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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

TO: Thurston County Planning Commission

FROM: Ian Lefcourte, Associate Planner
Maya Teeple, Associate Planner
Allison Osterberg, Senior Planner

DATE: February 6, 2019

SUBJECT: Comprehensive Plan Update – Major Educational Institution Land Use & Zoning Amendment Options (Evergreen State College Land Use Amendment)

As part of the scope of work for the Comprehensive Plan Update, the Thurston County Board of Commissioners approved a review of a requested land use amendment for The Evergreen State College (applicant). The proposed changes to Chapter 2 of the Comprehensive Plan and the Future Land Use Map were introduced to the Planning Commission at a work session on September 5, 2018. This memo provides additional background on the proposal and options for associated code changes to Chapter 20 of the Thurston County Code.

Background

The applicant requests approval of a site-specific Comprehensive Plan amendment and associated rezoning for 1,003± acres generally located at 2700 Evergreen Parkway NW (TPN 12806410100, 12806410000, 12807221100). The request is to change the land use from Rural Residential/Resource One Unit per Five Acres (RRR 1/5) to an Institutional land use category that would better suit the type of development consistent with its current use – a public college.

The proposal requires some amendments to the existing Institutional land use category within Chapter 2 of the Thurston County Comprehensive Plan, and would amend Map L-1 (previously M-15) Future Land Use in the Thurston County Comprehensive Plan. The proposal would also create a new Institutional zoning district in the Thurston County Zoning Ordinance (Title 20) - Major Educational Institution (MEI) - and rezone the property from RRR 1/5 to that new zoning district.

The Evergreen State College was designated as Institutional prior to the rural rezoning in 2008. The Institutional (IST) land use category remains in the current Thurston County Comprehensive Plan, but is not currently in the Thurston County Zoning Code (TCC 20). The property under consideration

consists of The Evergreen State College campus, used for higher education with student residences, and an extensive amount of undeveloped forest land.

Surrounding Land Use and Zoning:

East:

Land Use: The property to the east is a mix of urban density and low-density single-family residential development. The urban density is located in the Olympia Urban Growth Area.

Zoning: Residential Low Impact 2-4 Units per Acre (RLI 2-4), Residential 1/5 (Title 23), and RRR 1/5 (Title 20 Thurston County Zoning Ordinance)

West:

Land Use: The property to the west consists of open land and low density single family development on Eld Inlet.

Zoning: Residential LAMIRD One Unit per Acre R 1/1 (Title 20 Thurston County Zoning Ordinance)

North:

Land Use: Low density single family residential development, and Eld Inlet.

Zoning: RRR 1/5 and RL 1/2 (Title 20 Thurston County Zoning Ordinance)

South:

Land Use: Low density single family development.

Zoning: RRR 1/5 (Title 20 Thurston County Zoning Ordinance)

Access:

Access to the property is provided from various locations on the north, south, east and west areas of the campus. Traffic impacts are not studied at the preliminary docketing stage. Traffic may increase with the requested amendment.

Sewer and Water:

This property is in the rural area within unincorporated Thurston County, just west of the Olympia UGA. The City of Olympia currently provides water and sewer services to the college, based on an agreement made during the initial planning of the college. Sewer capacities were initially designed to support a campus of 12,000 students (TESC Master Plan, vol. I, 2008). Since current and anticipated enrollment is significantly lower today, capacity issues are not anticipated. All campus buildings are currently connected to water and sewer, with the exception of the Geoduck House along the shoreline, which is currently served by a septic tank and drain field.

Environmental Concerns:

The preliminary analysis from GeoData shows several environmental concerns exist on the parcels considered for rezoning. There are prairie soils located at the far western border of the campus. Steep slopes are mapped throughout the campus, including the southern portion of the campus, central portion of the campus, and northern portion of the campus. Wetlands are mapped intermittently throughout the campus, but are concentrated in the southern, western and northern areas. High groundwater hazard areas are mapped on the southern portion of the campus near Evergreen Parkway

NW and Overhulse Place NW. Approximately 3,500 feet of shoreline along the northern portion of the property borders Eld Inlet. A more in-depth analysis with other agencies will be conducted during the full review process, and during the review of any specific development or building permit applications.

Proposed New Zoning District – 20.64 Major Educational Institution

Amending the land use and zoning of The Evergreen State College from RRR 1/5 to a new zone specific to educational uses requires a new zoning chapter in the Thurston County Code. Currently, several zones allow for educational facilities through the special use permit, including R1/20, R1/10, RRR1/5, RR1/5, UR1/5, R1/2, RL1/1, RL2/1, R3-6/1, R4-16/1, and MGSA. In its current zone of RRR1/5, academic facilities are permitted, but require a special use permit for each new development on the campus, including dormitories, classroom buildings, student centers, libraries, etc.

The new chapter proposed for Title 20 is written to specifically allow for major educational campuses and their supporting uses through a standard permitting process, rather than the special use permit process. In drafting the new proposed Major Educational zone, staff considered expanding the new zone to include other uses than just educational campuses, such as civic centers, hospitals and medical campuses, and jails. The term “civic center” is not currently used in the Thurston County Code. However, a civic center could potentially fall within a community center/community club or a public facility, which are permitted through a special use process in over 10 zones throughout the County. Hospitals are currently permitted under Rural Commercial Center (RCC), Arterial Commercial (AC), and Rural Resource Industrial (RRI), which are adequately available throughout the County. Additionally, jails are permitted through special use permit in Rural Residential Resource 1/5 (RRR 1/5), Rural Residential 1/5 (RR 1/5), Light Industrial (LI), Planned Industrial (PI), Rural Commercial Center (RCC), and Arterial Commercial (AC) and may be considered an essential public facility for special use permitting purposes. Ultimately, staff moved forward with a zone that is specific to major educational facilities.

In addition to New Zoning Chapter 20.64, changes have also been made to 20.54, 20.03, and 20.37 (Attachment A). Many portions of the new chapter are loosely modeled after 21.48 TCC, the Open Space/Institutional zone for the Lacey UGA which allows for government and academic uses while preserving open spaces. Other jurisdictional examples include:

- City of Everett Institutional Overlay,
- City of Spokane 17C.122.100 SCC on maximum building height,
- City of Seattle Major Institutional Overlay District Chapter 23.69, and
- City of Lacey Center Business District 4-7 and St. Martin’s University, Chapter 16.25.

Notable changes and development standards include:

1. **Permitted Uses** (20.64.020 TCC) are drafted to permit colleges, universities, and their supporting uses; infrastructure in support of academic campuses; and similar or related uses typical of a higher educational campus. The similarity clause is modeled after 21.48 TCC, which is the Open Space/Institutional zone for the Lacey UGA. Similarity language is standard language used throughout Chapter 21, Lacey UGA Zoning.
2. **Design Standards** (20.64.040 TCC) are generally modeled after zones within Thurston County Code, Lacey OS/I Chapter 21.48, and other jurisdictions. Maximum building height is drafted using a transitional building requirement for all areas within the zone adjacent to residential

zones or uses. This is modeled after the City of Spokane, which uses a transitional building requirement for uses adjacent to residential zones. The maximum building height of 80 feet is consistent with Lacey OS/I Chapter 21.48, but is less than the initial request of the college for 100'. Currently, the tallest non-exempt buildings on campus are the dormitories located in the north portion of the campus along Driftwood Rd NW at approximately 100-110 feet. The clock tower in the central portion of campus is the tallest structure at 132 feet, and is considered exempt from maximum height regulations under 20.07.080 TCC.

There are two draft options which allow for different setbacks from residentially adjacent zones or uses.

- A-1)** Specifies a setback for lot lines adjacent to residential zones or uses of 30 feet from side yard lot line and 50 feet from rear yard lot line. This is modeled after other zoning districts in Thurston County that may have uses considered incompatible with adjacent residential areas, including PI, LI, and RRI.
 - A-2)** Specifies an increased setback option for lot lines adjacent to residential zones of 80 feet for side yards and 100 feet for rear yards. This option was included based on public comment received at an open house held on October 9, 2018. The public requested greater setbacks. Areas currently within the code that have setbacks of 100 feet are typically special uses, such as community centers and community clubs, country inns, resort and retreat facilities, and mineral extraction.
3. **Landscaping and CPTED** (20.64.040(5) TCC) section includes landscaping requirements that go beyond the current requirements of Thurston County's landscaping 20.45 TCC. The intention of additional landscaping requirements is to provide a visual screen between incompatible uses and zones. One of the proposed requirements is that a minimum 25-foot landscaped buffer be maintained adjacent to all residential uses or residential zoned properties, and that the buffer should create a physical buffer and a very dense sight barrier. Vegetation for landscaping shall be evergreen trees or approximately a 60-40 evergreen to deciduous shrub ratio, and native vegetation is preferred over removal and replacement. The proposal also specifies tree retention of significant trees (greater than sixty feet or sixteen inches in diameter), which the Lacey Urban Growth Area currently implements under 21.48.040 TCC. Crime Prevention through Environmental Design (CPTED) was added to the draft code per recommendation of City of Olympia. CPTED principles are most commonly known for use in schools, but are being incorporated into jurisdictional codes to reduce crime through environmental design. City of Tacoma currently incorporates CPTED principles into their Land Use Code (Title 13).

County staff from Community Planning, Development Services, Development Review, and Environmental Health have had the opportunity to review and comment on the draft code. City of Olympia staff also have been included in review.

Considerations:

1. Allows for county to tailor standards and allowed uses specifically to educational campuses.
2. Most flexibility for Evergreen for future development. This option would lessen the length and cost of the process for the college to develop and get permits. This option may

eliminate public process for specific developments that no longer require a Special Use Permit.

3. This option may result in conflicting uses along parcel edges due to the rural character of the surrounding neighborhood. The Special Use Permit process (as is now) allows for public involvement in new development on the campus. There is an opportunity to reconcile some concerns through development standards, such as requiring a greater setback distance from abutting rural zones and having transitional building standards.
4. Provides appropriate zone for educational campuses and their respective uses.

Public Outreach

Thurston County held an Open House on the proposed land use amendment and associated zoning change at the McLane Fire Department on October 9, 2018. A flyer announcing the event was mailed to all properties within 500 feet of the campus, and posted at public gathering areas in the vicinity. The event was also publicized through a county press release and email newsletter.

The majority of feedback received indicated a desire for larger setbacks of development from the property line, particularly next to existing residential development. Other comments from the public included:

- Retain the special use permitting process, and notification requirements for all activities on the campus. Impact from activities on the campus to surrounding community is high.
- College should not be allowed to widen roads to accommodate building expansion.
- No biomass proposal should be permitted without community review, regardless of the zoning designation.

Decision Points:

Options for Draft Development Code, New Chapter 20.64 TCC:

- A-1) Specifies a setback for lot lines adjacent to residential zones or uses of 30 feet from side yard lot line and 50 feet from rear yard lot line. This is modeled after other zoning districts in Thurston County that may have uses considered incompatible with adjacent residential areas, including PI, LI, and RRI.
- A-2) Specifies an increased setback option for lot lines adjacent to residential zones of 80 feet for side yards and 100 feet for rear yards. This option was included based on public comment received at an open house held on October 9, 2018. The public requested greater setbacks. Areas currently within the code that have setbacks of 100 feet are typically special uses, such as community centers and community clubs, country inns, resort and retreat facilities, and mineral extraction.

Options for Land Use Amendment:

1. **No Change.** The County retains the current land use zoning of RRR 1/5 for the Evergreen State College.
 - a. Considerations
 - a. Does not fulfill request of the applicant.
 - b. No further staff time incurred for land use amendment; staff time incurred through permitting process.

- c. Land use remains inconsistent with zone.
 - d. Does not impact surrounding private landowners.
2. **Rezone entire campus.** This option would rezone the entire campus of TESC as Major Educational Institution (MEI) (see Attachment B). ‘Institutional’ is a current land use designation within the Thurston County Comprehensive Plan. This change would involve an amendment to the land use plan, and an amendment to the zoning code and Thurston County zoning Map.
- a. **Comprehensive Plan Amendment** – 1) The text within ‘chapter 2 – land use’ is changed to reflect the new Major Educational Institution zone more accurately in the current public draft for chapter 2. 2) An amendment would be made to change the land use plan (future land use map L-1; previously map M-15) to reflect new zoning and land use if option 2 is selected.
 - b. **Development Code Amendment** – 3) Create a new zoning chapter within Title 20 (Thurston County Zoning Code) to implement the designation within the Comprehensive Plan. This is proposed as Chapter 20.64 – Major Educational Institution, and has associated code changes in other chapters. 4) Amend the Thurston County zoning map to implement the new zone.

Staff Recommendation:

Staff recommendation is to proceed with Option 2, which amends the land use and zoning of the entire campus of the Evergreen State College from Rural Residential Resource 1/5 to Major Educational Institution. The current use of the academic facility is an existing and on-going use within the campus boundaries; amending the land use and zone to Major Educational Institution would more accurately reflect the existing and future use of the parcels.

Outright permitting certain uses, such as classroom buildings, through a new zoning chapter (20.64, proposed) would reduce Community Planning and Economic Development staff time to review certain types of projects for the college, while also allowing for increased flexibility for the college. Uses non-typical for higher education facilities would still require a special use permit.

Additionally, staff recommend option A-1 for setback standards: lower setbacks for development adjacent to residential zones and uses. This option is consistent with other uses in the Thurston County Code that may be incompatible with neighboring residential uses, including industrial.

**Thurston County Community Planning and Economic Development
Department**

Community Planning division

**THURSTON COUNTY PLANNING
COMMISSION DRAFT**

Titles: 20.64 (NEW), 20.54, 20.03, and 20.37

February 6, 2019

MAJOR EDUCATIONAL INSTITUTION.

**Chapter: 20.64 NEW (attachment-A)
20.54 (attachment-C)
20.03 (attachment-C)
20.37 (attachment-D)
(Amended)**

Deleted Text: ~~Strikethrough~~ Proposed Changes: Underlined
Staff Comments: *Italics* Unaffected Omitted Text ...

The Evergreen State College has requested a land use amendment for the campus, which is currently designated and zoned as RRR 1/5. The proposal is to amend the land use designation to Major Educational Institution (as identified in Comprehensive Plan Chapter 2). This designation currently does not have associated zoning and development standards in the Thurston County code. This code update creates a new chapter (20.64) of associated zoning standards for the Major Educational Institution land use designation, and would have associated updates to other existing chapters (20.54 TCC, 20.03 TCC, 20.37 TCC).

ATTACHMENT – A: NEW CHAPTER, Thurston County Zoning Ordinance, Major Educational Institution (Title 20)

Chapters:

Chapter 20.64 - MAJOR EDUCATIONAL INSTITUTION (MEI)

Sections:

20.64.010 - Purposes.

The purposes of this chapter are to regulate Thurston County’s major educational institutions in order to:

1. Provide a zoning district for major colleges, universities, and educational facilities;
2. Encourage the concentration of educational facilities and development on existing campuses that are planned, designed, and managed in a way that minimizes impact on adjacent areas;
3. Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;
4. Ensure that the expansion of institutional uses does not significantly affect the quality of life in adjacent residential areas; and
5. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

20.64.020 - Permitted uses.

Subject to the provisions of this title, the permitted uses within this district include:

1. Colleges and universities, and uses supporting these facilities including:
 - a. Academic buildings and lecture halls;
 - b. Student and faculty housing and dormitories;
 - c. Wellness centers, medical facilities and pharmacies;
 - d. Retail and food services, including general, grocery, convenience, bank, book, and drug stores;
 - e. Marine facilities such as docks, boat launch, boat houses, and other shoreline facilities;

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- f. Athletic facilities and stadiums;
 - g. Program-related agricultural buildings, farmer's markets and farm stands;
 - h. Retreat facilities;
 - i. Theaters, public art facilities, libraries, community meeting, and recreation halls;
 - j. Licensed child care homes and day care centers; and
 - k. Parks, trails, greenbelts, and open spaces used for passive or active recreation.
2. Infrastructure in support of the above listed uses, including but not limited to internal roads and streets, access driveways, communications, and utilities.
3. Similar or related uses as are typical on residential and non-residential higher education campuses. Criteria for determination of similarity or relatedness, are as follows:
- a. Uses similar to, or related to, those listed in Section 20.64.020 are permitted upon a finding of the department that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Comprehensive Plan;
 - b. The criteria for such finding of similarity shall include but not be limited to the following:
 - i. The proposed use is appropriate in this area;
 - ii. The development standards for permitted uses can be met by the proposed use;
 - iii. The public need is served by the proposed use.
 - c. Appeals of this determination may be made to the hearing examiner pursuant to Section 20.60.060 (Appeal procedures), or a request submitted to the board of county commissioners for consideration of a text amendment.

20.64.25 - Accessory uses.

Accessory uses:

Subject to the provision of this title, the following accessory uses are permitted in this district:

- 1. Fire district facilities;
- 2. Law enforcement facilities; and
- 3. Storage and maintenance facilities.

20.64.030 - Special uses.

See Chapter 20.54 for special uses permitted in this district.

20.64.035 - Review process.

The developer shall submit a site plan in accordance with the requirements in Chapter 20.37.

OPTION A

OPTION A-1

20.64.040 - Design standards.

Site development plans shall conform with the following standards:

1. Minimum Lot Dimensions:
 - a. Area – 12,500 square feet,
 - b. Width – 100 feet;
2. Minimum Yards Measured from Property Line:
 - a. Front – ten feet from right-of-way easement or property line, except twenty feet from right-of-way easement line or property line on arterials,
 - b. Side:
 - i. Interior – ten feet,
 - ii. Abutting residentially developed or zoned property – thirty feet,
 - iii. Street (flanking) – ten feet,
 - c. Rear:
 - i. Twenty-five feet,
 - ii. Abutting residentially developed or zoned property – fifty feet,
 - d. Exception: Two adjoining lots which have a common side lot line which are developed concurrently may be developed with zero side yards on the common side lot line, provided that the opposite side yard is not less than thirty feet if it is an interior side yard or not less than forty feet if it is a street side yard;

OPTION A-2

20.64.040 - Design standards.

Site development plans shall conform with the following standards:

1. Minimum Lot Dimensions:

- a. Area – 20,000 square feet,
 - b. Width – 200 feet;
2. Minimum Yards Measured from Property Line:
- a. Front – ten feet from right-of-way easement or property line, except twenty feet from right-of-way easement line or property line on arterials,
 - b. Side:
 - i. Interior – ten feet,
 - ii. Abutting residentially developed or zoned property – 80 feet,
 - iii. Street (flanking) – ten feet,
 - c. Rear:
 - i. Twenty-five feet,
 - ii. Abutting residentially zoned or developed property – 100 feet,
 - d. Exception: Two adjoining lots which have a common side lot line which are developed concurrently may be developed with zero side yards on the common side lot line, provided that the opposite side yard is not less than thirty feet if it is an interior side yard or not less than forty feet if it is a street side yard;

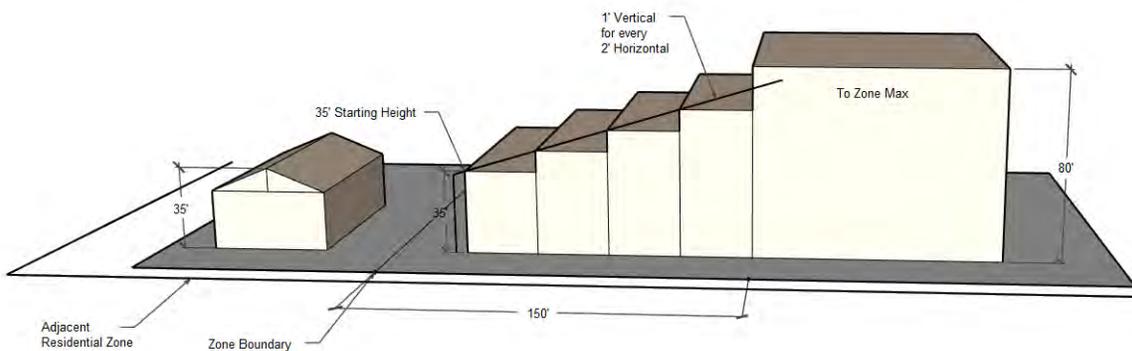
Option A-1 and A-2 present two different sets of minimum lot size/width and setbacks for development adjacent to residential zones/uses. Option A-1 has a minimum lot size of 12,500 and width of 100 feet, which is consistent with other non-residential uses in Thurston County, such as Rural Commercial Center and Arterial Commercial. Option A-1 sets the minimum setbacks for abutting residential zones and uses at thirty feet for development from side yard lot lines, and fifty feet for development from rear yard lot lines. These setbacks are modeled from Thurston County's Planned Industrial Park (20.27 TCC) and Light Industrial zone (20.28 TCC) because the uses within these districts would be expected to have a similar impact to that of a major educational institution in that we can expect to have higher levels of noise, sight, and traffic than in a neighboring residential area.

Option A-2 increases the minimum lot size and width to accommodate for larger setbacks abutting residential zones. The minimum lot size is set at 20,000 in Option A-2, which is consistent with Thurston County's Planned Industrial Park (20.27 TCC) and Light Industrial zone (20.28 TCC). The minimum lot width is set at 200 feet to accommodate for an increased side and rear yard setback for abutting residential zones. The setbacks for adjacent residential zone or use areas to eighty feet from a side lot line and one-hundred feet from a rear lot line.

The increase in minimum lot size/width and setbacks for Option A-2 is based on public comment received at an open house held on the proposed land use amendment on October 9, 2018. Citizens expressed concern over losing the rural character of their neighborhoods by having high-use and high-impact areas close to neighboring residential areas. The basis for one-

hundred feet comes from setback requirements for certain special uses in the Thurston County Code, such as Community Centers and Community Clubs, Country Inns, and Resort and Retreat Facilities (20.54 TCC).

3. Maximum hard surface coverage for new development in this district is as follows (also see Chapter 20.07):
 - a. Within the Green Cove Creek Drainage Basin:
 - i. Lots two and one-half acres or greater: Ten percent.
 - ii. Lots less than two and one-half acres: Sixty percent or ten thousand square feet, whichever is less.
 - b. For all other new construction: seventy-five percent;
4. Maximum Building Height:
 - a. Building heights shall not exceed eighty feet, except for structures exempted from this height requirement pursuant to Section 20.07.080.
 - b. For buildings within one-hundred fifty feet of any residentially developed or zoned property, building heights shall start at thirty-five feet at the property line. Additional building height may be added at a ratio of 1 to 2 (one foot of additional building height for every two feet of additional horizontal distance from the closest property line shared with a residential zone or development). The building height transition requirement ends one hundred fifty (150) feet from the residential zone/development. Beyond the transition the maximum building height allowed in zone applies. This applies to all uses except for structures exempted from this height requirement pursuant to Section 20.07.080;



The proposed draft for the new Major Educational District, 20.64 TCC, includes a building height transition requirement. Building heights would start at 35 feet at the property line

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adjacent to any residential zone or development. This building height would apply to any and all development within MEI. As development moves away from the property line, building height may increase at a maximum of 1 foot for every 2 feet horizontally. After 150 feet from the property line, the maximum building height may apply.

This building height transition requirement is modeled after City of Spokane Municipal Code (17C.122.100), where transition requirements are used for high-impact uses such as commercial and employment centers that are adjacent to residential zones. The building height transition requirement is to provide for a gradual transition and enhance the compatibility between more intensive uses adjacent to residential areas.

5. All landscaping shall be provided in accordance with Chapter 20.45. In addition:

- a. A minimum ten-foot wide landscaped strip shall be provided adjacent to all street frontages.
- b. A minimum twenty-five foot landscaped buffer shall be provided adjacent to all residential uses or residential zoned properties. This buffer is intended to create physical buffer and a very dense sight barrier that may be less than one hundred percent sight-obscuring. The department may require additional landscaping buffers based upon individual site conditions.
 - i. Vegetative landscaping shall consist of evergreen trees or a combination of approximately sixty percent evergreen and forty percent deciduous trees, tall shrubs, and ground cover. Retention and salvage of existing native vegetation and trees is preferred over removal and replacement of vegetation.
 - ii. In required landscaping areas, the applicant shall retain significant trees which do not constitute a safety hazard. This includes trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade.
 - iii. A combination of trees, shrubs, earthen berms, and related plant materials or design features may be selected, provided that the resultant is sight-obscuring from adjoining properties. In addition, fences and walls may be incorporated into the landscaping buffer.
 - iv. A variance to reduce the buffer may be permitted pursuant to Section 20.07.050.
- c. Landscaping along any bicycle or pedestrian pathways, including those which connect to adjacent residential areas, should use Crime Prevention through Environmental Design (CPTED) principles to promote safety and visibility.
 - i. Landscaping and fencing shall avoid configurations that create dangerous hiding spaces and minimize views.

The proposed draft for the new Major Educational District, 20.64 TCC, includes landscaping

requirements that go beyond the current requirements of Thurston County's landscaping 20.45 TCC to accommodate for uses that may conflict with one another. One of the proposed requirements is that a minimum twenty-five foot landscaped buffer be maintained adjacent to all residential uses or residential zoned properties, and that the buffer should create a physical buffer and a very dense sight barrier. Vegetation for landscaping shall be evergreen trees or approximately a 60-40 evergreen to deciduous shrub ratio, and native vegetation is preferred over removal and replacement. The proposal also specifies tree retention of significant trees (greater than sixty feet or sixteen inches in diameter), which the Urban Growth Area of Lacey currently implements under 21.48.040 TCC.

6. Dedication of Common Open Space: Each planned campus development shall dedicate an acreage equivalent to at least ten percent of the development footprint for common open space for the use of its students and faculty. The following standards shall apply:
 - a. Land dedicated for open space should be usable for either (i) greenbelts that serve as a buffer between land uses, using existing native vegetation or replacement vegetation; (ii) active recreational activities; (iii) passive recreational activities such as hiking; or (iv) protecting environmentally sensitive areas such as wetlands.
 - b. The proposed open space shall be within reasonable walking distance of campus residences or parking areas.
 - c. Common open space areas may contain complimentary structures, such as a picnic table, gazebo or maintenance equipment shed. Stormwater facilities may be allowed by the county as part of dedicated open space subject to the criteria in TCC 20.32.070.
 - d. The area proposed for common open space shall be identified on an administrative site plan, pursuant to Section 20.37.

20.64.050 - Performance Standards.

Every property within the Major Educational Institution (MEI) district shall conform to the following minimum performance standards:

1. Nuisances. No use, activity, or equipment shall be permitted which creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials.
2. Parking areas and facilities, trash and refuse storage areas, ventilating mechanisms, and other noise-generating or odor-generating equipment, fixtures or facilities shall be located so as to minimize noise and odor impacts on the surrounding area.

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3. Maintenance. The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties and shall be responsible for the care and maintenance of all installed landscaped areas and any natural growth retained on the site. All required yards, parking areas, storage area, operation yards, and other open uses on the site shall be maintained at all times in a neat and orderly manner, appropriate for the district.
4. Loading and parking areas shall be provided in a manner that reduces parking demand on streets in surrounding areas and minimizes traffic congestion in the area. Parking areas should be centrally located to support academic facilities uses supporting that facility. Parking and loading areas shall be provided in accordance with Section 20.44 and identified on an administrative site plan, pursuant to Section 20.37.
 - a. For uses which require an associated parking lot adjacent to the building footprint, such as a day care facility, parking and loading requirements are reviewed with the associated building permit and subject to the requirements under Section 20.44. Parking space requirements shall be determined by using the required spaces of the associated use and may not be counted towards the overall parking requirements of the educational institution.

20.64.060 - Additional regulations.

Refer to the following chapters for provisions which may qualify or supplement the regulations presented above:

1. Chapter 20.07, Lot, Yard, Use And Structure Regulations;
2. Chapter 20.34, Accessory Uses and Structures;
3. Chapter 20.37, Site Plan Review;
4. Chapter 20.40, Signs and Lighting;
5. Chapter 20.44, Parking and Loading;
6. Chapter 20.45, Landscaping and Screening;
7. Chapter 20.60, Violations and Enforcement;
8. Articles III and IV of the Thurston County Sanitary Code;
9. Chapter 13.56, Thurston County Rights-of-Way
10. Chapter 15.05, Thurston County Drainage Design and Erosion Control Manual;
11. Chapter 17.15, Thurston County Agricultural Activities Critical Areas Ordinance;
12. Title 19, Shoreline Master Program;
13. Title 24, Thurston County Critical Areas Ordinance.

ATTACHMENT – B: Thurston County Zoning Ordinance, Special Use Permit (Title 20)

Chapter 20.54 - SPECIAL USE*

Sections:

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Table 1

Special Uses—Distribution in County Zoning Districts

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

USE	R 1 / 2 0	R 1 / 0	R R 1 /	R R 1 /	U R 1 /	R L 1 /	R L 1 /	R L 2 /	R 3 — 6 /	R 4 — 1 6 /	L I	R R I	P I	N C	R C C	A C	H C	S L ¹	M G S A ²	L T A	N A	L T F	P P	M R	A O D	M E I
1. Academic schools*	X	X	X	X	X	X	X	X	X	X									X							
1.5 . Agritourism (see 20.08G TCC)																									X	
2. Airfields and landing strips*	A / X	A / X	A / X	A / X	A / X																					
3. Animal/bone black, rendering, bone distillations										X																
3.1 Asphalt production (outside of a gravel mine)**			X							X	X													X		

ATTACHMENT – C: Thurston County Zoning Ordinance, Structure, Interpretations and Definitions (Title 20)

Chapter 20.03 - STRUCTURE, INTERPRETATIONS AND DEFINITIONS

Sections:

20.03.040 - Definitions.

The following definitions shall be used in the interpretation and administration of this title. The definition of various terms as presented in this section does not necessarily represent the same definitions as may be found for the same terms in other chapters of the Thurston County Code.

1. Accessory Use. Accessory uses as permitted by this title are set forth in Chapter 20.34. An "accessory use" means a use or building which is clearly subordinate to and customarily found in association with a principal use.
2. Academic Schools. See "Schools, Academic."

...

35.3 "Development Footprint" is the total land area of a project site covered by buildings, streets, parking areas, and other typically impervious surfaces constructed as part of the project.

...

35.9 "Dormitory" means a residential structure intended principally for sleeping accommodations where such building is related to an educational or public institution.

36. "Driveway" means that space or area of a lot that is primarily intended for the movement of motor vehicles within the lot or from the lot to a public street.

37. "Dwelling" means a building or portion thereof, designed or used for residential occupancy. The term dwelling shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for more or less transient occupancy.

...

ATTACHMENT – D: Thurston County Zoning Ordinance, Site Plan Review (Title 20)

Chapter 20.37 - SITE PLAN REVIEW

Sections:

20.37.010 - Purpose.

This chapter provides for a comprehensive site plan review and approval process for commercial, industrial and certain residential development projects. The purpose is to ensure that the overall site design is in compliance with all applicable development standards and to ensure that there is utility service capacity available to serve the project early in the permit review process.

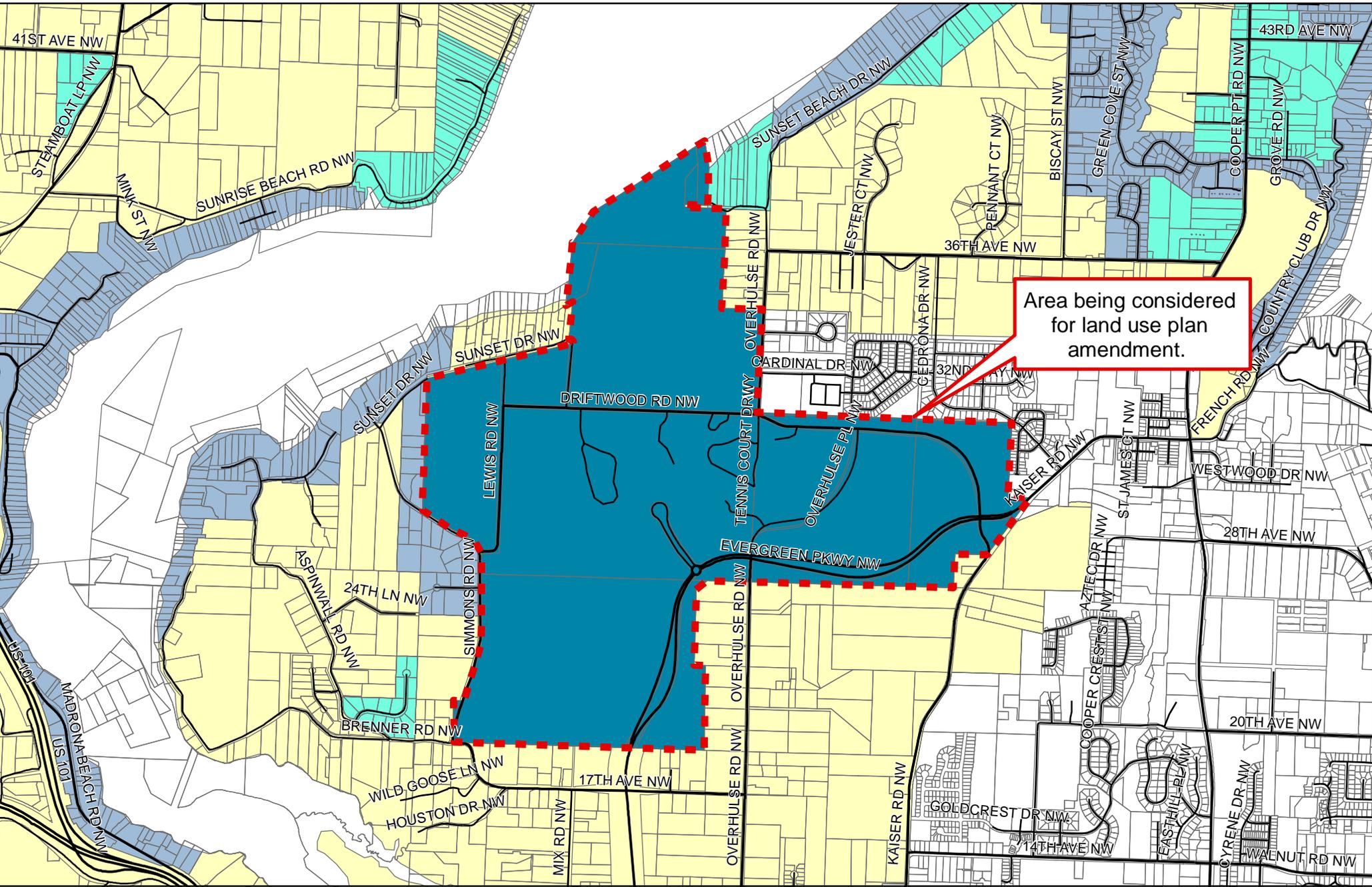
20.37.015 - Applicability.

Site plan review and approval shall be required prior to the issuance of a building permit when provided under this section.

1. This chapter applies to the following types of development unless a special use permit is otherwise required;
 - a. Commercial development;
 - b. Industrial development;
 - c. Multifamily, condominium and townhouse developments with more than four dwelling units;
 - d. Additions or expansions and associated remodels to development defined under subsections (1)(a) through (c) above when within any twelve month period the cost of the additions or expansions and associated remodels exceeds fifty percent of the assessed value of the existing real property improvements.
2. This chapter applies within the following zoning districts:
 - a. Residential—3-6 dwelling units per acre (Chapter 20.15);
 - b. Residential—4-16 dwelling units per acre (Chapter 20.21A);
 - c. Neighborhood convenience (Chapter 20.22);
 - d. Rural commercial center (Chapter 20.24);
 - e. Arterial commercial (Chapter 20.25);
 - f. Highway commercial (Chapter 20.26);
 - g. Planned industrial park (Chapter 20.27);
 - h. Light industrial (Chapter 20.28);
 - i. Rural resource industrial (Chapter 20.29);

- j. Major Educational Institution (Chapter 20.64).
3. Plats reviewed under Chapter 18.12 TCC (Preliminary Plat), mobile/manufactured home parks reviewed under Chapter 20.31, and planned residential developments reviewed under Chapter 20.30 shall not be required to obtain site plan approval under this chapter, as these projects follow separate review processes.

DRAFT



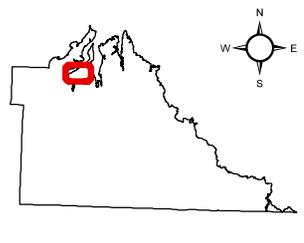
Area being considered for land use plan amendment.

Proposed Land Use Amendment
The Evergreen State College

Amendment: From RRR1/5 to Major Educational Institution (Proposed)

Project Info: +/- 999 acres

Map created 8/15/2018 by jm



- Major Educational Institution (Proposed)
 - RL 1/1
Residential LAMIRD - 1 Unit Per 1 Acre
 - RL 1/2
Residential LAMIRD - 1 Unit Per 2 Acres
 - RRR 1/5
 - Rural Residential/Resource - 1 Unit Per 5 Acres
- 0 0.5 Miles



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