

# Fact Sheet

<b>Project Title:</b>	<b>Thurston Highlands Master Planned Community</b>
<b>Brief Description of the Proposal:</b>	The Thurston Highlands Master Planned Community is a mixed-use development proposal for a 1,240-acre site in the southwest quadrant of the incorporated area of the City of Yelm. Under any conceptual land use alternative, the development scenario would include approximately 5,000 homes to be provided in a mix of housing types and densities; commercial development; office space; several hundred acres of permanent open space; a Regional Sports Complex; school sites; an on-site fire station; and on-site provisions for other public services (e.g., water supply; wastewater collection, treatment and reuse or disposal; stormwater management facilities; electrical power and communications; transit facilities; churches; and a possible satellite police station); and extension of Tahoma Boulevard through the site to SR 507.
<b>Purpose and Objectives:</b>	<p>The objectives of the proposal are to develop the southwest area of Yelm in a manner that would:</p> <ul style="list-style-type: none"><li>• Be consistent with the Washington State Growth Management Act and the City of Yelm <i>Comprehensive Plan</i> to provide for anticipated growth in the community.</li><li>• Implement sustainable development to the maximum extent practicable within an urban area. Develop a community that thoughtfully provides for the needs of its residents with efficiency and stewardship for the future.</li><li>• Implement characteristics the citizens of Yelm would like to see in their community.</li><li>• Minimize impacts to environmentally sensitive areas and preserve natural areas for public enjoyment.</li><li>• Provide for efficient growth in public services and utilities required to serve phased development of the Master Planned Community.</li></ul>
<b>Principal Alternatives:</b>	<b>The Preferred Alternative</b> is a blend of characteristics of traditional development and an urban village concept, described below as the range of land use alternatives. The Preferred Alternative would include approximately 3,000 single-family detached homes, 546 duplex units, 509 multi-family units (3 to 4 dwelling units per building), and 945 multi-family units with 5 or more d.u. per building. Other uses would include approximately 825,000 square feet (sf) of commercial development,

135,000 sf of office space, and about 400 acres of permanent open space.

**The Traditional Development Alternative** would be characterized by suburban development similar to what has occurred over the past several years: a curvi-linear, gridded street system with an emphasis on single-family residential neighborhoods and small-scale neighborhood convenience commercial uses. A larger portion of the site would be allocated to a low-density zone. Traditional neighborhoods would spread the residential density out over the majority of the project site, providing larger lot sizes (5,000 to 7,000 square feet) and an average density of 4 dwelling units per buildable acre, resulting in a more automobile-oriented community. The Traditional Development Alternative would provide approximately 4,000 single-family detached homes, 400 duplex units, 400 multi-family units with 3 to 4 d.u. per building, and 200 multi-family units with 5 or more d.u. per building. Other uses would include approximately 480,000 sf of commercial development, 150,000 sf of office space, and about 315 acres of permanent open space.

**The Urban Village Alternative** would create compact areas of high-density residential uses inter-mixed with commercial uses around a central Village Square. This development pattern could reduce reliance on automobile travel. Neighborhoods would have much smaller single-family lots, with an average density ranging from 5 to 7 dwelling units per buildable acre. Private yards would generally be smaller, though some areas of the site would still be developed as traditional single-family residential subdivisions. The Urban Village Alternative would provide approximately 1,000 single-family detached homes, 1,240 duplex units, 1,420 multi-family units with 3 to 4 d.u. per building, and 1,340 multi-family units with 5 or more d.u. per building. Other uses would include approximately 850,000 sf of commercial development, 650,000 sf of office space, and 400 to 500 acres of permanent open space.

**The No Action Alternative** (no development at this time) is also evaluated in this EIS.

**Project Proponent:**

Thurston Highlands, L.L.C.  
4200 6th Avenue SE, Suite 301  
Lacey, WA 98503

<b>Schedule for Implementation:</b>	The Master Planned Community would be developed in phases over a period of 10 to 30 years. Phase 1 would commence as soon as the land use approval process is complete. During preparation of the EIS, it was estimated that Phase 1 construction would occur between 2008 and 2010, that occupancy of Phase 1 homes would occur between 2009 and 2012, and that Phase 2 would commence in 2015.
<b>Lead Agency:</b>	City of Yelm, Community Development Department P.O. Box 479 105 Yelm Avenue W. Yelm, WA 98597
<b>City of Yelm Project File No.</b>	MPD-05-0538-YL
<b>SEPA Responsible Official, project information contact person, and person to whom to direct comments:</b>	Grant Beck, Community Development Director City of Yelm, Community Development Department (360) 458.3835 highlands@ci.yelm.wa.us
<b>Permits and Approvals Required:</b> City of Yelm	Conceptual Master Site Plan Approval Final Master Site Plan Approval Development Agreement (possible) Site Plan Review and Subdivision Approvals Civil Plan Review Building Permits
Thurston County Parks, WSDOT, and the Rails to Trails Conservancy	Review/approval of Tahoma Boulevard crossing of the Yelm/Tenino Trail
U.S. Army Corps of Engineers	Section 404 Permit for Placement of Fill in Wetlands (associated with Tahoma Boulevard construction)
Washington Department of Ecology	Section 401 Water Quality Certification (required for Section 404 permit)
Washington Department of Ecology	Coastal Zone Management (CZM) Consistency Determination (required for Section 404 permit)
Washington Department of Ecology	NPDES Construction Stormwater Permit
Washington Department of Fish & Wildlife	Hydraulic Project Approval
Washington Department of Transportation	Developer Agreement for construction of Tahoma Boulevard intersection with SR 507

**EIS Authors and  
Principal Contributors:**

**City of Yelm Community Development  
Department Staff:**

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Tami Merriman, *Associate Planner*

**Vicki Morris Consulting Services**

Vicki Morris, *EIS Primary Author and Editor*

**KPFF Consulting Engineers**

*Conceptual Land Use Alternatives  
Grading, Drainage and Utilities Technical Report*

**Shea Carr & Jewell, Inc.**

*Transportation System Impact Analysis and Mitigation*

**Transportation Engineering Northwest (TENW)**

*Transportation System Existing Conditions and  
Impact Analysis*

**Anthony Burgess Consulting (ABC), Inc.**

*Technical Lead: Geology, Soils, Surface Water and  
Infiltration Effects*

**Pacific Groundwater Group (PGG)**

*Infiltration Effects Assessment – Shallow groundwater  
regime characterization: Installation of monitoring wells,  
data analysis and groundwater modeling using  
MODFLOW*

**Brown and Caldwell**

*Surface Water Technical Report: Change in shallow  
groundwater recharge and affect on Thompson Creek  
using HSPF and Streamflow Modeling using HEC-RAS*

**Insight Geologic**

*Geology and Phase I Environmental Site Assessment*

**William Parnell**

*Soil Characterization*

**R.W. Droll, Landscape Architect**

*Light and Glare, Aesthetics, Parks and Recreation*

**The Coot Company**

*Wetlands, Wildlife, Habitats, and Fish*

**Geomatrix Consultants, Inc.**

*Air Quality Assessment*

**Property Counselors**

*Fiscal Analysis*

**Final EIS Date of Issue:**

**November 25, 2008**

**Location of copies of the Final EIS and Technical Reports for Review:**

**City of Yelm  
Community Development Department**  
105 Yelm Avenue W.  
Yelm, WA 98597  
www.ci.yelm.wa.us

**Yelm Timberland Library**

Fay Fuller Building  
210 Prairie Park Street  
Yelm, WA 98597

**Availability of Copies of the Final EIS and Technical Reports to the Public:**

Everyone on the Final EIS Distribution List (Chapter 4) was sent a CD of electronic files of the entire contents of the Draft EIS, Final EIS, and Technical Reports. These files can be viewed electronically, or can be printed for hard-copy review. A recommended local printer with the capability to print from electronic files and collate figures and appendices into documents is ABC Printing in Lacey:  
Contact: Dale Richart, 360.456.4545.  
Additional copies of the CD can be obtained from the City at no charge.

**Next Steps in the Development Review Process:**

After issuance of the Final EIS, the applicant will revise, as appropriate, the Conceptual Master Site Plan and the Final Master Site Plan for Phase 1 of the proposed Master Planned Community. This review process will result in a more specific proposal for the uses to be allowed in various locations within the Master Planned Community, as well as design standards for all structures. This process will include its own public review and comment period, as well as a public hearing before the Yelm Hearing Examiner. The Draft and Final EIS, as companion documents, will be provided to the Hearing Examiner and Yelm City Council for their use, along with other information about the proposal. Draft EIS Section 2.4 describes the Master Site Plan Review Process in more detail.



## Reader's Guide for this Final EIS

An Environmental Impact Statement (EIS) attempts to strike a balance between the technical information and format required by the State Environmental Policy Act (SEPA), and readability for persons interested in the project, who may be unaccustomed to this manner of organizing the document. The Reader's Guide highlights the contents of this Final EIS, and suggests locations where information of interest can most readily be found.

The Final EIS is a companion document to the Draft EIS published June 10, 2008. The Draft EIS contains a more extensive description of the proposed Master Planned Community and conceptual land use alternatives (Chapter 2). The Draft EIS also contains the entire environmental analysis of the Affected Environment, Potential Impacts, and Mitigation Measures (Chapter 3).

The **Final EIS Table of Contents** provides a complete list of the subjects covered in this document. Lists of figures and tables are also a key to the location of topics of interest.

**Final EIS Chapter 1, Summary** provides an overview of SEPA procedures that have been followed during EIS preparation, and public involvement opportunities. It briefly summarizes and illustrates the description of the proposed Thurston Highlands Master Planned Community, conceptual land use alternatives, and the Phase 1 development concept. Potential impacts of implementing the project, and measures to avoid or minimize these impacts (mitigation measures) are summarized in Chapter 1, Table 1.4-1. The reader is encouraged to review more detailed information in Draft EIS Chapters 2 and 3 on any topic summarized in Chapter 1, to gain a more complete, "in-context" understanding.

**Final EIS Chapter 2, Comments and Responses** contains a reproduction of comments received from agencies and the public during the Draft EIS comment period (June 10 through July 28, 2008), and the City's response to each comment. Actual letters and attachments received are reproduced in Appendix A (agency comments) and Appendix B (public comments) of this Final EIS.

**Final EIS Chapter 3, Revisions, Corrections, and/or Additional Information to Add to the Draft EIS** contains an errata sheet in which minor corrections are noted to the text and figures of the Draft EIS. The most substantive component of this chapter is a reproduction of Draft EIS Section 3.3, Water Resources, in which additional data collection and analysis is reported. Groundwater studies and modeling of potential effects to Thomson Creek continued after issuance of the Draft EIS, between May and August 2008. Updated Section 3.3 summarizes the final technical reports: *Final Infiltration Effects Assessment* (Pacific Groundwater Group, October 2008), and *Final Surface Water Technical Report* (Brown and Caldwell, November 2008). The complete final reports are provided on the compact disk (CD) of Thurston Highlands EIS and Technical Report files.

**Final EIS Chapter 4** is the Distribution List that includes all agencies and persons who received the Draft EIS, and anyone in addition who commented on the Draft EIS.

The City's contact person for additional information regarding the environmental review and development review process for the Thurston Highlands Master Planned Community is Grant Beck, Community Development Director and SEPA Responsible Official. His address, telephone number, and e-mail address are provided in the Fact Sheet that precedes this Reader's Guide.



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6	Grading, Drainage and Utilities Technical Engineering Report
7	<b>Final Infiltration Effects Assessment</b>
8	Light and Glare Technical Report
9	Parks & Recreation Technical Report
10	<b>Final Surface Water Technical Report</b>
11	Transportation Impact Analysis
12	Wetlands Inventory, Impacts and Mitigation Recommendations

Note: The two highlighted technical reports were revised with additional data collected and analysis performed following issuance of the Draft EIS. All other technical reports remain the same as previously issued with the Draft EIS.

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