New structures along the shoreline should be located and designed to minimize the blockage of views from upland residences and offices.
- LU 18.21 In the event that the rail line adjacent to West Bay Drive is abandoned, consideration should be given to using the southern portion of the rail line right-of-way (near the wildlife tidal lagoon) for an urban trail connecting to the Percival Landing and Deschutes Parkway waterfront facilities. (See the Urban Trails Plan.) (Ordinance No. 5569, 12/19/95; Ordinance #6140, 08/28/01)

## **LAND USE DESIGNATIONS**

This section provides a brief description of the land use designations shown on Map 1-3. Figure 1-5 summarizes the types of uses, densities of development, and building heights generally allowed in under these designations. Figure 1-6 lists the acreage of land area proposed for each land use in each neighborhood. The zoning ordinance will provide more detailed direction regarding the development of these areas, consistent with the policies of this chapter.

Residential- 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.

Residential Low Impact. This designation provides for mixed density single-family residential development at average housing densities from two to four units per acre, provided that the development avoids adverse impacts upon aquatic habitat and does not create off-site stormwater problems. (Ordinance #6140, 08/28/01)

Residential - 4. This designation provides for single family residential development at densities that will maintain environmental quality and prevent stormwater related problems. Residential development may occur in these areas at densities of up to four units per acre, provided that the applicant demonstrates that stormwater generated by the proposed development can be accommodated without creating off-site problems. (See the Drainage Design and Erosion Control Manual.)

Residential 4-8. This designation provides for single family and townhouse development at densities between four and eight units per acre. Housing on sites without sewer service must be clustered on a portion of the site, consistent with Environmental Health requirements, so that the overall site can achieve a minimum density of four units per acre upon provision of sewer service. (See LU5.)

Residential 6-12. This designation provides for single family, duplex, and townhouse development at densities from six to twelve units per acre. Areas designated for such use should be relatively close to arterials or major collectors with transit service. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types as permitted uses.

Residential Mixed Use. This designation provides for downtown high density housing mixed with commercial uses. The commercial uses are intended to help preserve the residential use of the area by providing retail and personal services within walking distance of the housing.

Residential Multifamily 18. This designation provides for multifamily development at densities averaging eighteen (18) units per acre.

The permitted maximum density will be on or near arterial or collector streets at a density and configuration that facilitates effective and efficient mass transit service, enables affordable housing and is designed to be compatible with adjoining uses including existing and proposed single-family. (Ord. #5757, 12/16/97)

Residential Multifamily 24. This designation provides for multifamily development at densities averaging twenty-four (24) units per acre. The permitted maximum density will be on or near arterial or major collector streets at a density and configuration that facilitates effective and efficient mass transit service, that enables affordable housing and is close to major employment and/or major shopping areas (e.g. the Capital Mall and the Lilly Road medical complex). (Ord. #5757, 12/16/97)

High Density MultiFamily. This designation provides for downtown mid-rise multifamily housing near the center of the City, the Capitol Campus, shopping, and transit. It is intended to encourage dense downtown neighborhoods with a wide range of housing types, prices, and rent levels.

Urban Residential. This designation accommodates multifamily housing in multistory structures in or near the State Capitol Campus, downtown, High Density Corridor or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment. (Ordinance #6323, 10/15/2004)

Mixed Density 7-13. This designation provides for a mixture of single and multifamily development at densities averaging seven to thirteen units per acre. The zoning ordinance may establish requirements for the minimum proportions of various types and densities of residential uses in projects developed under this designation. Neighborhood centers may be established in these districts subject to the policies of this chapter.

Mixed Density - 10-18. This designation provides for multifamily housing averaging ten to eighteen units per acre. Neighborhood centers may be established in these areas, consistent with applicable policies in this chapter.

Neighborhood Centers. This designation provides for the development of neighborhood centers, which will typically include neighborhood oriented convenience businesses and a small park (see Figure 1-1). The locations for neighborhood centers shown on Map 1-3, Future Land Use are approximate, but are intended to apply within the bounds of the districts in which they appear on the map. The exact location and mix of uses of the centers in these areas will be established at the time of project approval, consistent with applicable policies and requirements. Additional neighborhood centers may be established consistent with the policies of this chapter and other applicable regulations. (See LU9.)

Neighborhood Commercial. This designation provides for specific neighborhood convenience commercial uses in residential areas, [to be defined in the zoning ordinance]. [Language in brackets not adopted by Thurston County Board of County Commissioners.]

Community Oriented Shopping Center. This designation provides for the development of community- oriented shopping centers. Such centers will typically contain a supermarket and drug store, and a variety of personal and professional services scaled and oriented to serve the surrounding neighborhood (e.g., 1-1/2 mile radius). On larger sites, residential uses may be incorporated into the site design. The zoning ordinance will provide standards for the development of such districts to ensure that they are compatible with adjoining uses.

Neighborhood Village. This designation provides for a compatible mix of single and multifamily housing (averaging seven to thirteen units per acre) and a neighborhood center. This designation will enable development of innovative residential communities offering a wide variety of compatible housing types and densities,

neighborhood convenience businesses, recreational uses, open space, trails and other amenities that are seldom achieved under conventional, segregated zoning districts. Specific requirements for the siting and relationship of the various land uses, dwelling types, and densities in these developments will be established in the zoning ordinance, consistent with the applicable policies of this chapter. The actual mix and arrangement of uses will be established by the project's binding site plan. (See page LU10.)

Land under this designation may be redesignated for another use upon demonstration that the site is not viable for development of a neighborhood village due to site conditions, infrastructure or street capacity or, in the case of multiple ownerships, land assembly problems.

Urban Villages. This designation provides for the development of urban villages. Urban villages are essentially the same as neighborhood villages, except the commercial component is bigger and caters to a larger area. (See LU10.)

Land under this designation may be redesignated for another use upon demonstration the site is not viable for development of an urban village due to site conditions or inadequate infrastructure or street capacity.

Medical Services. This designation provides for medical services and facilities, associated uses, and moderate to high density housing.

Professional Office/MultiFamily. This designation accommodates a wide range of offices, services, limited retail uses specifically authorized by the applicable zoning district and moderate-to-high density multifamily housing in structures as large as four stories. (Ord. #5757, 12/16/97)

General Commercial (GC). This designation provides for commercial uses and activities which are heavily dependent on convenient vehicle access but which minimize adverse impact on the community, especially on adjacent properties having more restrictive development characteristics. The area should have safe efficient access to major transportation routes, but discourage extension of "strip" development by filling in available space in a way that

accommodates and encourages pedestrian activity. (Ord/ #5757, 12/16/97)

High Density Corridor-1 (HDC-1). This designation provides for a mix of office, moderate to high-density multifamily residential, and small-scale commercial uses. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. (Ord. 6073, 12/12/00)

High Density Corridor-2 (HDC-2). This designation provides for a mix of office, medium intensity commercial and moderate to high-density multifamily residential uses. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. (Ord. 6073, 12/12/00)

High Density Corridor-3 (HDC-3). This designation provides for a mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses. Neighborhood and community shoppers will be encouraged to frequent these areas. As redevelopment occurs the access and needs of pedestrians, bicyclists, transit riders and motorists should be addressed. (Ord. 6073, 12/12/00)

High Density Corridor-4 (HDC-4). This designation provides for a mix of high-intensity commercial, offices, and high-density multifamily residential uses. Over time this area will transform into a more dense form of community activity centers and as continuous a street edge as possible which balances the access needs of pedestrians, bicyclists, transit riders and motorists. (Ord. 6073, 12/12/00)

Urban Waterfront. This designation provides for a compatible mix of commercial, light industrial, limited heavy industrial, and multifamily residential uses along the

waterfront, consistent with the Shoreline Master Program for Thurston Region. (Ord. #5757, 12/16/97)

Urban Waterfront – Housing (UW-H). This designation provides for a neighborhood of residential housing with limited retail/commercial/office. This area is intended to help meet city housing density goals for downtown, and sustainability goals through the use of land for housing in a location – and at a density – that makes the use of a car a choice and not a necessity. Housing in these high amenity areas will: contribute to downtown vitality; result in well-designed buildings on continuous street edges; link one area with another; encourage pedestrian activity; add resident surveillance of public spaces to increase safety and decrease vandalism or other security problems; and help the city achieve land use, transportation, environmental and housing goals. Development with 200 feet of the shoreline are subject to The Shoreline Master Program for the Thurston Region as amended. (Ord. #6195, 07/03/02)

Light Industrial. The designation provides for light industrial uses (e.g., assembly of products, warehousing) and compatible, complementary commercial uses.

Industrial. The designation provides for heavy industrial development, such as manufacturing, transportation terminals and bulk storage, and complementary commercial uses. Much of the land under this designation is subject to the provisions of the Shoreline Master Program for Thurston Region.

Downtown Business (DB). This designation provides for a wide range of activities that make downtown Olympia the cultural, civic, commercial and employment heart of the community. A dense mix of housing, pedestrian oriented land uses and design and proximity to transit make a convenient link between downtown, the State Capitol, the waterfront, and other activity centers in the region. The scale, height and bulk of development reinforces downtown Olympia's historic character, buildings, places and street layout. (Ord. #5757, 12/16/97)

Capitol Campus and Commercial Services - High Density. This designation contains the State of Washington Capitol Campus and areas where limited commercial services and high density multifamily can enhance activities near chief employment centers such as the Capitol Campus, Downtown Business District and Central Waterfront. The zoning ordinance will establish building height limits which protect views of the Capitol Dome. (Ord. #5757, 12/16/97)

Manufactured Housing Park. This designation is intended to provide suitable locations for retaining existing manufactured housing parks or allowing for the development of new ones. This designation should also allow other residential forms that are comparable to manufactured housing parks in development intensity, such as single-family homes, duplexes, townhouses, and the like. (Ord. #5661, 12/26/96.)

Planned Unit Development (Ord. #5757, 12/16/97)

Evergreen Park Development. This designation provides for development and use of properties in Evergreen Park Planned Unit Development in accordance with the original project approval granted by Ordinance No. 3544 and all subsequent amendments thereto, including, but not limited to, Ordinance Nos. 3579, 3730, 3776, 4835, and 5215.

**FIGURE 1-5**

**LAND USE CATEGORIES**

(Ord. #5661, 12/26/96; Ord. #5757, 12/16/97; Ord. #6073, 12/12/00; Ord. #6140, 08/28/01, Ord. 5#6195, 07/03/02, Ord. #6323, 10/15/04)

CATEGORY	TYPICAL LAND USES ALLOWED	ALLOWABLE DENSITY (UNITS PER ACRE)				
		MINIMUM <sup>4</sup> DENSITY	MINIMUM <sup>1</sup> AVERAGE DENSITY	MAXIMUM AVERAGE DENSITY	MAXIMUM DENSITY	MAXIMUM HEIGHT
Residential 1-5 (Thurston County)	Single-Family Houses	0.2	0.2	0.2	1/5 acre	2 stories
Residential - 4	Single-Family Houses	---	---	---	4	2 stories
Residential - 4-8	Single-Family <sup>5</sup> and Townhouses	4	---	---	8	2 stories
Residential - 6-12	Single-Family <sup>2</sup> , Duplexes, Townhouses and Condos	6	---	---	12-14	2 stories
Residential Low Impact	Single-Family, Duplexes, and Townhouses	2	--	4	4	3 stories
Residential Multifamily 18	Single-Family, Townhouses, Condos and Apartments, Manufactured Housing Parks	---	Manufactured Housing Parks: 5; All others: 8-18	8	24	3 stories
Residential Multifamily 24	Single-Family, Townhouses, Condos and Apartments, Manufactured Housing Parks	---	Manufactured Housing Parks: 5; All others: 8-18	18	30 <sup>6</sup>	3 stories
Residential Mixed Use	All Residential Types, Plus Small Scale Retail and Personal Services	---	---	---	None	3-5 stories
Urban Residential	Residential Plus Limited Commercial	---	---	---	None	3-8 stories
High Rise Multifamily	Single-Family, Townhouses, Condos and Apartments	---	---	---	None	5 stories
Neighborhood Center	Neighborhood Commercial Uses, Apartments, Condos, Townhouses, Parks, Civic Uses	7	---	---	24	3 stories
Neighborhood Retail <sup>7</sup>	Neighborhood Oriented Commercial, Existing Commercial Uses.	---	---	---	---	2 stories
Urban Village	Single-Family <sup>2</sup> , Townhouses, Condos, Apartments, Neighborhood Center, Supermarket	---	7	14	24 <sup>3</sup>	3 stories
Neighborhood Village	Single-Family <sup>2</sup> , Townhouses, Apartments, Condos, Neighborhood Center	---	7	13	24 <sup>3</sup>	3 stories
Community Oriented Shopping Center	Community oriented supermarket, personal and professional services and residential uses.	---	7	13	24	3 stories
Mixed Density 7-13	Single-Family <sup>2</sup> , Townhouses, Condos, Apartments and Manufactured Housing Parks	---	7	13	24 <sup>3</sup>	4 stories
Mixed Density 10-18		---	10	18	30 <sup>3</sup>	4 stories
Medical Services	Medical Offices, Limited Commercial, Townhouses, Condos and Apartments	7	---	---	None	6 stories
High Density Corridor-1 (HDC-1)	Mix of office, moderate to high-density multifamily residential and small-scale commercial uses.	--	--	--	None	3
High Density Corridor-2 (HDC-2)	Mix of office, medium intensity commercial and moderate to high-density multifamily residential uses.	--	--	--	None	3
High Density Corridor-3 (HDC-3)	Mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses.	--	--	--	None	3-6 Stories
High Density Corridor-4 (HDC-4)	Mix of high-intensity commercial, offices, and high-density multifamily residential uses.	--	--	--	None	3-6 Stories
PORM & PUD	Offices, Townhouses and Apartments	7	---	---	None	3-4 stories
Downtown Business	Commercial, Office, Apartments, Townhouses and Condos	7	---	---	None	8 stories
General Commercial	Commercial, Office, Apartments, Townhouses and Condos	7	---	---	None	3-6 stories
Urban Waterfront	Limited Industrial, Marinas, Hotels, Apartments, Townhouses, Condos, Offices and Retail Businesses	7	---	---	None	5 stories
Urban Waterfront - Housing	Condos, apartments, townhouses, limited retail, commercial, office	15	--	--	None	5-7 stories <sup>5</sup>
Light Industrial	Light Manufacturing and Warehouses	---	---	---	---	5 stories
Industrial	Heavy Industrial Uses	---	---	---	---	5 stories
Capitol Campus and Commercial Services - High Density	State Government	---	---	---	---	---
Manufactured Housing Park	Mobile/manufactured Housing Parks, Manufactured Housing on Individual Lots, Single-family <sup>2</sup> , Duplexes, Townhouses and Condos	5	--	--	12-14	2 stories

<sup>1</sup> Densities are calculated based upon net buildable residential areas. Environmentally critical areas are excluded. Minimum densities may be reduced as necessary to accommodate other site constraints such as poor drainage or difficult topography.

<sup>2</sup> Includes zero lot line development and other innovative lot types.

<sup>3</sup> This refers to the maximum density of individual project components (e.g., an apartment building may have 24 units per acre, but overall the development cannot exceed the maximum average density allowed for the site.)

<sup>4</sup> See page 52 in Land Use and Urban Design for clarification of City and County adopted definition.

<sup>5</sup> Height and building configurations have been established for specific blocks in this land use category.

Attachment C: Olympia UGA Zoning Ordinance, Thurston  
County Title 23, Excerpts

**Chapter 23.04**

**RESIDENTIAL DISTRICTS**

**Sections:**

- 23.04.020 Purposes.**
- 23.04.040 Permitted, special, and prohibited uses.**
- 23.04.060 Residential districts' use standards.**
- 23.04.080 Residential districts' development standards.**
- 23.04.090 Additional regulations.**

**23.04.020 Purposes.**

A. The general purposes of the residential districts contained in this chapter are as follows:

1. To provide a sustainable residential development pattern for future generations;
2. To encourage development of attractive residential areas that provide a sense of community and contain a variety of housing types to accommodate different lifestyles and household sizes;
3. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances;
4. To establish a compact growth pattern to efficiently use the remaining developable land; enable cost effective extension and maintenance of utilities, streets and mass transit; and enable development of affordable housing;
5. To enable community residents to reside and work within walking or bicycling distance of mass transit, employment centers, and businesses offering needed goods and services in order to reduce traffic congestion, energy consumption, and air pollution;
6. To provide for development of neighborhoods with attractive, well connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops;
7. To ensure adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare;
8. To ensure the compatibility of dissimilar adjoining land uses;
9. To protect or enhance the character of historic structures and areas;
10. To provide residential areas of sufficient size and density to accommodate the City's projected population growth, consistent with Section 36.70A.110, RCW;
11. To preserve or enhance environmental quality and protect ground water used as a public water source from contamination;

12. To minimize the potential for significant flooding and allow recharge of ground water;

13. To allow innovative approaches for providing housing, consistent with the policies of the Olympia Joint Plan;

14. To ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density development when municipal utilities become available.

B. The additional purposes of each individual residential district are as follows:

1. Residential One Unit per Five Acres (R 1/5). To provide for low-density residential development in designated sensitive drainage basins.

2. Residential Low Impact Two to Four Units per Acre (RLI 2-4). To provide for residential development in designated sensitive drainage basins.

3. Residential Four Units per Acre (R-4). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally critical areas);

4. Residential Four to Eight Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four units per acre to a maximum of eight units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods;

5. Residential Six to Twelve Units per Acre (R 6-12). To accommodate single-family houses, duplexes and townhouses, at densities between six and twelve units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets;

6. Mixed Residential Seven to Thirteen Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging between seven and thirteen units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient mass transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types;

7. Mixed Residential Ten to Eighteen Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten and eighteen units per acre); to provide a variety of housing types and

styles; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of



automobile trips; and to enable provision of affordable housing.

8. Residential Multifamily Eighteen Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen units per acre, along or near (e.g., one-fourth mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing. (Ord. 1257 (part), 2001; Ord. 1124 § 3 (part), 1996)

**23.04.040 Permitted, special, and prohibited uses.**

A. Permitted and Special Uses. Table 4.01, Permitted and Special Uses, identifies land uses in the residential districts which are permitted outright (P) or subject to a special use permit (S). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section 23.04.060, use standards. Numbers listed under the heading "Applicable Regulations" apply to the corresponding land use in all of the residential districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district. (Also see Section 23.04.080, development standards, and Chapter 23.48, Special Uses.)

B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 4.01 as permitted or special uses are prohibited. However, the department may authorize unlisted uses consistent with Section 23.02.080, Interpretations. In addition to those uses prohibited by Table 4.01, the following uses are prohibited in these districts:

1. All Residential Districts.

a. Adult oriented businesses (see Chapter 23.02, General provisions);

b. Mobile homes, except in approved mobile home/manufactured home parks or when used as emergency housing or contractors' offices consistent with Section 23.04.060(29), Temporary Uses;

c. Habitation of recreational vehicles;

d. Junk yards;

e. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.

2. All Residential Districts. Conversion of residences to a commercial use (not including home occupations). (Ord. 12577 (part), 2001; Ord. 11867 § 4 (part), 1998; Ord. 11274 § 3 (part), 1996)

**Table 4.01  
Permitted and Special Uses**

District	R1/5	RLI 2-4	R- 4	R 4- 8	R 6- 12	MR 7-13	MR 10-18	RM 18	Applicable Regula- tions
<b>District-Wide Regulations</b>						23.04.060(17)	23.04.060(17)	23.04.060(14)	
<b>1. Single-Family Housing</b>									
Accessory dwelling units	P	P	P	P	P	P	P	P	23.04.060(1)
Co-housing	P	P	P	P	P	P	P	P	23.04.060(6)
Cottage housing	P	P		P	P	P	P	P	23.04.060(8)
Manufactured/mobile home parks (rental spaces)							S	S	23.04.060(16)
Manufactured homes	P	P	P	P	P	P	P	P	23.04.060(15)
Single-family residences	P	P	P	P	P	P	P	P	
Townhouses	P	P	P	P	P	P	P	P	23.64
<b>2. Multifamily Housing</b>									
Apartments		P				P	P	P	23.04.060(14)
Boarding homes		P					P	P	
Dormitories	P	P					P	P	
Duplexes - existing	P	P	P	P	P	P	P	P	23.04.060(10)
Duplexes	P	P			P	P	P	P	
Fraternities, sororities	P	P					P	P	
Group homes with six or fewer clients and confi- dential shelters	P	P	P	P	P	P	P	P	23.04.060(11) 23.04.060(23)
Group homes with seven or more clients	S	S		S	S	S	S	S	23.04.060(11)
Lodging houses								P	
Nursing/convalescent homes	S	S		S	S	S	S	S	23.04.060(19)
Retirement homes						P	P	P	
<b>3. Commercial</b>									
Child day care centers			S	S	S	S	P	P	23.04.060(4)
Commercial printing									
Drive-in and drive-through businesses—existing									23.04.060(10)
Food Stores									
Hardware Stores									

Table 4.01 (Cont.)

District	R1/5	RLI 2-4	R-4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	Applicable Regulations
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
Home occupations (including adult day care, elder care homes, family child care homes, and bed and breakfast houses)	P	P	P	P	P	P	P	P	23.04.060(12)
Hospice Care	S	S				S	S	S	23.04.060(13)
Nursery (retail and/or wholesale sales)	S	S	S	S	S	S	S	S	23.04.060(7)
Laundries									
Offices									
Personal Services									
Pharmacies									
Restaurants, without Drive-In and Drive-Through									
Servicing of Personal Apparel and Equipment									
Specialty Stores									
Veterinary Clinics	P	P	P	P	P				23.04.060(10)
<b>4. Accessory Uses</b>									
Accessory Structures	P	P	P	P	P	P	P	P	23.04.060(2)
Large Garages				S	S	S	S	S	23.04.060(2)
Satellite Dish/Antennae	P	P	P	P	P	P	P	P	23.04.060(27)
<b>5. Recreational Uses</b>									
Community Parks and Playgrounds	S	S	S	S	S	S	S	S	23.04.060(20)
Country Clubs	S	S	S	S	S	S	S	S	
Golf Courses			S	S	S	S	S	S	
Neighborhood Parks	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
Open Space—Public	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
Racing and Performing Pigeons		S	S	S	S				23.04.060(25)
Stables, Commercial and Private—Existing			S	S					23.04.060(10)
Trails—Public	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(20)
<b>6. Agricultural Uses</b>									
Agricultural Uses	P	P	P	P	P	P	P	P	
Greenhouses, Bulb Farms	S	S	S	S	S	S	S	S	23.04.060(7)
<b>7. Temporary Uses</b>									
Contractor Offices	P	P	P	P	P	P	P	P	23.04.060(29)
District-Wide Regulations						23.04.060(17)	23.04.060(17)	23.04.060(14)	
Emergency Housing	P	P	P	P	P	P	P	P	23.04.060(29)
Garage/Yard Sales	P	P	P	P	P	P	P	P	23.04.060(29)

Table 4.01 (Cont.)

District	R1/5	RLI 2-4	R-4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	Applicable Regulations
Model Homes	P	P	P	P	P	P	P	P	23.04.060(29)
Outdoor Art and Craft Shows	P	P	P	P	P	P	P	P	23.04.060(29)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	23.04.060(29)
Residence Rented for Social Event, 7 times or more in 1 year	S	S	S	S	S	S	S	S	23.04.060(29)
Rummage or Other Outdoor Sales	P	P	P	P	P	P	P	P	23.04.060(29)
<b>8. Other</b>									
Animals	P	P	P	P	P	P	P	P	23.04.060(3)
Cemeteries			S	S	S	S	S	S	23.04.060(5)
Community Clubhouses	P	P	P	P	P	P	P	P	
Crises Intervention	S	S	S	S	S	S	S	S	23.04.060(9)
Fraternal Organizations									
Historic House Museum			S	S	S	S	S	S	
Parking Lots and Structures									23.38.220 and 23.38.240
Places of Worship	S	S	S	S	S	S	S	S	23.04.060(21)
Public Facilities	S	S	S	S	S	S	S	S	23.04.060(22)
Public Facilities-Essential	S	S	S	S	S	S	S	S	23.04.060(23)
Schools	S	S		S	S	S	S	S	23.04.060(28)
Mineral Extraction-Existing				S		S			23.04.060(10)
Utility Facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	23.04.060(24)
Wireless communication facilities and other antenna support structures	S	S	S	S	S	S	S	S	Chapter 20.33
Workshops for Disabled People	S	S		S	S	S	S	S	23.04.060(18)

**Legend:**

P = Permitted use

R 4-8 = Residential 4-8

MR 10-18 = Mixed residential 10-18

S = Special use

R 6-12 = Residential 6-12

RM 18 = Residential multifamily 18

R-4 = Residential 4

MR 7-13 = Mixed residential 7-13

(Ord. 13058 § 38, 2003)

Table 4.04  
Residential Development Standards

23.04.080

District	R-5	RLI2-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Maximum housing density (in units per acre)	1/5	4	4	8	12	24	30	24	23.04.080A
Maximum average housing density (in units per acre)	---	4	4	8	12	13	18	18	23.04.080A2
Minimum average housing density (in units per acre)	---	2	---	4	6	7	10	Manufactured housing Parks = 5 All others = 8	23.04.080B
Minimum lot size	4 acres = residential use 5 acres = nonresidential use	2,000 SF minimum, 3,000 SF average = townhouse 4,000 SF = zero lot 6,000 SF = duplex 7,200 SF = multifamily 5,000 SF = other	2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF mini- mum, 3,000 SF average = townhouse 5,000 SF = other	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF mini- mum, 2,400 SF average = townhouse 7,200 SF = duplex 5,000 SF = other	1,600 SF = cot- tage 3,000 SF = zero lot 1,600 SF mini- mum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multifamily 4,500 SF = other	1,600 SF = cot- tage 3,000 SF = zero lot 1,600 SF mini- mum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 SF = other	1,600 = cottage 3,000 = zero lot 1,600 SF mini- mum, 2,400 SF average = townhouse 6,000 SF = du- plex 7,200 SF = multifamily 4,000 SF = other	23.04.080C 23.04.080D 23.04.080E 23.04.080F Chapter 23.64 (Townhouses)
Minimum lot width	20' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex	30' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex 80' = multifamily	50' except: 22' = 1 story townhouse 18' = 2 story townhouse	50' except: 35' = cottage 45' = zero lot 22' = 1 story townhouse 18' = 2 story townhouse	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 80' = duplex	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	---	23.04.080D1 23.04.080F 23.04.080G

Table 4.04 (Cont.)

District	R-5	RLJ2-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Minimum front yard setbacks	20' except: 50' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	20'	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals	10'	23.04.080H
Minimum rear yard setbacks	10' except: 50' for agricultural buildings with farm animals	10' except: 50' for agricultural buildings with farm animals	25'	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots and zero lots	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots and zero lots	20' except: 15' for multifamily; 10' for cottages, wedge shaped lots and zero lots	15' except: 10' for cottages, wedge shaped lots and zero lots; 20' with alley access	10' except: 15' for multifamily	23.04.080D 23.04.080F 23.04.080H
Minimum side yard setbacks	5' except: 10' along flanking streets provided garages are set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets provided garages are set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking street except garages shall be set back 20'; 6' on one side of zero lot; 50' for agricultural building with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets except garages shall be set back 20'; 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R 4'8, or R 6-12 district	23.04.080H

Table 4.04 (Cont.)

District	R-5	RL12-4	R4	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	Additional Regulations
Maximum building height	35'	3 stories or 40', whichever is less, except: 16' for accessory buildings	2 stories or 35', whichever is less, except: 16' for accessory buildings	2 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	2 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage	4 stories or 45', whichever is less, except: 25' for cottage; 16' for accessory buildings	4 stories or 45', whichever is less, except: 25' for cottage; 16' for accessory buildings	3 stories or 35', whichever is less, except: 16' for accessory buildings; 25' for cottage	23.04.080J
Maximum building coverage	45%=lots of 10,000 sq.ft. 25%=lots 10,001 sq.ft. to 1 acre 6% = 1.01 acre or more	45%	35%	45% = .25 acre or less 40% = .26 acre or more	55% = .25 acre or less 40% = .26 acre or more	45%	50%	50%	
Maximum impervious surface coverage	45%=lots of 10,000 sq.ft. 25%=lots 10,001 sq.ft. to 1 acre 6% = 1.01 acre or more	45%	35%	55% = .25 acre or less 50% = .26 acre or more 60% = townhouses	65% = .25 acre or less 50% = .26 acre or more 70% = townhouses	70%	70%	70%	
Minimum open space	60%	60%		450 SF/unit for cottage developments	450 SF/unit for cottage developments	30% for multifamily cottage developments 450 SF/unit for cottage developments	30% for multifamily cottage developments 450 SF/unit for cottage developments	30%	23.04.080J

Legend:

SF = Square feet MR 10-18 = Mixed Residential 10-18

R-4 = Residential-4 --- = No regulation

MR 7-13 = Mixed Residential 7-13 R 6-12 = Residential 6-12

Zero lot = A lot with only one side yard RM 18 = Residential Multifamily-18

R 4-8 = Residential 4-8 R 1/5 = Residential 1/5 RLI = Residential Low Impact 2-4

## Attachment D: Application and SEPA Checklist





Thurston County Permit Assistance Center  
 2000 Lakeridge Dr. SW, Olympia, WA 98502  
 (360)786-5490 / (360)754-2939 (Fax)  
 TDD Line (360) 754-2933  
 Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)  
[www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

## MASTER APPLICATION

STAFF USE ONLY	DATE STAMP
<p style="font-size: 1.2em; margin: 0;"><b>09 109494 VC</b></p> <p>Permit Type: Comprehensive Plan Amendment            Sub Type: Quasi-judicial            Work Type: Rezone            Site: <b>2504 8TH AVE SE OLYMPIA WA 98501</b>            Assessor Property ID: 09480045000            Applicant: Ron Niemi/Woodard Bay Works, Inc            Owner: MEDELA GROUP LLC</p>	<p style="font-size: 1.1em; margin: 0;"><b>THURSTON COUNTY RECEIVED</b></p> <p style="font-size: 1.2em; margin: 0;"><b>NOV 12 2009</b></p> <p style="font-size: 1.1em; margin: 0;"><b>PERMIT ASSISTANCE CENTER</b></p>
	<p>Intake by: <u>Mac</u></p>

**The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone. Check the appropriate box for each supplemental application being submitted with this Master Application.**

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

<p><b>Building:</b></p> <p><input type="checkbox"/> Residential (form SA001)</p> <p><input type="checkbox"/> Non-Residential (form SA002)</p> <p><input type="checkbox"/> Non-Residential Hood &amp; Duct (form SA003)</p> <p><input type="checkbox"/> Non-Residential Sign (form SA004)</p> <p><input type="checkbox"/> Manufactured Home Placement (form SA005)</p> <p><input type="checkbox"/> Minor Permit (form SA006) (Mechanical/Plumbing/Fire/Re-roof /Re-siding/Demo)</p> <p><input type="checkbox"/> Adult Family Home Inspection (form SA007)</p> <p><input type="checkbox"/> Fire Code Permit (form SA008 – SA012)</p> <p><b>Roads:</b></p> <p><input type="checkbox"/> Encroachment Permit (form SA013)</p> <p><input type="checkbox"/> Construction Permit (form SA014)</p> <p><input type="checkbox"/> Variance (form SA015)</p> <p><b>Environmental Health:</b></p> <p><input type="checkbox"/> On-Site Sewage System (form SA016)</p> <p><input type="checkbox"/> On-Site Sewage System Abandonment (form SA017)</p> <p><input type="checkbox"/> On-Site Sewage Evaluation (form SA018)</p> <p><input type="checkbox"/> Water System Design (Group B or 2 Party) (form SA019)</p> <p><input type="checkbox"/> Well Site (form SA020)</p> <p><b>PROJECT DESCRIPTION:</b></p> <p style="border: 1px solid black; padding: 5px; margin-top: 5px;">Rezone proposal from R4-8 to R4-16/1 within Olympia UGA, vicinity of 8th Ave. SE and Steele Street.</p>	<p><b>Planning:</b></p> <p><input type="checkbox"/> Administrative Variance (form SA021)</p> <p><input type="checkbox"/> Binding Site Plan (form SA022)</p> <p><input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation (form SA023)</p> <p><input type="checkbox"/> Critical Area Review (form SA024)</p> <p><input type="checkbox"/> Design Review (form SA025)</p> <p><input type="checkbox"/> Division of Land (form SA026)</p> <p><input type="checkbox"/> Division of Land Final Map (form SA026a)</p> <p><input type="checkbox"/> Environmental Checklist (SEPA) (form SA027)</p> <p><input type="checkbox"/> Forest Practice Activities (form SA028)</p> <p><input type="checkbox"/> Innocent Purchaser (form SA029)</p> <p><input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA) (form SA030)</p> <p><input type="checkbox"/> Legal Lot Determination (form SA031)</p> <p><input type="checkbox"/> Other Administrative Actions (form SA032)</p> <p><input type="checkbox"/> Presubmission Conference (form SA033)</p> <p><input type="checkbox"/> Reasonable Use Exception (form SA034)</p> <p><input type="checkbox"/> Release of Moratorium (form SA035)</p> <p><input checked="" type="checkbox"/> Rezone, Comp Plan Amendment, Open Space (form SA036)</p> <p><input type="checkbox"/> Shoreline Administrative Variance (form SA037)</p> <p><input type="checkbox"/> Site Plan Review (form SA038)</p> <p><input type="checkbox"/> Special Use Permit (form SA039)</p> <p><input type="checkbox"/> Variance – Hearing Examiner (form SA040)</p>
---	--

**Property Tax Parcel Number(s):**

(Attach separate sheet if needed)

See	Attached	List	~ 14	Parcels
-----	----------	------	------	---------

**Lot # and Subdivision Name** (if applicable): NA **Total Acreage:** 9.01

**Property Address:** 8th Avenue SE and Steele Street **City:** Olympia **State:** WA **Zip Code:** 98501

**Directions to the Property:**

From Pacific Avenue, South on Boulevard Rd. to 9th Avenue SE. Left on Chambers Street. Right on 8th Avenue SE.

**Nearest Cross Street:** Chambers Street

**Property Access Issues** (locked gate, code required, dogs or other animals):  No  Yes

**Describe:**

**OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.**

**Property Owner(s):**

(Attach separate sheet if needed) Medela Group LLC (Type or Print)

**Mailing Address:** 250 Courtney Creek Lane **City:** Belfair **State:** WA **Zip Code:** 98528

**Phone #:** (360) 275-5243 **Ext.:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Cell #:** (360) 620-4120 **E-mail:** mel@hctc.com

**Signature:** *Melvin R. Edmsburg* \* **Date:** 11/12/09  
*Required for Planning Applications Only*

**Applicant** (if different than owner): Ron Niemi, Woodard Bay Works, Inc. (Type or Print)

**Mailing Address:** 6135 Woodard Bay Rd. NE **City:** Olympia **State:** WA **Zip Code:** 98506

**Phone #:** (360) 786-8120 **Ext.:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Cell #:** (360) 970-8945 **E-mail:** niemir@comcast.net

**Signature:** *Ron Niemi* \* **Date:** 11-12-09

**Point of Contact:**  Owner  Applicant  Other (If "Other" complete this section)

**Name:** \_\_\_\_\_ (Type or Print)

**Mailing Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **Ext.:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Cell #:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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



Thurston County Developments Services  
 2000 Lakeridge Dr. SW  
 Olympia, WA 98502  
 (360)786-5490 / (360)754-2939 (Fax)  
 Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)  
[www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

**Application  
 Quasi-Judicial Comprehensive Plan Amendment**

<b>STAFF USE ONLY</b>		<b>THURSTON COUNTY</b>	
Intake By: <u>Mac</u> Zoning: <u>R4-8</u> Folder Sequence Number: <u>09-109494 VC</u> Project Number: <u>2009103063</u> Fee Paid \$ <u>495.00</u> Receipt # <u>88962</u>	<b>DATE STAMP</b>  <b>NOV 12 2009</b>  <b>PERMIT ASSISTANCE CENTER</b>		

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

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

**Assessor Tax Parcel number(s):**  
14 Parcels      See \_\_\_\_\_      Site \_\_\_\_\_      Plan \_\_\_\_\_

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

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

**Total Acres:** 9.01

Is the Property within an Urban Growth Area:  Yes     No  
 Is the Property within the Nisqually or Rochester Sub-Area? :  Yes     No  
 Property Location: 8th Avenue SE and Steele Street, Olympia.

**Summary of Request:**

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

**Amendments to Land Use Designations**

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

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

## Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a quasi-judicial text amendment is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: N/A. This is a Map Change.

Chapter: \_\_\_\_\_ Page: \_\_\_\_\_ Section/Other \_\_\_\_\_

## All Amendments

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

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

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

A Note related to previous density increases in the immediate vicinity:

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

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

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

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

Ross Chapin Port Townsend Example:

<http://www.rosschapin.com/Projects/PocketNeighborhoods/UmatillaHill/Umatilla.html>

The Cottage Company:

<http://www.cottagecompany.com/default.aspx>

The 1,2 and 3 bedroom Apartment element of the proposed development will follow the "Hearthstone" prototype successfully developed in Tumwater in 2008, and planned for West Olympia in 2011:

<http://www.hearthstoneplaza.com/>

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

1. Urban Growth - The proposed amendment will encourage development in an urban area where adequate public facilities and services already exist.
  2. Reduce Sprawl - The proposal reduces the inappropriate conversion of undeveloped land in the outlying rural area into sprawling, low-density development by providing up to 139 housing units on 8.8 acres within the urban growth boundary.
  3. Transportation - Utilizes existing efficient multimodal transportation systems (transit, bicycle lanes and paths, walking, carpooling, motorcycles) that were developed based on regional priorities and coordinated with county and city comprehensive plans.
  4. Housing - The proposed amendment provides affordable housing, both owned and rented, to multiple economic segments of the population, promotes a variety of residential densities and housing types in a single development plan (cottages, townhomes and apartments), and encourages preservation of existing housing stock (up to 6 existing homes to be remodeled and retained).
  5. Economic Development - The one-time construction benefits as well as ongoing occupancy benefits of approximately 350 residents located within the urban growth area.
- Planning Goals 6 through 13 are assured through the fair review of this application, in conjunction with the SEPA Checklist.

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

Referring to the "County-Wide Planning Policies" & City of Olympia/Thurston County Joint Plan:

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

**Owner Signature(s)**

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

Melvin R. Armstrong      Melvin R. Armstrong      11/12/09  
Printed Name                      Signed                      Date

\_\_\_\_\_  
Printed Name                      Signed                      Date

\_\_\_\_\_  
Printed Name                      Signed                      Date

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

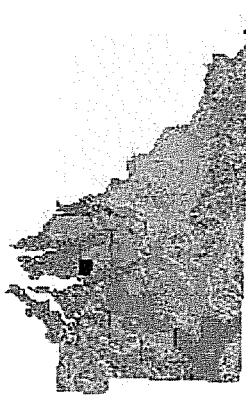
1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.



# Neighborhood Aerial View

## LEGEND

- Major Roads
- Roads
- Streams
- Contours
- Wetlands
- Wetland Buffers
- Flood Zones
- Water Bodies
- Zoning
- Cities
- Parcels



Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

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 Olympia, WA 98502-6031














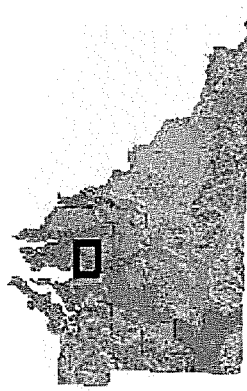
MEDELA SITE  
 Existing 48 Unit Multi-Family Development  
 (Olympia Village)



# Olympia City View

## LEGEND

-  Major Roads
-  Roads
-  Streams
-  Contours
-  Wetlands
-  Wetland Buffers
-  Flood Zones
-  Water Bodies
-  Zoning
-  Cities
-  Parcels

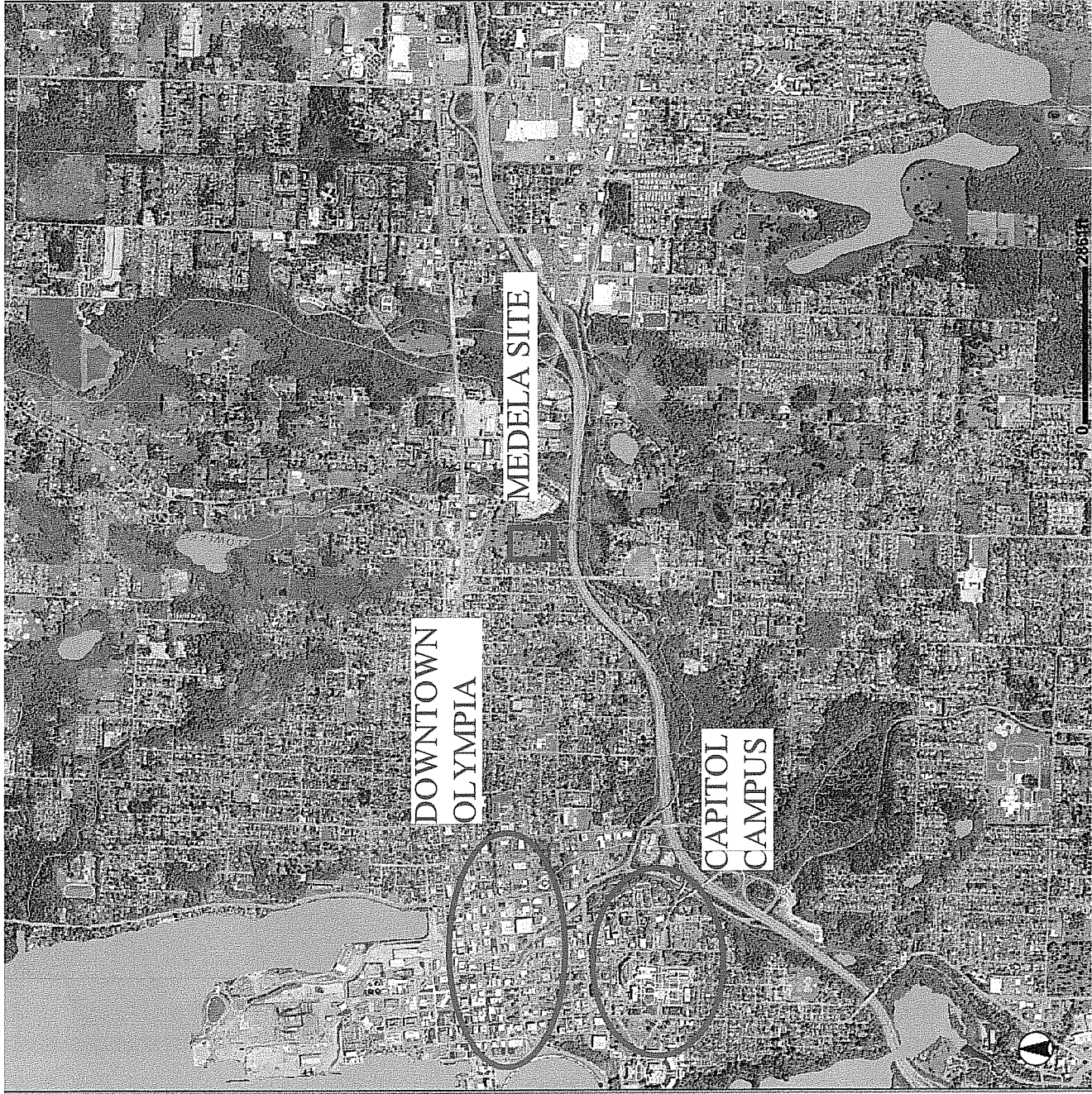


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**AFFECTED TAX PARCELS:**

- A. 09480045000 0.65 Acre
  - B. 09480046000 1.19 Acre
  - C. 09480048000 0.27 Acre
  - D. 09480049000 0.19 Acre
  - E. 09480050000 0.21 Acre
  - F. 09480051000 0.16 Acre
  - G. 09480052000 0.07 Acre
  - H. 09480053000 0.25 Acre
  - I. 09480054000 0.89 Acre
  - J. 09480056000 0.65 Acre
  - K. 09480057000 0.33 Acre
  - L. 52900100100 3.27 Acre
  - M. 52900200900 0.75 Acre
  - N. 52900200700 0.13 Acre
- Total # Parcels = 14  
Total Acreage = 9.01

**PROPOSED ZONING R4-16/1**

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

**PROPOSED DENSITY as SHOWN:**

- Existing Houses = 7 units
- Cottages = 16 Units
- Townhomes = 33 Units
- Apartments = 84 Units
- Total Units = 140
- Units/Acre = 15.5



**SITE PLAN**  
SCALE: 1"=50'-0"

Revisions:

Client:  
**MEDELA GROUP LLC**

Prepared By:  
**TECHNICAL SERVICES, Inc.**  
614 East 4th Ave, Olympia, Washington 98501  
360-955-0885 Business FAX 360-955-0251  
E-Mail: [FLTS@online.com](mailto:FLTS@online.com)  
www.theonline.com

Sheet Contents:  
**SITE PLAN**

Drawn: R.C.T.  
Designed: -  
Date: 06-30-09  
CAD File: 091060  
Sheet:  
**SP1.0**

## ○ Affected Parcel #s DATA

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

- ✓ ○ 52900200900, no street address, 0.75 Acre, Zoned R 4-8
  - Legal: HAWLEY 2 L 9 TO 14 B 2 LESS 20F OF 9
  
- ✓ ○ 52900200700, no street address, 0.13 Acre
  - Legal: HAWLEY 2 L 7 B 2 37F OF W 23.2F L 8 S 37F

**Total Acreage = 9.01**



**Application  
 Quasi-Judicial Rezone**

(Associated with a Comprehensive Plan Amendment)

**STAFF USE ONLY**

THURSTON COUNTY

DATE STAMP  
 RECEIVED

NOV 12 2009

PERMIT ASSISTANCE CENTER

Intake By: Mac Zoning: R 4-8  
 Folder Sequence Number: \_\_\_\_\_  
 Project Number: 2009103063

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

**Parcel number(s):** See Attached List

Explain why the property is not usable as presently zoned (please be specific):

The property use consists of 9 aging single family rental homes, most in poor condition; and raw land. The location, utility and transportation infrastructure and probability of annexation to the City of Olympia present a unique opportunity to increase density and enable innovative re-development in alignment with the Thurston County Comprehensive Plan and City of Olympia Joint Plan.

**Current Zoning:** R 4-8

**Proposed Zoning:** R 4-16/1

**Current use(s):** Single Family Residential

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

**Map Required:**

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

**Owner Signature(s):**

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

Signed Melvin R. Thomas Group

Date 4/12/09

Signed \_\_\_\_\_

Date \_\_\_\_\_

Signed \_\_\_\_\_

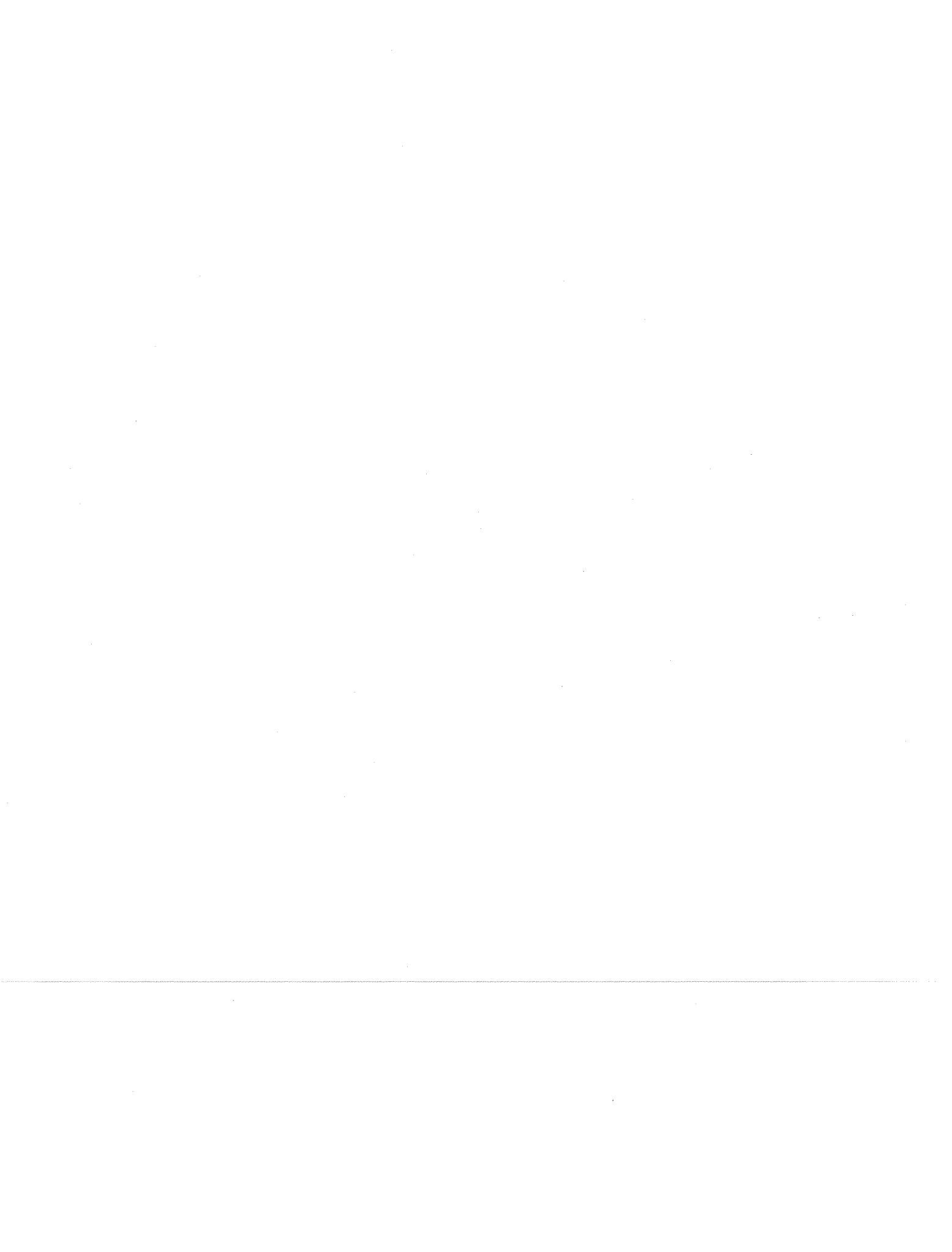
Date \_\_\_\_\_

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- 09480056000, 908 Chambers St. SE, 0.65 Acre, Zoned R 4-8
  - House, 989 sf
  - Legal: J C HEAD DC COM 424.4F N & 480F W OF SE COR SEC 13 N 160F W 180
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  - Legal: HAWLEY 2 L 9 TO 14 B 2 LESS 20F OF 9
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  - Legal: HAWLEY 2 L 7 B 2 37F OF W 23.2F L 8 S 37F

**Total Acreage = 9.01**







Thurston County Development Services  
 2000 Lakeridge Dr. S.W. Olympia, WA 98502  
 (360)786-5490 / (360)754-2939 (Fax)  
 TDD Line (360) 754-2933  
 Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)  
[www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

## Supplemental Application ENVIRONMENTAL CHECKLIST (SEPA)

STAFF USE ONLY	DATE STAMP
<p style="font-size: 1.2em; font-weight: bold;">09 109600 XA</p> <p>Permit Type: Environmental Checklist            Sub Type: Comp Plan Amendment            Work Type: County project            Site: <b>2504 8TH AVE SE OLYMPIA WA 98501</b>            Assessor Property ID: 09480045000            Applicant: Ron Niemi/Woodard Bay Works, Inc            Owner: MEDELA GROUP LLC</p>	<p style="font-size: 1.2em; font-weight: bold;">THURSTON COUNTY            RECEIVED</p> <p style="font-size: 1.5em; font-weight: bold;">NOV 12 2009</p> <p style="font-weight: bold;">PERMIT ASSISTANCE CENTER</p>
	<p>Intake by: <u>Mac</u></p>

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

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

### Instructions for Applicants

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

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

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

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

**Use of Checklist for Non-Project Proposals:**

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies or ordinances. Complete the Environmental Checklist for non-project proposals even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Non-project Actions (Part D).

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

**Supplemental and Site Plan Submittal Requirements**

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

Applicant Use	<b><u>Supplemental and Site Plan Submittal Requirements</u></b>	Staff Use Only
<input type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Permit Assistance Center.	<input type="checkbox"/>
<input type="checkbox"/>	2. One copy of a site plan, drawn to scale (standard engineer scale) on 8 ½” x 11” or 11” X 17” paper, which depicts the following:	<input type="checkbox"/>
<input type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input type="checkbox"/>	b. A north arrow, map scale, date and site address.	<input type="checkbox"/>
<input type="checkbox"/>	c. Property boundary lines and dimensions for <u>all</u> affected parcel(s).	<input type="checkbox"/>
<input type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input type="checkbox"/>	g. The location of all existing proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input type="checkbox"/>	h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.	<input type="checkbox"/>
<input type="checkbox"/>	i. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input type="checkbox"/>	j. Include acreage and square footage within each parcel.	<input type="checkbox"/>
<input type="checkbox"/>	k. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>

Applicant Use	<b><u>Supplemental and Site Plan Submittal Requirements</u></b>	Staff Use Only
<input type="checkbox"/>	l. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input type="checkbox"/>	m. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>
<input type="checkbox"/>	<b>3.</b> Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>



THURSTON COUNTY RECEIVED

NOV 12 2009

THURSTON COUNTY DEVELOPMENT SERVICES PERMIT ASSISTANCE CENTER ENVIRONMENTAL CHECKLIST

"USE BLACK INK ONLY"

Official use only box containing handwritten information: Folder Sequence # 09-109600 XA, Project #: 2009103063, Related Cases: 09-109494 VC, Date Received: 11/13/09 By: Mac

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

2. Point of Contact: Ron Niemi, Woodard Bay Works Inc
Address: 6135 Woodard Bay Rd. NE
Olympia, WA 98506
Phone: 360-786-8120
Cell: 360-970-8945
E-Mail Address: niemir@comcast.net

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

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

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

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

7. Total Acres: 9.01

8. Permit Type: Residential Zoning Amendment

9. Zoning: R4-8

10. Shoreline Environment: N/A

11. Water Body: N/A

12. Brief Description of the Proposal and Project Name:
Mixed housing type residential development consisting of 7 re-developed Existing Houses, 16 Cottages, 33 Town Homes, 1 Community Center and 84 Apartment Units (total of 140 residential units) on 8.88 acres bounded by Interstate 5, Puget Sound Energy's Headquarters, a Cemetery, and existing properties zoned R4-8. Proposed amended Zoning is R4-16/1.

Thurston County  
Development Services  
Environmental Checklist

---

13. Did you attend a presubmission conference for this project?  Yes  No

If yes, when? \_\_\_\_\_

14. Estimated Project Completion Date: 2014

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):

None, beyond the zoning amendment request that accompanies this application.

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

No plans for future additions beyond the attached concept plan.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

None known.

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

Dependent upon developer's timeline.

A probable scenario would be:  
Engineering and building design - 2011.  
Permitting, financing and construction start - 2012.  
Occupancy - 2014.

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

None.



**THURSTON COUNTY  
DEVELOPMENT SERVICES  
ENVIRONMENTAL ELEMENTS**

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

**1. Earth**

a. General description of the site (check one):

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other: \_\_\_\_\_

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

20%. Building footprints and construction activities will be carefully planned to avoid and minimize slope disturbance.

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

Yelm fine sandy loam (per Thurston Geo-Data). On site soils investigation has not been performed.

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

No known history of unstable slopes or slides in the immediate vicinity.

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

Balanced cut and fill using in-situ material. Possible import of structural fill for building pads if on site material not approved. Geo-technical investigation has not yet been conducted.

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

Yes. There are moderate slopes that will require stabilization and retaining walls, and silt fence required to protect Indian Creek watershed during construction.

**To be Completed by Applicant**

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

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

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

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

2. **Air**

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

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

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

None known.

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

None.

3. **Water**

- a. **Surface**

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

Indian Creek is piped under the Puget Sound Energy site just East of the property. Its source is the Bigelow Lake wetland near South Bay Rd. then under Interstate 5 twice, then joins Moxlie Creek, which is piped to East Bay.  
<http://www.ci.olympia.wa.us/en/city-utilities/storm-and-surface-water/streams-and-shorelines/streams-and-shorelines-indian-creek-watershed.aspx>

**To be Completed by Applicant**

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

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

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

None.

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

No.

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

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

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

None anticipated.

b. **Ground**

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

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



**To be Completed by Applicant**

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

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

c. **Water Run-off (including stormwater)**

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

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

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

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

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

Runoff will be treated to remove sediment.

4. **Plants**

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

Deciduous tree:  alder  maple  aspen  other \_\_\_\_\_

Evergreen tree:  fir  cedar  pine  other \_\_\_\_\_

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants:  cattail  buttercup  bulrush  skunk cabbage  
other \_\_\_\_\_

Water plants:  water lily  eelgrass  milfoil  other

Other types of vegetation \_\_\_\_\_

**To be Completed by Applicant**

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

The majority of existing grass, trees, and shrub vegetation will be removed as required to facilitate construction of the planned project and replaced by vegetation in accordance with an approved landscape plan.

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

None known or observed.

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

The site will be landscaped in accordance with an approved landscape design to assist with green areas used for water runoff.

5. **Animals**

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

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

**Mammals**    deer,    bear,    elk,    beaver,  
 other: Small mammals such as Raccoon, squirrel, possum

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

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

None known.

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

No.

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

None.

**To be Completed by Applicant**

**6. Energy and Natural Resources**

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

The proposed project will use a mix of electricity and natural gas/propane as primary energy sources.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any

Recycled construction waste, recycled flooring, energy star appliances, GU-24 fluorescent lighting as well as all State energy code requirements will be incorporated.

**7. Environmental Health**

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

No environmental health hazards are anticipated.

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

No special emergency services will be required.

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

No mitigation measures are anticipated.

**To be Completed by Applicant**

b. Noise

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

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

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

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

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

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

**8. Land and Shoreline Use**

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

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

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

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

- c. Describe any structures on the site.

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

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

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

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

R4 - 8.

**To be Completed by Applicant**

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

Residential.

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

N/A

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

No.

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

250 - 300 people will reside in the completed project.

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

Possibly 8 families currently renting houses. One of the existing houses is occupied by one of the landowners.

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

Approach renters with ability to lease/purchase or outright purchase the existing houses. Alternatively, offer the renters an equivalent apartment or town home space for lease.

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

By submittal of the Zoning Amendment proposal accompanying this SEPA checklist, and assuring that the proposal aligns with the Thurston County Comprehensive Plan as well as the Joint Plan with the City of Olympia.

9. **Housing**

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

Mixed housing type residential development consisting of 7 re-developed Existing Houses, 16 Cottages, 33 townhomes, 1 Community Center and 84 Apartment Units. Middle-income housing, with the possibility of some special low-income units in the MF.

**To be Completed by Applicant**

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

None.

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

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

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

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

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

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

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

**11. Light and Glare**

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

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

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

No.

**To be Completed by Applicant**

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

Interstate 5 right-of-way lighting will provide background light source, but will not adversely affect the project.

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

Assure that wall packs and parking lights are shielded, or of an intensity that will not affect the neighbors to the West. North, South and East neighbors will experience no impact, due to their uses.

**12. Recreation**

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

City of Olympia Lions Park is a few blocks away. Schools within walking distance have playgrounds and sport courts. Bicycle paths nearby.

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

No.

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

The project will incorporate walking trails, basketball court, children's play area, a tranquil garden with water feature at the community center, and fenced dog runs.

**13. Historic and Cultural Preservation**

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

No.

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

None.

**To be Completed by Applicant**

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

N/A

**14. Transportation**

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

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

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

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

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

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

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

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

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

No.

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

Vehicular trips per day will be generated by a detailed traffic study. Peak volumes will occur at the traditional commuting hours.



**To be Completed by Applicant**

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

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

**15. Public Services**

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

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

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

None.

**16. Utilities**

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

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

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

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

**17. Signature**

- a. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Print Name Melvin R. Armstrong

Date Submitted 11/12/09

Signature: Melvin R. Armstrong



THURSTON COUNTY  
SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS  
(Do not use this sheet for project actions)

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

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

**To be Completed by Applicant**

**Evaluation for  
Agency Use Only**

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

Energy and resource-saving measures will include use of construction waste recycling service, installation of drought tolerant plants, GU-24 (pin-type) fluorescent light fixtures, Energy Star Appliances, water-saving plumbing fixtures, rain sensors on irrigation systems. As well, since this is an urban in-fill project, it is located near transit, bicycle paths and pedestrian ways that will encourage alternative commute methods.

**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?

No affect.

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

N/A.

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

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

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

N/A.

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

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

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

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

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

No conflict with local, state or federal laws.