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THURSTON COUNTY
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**PUBLIC HEALTH AND
 SOCIAL SERVICES DEPARTMENT**

February 10, 2021

Schelli Slaughter, MHA
DirectorDimyana Abdelmalek, MD, MPH
Health Officer

Paula Smith, Assistant Planner
 City of Olympia, Community Planning & Development
 PO Box 1967
 Olympia, WA 98501-1967

Subject: City of Olympia 16-9112, Harrison Ave Mixed Use Preliminary Binding Site Plan,
 Tax Parcels 12817140900 and 12817140800, Thurston County Project 2019103643

Ms. Smith,

The above-referenced application has been routed to this department for review and comment. Environmental Health's review is complete, and the following is a report of our analysis & findings, requirements, and recommendation:

I. ANALYSIS & FINDINGS:

1. Proposed Land Use: Subdivide two parcels totaling 6.92 acres into five lots for commercial and residential use. Tax Parcel 12817140800 contains six existing green houses. Tax Parcel 12817140900 contains an existing building previously used as an office and currently used as a residence.
2. Soil Classifications: The soils are mapped by the Soil Conservation Service as Yelm fine sandy loam, 3 to 15% slopes and Alderwood gravelly sandy loam, 3 to 15% slopes. Tax Parcel 12817140900 was previously served by an on-site septic system. The system was pumped for abandonment on February 21, 2019. All lots are proposed to connect to City of Olympia sanitary sewer.
3. Existing and Proposed Water Supply: Tax Parcel 12817140900 contains an existing well that is currently used for irrigation purposes. The site plan notes the well is to be abandoned with Lot 3 future phase. All lots are proposed to connect to City of Olympia public water.
4. Protection of Ground & Surface Waters: This project is located within a Category II Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance. Records indicate there is an existing off-site well to the west of the project site that is located within 100 feet. As such, a restrictive covenant will be required to be recorded to protect the sanitary control area

II. REQUIREMENTS FOR FINAL APPROVAL:

1. The existing off-site well to the west of the project site must be shown on the map with its 100-foot sanitary control area. The applicant must grant a non-public restrictive covenant for the

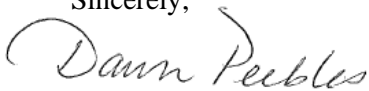
portion of the sanitary control area that encroaches on the project site. The covenant must be submitted to this office for review prior to being filed with the Thurston County Auditor's Office.

2. An on-site sewage system abandonment permit application is required to be submitted. There will be no additional fees associated with the abandonment permit as it will be part of the final binding site plan review. An application can be obtained on our website at https://www.co.thurston.wa.us/health/ehadm/fees_permits.html.
3. The existing well must be properly decommissioned by a licensed well driller per Washington State Department of Ecology standards. A copy of the decommissioning report must be submitted to this office. Should the well remain for irrigation purposes it must be shown on the site plan with its 100-foot sanitary control area and properly labeled, have a pump installed, be wired for power, and have a protective covenant recorded with the Thurston County Auditor to provide adequate protection of the sanitary control area. This would also require demonstrating that through the design of the project the well will be adequately protected from contamination, including stormwater runoff and infiltration, refuse storage, and sanitary sewer lines.

III. RECOMMENDATION:

Subject to the requirements outlined in Section II above, this binding site plan is recommended for preliminary approval in accordance with the Thurston County Sanitary Code.

Sincerely,



Dawn Peebles, R.S.
Senior Environmental Health Specialist
Thurston County Public Health & Social Services Department

1/03/20

Paula Smith
Associate Planner
Community Planning & Development Department
City of Olympia
601 4th Ave. E
Olympia, WA 98501

Paula –

Thank you for providing Intercity Transit (IT) an opportunity to review the Harrison Avenue Mixed-Use development proposal (Planning Project #16-9112). The City has received an application to subdivide land at 3840 Harrison Ave. NW to create five commercial lots for future mixed-use development. The Binding Site Plan, dated 7/10/19, shows that the development would include 78 multifamily housing units and several commercial buildings north of the arterial road.

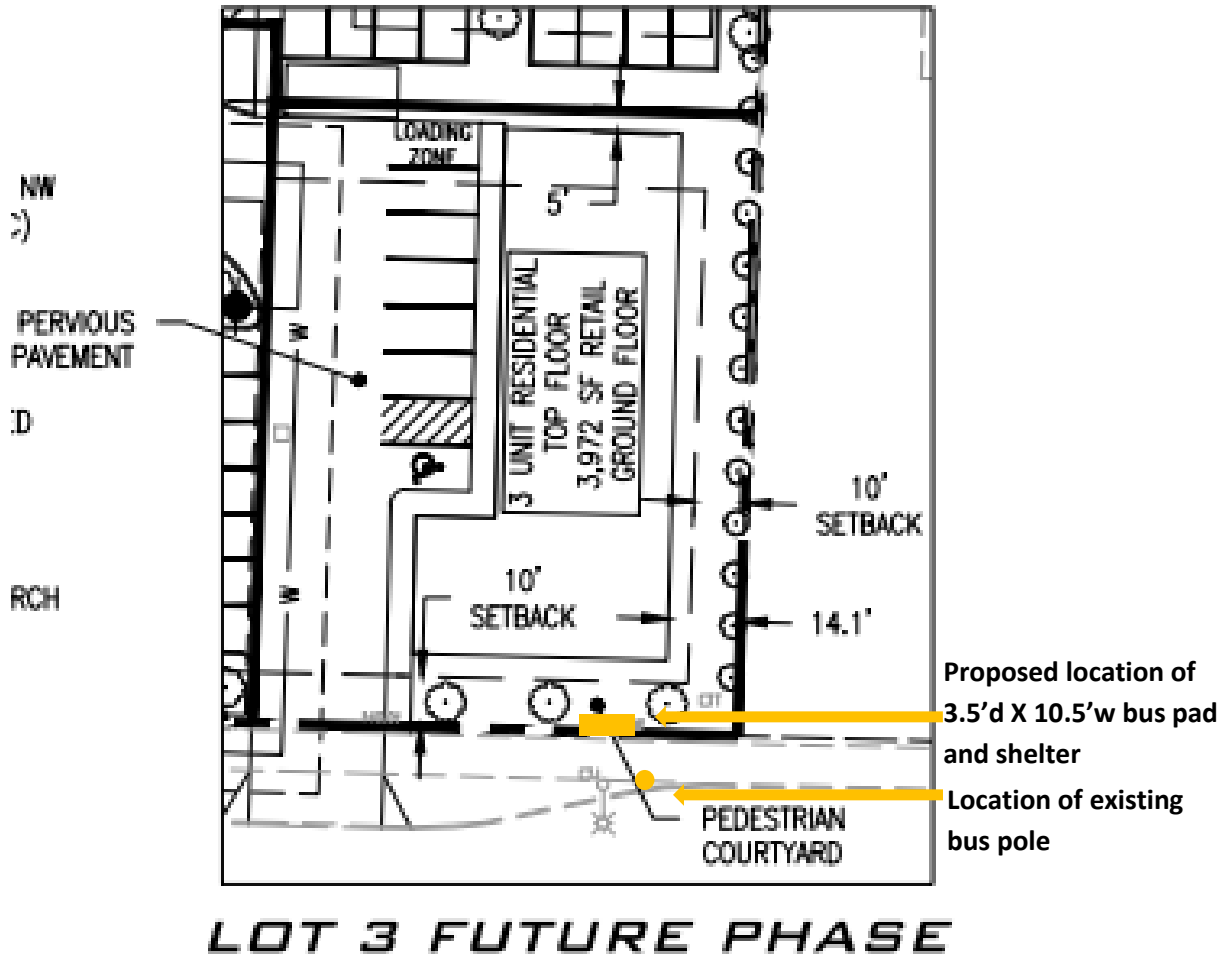
The site is now served by IT Route 47, which travels between downtown Olympia and the Capital Medical Center. Route 47 buses arrive at an existing westbound bus stop (#1034) — mounted to the sidewalk at the southeast corner of the development site — every 30 minutes on weekdays, from late morning until early evening; on weekends, buses arrive at the stop every hour. The stop — which also features a pull-out for buses [see photo below] — generates an average of 6 passenger boardings and 13 alightings on weekdays and 1 boarding and 2-3 alightings on Saturdays and Sundays.



Intercity Transit supports Olympia Comprehensive Plan [Goal L1](#) to ensure "site designs are sustainable and support decreasing automobile reliance." This mixed-use development project within land zoned High Density Corridor 4 would increase density and likely generate more trips on Route 47. Thus, Intercity Transit requests that the developer pour a 3.5' deep by 10.5' wide concrete pad in the southeast corner of the site to support a new, cantilevered bus shelter for waiting passengers. IT requests that the developer reimburse the transit agency for the cost of acquiring and installing the shelter. Intercity Transit would maintain the shelter at no additional cost.

There appears to be room within proposed Lot 3's 10'-deep planting strip for IT's requested bus pad and shelter; this area is currently labeled as a pedestrian courtyard in the binding site plan [see image below]. The pad and shelter should be immediately behind the sidewalk and meet Americans With Disabilities Act [standards](#) for transportation facilities.

The bus stop zone also should have a minimum 50' clear zone free of trees or shrubs on the leading side of the bus and a clear zone around the shelter to allow good visibility for both vehicle safety and security of pedestrians at the stop ([OMC 4H.060](#)).



Thank you again for this opportunity to provide input regarding this development proposal. Should you have any questions, please contact me at mburnham@intercitytransit.com or 360-705-5877.

Sincerely,
Michael Burnham,
Associate Planner
Intercity Transit



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

June 16, 2021

Paula Smith, Assistant Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Paula Smith,:

Thank you for the opportunity to comment on the determination of nonsignificance for the Harrison Avenue Mixed Use Binding Site Plan Project (16-9112) located at 3840 Harrison Avenue Northwest as proposed by Kern Rexius. The Department of Ecology (Ecology) reviewed the environmental checklist and information provided. Ecology's previous comments submitted November 24, 2020 on the prethreshold consultation, still apply to the project described (see enclosure). After further review, Ecology has the following additional comment(s):

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

This property is within a quarter mile of several known or suspected contaminated sites. ; The sites are Secured Safe Storage, FSID #57194911 and Low Rents West Inc.. FSID #18149253. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>.

If contamination is suspected, discovered, or occurs during the proposed SEPA action , testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7263.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

Paula Smith
June 16, 2021
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If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202102909)

cc: Thomas Middleton, TCP



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
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November 24, 2020

Paula Smith, Assistant Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Paula Smith:

Thank you for the opportunity to comment on the prethreshold consultation for the Harrison Avenue Mixed Use Binding Site Plan Project (16-9112) located at 3804 and 4004 Harrison Avenue Northwest as proposed by Kern Rexus. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Mohsen Kourehdar (360) 407-6256

This property is within a quarter mile of [a/several] known or suspected contaminated site(s). The site(s) are Secured Safe Storage, FSID #57194911 and Lew Rents West Inc.. FSID #18149253. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx> .

If contamination is suspected, discovered, or occurs during the proposed SEPA action , testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Mohsen

Kourehdar with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9592.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Morgan Maupin (360) 407-7320**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The Construction Stormwater General Permit (CSWGP) is not listed under required permits in question A.10 of the SEPA checklist. Information in the SEPA checklist and/or supporting documents suggest that this project meets the CSWGP coverage requirements, as described below.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated

Paula Smith
November 24, 2020
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construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202005730)

cc: Derek Rockett, SWM
Mohsen Kourehdar, TCP
Morgan Maupin, WQ



**Nisqually Indian Tribe
Tribal Historic Preservation Office
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

June 16, 2021

To: Paula Smith, Associate Planner
City of Olympia
Community Planning and Development
601 4th Ave E
Olympia, WA 98501

**Re: Notice of SEPA DNS - 16-9112 Harrison Avenue Mixed Use
Binding Site Plan**

The Nisqually Indian Tribe's THPO has reviewed the SEPA DNS that you provided for the above named project and has no further comments or concerns. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe concurs with your agencies findings, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe,

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Friday, June 4, 2021 8:38 AM
To: Paula Smith
Subject: RE: City of Olympia - Notice of SEPA DNS - 16-9112 Harrison Avenue Mixed Use Binding Site Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hello Paula,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Kenneth Haner <khaner@ci.olympia.wa.us>
Sent: Wednesday, June 2, 2021 9:06 AM
Cc: Paula Smith <psmith@ci.olympia.wa.us>
Subject: City of Olympia - Notice of SEPA DNS - 16-9112 Harrison Avenue Mixed Use Binding Site Plan

The City of Olympia has issued the following **Notice of State Environmental Policy Act Determination of Nonsignificance (SEPA DNS)** for the project known as **Harrison Avenue Mixed Use Binding Site Plan** located at **3840 Harrison Avenue together with Tax Parcel Number 1287140800**.

PROJECT: **16-9112**

See the above attachments for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **Paula Smith, Associate Planner , 360.753.8596, psmith@ci.olympia.wa.us**

Ken Haner
Program Assistant
City of Olympia
Community Planning and Development
PO Box 1967 | 601 4th Avenue | Olympia WA 98507
Phone: (360) 753-8735
Email: khaner@ci.olympia.wa.us