



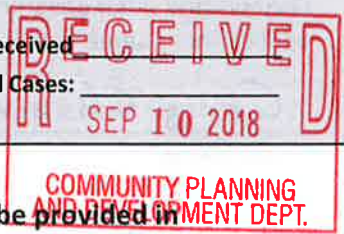
# ENVIRONMENTAL CHECKLIST (SEPA) COVER FORM

**OFFICIAL USE ONLY**

Case #: \_\_\_\_\_  
Received By: ZK/BZ

Master File #: 18-3886  
Project Planner: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Related Cases: \_\_\_\_\_



All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

Agency application to be attached to this:

- State Environmental Policy Act- Environmental Checklist

For electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

Applicant: Housing Authority of Thurston County Phone: (360) 753-8292

Mailing Address: 1206 12<sup>th</sup> Ave SE City Olympia St WA Zip 98501

Email Address: BobR@hatc.org

Project Name: Text Amendment for Medical Services Zone Tax Parcel No. Multiple

Project Address: Parcels within 600 feet of Lilly Road NE

Section/Township/Range: 17/18N/1W Total Acres \_\_\_\_\_ Approx. 93 acres within 600' either side of the center line of Lilly Rd.

Zoning: Medical Services Shoreline Designation: none in this zone Water Body (if any): Woodard Creek

Initial Permit Type(s): We are not requesting any permits at this time.

List of all supplemental reports accompanying this application:

**REQUIRED CHECKLIST ATTACHMENTS**


- Title company-certified list of adjacent property owners within 300 feet.
- All fees, including supplemental review fees.
- Reproducible site plans and vicinity map (11"x17" or smaller).
- Five copies of all supplemental reports.

*Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information*

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Craig Chance

Print Name

  
Signature ED,  
HARC

Signature

DOHS  
9-10-18

Date

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,  
Community Planning and Development

12/1/2016

Date

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

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

## ***Instructions for applicants:***

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

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

## ***Instructions for Lead Agencies:***

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

## ***Use of checklist for nonproject proposals:***

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

## ***A. Background*** **[HELP]**

1. Name of proposed project, if applicable: Text Amendment to Medical Services District
2. Name of applicant: Housing Authority of Thurston County
3. Address and phone number of applicant and contact person:

1206 12<sup>th</sup> Ave SE  
Olympia, WA, 98501  
Bob Ricks, (360) 918-5819

4. Date checklist prepared: 8/31/2018
5. Agency requesting checklist: City of Olympia
6. Proposed timing or schedule (including phasing, if applicable): We would like to have a decision on this text amendment request by November 30<sup>th</sup>, 2018.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. If this text amendment is approved, we plan to purchase and develop the parcel of land located at 204 Lilly Rd. NE. for residential, multi-family use.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. We have not prepared any environmental documents directly related to this request.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. We are not aware of any other pending applications or governmental approvals.
10. List any government approvals or permits that will be needed for your proposal, if known. We are not aware of any other approvals or permits required for this text amendment request.
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.)

We are requesting that the text of the Medical Services district be amended to remove the residential restrictions contained in 18.06.060(T) of the City Municipal Code. Current zoning for the Medical Services district prohibits residential development within 600 feet of Lilly Road except above the ground floor in mixed use buildings. There are only two small parcels of land in the Medical Services district within 600 feet of Lilly Road that are undeveloped. The total size of these two parcels is 3.79 acres. The restriction on residential use within the MS district has had the intended effect of concentrating medical services in this district. Now that this district is nearly completely developed, loosening the restrictions on residential use will provide an incentive to develop much needed affordable housing close to employment and along a major transportation corridor. The current restriction on residential use in the Medical Services district only applies to the Lilly Road corridor. The Medical Services district on the west side of Olympia does not have this same residential restriction.

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.

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

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

a. General description of the site: Lilly Road Medical Services district

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: The Medical Services district is generally flat with some slopes on the western boundary.

b. What is the steepest slope on the site (approximate percent slope)? The steepest slopes in developable areas of the Medical Services district appear to be about 8%.

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. According to the Thurston County Geodata website, area soils in the Lilly Road Medical Services district are predominantly Alderwood gravelly sandy loam and Yelm fine sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None that we know of. New developments of any type would need to conduct their own geotechnical investigations.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Not applicable. This proposal is a zoning text amendment only.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not applicable. This proposal is a zoning text amendment only.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable. This proposal is a zoning text amendment only.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Not applicable. This proposal is a zoning text amendment only.

### **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. Not applicable. This proposal is a zoning text amendment only.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None that we know of.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not applicable. This proposal is a zoning text amendment only.

### 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. Woodard Creek is located along the western boundary of the the Medical Services district. There are existing wetland buffers that protect Woodard Creek in this district. The current proposal would not effect the existing wetland protections for Woodard Creek.
- 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. We are not proposing any work that would impact any waters – text amendment only.
- 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. We are not proposing any filling or dredging of surface areas or wetlands. This is a text amendment only.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Not applicable – text amendment only.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. There are some areas of the Medical Services district that are within a 100-year floodplain. The floodplain is along Woodard Creek in areas that are protected from development. This text amendment proposal will not have any effect on the 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Not applicable – text amendment only.

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. This text amendment proposal will not result in any groundwater being withdrawn for drinking or other purposes. City water is widely available in this district.

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. The Lilly Road Medical Services district is currently served by City sewer. This text amendment proposal will not have any impact on the discharge of waste materials into the ground.

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. Not applicable – text amendment only. New developments of any type within this district would need to comply with City stormwater requirements.

2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable – text amendment only.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not applicable – text amendment only.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Not applicable – text amendment only.

4. **Plants** [help]

a. Check the types of vegetation found on the site: Medical Services district

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

\_\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? None – text amendment only.
- c. List threatened and endangered species known to be on or near the site. Unknown. According to the Department of Natural Resources website, there are only two threatened plant species in Thurston County and no endangered plant species. One of these species, water howellia, is an aquatic plant growing in marshes and ponds. Since these areas would be protected from development with existing regulations, no impact would be expected. The other protected species is the golden paintbrush. Since this proposal is a text amendment only, removal of the residential restrictions in the Medical Services district would not create a greater threat to this species over existing and permitted medical services development.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable – text amendment only.
- e. List all noxious weeds and invasive species known to be on or near the site. We have not surveyed the Medical Services district in the Lilly Road corridor for noxious and invasive plant species. Since this is a text amendment proposal only, no additional impact is anticipated.

## 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. We have not surveyed the Lilly Road Medical Services district for birds or other animals. Since this is a text amendment proposal only, no additional impact is anticipated.

Examples include:

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

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

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

- b. List any threatened and endangered species known to be on or near the site. We have not surveyed the Lilly Road Medical Services district for any threatened or endangered animal species. Since this is a text amendment proposal only, no additional impact is anticipated with residential development over currently permitted development.
- c. Is the site part of a migration route? If so, explain. Unknown. Since this is a text amendment proposal only, no additional impact is anticipated.
- d. Proposed measures to preserve or enhance wildlife, if any: None – text amendment proposal only.



e. List any invasive animal species known to be on or near the site. Not applicable – text amendment only.

## **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. Not applicable – text amendment only. Typical energy utilities are readily available in the Lilly Road Medical Services district.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable – text amendment only.

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: Not applicable – text amendment only.

## **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.

- 1) Describe any known or possible contamination at the site from present or past uses. According to the EnviroMapper feature on the Department of Ecology website, there are some sites within the subject Lilly Road MS district that report to the EPA. Since this is a text amendment only, it is not anticipated that the proposal will have any effect on existing environmental health hazards.
- 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. Not applicable – text amendment only.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Not applicable – text amendment only.
- 4) Describe special emergency services that might be required. Not applicable – text amendment only.
- 5) Proposed measures to reduce or control environmental health hazards, if any: Not applicable – text amendment only.

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Current noise levels are not excessive and are compatible with residential, multi-family use.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Not applicable – text amendment only.
- 3) Proposed measures to reduce or control noise impacts, if any: Not applicable – text amendment only.

**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. Current land use in the Lilly Road Medical Services district is primarily medical services. The proposal will allow more residential development on the few remaining, undeveloped parcels within 600 feet of Lilly Road.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Unknown. The Lilly Road MS district has been developed primarily for medical services. We are unaware of any farmlands or working forest lands within this district.
  - 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: No. There are no working farms or working forest lands in the Lilly Road MS district.
- c. Describe any structures on the site. Not applicable – text amendment only.
- d. Will any structures be demolished? If so, what? No. Text amendment only.
- e. What is the current zoning classification of the site? Medical Services
- f. What is the current comprehensive plan designation of the site? Medical Services

- g. If applicable, what is the current shoreline master program designation of the site? The Lilly Road MS district does not include and designated shorelines.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. The Lilly Road MS district is located in a Critical Aquifer Recharge Area. Allowing more residential development on the few remaining undeveloped parcels as opposed to medical services development that is already permitted will not have an adverse impact on the Acquifer Recharge Area.
- i. Approximately how many people would reside or work in the completed project? Not applicable – text amendment only.
- j. Approximately how many people would the completed project displace? Not applicable – text amendment only.
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable – text amendment only.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: There are existing residential developments within the Lilly Road MS district. Additional housing in this district will be compatible with existing developments and will bring much-needed housing close to employment sources.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable. Agricultural and working forest land use is incompatible with existing zoning.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. There are only 2 undeveloped parcels left in the Lilly Road MS district that would be affected by this proposal. The total acreage for these sites is 3.79 acres. At an estimated density of 18 units per acre, this could provide approximately 68 units of multi-family housing. The Housing Authority is interested in developing one of these parcels into approximately 24 units of affordable housing for low- and middle-income households.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. The only two remaining undeveloped parcels in the Lilly Road MS district affected by this proposal are both vacant without any existing housing located on them.

- c. Proposed measures to reduce or control housing impacts, if any: The proposed text amendment would not reduce housing in the Lilly Road MS district, and likely will increase it. The amount of new housing that could be added to this district will be controlled by the limited amount of undeveloped land that is available.

## **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? The proposed text amendment would not affect building heights. Building height would still be controlled by the existing MS district zoning. Building materials used on the exterior of any future development is unknown at this time.
- b. What views in the immediate vicinity would be altered or obstructed? Not applicable. The proposed text amendment would not have any effect on allowable building heights in this district.
- b. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable. The proposed text amendment would have no effect on aesthetic impacts of future development. Any new development would still be subject to the City's design review requirements.

## **11. Light and Glare** [help]

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. Text amendment only.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable – text amendment only.
- c. What existing off-site sources of light or glare may affect your proposal? Not applicable – text amendment only.
- d. Proposed measures to reduce or control light and glare impacts, if any: Not applicable – text amendment only.

## **12. Recreation** [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? The Chehalis Western Trail borders the Lilly Road MS district on the east side.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No. Text amendment only.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable

### **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. Not applicable – text amendment only.
- 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. Not applicable – text amendment only.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Not applicable – text amendment only.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. Not applicable – text amendment only.

### **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. Lilly and Ensign roads are the main thoroughfares through the Lilly Road MS district. Martin Way is nearby, as well as Interstate 5.
- 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? Intercity Transit route 60 provides regular bus service to the Lilly Road MS district. During the morning and evening commute times, buses run on the half hour. During the day, buses run on the hour. Route 60 connects to the Olympia and Lacey transit centers.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not applicable – text amendment only.
- 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). Not applicable – text amendment only.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. There is no water, rail or air transportation directly available in the Lilly Road MS district.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Not applicable – text amendment only.
- 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. There are no agricultural or forest product operations within the vicinity of the Lilly Road MS district.
- h. Proposed measures to reduce or control transportation impacts, if any: Not applicable – text amendment only.

**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. Increased residential density in this district would have some impact on these public services. Since there are only 3.79 acres of undeveloped land within 600 feet of Lilly Road, the additional impact on public services will be limited.
- b. Proposed measures to reduce or control direct impacts on public services, if any. None proposed.

**16. Utilities** [help]

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_. All wet and dry utilities are generally available within the Lilly Road MS district.
- 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. None proposed – text amendment only.

**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: \_\_\_\_\_  
 Name of signee Craig Chance  
 Position and Agency/Organization Executive Director, Housing Authority of Thurston County  
 Date Submitted: 9-10-2018

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

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

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

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

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

The proposed text amendment, which could slightly increase residential density in this district, is not likely to increase any discharges to water; emissions to air; production, storage, or release of hazardous substances; or projection of noise above what would be produced from medical services development.

Proposed measures to avoid or reduce such increases are: None proposed

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

Residential development of the few remaining parcels of land in this district would not result in an increased affect to plants, animals, fish, or marine life over development of medical services that is currently permitted.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None proposed

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

Residential development of the few remaining parcels in this district would not result in any greater depletion of energy or natural resources than the currently permitted medical services.

Proposed measures to protect or conserve energy and natural resources are: None 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?

The two remaining parcels of undeveloped land that are within 600 feet of Lilly Road are not

considered to be in environmentally sensitive areas, or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are: None 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?

The proposed text amendment could slightly increase multi-family residential development within the Lilly Road Medical Services district. Residential development is already a permitted use in this district at distances greater than 600 feet from Lilly Road. Additional multi-family development in this district would be compatible and complimentary to existing multi-family developments in the district. None of the parcels in the Lilly Road MS district are designated as shorelines.

Proposed measures to avoid or reduce shoreline and land use impacts are: None proposed

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

The proposed text amendment could increase demands on public transportation. The two remaining parcels within 600 feet of Lilly Road are well serviced by Intercity Transit bus service and are within established transportation corridors. Public utilities are also well established in this district. Allowing more residential development in the two remaining parcels is not likely to create significantly greater demand on public utilities than currently permitted medical services development.

Proposed measures to reduce or respond to such demand(s) are: None proposed

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

We are not aware of any issues with the proposed text amendment that would conflict with local, state, or federal laws or requirements for the protection of the environment.