



Environmental Checklist (SEPA) Cover Form

OFFICIAL USE ONLY

Case #: 17-2795 Master File #: _____ Date Received 10/25/17 JL
 Received By: C.MCCOY Project Planner: C.MCCOY Related Cases: _____

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: 3rd Generation Investments, LLC (Walker John) **Phone:** 360-705-2303

Mailing Address: P.O. Box 7534 City Olympia St WA Zip 98507

Email Address: walker@oliviabeach.com

Project Name: Westman Mills

Tax Parcel Nos. 66130000403

Project Address: 510 State Ave NE, Olympia, WA 98501

Section/Township/Range: 14/18N/2W **Total Acres:** 1.4

Zoning: UW **Shoreline Designation:** N/A **Water Body (if any):** N/A


Initial Permit Type(s): Land Use 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.

Walker John  10-25-17
 Print Name Signature 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

1. Name of proposed project, if applicable: [East Bay Redevelopment Site – Westman Mill \(East Bay Flats and Townhomes\) Lot A](#)
2. Name of applicant: [3rd Generation Investments, LLC](#).
3. Address and phone number of applicant and contact person: [PO Box 7534, Olympia, Washington 98507-7534. 360-705-2303. Contact Walker John.](#)

4. Date checklist prepared: [October 24, 2017](#)
5. Agency requesting checklist: [City of Olympia](#)
6. Proposed timing or schedule (including phasing, if applicable): [Construction to begin February 2018 and last approximately 14 months.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [No future additions, expansion, or further activity related to or connected with this proposal are planned.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - [GeoEngineers. 2007. Phase I Environmental Site Assessment, East Bay Redevelopment Project, Olympia, WA. March 14.](#)
 - [Brown and Caldwell. 2007. Environmental Investigation, East Bay Port of Olympia Property, Olympia, WA. March.](#)
 - [GeoEngineers. 2007. Remedial Investigation/Feasibility Study \(RI/FS\) and Cleanup Action Plan, Potential City of Olympia City Hall, Port of Olympia East Bay Redevelopment. Ecology Facility/Site No.: 46126262. Ecology VCP No. SW0827. April 24.](#)
 - [GeoEngineers. 2007. Supplemental Site Use History and Soil and Groundwater Sampling Clarifications. East Bay Redevelopment Property. Olympia, Washington. Ecology Facility/Site No. 5785176. VCP No. SW0827. August 3.](#)
 - [GeoEngineers. 2007. Voluntary Cleanup Program Draft Remedial Investigation and Feasibility Study and Conceptual Cleanup Action Plan, East Bay Redevelopment, Port of Olympia. December.](#)
 - [PIONEER. 2008. East Bay Remedial Investigation Phase 1 Summary. December.](#)
 - [GeoEngineers and PIONEER Technologies Corporation. 2009. Remedial Investigation Work Plan, East Bay Redevelopment, Port of Olympia. January.](#)
 - [PIONEER. 2009. East Bay Site: Interim Action Work Plan. Final. Port of Olympia. May.](#)
 - [LOTT Alliance. 2010. Draft SEPA Environmental Checklist for the East Bay Redevelopment Project Public Plaza. Olympia, WA. May.](#)
 - [PIONEER. 2010. Infrastructure Interim Action Report for the East Bay Redevelopment Site. June.](#)
 - [Brown and Caldwell. 2010. Parcel 4/Parcel 5 Interim Action Work Plan. East Bay Redevelopment. June.](#)
 - [PIONEER. 2011. Empirical Evaluation for the Potential for Soil Constituents to Migrate to Surface Water via Groundwater at the Port of Olympia's East Bay Redevelopment Site. May.](#)
 - [PIONEER. 2011. Data Gap Investigation Work Plan and Schedule. East Bay Redevelopment Site. Olympia, Washington. October 7.](#)
 - [PIONEER. 2012. Terrestrial Ecological Evaluation for the East Bay Redevelopment Site. March.](#)
 - [PIONEER. 2013. Data Gap Work Plan for the Soil-to-Indoor Air Pathway and Response to Comments for Ecology's March 14, 2013 Comments. East Bay Redevelopment Site. April.](#)
 - [PIONEER. 2014. TPH-G and Total Naphthalenes Screening Level Exceedances for the Soil-to-Indoor Air Pathway. East Bay Redevelopment Site. April.](#)
 - [PIONEER. 2014. SAP/QAPP for Point of Compliance Groundwater Monitoring. East Bay Redevelopment Site. Olympia, Washington. June 18.](#)
 - [PIONEER. 2015. September 2014 Point of Compliance GWM Results and Discussion. East Bay Redevelopment Site. Olympia, Washington. January 6.](#)
 - [Brown and Caldwell. 2015. Parcel 4/Parcel 5 Interim Action Report. East Bay](#)

- Redevelopment. February.
- PIONEER. 2016. Draft Remedial Investigation/Feasibility Study Report. East Bay Redevelopment Site. December.
- PIONEER. 2016. Draft Cleanup Action Plan. East Bay Redevelopment Site. December.
- PIONEER. 2016. Data Gap Work Plan for Evaluating Methane in Soil Gas at the East Bay Redevelopment Site. September.
- PIONEER. 2016. Draft Engineering Design Report for Cleanup Implementation. East Bay Redevelopment Site. December.
- Acera. 2013. East Bay Redevelopment Site, Parcels 2 and 3, Wetland Assessment Report. December
- Landau Associates. 2017. Geotechnical Engineering Report, East Bay Flats and Townhomes. July.
- Acera. 2017. East Bay Lot A, Habitat Management Plan. June.

All of the documents cited above are available for review. For more information or a copy of the documents on CD, contact Rachael Jamison at (360) 528-8020. Documents can also be downloaded from: <https://fortress.wa.gov/ecy/gsp/sitepage.aspx?csid=407>.

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. There are no other pending applications. After completion of the current approved East Bay remediation project, the Port is responsible under the terms of the lease with the Applicant to work with Ecology to develop a Cleanup Action Plan (CAP) Amendment under the MTCA that will outline protective measures to be taken during construction and development of the Applicant's project. All of the documents associated with the current clean-up underwent public review and comment in early 2017. These documents also underwent SEPA review (for which Ecology issued a DNS) and received formal Ecology approval. Questions related to site remediation are appropriately directed to the Port of Olympia and/or the Washington State Department of Ecology.

10. List any government approvals or permits that will be needed for your proposal, if known. BSP Amendment, Land Use Approval, Design Review, Engineering Review, Building Review

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.) The parcel is currently a vacant lot. Improvements would include the construction of a five-story, multi-use building (containing new market rate apartments, townhomes, common spaces, a courtyard, and commercial properties) as well as ground-level covered parking. The existing site is approximately 1.4 acres in size and the parcel is 2.7 acres.

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.

The proposed project is located on the southeast corner of a peninsula that extends from downtown Olympia into Budd Inlet (often referred to as the Port Peninsula). The East Bay of Budd Inlet is located directly northeast of the site. The Site address is 510 State Avenue NE, Olympia, WA 98501 (Township 18 North, Range 2 West, Section 14) and is presented on a vicinity map (included separately).

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The site has a slope of no more than 1 percent.

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.

The site was originally a tidal flat that was raised with hydraulic fill composed of dredged granular sediment. Subsequent development has resulted in a veneer of granular fill over most of the site. (Landau Associates 2017).

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

During the 1949 Olympia Earthquake up to 5 inches of liquefaction-induced settlement occurred in the Port of Olympia area (Palmer et al. 1999)

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.

Approximately 2,500 to 3,000 cubic yards of existing fill material to be hauled to a WSDOT approved local inert dumpsite like Black Lake Resources Pit. The purpose of excavation of existing surface would be for installation of building foundation and parking lot base material. Approximately 1,000 cubic yards of fill material from a local pit like Miles or Black Lake will be brought back onto the site. An estimated 2,500 CY of excavation is assumed for foundation and utility work. A WSDOT approved pit will be used for fill material.

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

As with all projects, erosion could occur as a result of construction activities; however, the flat grade of the Site would limit the potential for erosion. The potential for erosion would be minimized by following best management practices (BMPs), as discussed in the response to question 1h below.

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

Approximately 88 percent of the Site would be covered with a building and asphalt. Approximately 12 percent of the Site would be landscaped. The existing Site is a 100 percent capped soils.

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

The general contractor would prepare a Temporary Erosion and Sediment Control plan. Furthermore, stormwater would be treated on-Site and delivered to the Port of Olympia's stormwater treatment facility. To prevent untreated stormwater from leaving the Site during construction activities, BMPs for construction stormwater including: High Visibility Plastic Fence/Metal Fence (BMP C103), Tree Protection Fencing, Stabilized Construction Entrance (BMP C105), Wheel Wash (BMP C106), Silt Fence (BMP C233), Wattles (BMP C235), Sediment Trap (BMP C240), Storm Drain Inlet Protection (BMP C220), Water Bars (BMP C203), Mulching (BMP C121), Plastic Covering (BMP C123), Dust Control (BMP C140), Interceptor Dike and Swale (BMP C200), Check Dams (BMP C207), Triangular Silt Dike

(BMP C208), Concrete Handling (BMP C151), Sawcutting and Surface Pollution Prevention (BMP C152), Material Delivery, Storage and Containment (BMP C153), Concrete Washout Area (BMP C154), Materials On Hand (BMP C150), Certified Erosion and Sediment Control Lead (BMP C160) and Scheduling (BMP C162) would be implemented as necessary.

2. Air

- 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.

General construction equipment for a typical construction project such as fork lifts, scissor lifts, saws, pile driver, earth moving equipment, etc. would be used as construction progresses over a period of about 1 year. Once construction is complete, anticipated emissions to the air would be generated by residents of the project and their vehicles, waste management vehicles, and other typical emissions for a mixed-use/residential development.

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

No off-site sources of emissions or odors are expected to affect the proposed project.

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

The general contractor would implement BMPs for particulate control. BMPs that would be incorporated during construction to minimize impacts to air quality as needed include:

- Watering construction surfaces to control dust, installing temporary ground covers, sprinkling the site with approved dust palliatives, or using temporary stabilization practices upon completion of grading.
- Storm drain inlets and/or culverts would be protected that could potentially receive construction stormwater and/or potentially contaminated street stormwater and/or wash water.
- Vehicles leaving the site would be inspected and dry decontamination would be conducted by scrub/brush and/or the use of rumble strips prior to the stabilized construction entrance.
- Wheel-cleaning stations would be provided if necessary to ensure construction-vehicle wheels and undercarriages do not carry excess dirt from the Site onto nearby roads.
- Streets would be cleaned regularly to conform to City of Olympia requirements to ensure excess dust and debris are not transported from the Site onto nearby roads. All wash water would be contained and prevented from entering storm drain inlets.
- Contractors would be required to use ultra-low sulfur diesel fuel in off-road equipment and instructed to turn off construction equipment when not in use.

3. Water

- a. Surface Water:

- 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.

Budd Inlet is located on the northeastern border of the Site. Moxlie Creek runs adjacent to the Site on the Chestnut Street alignment in a city culvert that spans from the Budd Inlet to Interstate-5. Moxlie creek is approximately 250' to the East of the proposed site. The approximate depth of the culvert is 14'-20' below surface. See support document: [City of Olympia – Indian Moxlie Creek \(page 2 indicates gravity main elevation as well as manhole elevation.\)](#)

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.

The project would not require any work over or in Budd Inlet. The proposed project would require work adjacent to Budd Inlet; however, Budd Inlet is separated from the Site by Marine Drive NE and Olympia Avenue NE. The adjacent lot to the east of the project site (Lot B) has a portion of its area within the 200' shoreline jurisdiction.

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.

No fill or dredge material would be placed in or removed from surface waters or wetlands. The wetland features found on site are the result of Ecology required stormwater management.

Agency Comment: ECY and Oly CPD agree that the wetland features found on Parcels 2 and 3 are the result of required stormwater mgmt on-site and past infrastructure improvements, and will not regulate stormwater features as wetlands.

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

No surface water withdrawals or diversions are required for this project.

Agency Comment:
The storm water ponds have been removed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The Site does not lie within a 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.

No waste materials would be discharged to surface water as a part of this project. Under the terms of the Applicant's lease, the Port of Olympia is obligated to provide the Applicant with a fully remediated, construction-ready site. The Applicant's construction activities will be required to comply with an Ecology-approved Cleanup Action Plan (CAP) Amendment to be developed by the Port and Ecology that will outline protective measures to be taken during construction and development of the Applicant's project. Any contaminated soils found during construction are subject to MTCA-compliant disposal, which is the responsibility of the Port.

b. Ground Water:

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.

Groundwater would not be withdrawn from a well. Any/all on-site wells in place prior to construction of the Applicant's project are the responsibility of the Port of Olympia. No groundwater will be withdrawn from wells (new or existing) for this project. It is our understanding that all wells were decommissioned as part of the Port's ongoing cleanup in October 2017.

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.

No waste material would be discharged into the ground from septic tanks or other sources.

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.
Water from the building (roof), parking surface, associated sidewalks and outdoor common areas would be collected and treated as necessary on-site and piped to the Port of Olympia's wastewater treatment facility.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
No waste materials can enter ground or surface water. Wastewater would be collected and piped to the Port of Olympia's wastewater treatment facility.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The proposed project would not alter or otherwise affect drainage patterns in the vicinity of the Site. The site runoff would be collected and discharged to the Port of Olympia's wastewater treatment facility.

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

Silt fences, catch basin blocks, and other materials (e.g., straw bales) would be used to reduce or control potential surface, ground, runoff water, and drainage pattern impacts during construction. Post-construction, water would be collected from the roof of the new building as well as surface runoff from the sidewalks and discharged to the Port of Olympia's wastewater treatment facility.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Grasses: Coastal Salt Grass, Soft Rush, Needle Spike-Rush, Colonial Bent Grass, Common plantain, Dagger-Leaf Rush, Dandelion, Heal-all, Narrow-leaf plantain, Perennial Ryegrass, Reed Canarygrass, Small Fruit Bulrush, Velvet Grass, Watson't Willowherb, White Clover

Trees: Black Cottonwood (seedlings)

Shrubs: Scotch Broom

b. What kind and amount of vegetation will be removed or altered? Prior to construction of the proposed project the site will be capped by Port of Olympia operations per a separate Department of Ecology remediation project (all vegetation removed).

Agency Comment:
The ECY cap has
been completed.

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

No threatened or endangered plant species are known to be on or near the Site (Acera, 2013)

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Landscaping would include native trees and shrubs as well as some ornamental plantings. See Section 4 Landscape of the Concept Design Packet.
- e. List all noxious weeds and invasive species known to be on or near the site.
No noxious weeds or invasive species are known to be on or near the Site (per Thurston County Geodata and Acera, 2013)

5. Animals

- 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.

Within 1,000 feet of the project site, WDFW PHS identifies the following species:

Fish - Chinook, Fall Chum (*O. keta*), Coho (*O. kisutch*), Cutthroat (*O. clarki*);

Bird - Purple martin (*Progne subis*), Killdeer (*C. vociferus*), American crow (*C. brachyrhynchos*)

Mammal - Little Brown Bat (*Myotis lucifugus*), Yuma myotis (*M. yumanensis*), and big brown bat (*Eptesicus fuscus*)

No effects to PHS-listed species are anticipated to occur from the project for the following reasons. No in-water work or impacts to water bodies are anticipated from the project and therefore no effects to fish species are anticipated to occur. No significant habitat for either bird or mammal (bat) species is present on the site and therefore no effects to bird or mammal (bat) species are anticipated to occur. (Acera, 2017)

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

According to the US Fish and Wildlife Service Information for Planning and Consultation (IPac), one listed fish species may occur in East Bay near the project site: Bull trout (*Salvelinus confluentus*). No in-water work or impacts to waterbodies will occur because of this project and therefore no effects to ESA-listed fish species will occur.

IPaC also identifies three listed mammal (gopher) species could occur in the area: Olympia Pocket Gopher (*Thomomys mazama pugetensis*), Tenino Pocket Gopher (*T. m. tumuli*) and Yelm Pocket Gopher (*T. m. yelmensis*). Species is listed as occurring within Thurston County. Project location is outside the USFWS designated Critical Habitat. Project Area and adjacent areas are either developed or recently deposited fill. No prairie vegetation or native prairie soils are present. This species and its habitat are not present on or within 1,000 feet of the Project location. Therefore, no effects to ESA-listed mammal species will occur.

IPaC identifies three listed bird species that could occur in the area: marbled murrelet (*Brachyramphus marmoratus*), Streaked horned lark (*Eremophila alpestris strigata*) and yellow-billed cuckoo (*Coccyzus americanus*). Species is listed as occurring within Thurston County. Project location is outside the USFWS designated Critical Habitat. Therefore, no effects to ESA-listed bird species will occur. (Acera, 2017)

- c. Is the site part of a migration route? If so, explain.

The Site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends from Alaska to Mexico and South America.

- d. Proposed measures to preserve or enhance wildlife, if any:

Impacts to wildlife are not anticipated as a result of this project; therefore, measures to preserve or enhance wildlife are not proposed.

- e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the Site. (None noted in Habitat Management Plan; Acera, 2017)

6. Energy and Natural Resources

- 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.

Electric power would be used for water heaters, heating units, and power for the proposed building.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

Site layout for this project encourages use of solar energy by locating the tallest structure (62 feet tall) along the South edge of the lot and minimizing the amount of direct sun being blocked to the adjacent property to the North. The shorter buildings on the East and West of the Lot (33 feet tall) are low enough to not block potential 'solar access' to the adjacent property to the North. The central parking lot is low and provides minimal solar impact to adjacent properties.

- 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:

Energy efficient lighting, insulation, window units and water heaters would be incorporated into the proposed building.

7. Environmental Health

- 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. No environmental health hazards would occur as a result of this project.

- 1) Describe any known or possible contamination at the site from present or past uses.

In general the types of contaminants found previously on the Site included petroleum hydrocarbons, carcinogenic polycyclic aromatic hydrocarbons, metals, semi-volatile organic compounds, and dioxins and furans. The site has been cleaned as part the Port of Olympia East Bay Redevelopment Project.

- 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.

There are no existing hazardous chemicals/conditions that might affect project development and design.

- 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.

None anticipated over and above the common course of standard construction. Labor and Industry practices would be used during construction.

- 4) Describe special emergency services that might be required.

No special emergency services would be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Labor and Industry best practices would be used for construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project sits near an active railway line and adjacent to a log truck route. Heavy trucks and occasional train noises are the result. Around the clock Port of Olympia operations result in some constant background noise.

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.

Typical construction noises including pile driving, pneumatic tools and heavy equipment would be present under construction but it is unlikely that the construction and operation of the project would cause an increase over other industrial noise in the area. The times of construction would meet the City of Olympia noise ordinance practices and procedures.

3) Proposed measures to reduce or control noise impacts, if any:
Construction practices to control noise would make use of the City of Olympia noise ordinance practices and procedures.

8. Land and Shoreline Use

- 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.

The current land use of the Site addressed in this proposed project is vacant land awaiting redevelopment. Adjacent properties are composed of offices and retail. The proposed project would not effect current land uses on nearby or adjacent properties.

- 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?

No. The Site has not been used for working farm or forest land.

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, the Site is not surrounded by working farm or forest land.

- c. Describe any structures on the site.

No structures on Site.

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

No structures will be demolished.

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

The Site is zoned urban waterfront and is considered part of the Commercial District. The urban waterfront zone allows a wide range of uses including open space, retail, office, limited light industrial, and multi-family residential development.

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

The current comprehensive plan designation is urban waterfront.

- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable. However, Budd Inlet near the Site is designated as urban waterfront in the current Shoreline Master Program.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The Site has not been classified as a critical area by the city or county.
- i. Approximately how many people would reside or work in the completed project?
The new building would have an approximate occupant load of 260-300 people.
- j. Approximately how many people would the completed project displace?
None, the new building is planned over an abandoned lot.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project would be market rate housing and commercial space which is compatible with the long term planning vision of the downtown area.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
74 apartment units and 12 townhome style apartment units would be provided in the middle income market rate housing range.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units would be eliminated as part of the project.
- c. Proposed measures to reduce or control housing impacts, if any:
No measures are proposed to reduce or control housing impacts.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest part of the building would be approximately 63 feet. The principal exterior materials proposed include brick, concrete, metal, glazing, wood and fiber cement.
- b. What views in the immediate vicinity would be altered or obstructed?
Existing views would not be adversely obstructed as this project is located near the center of downtown.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The introduction of this building would greatly improve and enhance the existing aesthetics of the current abandoned lot.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
All work (construction) would be performed during daylight hours. Furthermore, the project would produce lighting on the new building to enhance pedestrian and tenant safety, especially during nighttime hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
The addition of lighting as a result of the project would not create a safety hazard or interfere with views. The lighting would increase safety within the vicinity.
- c. What existing off-site sources of light or glare may affect your proposal?
Potential sources of offsite lighting include: Existing City of Olympia Street lights located along State Ave and Jefferson St. Inner City Transit Center is 2 blocks away from the proposed buildings, and Port operations also occur several blocks away. Normal Street traffic may generate glare however the main level along the State Ave. is commercial so impact should be minimal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Directional LED and CFL pedestrian and signage lighting would be directed downward, away from neighboring properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Within the vicinity, Budd Inlet provides recreational walking and boating opportunities in the area. Also, there is a walking trail along the East Bay shoreline and several marinas located along Budd Inlet.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project would not displace any recreational opportunities in the area.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Bicycle storage provided for tenants and sidewalks for pedestrians.

13. Historic and cultural preservation

- 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.
No buildings, structures, or sites located on or near the Site are over 45 years old or are eligible for listing in national, state, or local preservation registers.
- 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.
Western Shore Heritage Services, Inc. conducted an archaeological review of the project area in April 2007. No landmarks or evidence of historical, archaeological, scientific, or cultural importance were discovered on or next to the Site.

- 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. [Western Shore Heritage Services, Inc.'s April 2007 archaeological review of the project area was reviewed to assess the potential impacts to cultural and historical resources on or near the project site. No impacts are expected based on this review.](#)
- 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. [As described above, no impacts are expected as part of the project .](#)

14. Transportation

- 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. [The Site is bordered by Jefferson St NE to the west, Olympia Ave NE to the north, Chestnut St SE to the east, and State Ave NE to the south. Jefferson St NE and Olympia Ave NE will provide access to the Site.](#)
- 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? [An Intercity Transit hub lies two blocks West of the project site. There is a transit stop along State Ave NE just South of the project site. Another transit stop sits one block East also along State Ave NE.](#)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [The completed project currently plans to eliminate one \(1\) existing on-street surface parking space and add 69 off street parking spaces.](#)
- 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). [The project would provide new sidewalks open to the public.](#)
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [The project would not use or occur in the vicinity of water or air transportation. A rail line runs on the opposite side of Jefferson Street from the project. The project frontage houses what appears to be a railroad crossing signal controller which will be protected.](#)
- 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? [920 new vehicular trips would be generated per day by the proposed project. Includes 51 AM Peak-Hour Trips and 48 PM Peak-Hour Trips. As it is a residential complex none of the projected trips are anticipated to be from trucks. Estimated trip generation was based on trip generation rates referenced from Table 3 of *Transportation Impact Fee Update, November 2016* as well as *Trip Generation Manual* \(9th Edition, 2012\).](#)
- 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. [The proposed project would not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets.](#)

- h. Proposed measures to reduce or control transportation impacts, if any:
Bicycle parking for long term and short term use, and proximity to downtown public transit.

15. Public Services

- 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. Yes.
Minimally for fire, police, health care and general life safety for housing tenants.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Compliance with all jurisdictional codes and regulations.

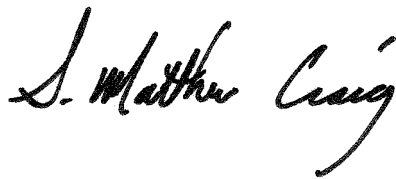
16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system,
other _____
- 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.
Electricity is provided by Puget Sound Energy. Water, solid waste, and storm water collection utilities are provided by the City of Olympia. No general construction activities are needed on the Site or in the immediate vicinity.

C. Signature

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 Stanley Matthew Craig

Position and Agency/Organization Civil Engineer/Parametrix

Date Submitted: 10/24/17