



September 27, 2023

RE: Text Amendment Statement Document

Statement:

Thomas Architecture Studios proposes a text amendment to the Olympia Municipal Code, Table 6.01 and Section 18.06.060.F.2. The proposed amendment will help facilitate the development of mixed-use multifamily projects within specific auto-oriented corridors in the Downtown Business district, helping to add density to the city core. The intent of the proposed text amendment is to provide a pathway for drive-throughs and drive-through centric businesses to be allowed in these certain areas, provided that they are included in tandem with a mixed-use multifamily development. Allowing drive-through uses to be included as part of mixed-use developments strengthens a project's appeal to commercial tenants and increases project feasibility. The proposed text amendment requires that any proposed drive-through uses be seamlessly integrated within the overall project and be secondary to the ground floor commercial uses. Further, proposed drive-throughs shall not be located along lot frontages and shall also minimize any crossings of pedestrian and cycling routes. (Note: Mixed-use multifamily development refers to projects with ground floor commercial uses and multi-unit residential uses on the floors above. For the purposes of the proposed text amendment, these mixed-use multifamily developments must be a minimum of two stories.)

The proposed text amendment strategically limits the implementation of drive-throughs included within mixed-use multifamily developments to properties abutting existing auto-centric street segments in the Downtown Business district. The targeted area is along Plum Street between Union Ave and 5th Ave, and has been identified due to this street's direct access to and from Interstate 5 and its high potential for mixed-use multifamily development. Additionally, this segment of Plum Street already has existing drive-through uses, and currently includes a center median (Note: See included map for locations of current drive-through uses as well as the extents of the area proposed in the text amendment). The proposal is therefore consistent with current land uses, and the center median provides an element of safety that restricts the potential impact of drive-through entries and exits. Plum Street is also recognized as a 'downtown entry street' in the City's downtown design guidelines, which highlights its distinct nature within the city fabric and its role in connecting the city to Interstate 5. 'Downtown entry streets' are defined as "arterials with relatively high traffic volumes that bring travelers into the Downtown" and emphasize creating "an attractive street front even if the uses may be auto-oriented." The proposed text amendment aligns with both of those statements. Lastly, the City's comprehensive plan promotes "development in urban areas where public services are already present" and focuses on "higher densities downtown, along urban corridors, and near

neighborhood centers." The comprehensive plan also encourages "densities and land use types consistent with many types of transportation," so the proposed text amendment will help accomplish many of the City's noted development goals.

In conclusion, the intent of the proposal is to increase the potential for quality mixed-use multifamily development, boost economic development opportunities, and preserve and enhance the current character of Plum Street while protecting the less-auto centric nature of the rest of the Downtown Business district.



Respectfully submitted,

Thomas Architecture Studios
Ron Thomas, AIA, President

Thomas Architecture Studios
Donnie Hull, AIA, Project Manager



September 27, 2023

RE: Specific Text Amendment in Bill Format

Table 6.01:

Modify table to show 'Restaurants, with drive-in or drive-through' as a conditional use in the Downtown Business district.

PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060(GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060(F)(3)				C 18.06.060.F.2				C 18.06.060(F)(1)	C 18.06.060(F)(1)	P 18.06.060(F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060(U)(3)	C	P	P 18.06.060(U)(2)	P	P	P 18.06.060(U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							

18.06.060.F.2:

Downtown Business and Urban Waterfront (UW) Requirements. Drive-through and drive-in uses are allowed on properties abutting Plum Street between Union Ave and 5th Avenue if included as part of a mixed-use multifamily development with ground floor commercial uses and residential uses above (for a minimum development size of two stories). Drive-throughs must also be secondary to the commercial uses, not be located along a lot frontage, and must minimize crossings of pedestrian and cycling routes. ~~are prohibited as a primary or accessory use~~ (exception: drive-through banks are a conditional use). Existing drive-in and drive-through restaurants permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations or conditional use requirements. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.

Respectfully submitted,

Thomas Architecture Studios
Ron Thomas, AIA, President

Thomas Architecture Studios
Donnie Hull, AIA, Project Manager

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for non-project proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
[Does not apply. No specific project proposed.](#)
2. Name of applicant:
[Thomas Architecture Studios.](#)

3. Address and phone number of applicant and contact person:
525 Columbia Street SW
Olympia, WA. 98501
360-915-8775
Donnie Hull
4. Date checklist prepared:
September 27, 2023.
5. Agency requesting checklist:
City of Olympia.
6. Proposed timing or schedule (including phasing, if applicable):
Summer 2024.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Does Not Apply. No specific project proposed.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None / Does Not Apply. No specific project proposed.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Olympia Municipal Code Text Amendment.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Amendment to the Olympia Municipal Code to include drive-throughs as a
CONDITIONAL use within the Downtown Business district.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
Within the Downtown Business district of the City of Olympia 2020 Zoning Map.
Specifically along Plum Street between Union Ave and 5th Ave.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Flat / Urbanized.

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

Does Not Apply. No specific project proposed.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Some native soil and some fill assumed.

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

None known.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

2. Air [\[help\]](#)

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

No water frontage adjacent to the specific area stated in the proposed text amendment.

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

Does Not Apply. Proposed area is not located within 200' of water bodies or wetlands.

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

Does Not Apply. Proposed area is not located within 200' of water bodies or wetlands.

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

Does Not Apply. Proposed area is not located within 200' of water bodies or wetlands.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

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

Does Not Apply. No specific project proposed.

b. Ground Water: [\[help\]](#)

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

Does Not Apply. No specific project proposed.

- 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.

Does Not Apply. No specific project proposed.

c. Water runoff (including stormwater):

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

Existing City stormwater infrastructure serves the area.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

4. **Plants** [\[help\]](#)

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

- c. Is the site part of a migration route? If so, explain.
Does Not Apply. No specific project proposed.
- d. Proposed measures to preserve or enhance wildlife, if any:
Does Not Apply. No specific project proposed.
- e. List any invasive animal species known to be on or near the site.
Does Not Apply. No specific project proposed.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
City utilities are available at the proposed area.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Does Not Apply. No specific project proposed.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Does Not Apply. No specific project proposed.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
Does Not Apply. No specific project proposed.
 - 1) Describe any known or possible contamination at the site from present or past uses.
Unknown.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
Unknown.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Does Not Apply. No specific project proposed.
 - 4) Describe special emergency services that might be required.
Does Not Apply. No specific project proposed.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Does Not Apply. No specific project proposed.

b. Noise

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

Traffic.

- 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.

Noise levels would remain the same.

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

None.

8. Land and Shoreline Use [\[help\]](#)

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

All urbanized area in the Downtown Business District. Existing area character and land uses will remain the same.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

- c. Describe any structures on the site.

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Downtown Business (DB).

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

Downtown Business (DB).

- g. If applicable, what is the current shoreline master program designation of the site?
[Not applicable, specific area does not include shoreline frontage.](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
[Unknown, not assumed.](#)
- i. Approximately how many people would reside or work in the completed project?
[Does Not Apply. No specific project proposed.](#)
- j. Approximately how many people would the completed project displace?
[Does Not Apply. No specific project proposed.](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any:
[Does Not Apply. No specific project proposed.](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
[Proposal is consistent with existing land uses.](#)
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
[Does Not Apply. No specific project proposed.](#)

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
[Does Not Apply. Would make future housing more feasible.](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
[Does Not Apply. No specific project proposed.](#)
- c. Proposed measures to reduce or control housing impacts, if any:
[Does Not Apply. No specific project proposed.](#)

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
[Does Not Apply. No specific project proposed.](#)
- b. What views in the immediate vicinity would be altered or obstructed?
[Does Not Apply. No specific project proposed.](#)
- e. Proposed measures to reduce or control aesthetic impacts, if any:
[Does Not Apply. No specific project proposed.](#)

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

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

[Does Not Apply. No specific project proposed.](#)

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

[Does Not Apply. No specific project proposed.](#)

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

[Does Not Apply. No specific project proposed.](#)

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

[Does Not Apply. No specific project proposed.](#)

12. Recreation [\[help\]](#)

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

[City of Olympia park, Yashiro Japanese Garden.](#)

- f. 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:

[Does Not Apply. No specific project proposed.](#)

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

[Unknown.](#)

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

[Unknown.](#)

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

[Does Not Apply. No specific project proposed.](#)

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

[Does Not Apply. No specific project proposed.](#)

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Plum Street, an arterial with relatively high traffic volume that brings travelers into the Downtown.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes, InterCity Transit bus routes.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Does Not Apply. No specific project proposed.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No.
- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
Does Not Apply. No specific project proposed.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Does Not Apply. No specific project proposed.
- h. Proposed measures to reduce or control transportation impacts, if any:
Does Not Apply. No specific project proposed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Does Not Apply. No specific project proposed.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Does Not Apply. No specific project proposed.

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

- 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.

- 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.

Does Not Apply. No specific project proposed.

C. Signature [\[HELP\]](#)

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

Signature: Donnie Hull

Name of signee Donnie Hull

Position and Agency/Organization Project Manager, Thomas Architecture Studios

Date Submitted: 9/29/23

D. Supplemental sheet for non-project actions [\[HELP\]](#)

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

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

Does Not Apply. No specific project proposed.

Proposed measures to avoid or reduce such increases are:

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

None. Not applicable. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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?

Does Not Apply. No specific project proposed.

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

Does Not Apply. No specific project proposed.

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

Would not affect existing service.

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

None.

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

None.