



Environmental Checklist (SEPA) Cover Form

OFFICIAL USE ONLY

Case #: 14-013 Master File #: _____ Date Received Feb. 13,
 Received By: C Project Planner: G 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: Golden Alon Development Co, LLC **Phone:** (206) 383-4973

Mailing Address: PO Box 1068 **City** Olympia **St** WA **Zip** 98507

Email Address: info@goldenalon.com

Project Name: Bayan Trails **Tax Parcel No.** 11817210100, 11817210200

Project Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506

Section/Township/Range: Section 17, Township 18N, Range 1W **Total Acres:** 19.52 acres

Zoning: RM-18 **Shoreline Designation:** N/A **Water Body (if any):** Onsite wetland

Initial Permit Type(s): Clearing/grading, tree removal, critical area, building

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.

Jay Sueno

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: [\[help\]](#)

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:

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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Bayan Trails

2. Name of applicant: [\[help\]](#)

Golden Alon Development, LLC (owner); SCJ Alliance (consultant)

3. Address and phone number of applicant and contact person: [\[help\]](#)

Jay Sueno, Golden Alon Development
PO Box 1068, Olympia, WA 98507
(206) 383-4973

Ross Jarvis, PE, SCJ Alliance (consultant)
8730 Tallon Lane NE, Lacey, WA 98516
(360) 352-1465

4. Date checklist prepared: [\[help\]](#)

November 4, 2014/ REVISED February 10, 2015

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Project construction will occur in phases over seven years, beginning in the summer of 2015:

- Phase 1 (Senior Housing Unit A [42 units] and the easterly portion of the 6th Avenue NE Extension) – commence construction summer of 2015; complete construction summer of 2016
- Phase 2 (Senior Housing Unit B [42 units], Building E [Community Building] and the remainder of the 6th Avenue NE Extension) – commence construction summer of 2018; complete construction summer of 2019
- Phase 3 (Senior Housing Units C and D [84 units], Building F [Pool Building] and the remainder of the loop roadway system) – commence construction summer of 2019; complete construction summer of 2020
- Phase 4 through 6 (Townhome Units 1 through 10) – commence construction summer of 2020; complete construction summer of 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No future additions, expansion, or further activity is planned beyond what is illustrated on the site plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The following environmental information has been prepared for the project:

- Wetland, Soils and Conceptual Mitigation Proposal
- Geotechnical Report for stormwater design and structure design

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. [\[help\]](#)

No applications are pending for other proposals on this property.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The following permits will be required for the proposed project:

- Clearing and Grading Permit
- NPDES Construction Permit
- Tree Removal Permit
- Critical Areas Permit
- Building Permit

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

The project site comprises a total area of 19.52 acres. There is an existing wetland within the western half of the project site. A 100-foot wetland buffer has been established, which allows for a total buildable area of 10.86 acres.

An existing single-family residence and groundskeeper's quarters will be demolished to allow for the development of the Bayan Trails project. The proposed project includes the construction of senior housing apartments and multi-family townhome style apartments. Four senior housing apartment buildings (55 and over for active adults) along with a community building and pool building and associated parking lots are proposed on the northern half of the project site. Ten townhome-style apartment buildings with seven units per building and associated parking is proposed on the southern half of the project site. In all, construction will include 168 senior housing units and 70 townhome-style apartment units.

In addition to the proposed buildings, three public roads will be constructed through the project site. 6th Avenue NE will extend west through the project site along the northern property line. A second road will be located along the wetland buffer setback line and will be oriented in a north/south direction. The third road will be oriented in an east/west direction and will connect to Sleater-Kinney Road NE to the east.

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. [\[help\]](#)

The project site is located at 607 and 709 Sleater-Kinney Road NE, Olympia, WA 98506. The project site encompasses two parcels: 11817210100 and 11817210200. It is located in Section 17, Township 18N, Range 1W. See Attachment A, Bayan Trails Vicinity Map, and Attachment B, Bayan Trails Site Plan, for further details.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

For the most part, the site consists of a flat to very gently rolling slope, but there is a small area in the wetland buffer that has a 21% slope.

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. [\[help\]](#)

As mapped in the Thurston County Soil Survey (mapped in the mid- to late-1970s), the site consists of Alderwood gravelly sandy loam soils. Staff from SCJ, the project consultant, recently investigated soils onsite as part of a Wetland and Soils Report, and found the western portion of the site is covered with wetlands – with some of the wetland area

having year-round surface water and some having seasonal water tables at 0-2 feet depth. The northwestern portion of the upland area east of the wetlands was found to have deep, gravelly to non-gravelly loamy sand soils to at least 12 feet depth.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No indications of landslides or slumps have been observed on the site.

- 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. [\[help\]](#)

Fill will be required to construct the streets required by the City; this corresponds to a total area of approximately 11,000 square feet. The road subgrade will consist of either suitable native fill or imported fill that will be uniformly firm and unyielding upon compaction. Excavation will generally occur in the center of the site as need to construct the two senior housing buildings and associated parking lot; this corresponds to a total area of approximately 95,000 square-feet. In general, the proposed grading is intended to mimic the existing conditions in an effort to save as many trees as possible. It is intended that off-site fill will be kept to a minimum; however, in the event fill is required, fill will be sourced from a WSDOT approved location. The grading quantities are as follows: a maximum of 17,000 cubic yards of fill; 15,000 cubic yards of excavation.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Any time soils are disturbed and cleared of vegetation, there is potential for erosion. However, the developed portion of the site is relatively flat, and soils are relatively sandy and gravelly, which increases surface infiltration potential and reduces potential for surface drainage and related erosion. Thus, the risk of erosion and sediment movement is low. In addition, all regulations and guidance in the Drainage Design and Erosion Control Manual for Olympia will be followed in relation to properly installing and maintaining erosion and sediment control BMPs.

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

The proposed impervious surfaces cover 6.95 acres of the site area. The total site area is 19.52 acres, of which the buildable area is 10.86 acres. Therefore, 36% of the *total site area* ($6.95 / 19.52$ acres) is impervious; 64% of the *buildable area* ($6.95 / 10.86$ acres) is impervious.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

During construction, guidelines in the Drainage Design and Erosion Control Manual for Olympia will be used to develop an erosion control plan that meets all City requirements; a Temporary Erosion and Sediment Control (TESC) plan will be implemented. Because site construction will comprise more than an acre, an NPDES Construction permit will be obtained and a Storm Water Pollution Prevention Plan (SWPPP) will be implemented during construction. Stormwater BMPs will be maintained on site once construction is complete.

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. [\[help\]](#)

Dust and vehicle emissions will occur during clearing, grading and construction. Following construction, minor emissions from vehicles on site will occur.

The proposed on site use of residential, will not create any industrial emissions. The Ecology threshold for significant Green House Gases is 25,000 metric tons of CO2 per year. Based on the Green House Gas (GHG) calculator (Ecology) for 238 multi-family units, the total GHG emissions will be approximately 5,352 metric tons of CO2 per year. Therefore, less than 10,000 metric tons per year of GHG (much less than 25,000 metric tons of CO2 per year) will be generated according to the GHG calculator, this includes the land clearing and estimated vehicle trips.

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

[\[help\]](#)

No off-site sources of emissions or odor will affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control measures will be employed during construction as necessary and in compliance with Olympia Municipal Code requirements. Construction vehicles will not be left idling and will be well maintained.

3. Water

a. Surface Water: [\[help\]](#)

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. [\[help\]](#)

There is an onsite wetland, which is described in great detail in the Wetland, Soils and Conceptual Mitigation Proposal. Under normal conditions, the system is isolated and does not have a surface flow outlet. Under rare, high rainfall conditions (100-year storms), the wetland may overflow across a parcel to the northeast, then through stormwater system pipes in the adjacent neighborhood, eventually to stormwater system pipes at Sleater-Kinney Road (into the Woodland Creek Basin). Information from City staff indicates that the wetland may also overflow to the south, toward stormwater pipe systems at Martin Way.

DNR Water Type maps show a fish-bearing stream near the northwest project corner, adjacent to the Chehalis Western Trail. SCJ and City staff walked that area in October 2014 and determined that the mapping was in error. There is no continuous stream system connecting to Woodard Creek as shown on the map, but rather there are some stormwater ponds, ditches, drains and catchments in the general area. They are not connected to each other or to Woodard Creek, but rather are discrete and separate stormwater infiltration facilities, and regulators concur the area would not support fish populations. SCJ is in the process of submitting a change form to the DNR map system to address this error.

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. [\[help\]](#)

The proposed development is located in upland areas 100 feet east of the onsite wetland. There are existing trail systems within the 100-foot buffer, and this trail system will be maintained and potentially expanded to a limited degree, as allowed in City code. There are no impacts proposed in the wetlands.

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. [\[help\]](#)

No fill or dredge material would be placed in or removed from surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No surface water withdrawals or diversions will be required for this proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The proposal is not located 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. [\[help\]](#)

No waste will be discharged to surface waters as a result of this proposal.

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.

No groundwater will be withdrawn from a well for any purpose.

2) Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No water will be discharged to groundwater.

3) 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. [\[help\]](#)

No waste material will be discharged into the ground from septic tanks or other sources. The site will be connected to City sewer and there will be no septic system on site.

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. [\[help\]](#)

Stormwater runoff from the proposed building roofs will be collected and infiltrated on-site. Stormwater runoff from the proposed parking lots, streets, and landscaped areas will be collected and conveyed to on-site bioretention cells to provide water quality treatment. Upon receiving water quality treatment, stormwater runoff will be detained in below-grade vaults and released at their historic conditions flow-rates and at the historic location. Stormwater from the western basin will be treated and released toward the existing wetland to the west. Stormwater from the eastern basins will be treated, detained and released to the existing storm conveyance system within Sleater-Kinney Avenue. Since stormwater is treated and released at the historic conditions flow-rate and location, no adverse impacts are anticipated.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No, waste materials could not enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No; drainage patterns in the vicinity of the site will not be altered as a result of this proposal. Stormwater will be treated onsite and released at its historic flow and location, so there will be no increase in runoff associated with

this proposal.

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

As described above, measures will be taken to ensure existing drainage patterns are not impacted. Stormwater runoff from paved surfaces and landscaped areas will receive water quality treatment in bioretention cells on-site. After treatment, runoff will be detained in below-grade vaults, then released at historic flow-rates and at the historic location in order to avoid any potential impacts to drainage patterns.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Of the 10.86 acres being developed; approximately 9.50 acres will be altered for the proposed development. The site is wooded and the existing vegetation to be removed consists of deciduous, conifer, maple, and Douglas-fir trees. Additionally, invasive species along with shrubs and ground cover will be removed as part of the proposed development.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping will be installed that meets or exceeds City requirements. Native vegetation will be used in landscaping whenever possible on site; existing weedy vegetation and invasive species will be removed and replaced with native plants.

e. List all noxious weeds and invasive species known to be on or near the site.

Invasive species found on site include:

- Himalayan blackberry (*Rubus armeniacus*)
- English ivy (*Hedera helix*)
- Fragrant Water Lily (*Nymphaea odorata*)
- Reed canarygrass (*Phalaris arundinacea*).

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. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: ducks, chickens

mammals: deer, bear, elk, beaver, other: miscellaneous rodents

fish: bass, salmon, trout, herring, shellfish, other _____

Other animals in the vicinity of the site based on the WDFW priority species (based on information from the WDFW Priority Habitat and Species interactive web site) include: big brown bat (*Eptesicus fuscus*); Yuma myotis (*Myotis yumanensis*); and little brown myotis (*Myotis lucifugus*). These three species are known to be in the vicinity of the project. Given the level of disturbance in the surrounding area, these species, if in the area, should be adapted to disturbances.

No fish were shown to be present in the vicinity according to the WDFW PHS data and no fish were observed during the site walk with WDFW and City of Olympia staff in October 2014.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Based on information from the WDFW, Priority Habitat and Species Data Base, no federally threatened or endangered species are known to be on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is part of the Pacific Flyway, a bird migration corridor.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Weedy vegetation on site will be removed and replaced with native plants, improving buffer habitat on site. Garbage and refuse (litter) on site will be removed, improving vegetation and water quality. The wetlands will be preserved and a 100 foot wetlands buffer will be maintained. Native vegetation will be used in landscaping whenever possible on the site.

- 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.

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. [\[help\]](#)

Electricity will be used as the main source of power on site. Natural gas will be used for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project will not affect the potential use of solar energy by adjacent properties. The proposed buildings will comply with the RM-18 zone height restrictions and setbacks.

- 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: [\[help\]](#)

The project will be constructed to current energy conservation standards, and appliances provided in the rental units will be up to existing energy/conservation standards. No other energy conservation features are included at this time.

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. [\[help\]](#)

A natural gas pipeline serves the site; see item 7.a.2 below.

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

There is no known possible contamination from present or past uses at the site.

- 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.

The site is currently served by a natural gas pipeline, which should be avoided during project construction.

- 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.

No toxic or hazardous chemicals are expected to be stored on site during or after construction.

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

No special emergency services will be required by the project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

At least two business days prior to construction, Washington's "Call Before You Dig" (811 or callbeforeyoudig.org) will be contacted, and the local utility company will mark the location of the underground gas lines so they may be avoided during construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Normal levels of ambient traffic noise are generated by traffic on Sleater-Kinney Road, a major collector roadway adjacent to the project site. Additionally, noise from the adjacent high school, especially on Friday nights, does occur. Garbage and recycling pickup occurs once a week and is after 6 AM and prior to 2 PM according to information on the City of Olympia web site. This noise should not affect the project.

- 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. [\[help\]](#)

On a short-term basis, noise associated with construction would be generated on-site at approximately 70-80 dB. Noise would come from the site only between the hours of 7:00 and 6:00 pm, as allowed by City code.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction noise would only be generated between 7:00 am and 6:00 pm, as allowed by City code, in order to limit disturbance to surrounding uses. Construction crews will comply with all City of Olympia ordinances related to noise.

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. [\[help\]](#)

Currently the site is used for single-family residences; two single-family dwellings are on site, one on each parcel (although the site is zoned residential multifamily 18 units per acre). The properties to the north and south are residential neighborhoods, zoned 4-8 units per acre. The site is bordered to the east by Sleater-Kinney Road; North Thurston High School is located east of the site directly across Sleater-Kinney Road. There are wetlands immediately west of the project, as well as the Chehalis Western Trail. The site design provides 30 ft setbacks from the property line and should not affect current land uses on any nearby 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? [\[help\]](#)

The site is in a developed area of the City of Olympia. The site has been used for residential housing since the 1950s and 1960s.

- 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; there are no working farm or forest lands located near the site.

- c. Describe any structures on the site. [\[help\]](#)

On parcel 11817210100, there is one single family residence (a caretaker's residence) with a detached carport. The home is an 850-square-foot, wood-siding rambler with a concrete foundation; the carport is 576 square feet. Both structures were constructed in 1959 and are in fair to poor physical condition. On parcel 11817210200, there is one approximately 2,600-square-foot two-story stucco single family residence with a concrete foundation, built in 1929, in average physical condition; based on appearance, and discussion with the current owner, the structure has been updated.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Both existing single-family residences and the detached carport will all be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

The zoning classification is RM-18, Residential Multifamily (18 units per acre).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation is Residential Multifamily, 18 units per acre.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable; the site is not located on or near any shorelines of the state.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Only the wetlands and buffers described in section 3.a.1 above have been classified as critical areas.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 3 people will work on site; approximately 240 people will live in the senior housing units, and 190 will live in the townhome-style apartments. Totals for the site are 430 residents and 3 workers.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Two people would be displaced by the completed project (each of the two single-family homes on site currently houses one person).

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

One of the people on site is the owner, and has willingly chosen to leave the site. The other person on site is the caretaker, who knows about and is anticipating the project action. Therefore, no measures to reduce displacement impacts are necessary.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed project is compliant with the site's current RM-18 zoning and with the comprehensive future land use plan, which envisions the site as multifamily residential with a density of 18 units per acre.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable; there are no nearby agricultural and forest lands of commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

238 housing units would be provided as part of the proposal – 168 senior housing units and 70 townhome-style apartments. These units would all be middle-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The two existing middle-income housing units on site would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The project results in a net gain of 236 dwelling units.

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? [\[help\]](#)

The tallest proposed structure is not anticipated to exceed 35 feet. Exterior building materials will consist of appropriate architectural materials for multifamily housing in this area.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Approximately 9.50 acres of the site (out of 19.52 total acres) will be altered for the proposed development. The site is wooded and the existing vegetation to be removed consists of deciduous, conifer, maple, and Douglas-fir trees. Invasive species and ground cover will also be removed in these areas. Apartment buildings will be constructed in the area of the site that will be altered.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Removed invasive vegetation will be replaced with native vegetation. A potential “tree tract” will be maintained on the south and east edges of the site, and trees will be planted all along the border of the site with Sleater-Kinney Road and 6th Avenue NE, which will help reduce the aesthetic impacts associated with tree removal and provide a buffer to the neighboring properties. Based on the most recent plans, the project proponent is providing at a minimum a 20 ft buffer (in some areas it is larger) from the property line which will minimize the view impacts.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The streetlights, parking lot lights, and exterior building lights on site would be a minimal source of light; this would occur mainly at night. These light sources will be directed onto the site and should not impact nearby residences.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No; the streetlights, parking lot lights, and exterior building lights on site will conform to City standards and will not pose a safety hazard. In fact, they will help increase safety on site, for both motorists and pedestrians.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Stadium lights at North Thurston High School may affect the project. The closest stadium lights are 800 feet from the edge of the project site.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The lighting for the proposed project will conform to all lighting standards in the City of Olympia Municipal Code.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The Western Chehalis Trail, a 22-mile bicycle and pedestrian rails-to-trails pathway through Thurston County, is located immediately west of the site. Informal recreational opportunities can be found at the North Thurston High School athletic fields, across Sleater-Kinney Road from the site. These include a football field, baseball/softball fields, soccer fields, tennis courts, and a track.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The proposal is not expected to impact recreation in the area. However, a pedestrian/bicycle trail connection will be provided on site, which will connect to adjacent right-of-ways for recreational use, increasing recreational opportunities.

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 located on or near the site? If so, specifically describe. [\[help\]](#)

Two buildings are located on site, but neither has been recommended or listed as a historic landmark. While both are over 45 years old, the larger home has undergone significant alterations and remodels since its original construction and is most likely not be eligible for historic listing. The rambler has also been remodeled since its original construction and is currently in dilapidated condition. Neither appears to be architecturally unique to the area, as there are residential developments to the north and south of the site from a similar era.

There are homes older than 45 years surrounding the site; none of these houses will be removed or altered as part of the project. The project area is limited to the existing site parcel and existing right of way and will provide a minimum of a 20 ft buffer on the property line (in some areas the buffer is larger); the adjacent homes and any potential historic value will not be impacted.

- 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. [\[help\]](#)

There are no known areas of cultural importance on the site. The site was historically logged and the Western Chehalis Railroad was constructed adjacent to the site. Therefore, the site and the surrounding area were significantly disturbed prior to the construction of the existing houses and the neighboring San Mar residential development. The construction of the San Mar development and Sleater-Kinney Road NE created additional significant disturbance to the site and surrounding area.

No professional studies have been conducted at the site to identify potential cultural features. Due to the level of on-site disturbance, if there were areas of cultural significance, these areas were likely disturbed by logging, the construction of the railroad, the conversion of the railroad into a trail, roadway construction, and the construction of the San Mar neighborhood.

- 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. [\[help\]](#)

Online research was performed on the DAHP WISAARD website to identify historical resources. Gretchen Kaehler at DAHP was consulted by email regarding the potential for cultural resources on or near the site. In addition, the past site disturbance through logging, railroad construction, roadway construction and residential construction is a factor that should be considered in assessing the site.

- 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.

An unanticipated discovery plan will be in place for the project construction work. The adjacent houses in the San Mar neighborhood will be buffered by the tree screening proposed in the above sections of this SEPA Checklist.

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. [\[help\]](#)

The main streets serving the site are Sleater-Kinney Road NE, at the front of the site, and 6th Avenue NE, which is perpendicular to Sleater-Kinney Road at the northeast corner of the site. Other nearby roads which serve the site include Martin Way E, an arterial; and Kasey Keller Drive NE. An Interstate 5 interchange with Sleater-Kinney Road is also located nearby, just south of the Martin Way – Sleater-Kinney Road intersection.

A proposed extension of 6th Avenue west of Sleater-Kinney Road, along the northern property line, will provide access to the site for the initial phases of development. As part of Phase 3, an east-west road will be constructed on the southern portion of the site, which will provide access to Sleater-Kinney Road through a “tee” intersection.

- 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? [\[help\]](#)

Intercity Transit (IT) does not currently serve the project site. However, there is a bus stop approximately one-half mile south of the site on Martin Road (served by routes 60, 62A and 62B). Additionally, Lacey Transit Center is roughly one mile from the site, and the Martin Way Park & Ride is approximately 1.2 miles to the southeast.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The completed project will provide at least 340 and up to 360 parking spaces. It would eliminate driveway parking associated with the two existing single-family homes on site (approximately 4 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). [\[help\]](#)

As the proposed development will have an impact on area roadways and intersections, the project will construct a network of public roadways to accommodate site traffic circulation, per City requirements. The roadways include 6th Avenue Extension along the northern site boundary; a north-south road along the wetland buffer setback line (Road B); and an east-west road on the southern portion of the site (Road C) that connects to Sleater-Kinney Road to the east. The roadways will be constructed incrementally as needed to provide access to areas within the development. The roads will be designed to City of Olympia standards and will require approval of the City of Olympia prior to construction.

Additionally, improvements will be constructed at the new intersections. The construction of the 6th Avenue NE Extension will require intersection channelization improvements to the 6th Avenue NE/Sleater-Kinney Road NE intersection. The improvements will include removing the short section of raised median on Sleater-Kinney Road south of 6th Avenue NE to allow for the northbound left-turn lane and restriping the westbound approach to change the left-turn lane to a through-left lane. The construction of the Road C/Sleater-Kinney Road NE intersection will require removing a short section of raised median on Sleater-Kinney Road to allow for the northbound left-turn lane.

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

No; there is no water, rail, or air transportation in the immediate vicinity.

- 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? [\[help\]](#)

The completed project would generate 1,044 vehicular trips per day. Peak volumes would occur during the evening commute (4:30-5:30 pm); 95 trips would be generated during the PM peak hour. This project will not be a truck traffic generator, except for service trucks (such as garbage or delivery trucks) that may need to access the site. Trip

generation was calculated using the trip generation rates contained in the current City of Olympia Transportation Impact Fee Schedule and the current edition of the *Trip Generation Report* by the Institute of Transportation Engineers (ITE). See the Bayan Trails Traffic Impact Analysis (TIA) for further detail.

- 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.

No; there is no movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The development will construct new roadway sections and construct improvements at intersections as described in item 14.d above. Additionally, the development will pay the City of Olympia transportation mitigation fee incrementally on a "per unit" basis, and will also pay a City of Lacey transportation mitigation fee if required. These measures are described in greater detail in the Bayan Trails TIA, which shows that with proposed traffic mitigation, the area roadways can accommodate the traffic generated by the proposed development.

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. [\[help\]](#)

Because of the increase in population that will come with development, the project has the potential to increase the need for public services. Because the majority of housing provided by the project (168 of 238 units) will be senior housing units, impact on schools is expected to be minimal. The need for health care may be increased, but this is mitigated by the fact that the site is located a half-mile from a major medical facility.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The development may pay an impact fee per unit constructed, as required by the City of Olympia, to pay for its proportionate share of the impacts on transportation, parks, and school facilities.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

Electricity and natural gas will be provided by Puget Sound Energy. Solid waste disposal will be provided by the City of Olympia. Cable service will be provided by Comcast and telephone service will be provided by Century Link.

C. SIGNATURE [\[HELP\]](#)

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: Laura Barker

Position and Agency/Organization: Planner, SCJ Alliance

Date Submitted: 11/11/2014