



# Environmental Checklist (SEPA) Cover Form

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Case #: \_\_\_\_\_

Master File #: 14-0025Date Received **CP&D**  
City of OlympiaReceived By: C. McCoyProject Planner: C. McCoy

Related Cases: \_\_\_\_\_

Agency application to be attached to this:

☐ State Environmental Policy Act- Environmental ChecklistFor electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>Applicant: Gretchen Van Dusen \_\_\_\_\_ Phone: 360 951 8423Mailing Address: 409 Rogers St NW \_\_\_\_\_ City Olympia St WA Zip 98502Email Address: gretchenvandusen@gmail.comProject Name: Tanasse Building - Mixed Use Project \_\_\_\_\_ Tax Parcel No. 78202700700Project Address: 924 State Ave NESection/Township/Range: Section14 Township18 Range2W Total Acres: .144Zoning: PO/RM \_\_\_\_\_ Shoreline Designation: NA \_\_\_\_\_ Water Body (if any): NA

Initial Permit Type(s): \_\_\_\_\_

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.

Gretchen Van Dusen  
Print Name

[Signature]  
Signature

2-26-14  
Date

*Revised Introduction and New On-line Guidance  
March 2012*

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

Please complete 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. ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions.

#### **A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Tanasse Building - Mixed Use Project
2. Name of applicant: [\[help\]](#)  
Gretchen Van Dusen
3. Address and phone number of applicant and contact person: [\[help\]](#)  
409 Rogers St. NW Olympia, WA 98502; 360 951 8423
4. Date checklist prepared: [\[help\]](#)  
2/20/14
5. Agency requesting checklist: [\[help\]](#) Community Planning and Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Construction start summer 2014

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

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

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

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

Land Use and Building permits

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

3 story mixed use building, 2931 SF footprint and 6970 SF total. Shared parking at alley/north side. Business on first and second floors; (2) residences on second and 3 third floors.

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. [\[help\]](#)

924 State Avenue NE (between Quince and Pear)  
Section 14 Township 18 Range 2W Quarter NE SE Plat Swans Addition to Olympia Blk 27 LT 7 Document 0001/037

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

### 1. Earth

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

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

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

5%

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) NO
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#) Removal of approximately 870 cubic yards and import of structural fill required for building footprint at 4' depth and for parking area at 16" depth.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) Existing low retaining walls that run full length of east and west property lines will minimize opportunity for erosion on adjacent properties.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) A  
Approximately 81% of the site will be covered by the building, parking, and walkways.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Site work will be completed during drier months. Erosion fences per civil engineer (see Drainage Report and Plan.)

## 2. Air

- a. 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. [\[help\]](#)  
NA
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) NO
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
NA

## 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. [\[help\]](#)  
NO
  - 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. [\[help\]](#)  
NO
  - 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. [\[help\]](#)  
NA
  - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) NO

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

[\[help\]](#) 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. [\[help\]](#) NO

b. Ground Water:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#) 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. [\[help\]](#) NA

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 from the roof and the parking will be collected and directed (piped) offsite into the existing city stormwater collection system. See Storm Drainage Report.

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

NO

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

[\[help\]](#) Infiltration on the site will be minimal. See (c) above.

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

a. Check or circle 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

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation / blackberry

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

ALL (grass and blackberries) will be removed for construction and for new landscaping.

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

No known.

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

Drought tolerant, low maintenance species. See Landscape Plan

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: NO

mammals: deer, bear, elk, beaver, other: NO

fish: bass, salmon, trout, herring, shellfish, other \_\_NO

- b. List any threatened or endangered species known to be on or near the site. [\[help\]](#) NONE

- c. Is the site part of a migration route? If so, explain. [\[help\]](#) NO

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

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

The project will use electric and gas energy. There is no manufacturing on site.

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

If so, generally describe. [\[help\]](#)

NO. Southern exposure remain open on 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: [\[help\]](#)

High R value and compact building form.

## 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. [\[help\]](#) NO

1) Describe special emergency services that might be required. [\[help\]](#)

NA



2) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

NA

**b. Noise**

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

NONE

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. [\[help\]](#)

Short term construction noise. No long term noise.

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

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties? [\[help\]](#)

Mix of residence and business

b. Has the site been used for agriculture? If so, describe. [\[help\]](#) NO

c. Describe any structures on the site. [\[help\]](#) NONE

d. Will any structures be demolished? If so, what? [\[help\]](#) NO

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

f. What is the current comprehensive plan designation of the site? [\[help\]](#) Professional Office/Multi Family

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. NO  
[\[help\]](#)

i. Approximately how many people would reside or work in the completed project? [\[help\]](#) 12

j. Approximately how many people would the completed project displace? [\[help\]](#) NONE

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

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

Proposal follows required Land Use and Design Review requirements.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) 2 Units, middle income
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) NONE
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) NA

## 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? [\[help\]](#)  
Top of parapet wall is at 36'-9". Top of elevator is 47'-10".
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
Some views from adjacent lots would be altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
Project follows design review guidelines.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
Glare will be minimized.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
NO
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
NONE
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
Low glare choice of glazing where appropriate.



**12. Recreation**

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

The immediate vicinity does not have recreational opportunities.

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

NO

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

NA

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

NO

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. [\[help\]](#)

NO

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

NO

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

State Avenue NE between Quince and Pear.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) YES Intercity Transit

Bus service runs westbound on State Avenue and eastbound on 4th Avenue (1 block away.)

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

There will be 7 new stalls on site and 3 existing street stalls.

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

NO

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) NO
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. [\[help\]](#)  
On weekdays 15-30 trips per day with peak hours between 9am and 12 noon and between 3 and 6pm.
- g. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

As a mixed use project with the business owners living on site, there will be fewer trips per day for the business and the residence. Transit is easily accessible. Bike storage (short and long term) will be provided.

#### 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. [\[help\]](#)  
NO
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
NA

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

#### 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 Gretchen Van Dusen

Position and Agency/Organization Project Manager, Van Dusen Design

Date Submitted: 2-26-14