



**NOTICE OF
SEPA DETERMINATION OF
NON-SIGNIFICANCE
AND
PUBLIC HEARING**

ATTACHMENT 2

Community Planning &

Development

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Project Name/File:	Views on 5th/17-2528
Location / Description of Proposal:	A multi-family and commercial complex intended to provide 140 new residences and a mix of ground floor restaurant and retail spaces. Project will include demolition of the onsite single-story structure, reuse of the existing tower, and construction of two new mixed use buildings.
Representative/Applicant:	Ron Thomas of Thomas Architecture Studio/Ken Brogan of Views on 5 th LLC
Public Hearing:	January 9, 2018, 6:30 p.m. at The Olympia Center, in the multi-purpose room A-B, 222 Columbia Street NW, Olympia, Washington
SEPA Lead Agency:	City of Olympia Community Planning and Development Department
SEPA Official:	Cari Hornbein, Senior Planner
SEPA Issuance:	December 4, 2017
SEPA Comment Deadline:	December 18, 2017
SEPA Appeal Deadline:	December 26, 2017
Staff Contact/Lead Planner:	Nicole Floyd, Senior Planner, 360.570.3768, nfloyd@ci.olympia.wa.us

NOTICE OF PUBLIC HEARING: The City of Olympia Hearing Examiner will hold a public hearing to receive public comments prior to making a decision on the Land Use Approval Permit for the proposed project. Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the lead planner via email or standard mail. The mailing address is: Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public hearing.

If you require special accommodations to attend and/or participate in this meeting, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

SEPA THRESHOLD DETERMINATION: The lead agency for this proposal has determined that this action 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). The environmental review and SEPA threshold determination of this proposed action are based upon the Environmental Checklist, plans, and reports on file with the lead agency. This information is available to the public on request. This DNS is not a permit. The City of Olympia will not act upon, and no permits will be issued for this proposal prior to the appeal deadline.

This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted. This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the applicant and will conform to all applicable standards and regulations. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA).

Comments regarding this Determination of Non-Significance (DNS) should be directed to the lead planner at the address above. If conditions are added, during or following the 14-day comment period, a revised determination will be issued.

COMMENT DEADLINE: 5:00 p.m., Monday, DECEMBER 18, 2017

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this 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. Appeal must be accompanied by the appropriate administrative appeal fee.

APPEAL DEADLINE: 5:00 p.m., Tuesday, DECEMBER 26, 2017

Issued by:


CARI HORNBEIN, SEPA OFFICIAL

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

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: [\[help\]](#) Views on 5th
2. Name of applicant: [\[help\]](#) Views on Fifth, LLC.
3. Address and phone number of applicant and contact person: [\[help\]](#)
 Ken Brogan
 5020 Joppa St. SW
 Tumwater WA 98512
 360-705-8926

4. Date checklist prepared: [\[help\]](#) June 2nd, 2017, revised October 11, 2017
5. Agency requesting checklist: [\[help\]](#) City of Olympia, Community Planning & Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Application for Site Design review and Conceptual Design Review: June, 2017
Construction Start: Winter 2018 Agency Response: the application is for Land Use Review, rather than "site design review".
Construction Completion: Fall 2018
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. [\[help\]](#)
Geotechnical Engineering Report, the Riley Group, December 23, 2016
Geotechnical Engineering Reports, Bradley-Noble Geotechnical Group, December 4, 2010 and March 9, 2012
Pre-demolition Hazardous Materials Survey, December 5, 2016
Species List, October 10, 2017
Cultural Resources Assessment Report, September 29, 2017
Inadvertent Discovery Plan (to be prepared)
Certification of a "No-Rise" Determination for a Proposed Floodplain Development, August 24, 2017
Phase 1 Environmental Site Assessment, December 1, 2016
Phase 2 Subsurface Investigation, June 20, 2017
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 Review
Design Review
Engineering Permit
Building Permit
Certificate of Occupancy
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.) [\[help\]](#)

This project proposes to create a mixed use residential and commercial complex on two parcels in the 400 block of 5th Avenue SW. The project consists of two (2) new 3-story buildings along Simmons Street and the adaptive reuse and 3-story lateral addition to the existing 9-story tower building on 5th Avenue SW. The project will have a total of 140 residential units of which ~~eleven~~ (10) will be live/work units at street level along Simmons Street and 4th Ave. SW; a 1,400 sq. foot gym for tenant use; an automated parking facility to accommodate 136 parking spaces; twenty seven (27) short-term and ninety-four (94) long-term bicycle parking spaces provided throughout the site; a pedestrian oriented mid-block crossing or woonerf; a 1,000 sq. foot community gathering space, and approximately 10,000 total square feet of retail/commercial space. The existing single-story structure located on 4th Avenue and Simmons Street will be removed. The lot containing existing surface parking lot at 4th Avenue and Sylvester is separately owned and is not included within the proposed project.

Agency Response:
There are ten
Live/ Work
spaces on plans.

Agency Response: the "Woonerf" is shared space for pedestrians, cyclists, and motorists and includes traffic calming treatments.

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. [\[help\]](#)

410 5th Ave. SW, Olympia WA 98502

The 400 block of 5th Ave. Bounded by 4th Ave excluding the existing parking lot on the NE corner of the block (Parcel #91005201000), to the north, Simmons St. to the west, Sylvester to the east and 5th Ave to the south and excluding the existing parking lot.

Section 14, Township 18 North, Range 2 West, Willamette Meridian

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

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

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

2%

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. [\[help\]](#)

Soils include up to 15 feet of fill over native (Xerorthents) soils. The fill consists of very loose to loose silty sand with gravel. The native soil is very loose to medium density silty sand with interbedded silt layers over medium dense to very dense sandy gravel to gravely sand at about 55 feet of depth. See paras.4.2 and 4.3 of December 23, 2016 Geotechnical Report.

Agency Response: The Geotechnical report also lists traces of wood, organics, and shell fragments. This report is on file with the City.

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

No. Soils in the project vicinity is mapped as artificial fill (Map Unit af), which is clay, silt, sand, gravel, organic matters, shells, and construction debris. Soils on site consist of up to 15 feet of fill placed over native soils. The buildings will be designed per the recommendation of the geotechnical engineer to resist settlement from both static and liquefaction induced settlement through the use of a steel pile and grade beam foundation system, with steel piles driven to refusal in the competent native soils.

Agency Response: Yes, surface soils are unstable, the geotech identifies 15' of loose fill and seismic hazard area. Plans indicate use of pile and grade beam foundation system driven into stable earth rather than reliance on surface soils.

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

The site will be re-graded and trenching for utilities will be dug. Approximately 100 CY of cut and 2,000 CY of fill. The materials will be imported for subgrade and pipe bedding.

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

Disturbed soils left open to rainfall would be subject to erosion.

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

Approximately 99% of the site will be covered with impervious surfaces.

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

The site will incorporate the most current Erosion Control BMPs in compliance with the City of Olympia. During construction, temporary sediment and erosion control BMPs include a stabilized construction entrance, temporary sediment trap(s), filter fabric fencing, inlet sediment protection, hay bale barriers, and potentially sand a filter system if needed.

No direct discharge of untreated stormwater will be released to the Deschutes Waterway.

All construction stormwater will be pretreated and conveyed to the City stormdrains to avoid turbid runoff to the Deschutes Waterway.

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

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

Emissions during construction will be those typically encountered during construction from construction vehicles and dust. Emissions upon completion of the project are expected to be limited to resident, customer, employee, visitor, and service/emergency vehicle traffic, including truck deliveries to and from the restaurants and limited retail and residential uses within the project. Approximate quantities of emissions are not known.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Off-site emissions are from normal vehicular traffic surrounding the site.

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

The project has received an ORCAA permit for asbestos removal from the existing tower building to remain and for the existing 1-story northwest building to be removed.

The project will employ BMPs during and after construction designed to mitigate impacts of on and offsite dust and particulate emissions. Agency Response: BMP's can include vegetation and mulch, limiting dust generation, constructing wind screens, watering site on dry days, limiting vehicle speed etc.

Emissions associated with the automated parking garage will be mitigated by compliance with mechanical and building codes governing ventilation for the garage structure.

Emissions are further planned to be controlled through the establishment of hours of operation for retail uses, and through targeted mechanical ventilation of the parking facility which is automated and will not produce automotive exhaust during the "parking" of vehicles. An ORCAA permit will be needed for construction and applied for upon approval of SEPA.

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

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Capitol Lake and Budd Inlet are approximately 500 feet away from the project site. Capitol Lake is a freshwater lake with occasional salt water intrusions at the mouth of Deschutes River. Budd Inlet is a saltwater inlet at the southern most edge of Puget Sound. Capitol Lake is located south of the project site, Budd Inlet is located to the north.

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. The project site is located outside of the Shoreline Jurisdiction as it is more than 200' from the Ordinary High Water Mark for both Capitol Lake and Budd Inlet.

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. [\[help\]](#)

None

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

No

Agency Response: The Southeast corner of the project site, which is occupied by the tower is in the FEMA Flood Zone A associated to Capitol Lake. The tower will be required to comply OMC 16.70 flood damage and prevention requirements. The overall site will be required to comply with OMC 16.80 related to sea level rise. Staff has also reviewed the available materials prepared as part of the Sea Level Response Plan currently being developed by the City.

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

A portion of the southeast corner of the site is located within in the 100 year flood plain per

FEMA FIRM panel 53067C0167E and is depicted on the site plan. will be required to comply OMC 16.70 flood damage and prevention requirements. The overall site will be required to comply with OMC 16.80 related to sea level rise. Staff has also reviewed the available materials prepared as part of the Sea Level Response Plan currently being developed by the City.

- 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, all sewage will be routed to the treatment plant.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

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. [\[help\]](#)

The project will be serviced by sewer and therefore no discharge of sewage into the ground will occur.

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 will be collected and piped to the existing City of Olympia stormwater system. Roof runoff will be directed via downspouts directly to the existing City of Olympia stormwater system. Runoff from the buildings located along 4th Avenue SW will be directed to the stormwater system on 4th Avenue SW which drains east towards the Lacey Olympia Tumwater Thurston (LOTT) Treatment Plant. Runoff from buildings located along 5th Avenue SW will drain to City of Olympia Stormwater system in 5th Avenue SW, which drains to Capitol Lake. The Woonerf runoff will be collected via catch basins and treated through a stormwater filter before entering the City of Olympia stormwater system located along 5th Avenue SW.

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

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The project will maintain existing drainage patterns and will comply with the City of Olympia Stormwater Design Manual (2016).

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? [\[help\]](#)

The site contains no native vegetation or trees. There is some existing landscaping vegetation and street trees. All existing vegetation and street trees will be removed.

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

As described in the Species List provided by Envirovector, dated October 10, 2017, there are no protected plant species on site.

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

The project proposes to add landscaping and street trees to the sidewalk and portions of the parking area per City code requirements.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

The site is in an existing developed condition and has no noxious weeds or invasive species. No noxious weeds are shown on or near the project site according to the Thurston County Noxious Weeds Map.

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

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

Per the Species List prepared by Envirovector on October 10, 2017, the following species are known to be near the project site: Fall Chinook, Fall Chum, Coho salmon, Steelhead Trout, Resident Coastal Cutthroat, Purple Martin, and Big Brown Bat.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _

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

As described in the Species List, Steelhead Trout, and Purple Martin are listed as threatened or candidate status per the Department of Fish and Wildlife Priority Habitats and Species occurring near the project site. Agency Response: No impact to listed species is anticipated due to the developed nature of the site and surroundings.

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

Yes, the site is part of the Pacific Flyway for migratory birds, which extends from Alaska to Patagonia and includes nearly all of Washington State.

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

To mitigate the result of bird strikes on the tower building, the project is researching use of patterned window glazing by Ornlux or similar brand, with a reflective UV coating making it visible to birds while remaining virtually transparent to the human eye.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

No invasive animal species are known on site. According to WDFW invasive species information, the New Zealand Mudsail, an invasive animal species, has been discovered in Capitol Lake.

6. **Energy and Natural Resources** [\[help\]](#)

- 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 the primary energy source, providing heating and lighting needs.

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

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

A basic solar analysis has been conducted with computer modeling and indicates limited affect at ground level on adjacent properties at high noon during the summer and winter solstice.

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

This project is in the process of obtaining a LEED v4 BD&C Homes: Multifamily Midrise - Silver Rating. A complete energy model of all buildings is in process and will exceed Washington State Energy Code. The project will use energy efficient mechanical and ventilation systems for heating and cooling, use improved insulation and envelope enclosure systems and glazing to reduce unwanted heat gain or loss; use locally sourced materials and recycled goods as much as possible to reduce the environmental impacts of production and transportation of raw materials.

7. Environmental Health [\[help\]](#)

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

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

[\[help\]](#)

Small amounts of asbestos containing materials (ACMs), lead containing paint (LCP) and other dated construction materials are known to be in the existing buildings on-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. [\[help\]](#)

Based on one call markings, existing gas pipelines are located on 4th Avenue, 5th Avenue, and Sylvester Street.

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

None anticipated over and above those commonly found during construction such as caulks and sealants, or during the normal operating life with the use of typical residential cleaning supplies. This project is currently pursuing LEED For Homes status, and will be making every effort to use products which are environmentally friendly and sustainable.

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

None

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

Demolition of the existing structures will be done in accordance with requirements set forth by the Olympic Region Clean Air Agency, Labor and Industries, the Department of Ecology and the

Staff Response: Examples include regular review to identify federal Environmental Protection Agency. control options, physically removing hazards, protection of workers, update hazard control plan, contractor implementation, regular meetings with construction staff to confirm hazard controls are effective etc.

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

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

Traffic noise exists in the project area. No other type of noise has been identified.

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 noise generated by normal construction/demolition activities on site and associated traffic. Long-term noise will primarily be generated by traffic associated with the proposed uses. Residential apartments may generate traffic noise on a 24-hour basis; proposed commercial/retail uses will generate traffic noise during business hours. Outdoor seating for restaurant uses may generate exterior noise, again during business hours. No other long-term noise is expected to be created or associated with the project. Staff Response: Pile driving will also create noise.

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

Compliance with City and state noise regulations during and after construction will reduce or control noise impacts associated with the project. Agency Response: Hours of construction will be limited to the hours between 7am to 6pm per OMC 18.40.080(c)(7)

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

The site is currently developed with vacant office building structures. Adjacent uses include surface parking lots, a retail grocer, a restaurant, and public parks. The proposal will not affect current land uses on these properties, although new downtown residents are likely to increase the use of the nearby parks..

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? [\[help\]](#)

No.

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: [\[help\]](#)

No

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

There are two (2) existing buildings on site. The building to the northwest is an unoccupied single story building. The building to the southeast is a nine-story unoccupied building..

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

The single-story building on Simmons Street SW and 4th Avenue SW will be demolished and replaced. The southeast building on Sylvester Street SW and 5th Ave SW will be renovated.

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

Urban Waterfront – Housing (UWH)

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

Residential Mixed Use

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

N/A

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

No

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

There will be 140 residential units, with a mix of studio, 1-bedroom, 2-bedroom and live/work units. The Applicant anticipates the project will have approximately 180 residents, 2-4 management staff, and 15-20 retail/commercial employees, for a total of approximately 200 people residing or working in the completed project.

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

None.

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

N/A

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

The proposal will be compatible with Olympia Zoning Code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A

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

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

The project will provide 140 market rate apartments.

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: [\[help\]](#)

None.

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

- 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 existing nine-story building is approximately 120 feet tall and will remain at the existing height. The principal exterior materials for the project will be brick, fiber cement siding, metal, wood and glass.

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

Although the project does not require view preservation or specific view corridor analysis under City codes, the Applicant has prepared a view analysis considering perspectives from the public rights-of-way along Simmons and Sylvester Streets with and without the project. The analysis concluded that existing views of the Capitol Campus and the Olympics along the street will remain unobstructed with the project. In response to comments from the state Department of Archeology and Historic Preservation, the Applicant will also be submitting additional viewshed analysis from the perspective of the Capitol Campus for City review. However, this additional viewshed analysis is not expected to identify any alteration or obstruction of views resulting from the new three-story buildings. Further, the project will reduce the height of the existing nine-story

building through removal of certain mechanical equipment from the roof. Agency Response: The applicant's response letter to DAHP was received by the City on 10/31/2017 and has been reviewed in conjunction with this checklist. Height will be reduced by 14' on portions of the tower.

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

The proposed project is required to comply with both Basic Commercial Design Criteria (OMC 18.110) and the Downtown Design Criteria (OMC 18.120) and is subject to design review.

Specific aesthetic features of the project include but are not limited to the following:

Agency Response: the project also must comply with pedestrian street requirements in OMC 18.16

Frontage: This project has been designed to provide the maximum amount of pedestrian friendly frontage along all adjoining streets by placing buildings shops and entries right next to city sidewalks (along 4th Avenue SW, 5th Avenue SW and Simmons Street) or by providing open space to create outdoor space for people to congregate (such as the corner of 5th Avenue SW and Sylvester Street) and expand upon views/sightlines of adjacent parks.

Connections: Being a downtown urban project, this design provides for connections through the site with the use of a mid-block crossing for pedestrian and auto circulation through the use of the "woonerf" concept. Woonerfs are designed to encourage use by all forms of transportation with traffic calming techniques designed to keep speeds at a walking pace. Some traffic calming techniques used include: change of pavement materials and use of texture, pinch points, one way vehicle travel, change of materials at entrance ways, use of landscaping.

Fencing: The project utilizes a minimal amount of fencing along the north property line to separate it from the adjacent parking lot in the northeast corner of the block. The fence shall be a

pedestrian friendly height, 4 feet tall, and “green” as we are planning to have plantings designed to climb and populate the fence to screen the cars on the adjacent lot.

Pedestrian amenities: The site includes pedestrian amenities such as bike parking, pedestrian lighting, drinking fountains, trash receptacles, street trees and container landscaping.

Building Location and Design: Buildings are placed at the street edge, parking access is at the rear of the building, building entrances are clearly articulated, buildings have a clear bottom, middle, and top.

Maintaining Human Scale: The project maintains human scale through the use of façade articulation, recessed building entries, lighting of public space, projections over public walkways with awnings and canopies, windows of varying size and scale, roofs with varying heights and sizes, and a consistency in materials and colors throughout the project.

11. Light and Glare [\[help\]](#)

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

Interior lights from the project may be visible from the outside during hours of darkness. The project will also have exterior and security lighting visible during hours of darkness.

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

No. Additional exterior, security, and street lighting from the completed redevelopment project will improve overall pedestrian safety in the area and will not interfere with views of the surrounding areas. Glare will be minimized with the use of “cutoff fixtures”.

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

Existing street lighting is located along 4th Avenue SW, 5th Avenue SW, and Sylvester Street. Existing lighting is also located along the walkways in the adjacent parks. Lighting for the grocery store one block to the northwest is also visible from the site.

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

Window blinds will be provided for all residential units. Exterior light will be directed to ground and provided with “cut-off” shielding to minimize the glare impact to adjacent properties.

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

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

Heritage Park and Capitol Lake are immediately adjacent to the property. The Olympia waterfront, downtown historic district, Farmers Market and the the State Capitol Campus are within a half mile of the project.

- 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: [\[help\]](#)
The project includes gym and community facilities for apartment residents, as well as new retail/commercial uses which are anticipated to include a restaurant and bar.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

The existing one-story building on the corner of Simmons Street and 4th Avenue SW meets the age threshold but does not have a completed Historic Property Inventory on file with the Washington State Department of Archeology and Historic Preservation (DAHP). The nine-story tower (known as the “Capitol Center Building”) has been previously determined eligible for listing on the National Register of Historic Places (January 2013, DAHP Property #1671, 91005502000).

- 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 at least nine recorded archeological sites within a one-mile radius of the project area. A professional cultural resource screening and assessment is being performed to identify cultural and historic resources at or near the project site.

Agency Response: the assessment was submitted to the City on 10/12/2017 and is on file for review.

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

A cultural resource assessment report is being prepared to identify cultural and historic resources at or near the project site. The scope of this report will include background research at appropriate repositories and with affected tribes, viewshed analysis from the Capitol Campus, and cultural resources review of geotechnical borings. DAHP has provided written comments on the project in response to the notice of application. A Historic Property Inventory form will be prepared for the existing one-story building on the corner of Simmons Street and 4th Avenue SW meets the age threshold for inventory. The cultural resources assessment report and Historic Property Inventory will be submitted to DAHP for review and approval.

Agency Response: the cultural resource report was submitted on 10/12/2017 and the applicant's response to DAHP comments was submitted on 10/31/2017. Both have been reviewed in conjunction with this SEPA Checklist.

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

If any cultural resources are identified during the assessment, consultation will ensue with the Department of Archaeology and Historic Preservation to determine if any mitigation measures are warranted. In addition to the cultural resources assessment, an inadvertent discovery plan will be prepared that stipulates the protocol to be followed if cultural resources materials are encountered during construction of the project

Agency Response: cultural resources were not identified in the assessment submitted on 10/12/2017, and the City concurs that an inadvertent discovery plan is appropriate.

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

- 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 site is served 4th Avenue SW, 5th Avenue SW, Sylvester Street SW, Simmons Street NW.

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

Two Intercity Transit bus stops are located on-site, with six weekday routes serving the site. One stop is located on the south side of 4th Avenue SW and one stop is located on north 5th Avenue SW. Both bus stops are directly adjacent to the existing buildings. The Olympia Transit Center is approximately ¼ mile away from the project site.

- 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 project will have approximately 139 parking spaces on site, and will eliminate 42 existing on-site parking spaces for a net gain of 97 on-site 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). [\[help\]](#)

The project will install new frontage improvements consisting of curbs, sidewalk, and street trees along all street frontages consistent with City standards. Bus shelters will be installed in the form of new canopies attached to the building along with bench seating.

- e. Will the project or proposal 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 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? [\[help\]](#)

Per the TIA addendum, the project will generate 1,022 trips per day with 62 weekday PM peak hour trips. Percentage of commercial vehicle/vehicle truck volume will be limited and primarily associated with providing services to the various uses (expected to be less than 2%). Data and

transportation models used to make these estimates are detailed in the TENW Traffic Impact Analysis prepared for the project, dated [July 20, 2017].

- 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. [\[help\]](#)
No

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

The project will pay transportation impact fees required under City codes estimated at \$167,224.83. Although not required to mitigate direct impacts of the project, the Applicant intends to convert the Simmons Street SW section between 4th Avenue SW and 5th Avenue SW to a 3-lane section with center two-way left-turn lane to improve queueing and operations along this section pursuant to City request. The project site access intersection will be exit-only with no inbound left turns, The project will provide new canopy structures with bench seating to be used for Intercity Transit bus shelters for existing stops. No additional transportation impacts are expected. Increased parking access encourages walking and reduces the need for vehicular traffic in the immediate vicinity. The woonerf will create a mid-block pedestrian crossing and will encourage reduced traffic speeds. Required frontage improvements include reconstruction of sidewalks.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)
The project will require need for public services consistent with downtown mixed use development contemplated by City zoning codes and adopted plans. No extraordinary or unusual demand on public services are anticipated.

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

The project will pay impact fees to the City for schools and parks in addition to transportation. The project will bring the existing building to current codes and life safety standards including seismic retrofits, sprinkler systems, and accessible exits,, and will incorporate structural measures to protect against sea level rise and associated flooding throughout, reducing potential need for emergency services in the event of natural disaster.

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

- 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 by Puget Sound Energy
Water, Sewer and waste disposal by the City of Olympia
Cable and telecommunications by CenturyLink/Comcast

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 [A1]:

Name of signee Tom Rieger

Position and Agency/Organization Project Manager, Thomas Architecture Studios

Date Submitted: October 11, 2017

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.