

Fact-Check of the Bar Holdings' application

(pp. 5-6 of pdf REVISED12272023-
BarHoldingsApplicationandSupportingMaterials-2021
106123.pdf (available at Project Number
2021106123, [https://weblink.co.thurston.wa.us/
DSPublic/customsearch.aspx?searchname=search](https://weblink.co.thurston.wa.us/DSPublic/customsearch.aspx?searchname=search))

A. Identify the land uses surrounding the property would affect those surrounding land uses.

Sheldon Road on the west side of the property provides a buffer that take access from it minimizing impacts from future commercial/industrial and multi-family uses on the site that will provide for a dense site obscuring landscape buffer on the Sheldon Road frontage to further minimize impacts to adjacent residential uses.

There are two additional homesites west of Sheldon Road SE along the west flank of parcel number 11719220101 that take access from Springer Lake Lane SE. The home located at 9520 Springer Lake Lane SE (Parcel No. 12724110802) is located on the far west side of the parcel and has a 450' forested buffer between the home and Sheldon Road. The home is approximately 315' from the center of the parcel and is as a forest buffer from the improved Sheldon Road right-of-way. **False. This so-called "vacant land" on the southern border is 20 acres of lush stewardship forest (including a wetland) with a pending conservation easement through Capitol Land Trust.**

Existing land uses to the south and west of parcel number 11719220101 consist of **vacant land** and developed rural density residential located in the Rural Residential Resource RRR 1/5 zone district. The two parcels immediately south of parcel number 11719220101 owned by Ronda Larson (Parcel Nos. 11719230101 and 11719230102) were changed from residential to designated forest land in 2022.

Properties to the south of parcel number 11719240302 are developed rural density residential in the Rural Residential Resource RRR 1/5 zone district. Parcel number 11719240302 included in the comprehensive plan amendment and rezone request is currently in the rezoning process and is the home of a vehicle storage. **False. On the parcel's northeastern border are 86 acres of designated forestland (Manke Timber Company), 278 acres of designated forestland (Timberline hall of fame coaches John and Nelda Patton), and 367 acres of preserve (Coalition for Ecosystems Preserve).**

Properties east of the site consist of mostly existing **commercial/industrial development**. Existing uses include a business office for Sta-Built Construction, Great Western Supply, The Barn Nursery and Fire Station 64 operated by East Olympia Fire District 6. There is one single family home on the east side of Old Highway 99 across from the site that is located between the Sta-Built construction office and Great Western Supply.

There is one adjacent property to the north that is vacant. Properties on the north side of 93rd Avenue, west of Old Highway 99 consist of vacant property owned by Tumwater School District #33.

Generally, **the main effects the zone change could have on surrounding properties** if the BAR Holdings site was developed in the future would be increased traffic on surrounding streets, increased illumination during evening hours and increased noise typical of a mixed-use urban center.

False. The effects on surrounding properties include not just traffic and lights but also groundwater contamination in the aquifer, degradation of salmon runs in the Deschutes River, destruction of an important wildlife corridor, development pressure on surrounding natural resource lands, creation of a heat island, and elimination of a carbon sink, among other effects.

B. Explain why the existing land use designation is appropriate.

The properties involved in the rezone request are at the intersection of 93rd Avenue SE, adjacent to the site carry thousands of vehicle trips per day. The latest traffic data from the Thurston Regional Planning Council (TRPC) indicates Old Highway 99 carries 721 vehicles per hour during the afternoon peak (the busiest 2-hour period on a typical weekday) and 93rd Avenue carries 311 vehicles per hour during the afternoon peak.

False. Spuds Grocery, a bar & grill, and a cookie shop are only a mile away.

The nearest **commercial service centers** to the properties requested for rezoning are located **approximately 3.5 miles** west in the vicinity of the 93rd Avenue and Interstate 5 and approximately 3 miles to the north in the vicinity of Old Highway 99 and Tumwater Boulevard. These distances to the nearest commercial services for the rapidly growing neighborhoods in the area are not consistent with the **Sustainable Thurston Plan's goal of providing commercial services within .5 miles**

False. The proposal would violate Sustainable Thurston's climate mitigation goals of housing near urban centers, sprawl reduction, and lowered vehicle miles traveled.

(a 20-minute walk) to urban density residential neighborhoods.

Parcel number 11719240302 is currently developed as a commercial use under a Special Use Permit issued by Thurston County. Similarly, The Sta-Build construction office, Great Western Supply, the Barn Nursery and East Olympia Fire District 6 Station 64 on the east side of Old Highway 99 have been in operation as commercial uses for years. Rezoning the property to a combination of Mixed Use, General Commercial and Light Industrial would result in future uses on the site being consistent with existing uses on the site developed with Special Use Permit and existing uses on the east side of Old Highway 99.

There is 61-acre block of property on the north side of 93rd Avenue west of Old Highway 99 within the current City of Tumwater UGA zoned Multi-Family Medium Density Residential (MFM) 9-15 dwelling unit per acre. This area is mostly underdeveloped for the MFM zoning designation. With development that has occurred in the last 10 years in this area of the City/County, City utilities have been extended to this area making the properties zoned MFM ripe for development/redevelopment to urban densities. It should be noted that the most easterly 11.6 acres of the 61-acre block of MFM property is owned by the Tumwater School District is identified as an elementary school site Tumwater School Districts 2023-2029 Capital Facilities Plan.

True. In other words, the UGA is not bursting at the seams here. Thus, the UGA swap law cannot be used.

The current RRR 1/5 zoning would only allow subdivision of the undeveloped 52-acre property identified as tax parcel number 11719220101 into a maximum of 6 single-family residential lots due to water rights restrictions. This extremely low residential density at the intersection of two major arterial roadways in an area of the City/County that has seen considerable residential growth over the past several years is not appropriate for the property.

In addition, the existing commercial developments on parcel numbers 11719240302 and 11719210100 would be more appropriate in a commercial/industrial zone rather than a low density rural residential zone.

C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.

Conditions in the vicinity of the project have changed significantly over the last several years. There have been more than 900 single-family lots created within 1 mile of the subject property creating a need for more commercial services near the new residential growth.

False. Spuds Grocery and a bar & grill are only a mile away. Costco, Walmart, Fred Meyer, and Home Depot are only an 8-minute drive away. Most shoppers will continue going to those cheaper stores.

The rezone would allow development in the Thurston Plan to create vibrant centers and corridors, create a robust economy, and provide commercial services to households within a half-mile of an urban

As a result of the considerable single-family development extended along both Old Highway 99 and utility extensions will likely result in development along Highway 99 and west of the site on 93rd Avenue commercial services near them.

False. The development would likely degrade the nearby Deschutes River and its salmon runs. The parcel is deemed "critical aquifer recharge area--extreme" due to highly permeable soils and a high water table that likely feeds into the river. Also, the parcel is near to where multiple documented springs emerge, increasing the speed with which contaminants reach the river. The stormwater retention rules would lead to instream flow reductions, degrading salmon habitat. Extending sewer service to the parcel is a de facto encouragement of land development around the parcel. Many developable parcels south of the proposed site are also very close to the river and would be subject to similar water supply limits, stormwater design limitations/costs, leaks/spills and streamflow reductions.

Over the last several years Thurston County is pursuing a septic to sewer conversion program. Bringing the properties into the Tumwater UGA and rezoning them will allow extension of City utilities allowing conversion of existing septic systems in the area to City sewer. This is particularly important for properties on the east side of Old Highway 99 north of the property that have frontage on the Deschutes River. The Deschutes River is on the US EPA 303d list of impaired water bodies for pH, dissolved oxygen, bacteria, temperature, and sediment.

Thurston County has gained coverage under the Federal Endangered Species Act (ESA) for several federally listed species through approval of a countywide Habitat Conservation Plan (HCP). The City of Tumwater is working with the U.S. Fish and Wildlife Service on their own HCP. The County approved HCP and the HCP being prepared by the City will have a significant impact on buildable lands in the City and the Tumwater UGA.

BAR Holdings Analysis

Section II.B in Chapter 2 of the Comprehensive Plan outlines several points for properties to meet Growth Management Act (GMA) requirements for Urban Growth Areas. Our analysis of the applicable requirements are as follows:

- An urban growth area may include territory outside of a city or town only if the territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.

Analysis: The southeastern area of Tumwater and Tumwater UGA is one of the fastest growing areas in Thurston County. More than 900 single-family lots have been created in this area over the last 10 years, with more in the pipeline. As a result of this growth, the area in the vicinity of the subject property has rapidly changed from mostly rural character to an area with urban densities.

Two properties involved in the BAR Holdings are on the west side of Old Highway 99 and properties on the east side of Old Highway 99. The existing commercial/industrial uses on the Bar Holdings and other properties in the vicinity of the site are characterized by urban growth.

False: If you compare the aerial maps from 2013 and 2023, you can see that the area is mostly unchanged. It was rural then and it's rural now.

- The urban growth areas in the county must be able to support future growth in the county over the next 20 years.

This admission that the UGA has enough land to support future growth means that in-fill should be how the county addresses the the housing crisis, rather than sprawl.

Analysis: Although the recently published Buildable Lands Report issued by TRPC indicates there is enough buildable land in the current UGA's to support growth over the next 20 years, the report does not take into consideration Thurston County's and the City of Tumwater's Habitat Conservation Plans under the ESA. The final Thurston County HCP and City of Tumwater Draft HCP indicate that thousands of acres will be necessary to mitigate development impacts to the species covered under the plans.

The applicant is proposing that the County bring the BAR Holdings properties into the City of Tumwater UGA boundary while simultaneously removing properties in the City of Tumwater's northwest UGA. This type of adjustment of the UGA is allowed by RCW 36.70A.130(3)(c) as part of the 10-year Comprehensive Plan periodic update. See UGA adjustment analysis below.

- Urban growth areas must permit urban densities and include open spaces.

Analysis: The requested zoning of General Commercial (GC), Mixed Use(MU), and Light Industrial (LI) will allow for the BAR Holdings property to develop at urban densities. The vision for the property is a mixed-use neighborhood center that will include retail/commercial, a YMCA with splash park to serve south Thurston County, a 220+ unit apartment complex and a self-storage facility.

- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional public facilities and services needed.

Analysis: The BAR Holdings property is located at the intersection of two arterial roadways (Old Highway 99 and 93rd Avenue). The BAR Holdings property and the SE Tumwater UGA are characterized by urban growth.

Thurston County's current Comprehensive Plan recognizes the City of Tumwater's UGA to be the most rapidly growing area in the County over the 20-year planning period. Table 2-1 in Chapter 2 of the Thurston County Land Use Plan projects the population in the Tumwater UGA to nearly triple (170%) by the end of the planning period. This rate of population increase is also triple the amount of the next closest jurisdiction (Lacey 66%).