



**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*

**ENVIRONMENTAL CHECKLIST**

1. **Applicant:** Hope Community Church  
 Address 2425 Black Lake Blvd SW  
Olympia, WA 98512  
 E-mail Address: \_\_\_\_\_  
 Phone: 360-357-3235
2. **Representative:** Foster & Williams Architects  
 Address: P.O. Box 102  
Shelton, WA 98584-0102  
 E-mail Address: fwlen@hctc.com  
 Phone: 360-426-0511
3. **Property Address or Location:** \_\_\_\_\_  
2425 Black Lake Blvd SW
4. **Section/Township/Range:** S20/T18N/R02W
5. **Tax Parcel Nos.:** 12820440500
6. **Total Acres:** 5.00
7. **Initial Permit Type(s):** Conditional Use
8. **Zoning:** RM-18
9. **Shoreline Designation (if any):** N/A
10. **Water Body (if any nearby):** wetland

\*\*\* OFFICIAL USE ONLY \*\*\*

MASTER FILE # 06-1509

SEPA # \_\_\_\_\_

PROPOSAL NAME: \_\_\_\_\_

RELATED CASES: \_\_\_\_\_

PROPOSED CITY ACTION: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

BY: \_\_\_\_\_

SUPPLEMENTAL REPORTS: \_\_\_\_\_

11. **Project name and brief description of the proposal:** Addition of new 20,563 square foot multi-purpose church facility.
12. **Proposed timing or phasing, and estimated completion date:** Addition may be completed in one or more phases - anticipated completion within 7 years or less.
13. **Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:**  
No plans beyond the phases described in #12.
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:**  
None
16. **List any environmental information that has been prepared or will be prepared regarding this proposal.**  
Wetland report is provided.
17. **Checklist Prepared By:** Foster & Williams Architects PS **Date Prepared:** 7/11/06  
 (Please Print)

To Be Completed by Applicant

- 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. Small amount of dust can be expected during construction; no significant emissions are anticipated after completion.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

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

None

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.

DRAINAGE DITCH HAS BEEN IDENTIFIED AS A TYPED STREAM. IN ADDITION, CLASS II WETLANDS EXIST IMMEDIATELY TO THE NORTH AND WEST.

There is a drainage ditch located along the north side of the property, with an adjacent Category III wetland.

- (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.

REQUIRED BUFFER FOR TYPE II STREAMS IS 150' PER OMC 18.32.425. A.Z.C.

Building construction is proposed just outside the 100' wetland buffer.

- (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

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- (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

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

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.

Run off will be created on the parking lot and roof area. The runoff will be collected by catch basins, and conveyed to compost filters for treatment.

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

Waste from cars could enter the storm system, but will be treated by the compost filters.

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

Installation of compost filters to provide treatment.

4. Plants

- a. Circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other cottonwood, willow

Evergreen tree: fir, cedar, pine, other dogwood

Shrubs; Grass Pasture; Crop or grain salmonberry, scotch broom

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

Water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_

Other types of vegetation \_\_\_\_\_

To Be Completed by Applicant

- b. What kind and amount of vegetation will be removed or altered?  
Small fir and deciduous trees, scotch broom, grasses
- c. List threatened or endangered species known to be on or near the site.  
None
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. A landscaping plan will be developed for new construction areas, with new trees, shrubs, and plantings to meet City of Olympia standards.

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 \_\_\_\_\_  
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
- c. Is the site part of a migration route? If so, explain.  
No
- d. Proposed measures to preserve or enhance wildlife, if any:  
None

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.  
Electricity and natural gas will be used to meet heating, lighting, and power needs.
- 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:  
Energy efficient construction methods, insulation, energy conserving equipment.

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.

None

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

None

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

None

b. Noise

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

Traffic noise from Black Lake Blvd. will be minor at the location of the new construction.

- (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.

Construction will create some short term noise during work hours 7 am to 6 pm. After completion, minor traffic noise will be associated with the use of parking area.

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

None

8. Land and Shore Use

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

Current site use is a church. Adjacent properties are vacant or single family homes.

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

No

- c. Describe any structures on the site. There are two structures:  
Main church building is 4,776 sq.ft. main floor with 4,776 sq.ft. basement.

Accessory youth building is 1,738 sq.ft.

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- d. Will any structures be demolished? If so, what?  
No
- e. What is the current zoning classification of the site?  
RM-18
- f. What is the current comprehensive plan designation of the site?  
Residential Multi-Family, 18 units per acre.
- 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.

CLASS II WETLANDS LOCATED  
TO THE NORTH AND WEST.

The wetlands are sensitive areas.

- i. Approximately how many people would reside or work in the completed project?  
Approximately 5 to 10 staff people would work in the facility when complete.
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any?  
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
Application is being made for Conditional Use Permit.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.  
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.  
None

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

None

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? Approximately 34 feet above average grade. Principal exterior materials are metal roofs and composite siding.

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

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:  
Application is being made for concept design review.

DETAILED DESIGN REVIEW  
IS ALSO REQUIRED AT TIME OF  
BUILDING PERMIT APPLICATION.

11. Light and Glare

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

Parking area and exterior of building will be lit after dark.

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

No; light fixtures will cut off glare beyond site boundaries.

- 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.

Cutoff fixtures noted above.

12. Recreation

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

None



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- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.  
None

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:  
None

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.  
Black Lake Blvd. borders the site. The existing vehicle access point will remain, and no new access points are anticipated.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
128 parking spaces; none will be eliminated.
- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? If so, generally  
No new roads or streets will be required; no new street improvements are recommended by the traffic study. Appropriate frontage improvements will be provided.

78 NEW SPACES ARE PROPOSED  
TO BE ADDED TO THE EXISTING  
50 VEHICLE SPACES.

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Evaluation For  
Agency Use Only

describe (indicate whether public or private).

- 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.

Weekdays: 12 trips/day projected

Sunday morning: 113 trips projected  
(Traffic study is provided)

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

None

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.

No

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

None

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer,  
septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

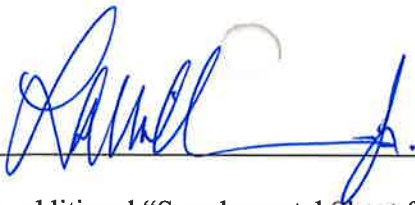
The same utilities will be utilized as are currently provided to the existing building. On-site utility work will include re-routing existing lines or connecting new lines to existing locations. No off-site work is anticipated.

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.

CITY OF OLYMPIA COMPREHENSIVE PLAN CALLS FOR DEDICATION AND ROAD IMPROVEMENTS ALONG THE SOUTHERN PROPERTY LINE.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

7/11/06

**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.