



City of
OLYMPIA

Community Planning & Development, 837 7th Avenue, SE, P.O. Box 1967, Olympia, WA 98507-1967
Telephone (360) 753-8314 - Fax (360) 753-8087 - E-mail: cpdinfo@ci.olympia.wa.us

STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE

Project Number: 05-0121

Project Name: Woodard Lane Co-Housing

Description of Proposal: Development of 2.9 acres into a 19-unit residential project consisting of 5 building, 1 common house, and a shared parking area.

Location of Proposal: Section 10, Township 18 N., Range 2W
1600 Woodard Avenue NW;
Tax Parcel # 67400006300

Applicant: Woodard Lane Cohousing, LLC
c/o Liv Monroe, Manager
P.O. Box 313
Olympia, WA 98507

Representative: CJ Russo and Robin Stiritz
4511 5th Ave NW,
Olympia, WA 98502
(360) 866-4557

Lead Agency: City of Olympia

SEPA Official: Todd Stamm, Planning Manager

Date of Issue: Friday, December 28, 2007

Threshold Determination: The lead agency for this proposal has determined that it probably will **not** have a significant adverse impact upon the environment. Therefore an Environmental Impact Statement is **not** required under RCW 43.21C.030 (2) (C). This decision was made after review by the City of Olympia of an Environmental Checklist and other information on file with the City. This information is available to the public on request.

This project is subject to and must conform to the City of Olympia's Engineering Design and Development Standards (OMC 12.02), Drainage Design and Erosion Control Manual (OMC 13.16), and the Unified Development Code (OMC 18).

Comments regarding this DNS should be directed to the SEPA Official at the address above. This DNS is **not** a permit. The City of Olympia will not act on and no permits will be issued for this proposal prior to the appeal deadline. The applicant shall not begin work until after the appeal



during or following the 14-day comment period, a mitigated DNS will be issued.


COMMENT DEADLINE: 4:00 p.m., Monday, January 14, 2008

HEARING EXAMINER AUTHORITY: The proposed project requires the review and recommendation of the Olympia Hearing Examiner to the Olympia City Council. **A public hearing regarding this project has not yet been set. When a date has been determined, notice will be mailed in compliance with OMC 18.78.** Pursuant to Olympia Municipal Code 14.04.155, the Hearing Examiner is authorized to modify or add SEPA conditions to ensure consistency between this threshold determination and the Examiner's decision and no appeal is necessary for the Examiner to consider and revise or add conditions based on SEPA authority.

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075 (3) and Olympia City Code 14.04.160(A), the lack of conditions (mitigating measures) of a DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by a \$200 administrative appeal fee.

APPEAL DEADLINE: 5:00 p.m., Tuesday, January 22, 2008

Issued by:



TODD STAMM
Planning Manager

SM/re





City of
OLYMPIA

ENVIRONMENTAL CHECKLIST

Community Planning & Development, 837 7th Avenue, SE, P.O. Box 1967, Olympia, WA 98507-1967
Telephone (360) 753-8314 - Fax (360) 753-8087

COPY

1. **Applicant:** Woodard Lane Cohousing LLC
Address PO Box 313, Olympia, WA 98507-0313
E-mail Address: woodardlanecoho@yahoo.com
Phone: 360-866-8680 or 360-357-4503
2. **Representative:** Liv Monroe
Address: PO Box 313, Olympia, WA 98507-0313
E-mail Address: liv@psncc.org
Phone:
3. Property Address or Location: 1600 Woodard Ave NW
Olympia, WA 98502
4. Section/Township/Range: Sec 10, Town 18N, Range 2W
Tax Parcel Nos.: 67400006300
5. Total Acres: 2.901
7. Initial Permit Type(s): Cohousing
8. Zoning: R 4-8
9. Shoreline Designation (if any): none
10. Water Body (if any nearby): Schneider Creek

*** OFFICIAL USE ONLY ***

MASTER FILE # 05-0121

SEPA # _____

PROPOSAL NAME: WOODARD LANE COHOUSING

RELATED CASES: _____

PROPOSED CITY ACTION: _____

RECEIVED

FEE RECEIVED: 200

DATE RECEIVED: 22 AUG 16 2006

BY: _____

COMMUNITY PLANNING & DEVELOPMENT DEPT

SUPPLEMENTAL REPORTS: _____

11. Project name and brief description of the proposal: Woodard Lane Cohousing Cohousing residential community, cars on periphery, common facilities and spaces, 19 family living units
12. Proposed timing or phasing, and estimated completion date: Intended completion: Dec 2007
13. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:
No
14. Do you know of any plans by others that may affect this site? If yes, explain?
No
15. List other federal, state, or local permits, licenses, or approvals required for the proposal:
Building permits
16. List any environmental information that has been prepared or will be prepared regarding this proposal.
Drainage and erosion control plan, stormwater treatment design, geotechnical report, tree plan

(Please Print)

Evaluation For
Agency Use OnlyTo Be Completed by Applicant

ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

flat, rolling, hilly, steep slopes, mountainous, other.

2.35 acres flat to gentle slope and the rest steep slope of ravine to Schneider Creek

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

90% drop at the ravine. The property slopes from the southeast corner to the northwest corner from 182 ft. to 166 ft. (5% to 6% slope) at the top of the ravine, then to 116 feet at the bottom of the ravine in the far northwest corner.

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 prime farmland.

Gravelly sandy loam over cemented glacial till, with a fluctuating seasonal water table, typical of the Alderwood series.

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

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minimal grading. All fill will come from property (mostly basement excavation)
The road to support fire trucks will require some structural fill.

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

No

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

26%

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

Install silt fences, temporary retention ponds, and riprap.

2. Air

What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. ?

No emissions other than small machinery. We intend to not burn leftover wood.

To Be Completed by Applicant

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

No

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

Our plan is to build with as little impact as possible to land and air.

3. Water

a. Surface

- (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.

Schneider Creek runs just beyond the NW corner of the property. Then it runs into the Sound.

- (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.

Yes, building will occur within 200' of Schneider Creek (about 170' from the creek measure on the horizontal). Our plan is to implement all erosive^{on} control asures.

- (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.

None

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

No

- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No

- (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

To Be Completed by Applicant

b. Ground

- (1) Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- (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.

None, project includes city sewer.

c. Water Runoff (including stormwater)

- (1) Describe the source of runoff (including stormwater and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other water? If so, describe.

All stormwater will be handled according to the city's requirements and our plan approved by the city.

- (2) Could waste materials enter ground or surface water? If so, generally describe.

No

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

All runoff water impact will be handled according to our city approved plans.

4. Plants

- a. Circle types of vegetation found on the site

Deciduous tree: alder, maple, aspen, other, madrona, cherry _____

Evergreen tree: fir, cedar, pine, other hemlock _____

Shrubs: Grass; Pasture; Crop or grain

Wet soil plants: cattail, buttercup, bulrush, skunk cabbage

Water plants: water lily, eelgrass, milfoil, other _____

Other types of vegetation blackberries, ferns

- b. What kind and amount of vegetation will be removed or altered?

Some alder, cherry, maple, fir, madrona (because diseased), and cherry trees. Blackberry and other invasive plants will be removed, See the accompanying tree plan by a certified arborist at Sound Urban Forestry.

To Be Completed by Applicant

- c. List threatened or endangered species known to be on or near the site.
None known
- d. Proposed landscaping, use of native plants, or other measures to
preserve or enhance vegetation on the site, if any.

We have moved some ferns to save them for landscaping. The periphery of the site will be kept natural including the 50' set back from the ravine. The circle in front of the houses and the areas between the houses will be "landscaped" with an emphasis on native plants.

5. Animals

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: lots pileated woodpecker (on concern list)

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other none _____

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

None known

- c. Is the site part of a migration route? If so, explain.
None known

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

Retain native vegetation on slope and 50' set back; enhance vegetation and transplant on flat; retain all but 3-5 of the fir trees.

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, natural gas, solar, human energy used for heating, lighting and cooking

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

no

- 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:

High R insulation, radiant floor heat, passive solar, perhaps geothermal or heat pump, shared vehicles, bicycles, shared space, small homes, and window dressings to reduce energy loss.

To Be Completed by Applicant

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.

Less than the usual home building because we have chosen to build for chemically sensitive people.

- (1) Describe special emergency services that might be required.

No special services, the only foreseen services are the fire, ambulance and other common residential service vehicles.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

None needed

b. Noise

- (1) What types of noise exist in the area that may affect your project (for example, traffic, equipment, operation, other)

None

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.

General construction noise and traffic from 7:00 a.m. to 6:00 p.m. There will be some added traffic with the new homes in the neighborhood.

To Be Completed by Applicant

- (2) Proposed measures to reduce or control noise impacts, if any.

Confine construction activities to normal working hours (7:00 am - 6:00 pm)

8. Land and Shore Use

- a. What is the current use of the site and adjacent properties?

The site is currently undeveloped. It is covered with grasses trees and other brush one would expect to see on an undeveloped parcel. The neighboring properties are residential.

- b. Has the site been used for agriculture? If so, describe.

No, except perhaps some home gardening

- c. Describe any structures on the site.

None now. We have heard that there once was a building that is long gone.

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

No

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

R 1-8

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

Residential

- g. If applicable, what is the current Shoreline Master Program designation of the site?

N/A

- h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

32-45 of all ages - project includes 19 residential units

- j. Approximately how many people would the completed project displace?

Zero

- k. Proposed measures to avoid or reduce displacement impacts, if any?

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

These are family residences as is the neighborhood and the zone.

To Be Completed by Applicant

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.

19 middle income units

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.

0

- c. Proposed measures to reduce or control housing impacts, if any.

N/A

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?

Common House from bottom of basement is highest structure at 30-32.' Housing buildings with daylight basements will be 30-32' above ground level at the entry of the homes.

Hardiboard and perhaps stucco will be used for exteriors of buildings.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Plan to build beautiful buildings and landscape them attractively. Low impact development practices will be employed to reduce the effects of construction and preserve as much of the existing wooded areas as possible.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Only normal home windows could possibly glare within the project

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any.

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Informally folks can sit and walk in the woods above the ravine here.

To Be Completed by Applicant

b. Would the proposed project displace any existing recreational uses? If so, describe.
None. However, the fields, now used to play and picking black berries, will be houses and the common yard.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts, if any:

N/A

Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Woodard Ave NW is a narrow paved road which currently goes about 10' beyond the City's right of way into the property to the south. In order for the road to be extended to the entry to this property it will need to be widened somewhat on the north, taking some of the neighbor's front yard that is in the right-of-way. We have discussed a plan for this with the city and our site plan contains our proposal. We hope to find a solution that works for the City, neighbors, and us.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
5 blocks away on Bowman NW

c. How many parking spaces would the completed project have? How many would the project eliminate?
We would have 1.5 per unit or 29. None are eliminated.

d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Yes. The road needs to be extended and some way to turn around, possibly into our driveway, needs to be included. See our plans for details.

To Be Completed by Applicant

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

20 round trips per day. Probably the peak volume would be from 7:40-9:00am

- g. Proposed measures to reduce or control transportation impacts, if any:

Shared cars, use of bikes, buses and walking. It is close enough to walk to stores. Cost of gas will help control trips.

15. Public Services

- a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

Only as much as 19 living units would require. We intend to fill at least 5 units with families with children.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Close in high density to make distances shorter for public services.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other These are available to the site or next door neighbors

- 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 that might be needed.

Natural Gas and Electricity by PSE
Refuse service, water and sewer by Olympia City
Telephone by Qwest
Cable to be decided

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 this decision.

Signature: Liv Monroe Date: 8-1-06

NOTE: An additional "Supplemental Sheet for Non-Project Actions" must be attached if this checklist is for adoption of a proposed regulation, policy, standard, plan, or similar non-construction action.