



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Tumwater 30

Permit No. TUM-22-1608

September 15, 2023

Description of Proposal: Construction of a 5-Story 42 unit multi-family apartment, with associated infrastructure.

Applicant: Jeff Mortenson, PO Box 15251, Tumwater, WA 98511

Representative: Brandon Johnson, PE, JSA Civil, LLC, 111 Tumwater Blvd SE, Suite 210, Tumwater, WA 98501.

Location: 723 Israel Road SW, Tumwater, WA 98501, Tax Parcel No's: 82700300101, 82700300106, and 827003100107

Lead agency: City of Tumwater, Community Development Department.

The lead agency for this proposal has determined that, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead-agency. This information is available to the public on request.

This MDNS assumes that the applicant will comply with all City ordinances and development standards governing the type of development proposed, including but not limited to, street standards, storm water standards, high groundwater hazard areas ordinance standards, water and sewer utility standards, critical areas ordinance standards, tree protection standards, zoning ordinance standards, land division ordinance standards, building and fire code standards, and level of service standards relating to traffic. These ordinances and standards provide mitigation for adverse environmental impacts of the proposed development.

Condition of Approval for mitigating environmental impacts:

Findings:

1. The Tumwater Boulevard/I-5 northbound ramps intersection currently operates at LOS F during both peak periods for the northbound left-turn movement. The project is projected to add one trip to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include

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555 Israel Road SW
Tumwater WA 98501

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intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project under RCW 82.02.020 to be used as described herein:

Tumwater Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. If the subject development has trips to the interchange before the roundabout is constructed, a temporary signal will be required.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than September 29, 2023, by 5:00 p.m.

Date: September 15, 2023

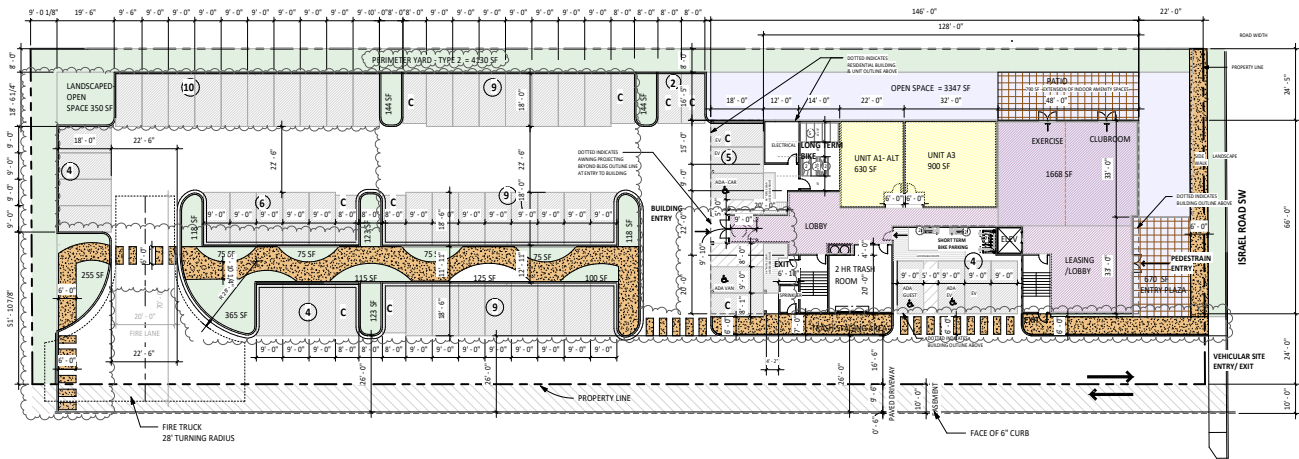
Responsible Official:



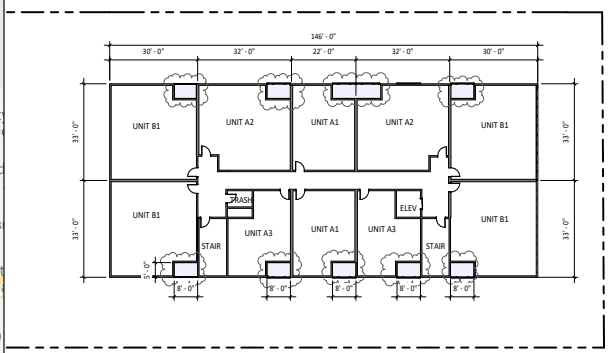
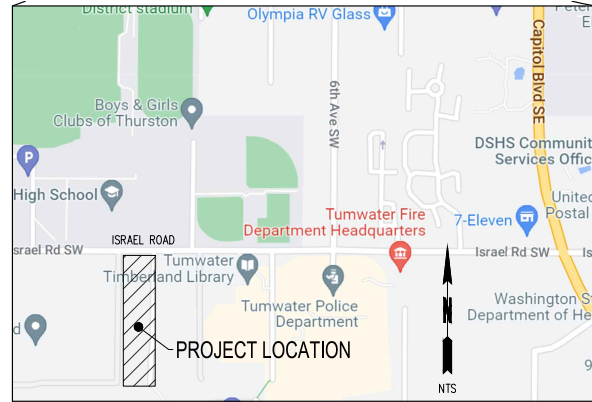
Michael Matlock, AICP
Community Development Director

Contact person: Tami Merriman, Permit Manager
555 Israel Road SW
Tumwater, WA 98501
tmerriman@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than September 21, 2023, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.



1 GRADE LEVEL - SITE PLAN
SCALE: 1" = 20'-0"



2 RESIDENTIAL LEVELS 2 THRU 5
SCALE: 1" = 20'-0"

ZONING:
TOWN CENTER ZONING

SITE AREA:
45,760 SF (1.05 ACRES)

DENSITY:
MIN. REQUIRED 30 D.U./ACRE
PROPOSED 46.2 D.U./ACRE

GROSS BUILDING FLOOR AREA: LEVEL 1 = 6372 SF
GROSS BUILDING FLOOR AREA LEVEL 2-5 = 38,544 SF

TOTAL BUILDING AREA = 44,976 SF

HEIGHT:
ALLOWED: 55'
PROPOSED: 55'

SETBACK:
REQUIRED
FRONT: 0
SIDE: 0
REAR: 0

SETBACK PROPOSED:
FRONT: 10'-0"
SIDE: 24'-0" / 24'-5"
REAR: 270'-6"

UNIT COUNT LEVELS 1 THRU 5

1 BEDROOM	A1	660 SF = 8
1 BEDROOM	A1-ALT	630 SF = 1
1 BEDROOM + DEN	A2	930 SF = 8
1 BEDROOM	A3	560 SF = 8
2 BEDROOM	B1	990 SF = 16
TOTAL =		42 UNITS

OPEN SPACE REQUIREMENT (TMC 17.17.120):
15% OF THE SITE = 45,760 X .15 = 6,864 SF
OPEN SPACE REQUIRED: 6,864 SF

MULTIFAMILY OPEN SPACE REQUIREMENT PER DESIGN GUIDELINES - 2.8.1.8.2.B.B
150 SF PER DWELLING UNIT
150 X 42 = 6,300

TOTAL OPEN SPACE PROVIDED: 7304 SF

690 SF - ENTRY PLAZA WITH LANDSCAPING WITH BENCHES LANDSCAPE - CONNECTION WITH PUBLIC RIGHT OF WAY - PASSIVE

3347 SF - OPEN SPACE WITH LANDSCAPING & OUTDOOR PLAY AREA & RECREATION, ACTING AS EXTENSION OF RESIDENTIAL AMENITY SPACE ALSO PROVIDING CONNECTION WITH SIDEWALK APPROX - 2200 SF - ACTIVE RECREATION

1600 SF - BALCONIES CAN COUNT TOWARDS 50 % OF REQUIRED OPEN SPACE.
40 UNITS X 40 SF = 1600 SF

1667 SF - ON SITE INDOOR RECREATION COUNTS AS 25 % (1716 SF ALLOWED TO BE COUNTE OF REQUIRED OPEN SPACE)
(1667 SF AREA PROVIDED FOR CLUBROOM & EXERCISE - ACTIVE RECREATION)

G. FOR ALL RESIDENTIAL SUBDIVISIONS, AT LEAST FIFTY PERCENT OF THE AREA SET ASIDE FOR PARK AND OPEN SPACE AREA MUST BE FOR ACTIVE RECREATION, WITH THE REMAINDER SET ASIDE FOR PASSIVE RECREATION.

50 % X 7360 = 3680 SF ACTIVE RECREATION REQUIRED
2200 SF + 1667 SF = 3,867 ACTIVE PROVIDED

18,47,050 - PARKING LANDSCAPE
IF THE AREA CONTAINS MORE THAN FIFTY BUT NO MORE THAN ONE HUNDRED PARKING SPACES, AT LEAST TWENTY-FIVE SQUARE FEET LANDSCAPE DEVELOPMENT MUST BE PROVIDED FOR EACH PARKING STALL PROPOSED.

62 STALLS = 65 X 20 = 1,240 SF AREA MINIMUM LANDSCAPING REQUIRED

LANDSCAPING PROVIDED = 350 SF + 255 SF + (118 X 2 = 236 SF) + ((123 X 2 = 246 SF) + (144 X 2 = 288 SF) + (75 X 4 = 300 SF) + (125 X 2 = 250 SF) + 100 SF = 2005 SF

PERIMETER YARD LANDSCAPE = 4130 SF

PARKING DATA - VEHICULAR

REQUIRED 1.0 STALLS / UNIT (PROXIMITY TO TRANSIT)

42 UNIT X 1 = 42 STALLS
1 GUEST STALL / 10 UNITS
42 UNIT / 10 = 5

TOTAL PARKING REQUIRED: 47

TOTAL PARKING PROVIDED: 62

5 % STALLS EV = 4 REQUIRED
4 EV STALLS PROVIDED INCLUDES 1 ADA - EV

BIKE PARKING REQUIREMENT

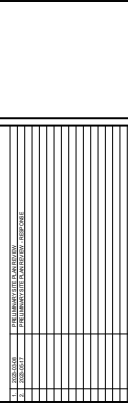
SHORT TERM: 1 SPACE / 4 UNITS = 11
LONG TERM: 1 SPACE / 4 UNITS = 11

PROPOSED BIKE PARKING
SHORT TERM 11
PROVIDED AT GRADE & WALL MOUNTED

LONG TERM 11
CLASS 1 BIKE LOCKERS IN BIKE ROOM

GRAPHIC LEGEND

- OPEN SPACE
- PARKING AREA & SETBACK LANDSCAPING
- SPECIAL PAVING
- ACCESSIBLE PEDESTRIAN ROUTE
- RESIDENTIAL LOBBY & AMENITY



TUMWATER 30
723, 725, 727 ISRAEL ROAD
TUMWATER, WA 98501

veer
ARCHITECTURE PLLC

10655 NE 4th St
Suite 707
Bellevue, WA 98004
T 425.401.6828
F 425.401.0630
www.VeerArchitecture.com

SITE PLAN

A101

202206

2025-05-15 PRELIMINARY SITE PLAN REVIEW RESPONSE



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
Email: cdd@ci.tumwater.wa.us
(360) 754-4180

TUM- 23-0741

05/24/2023

RECEIVED BY: Brittany

Any person proposing to develop in the incorporated limits of the City of Tumwater is required to submit an environmental checklist unless the project is exempt as specified in WAC 197-11-800 (Categorical Exemptions) of the State Environmental Policy Act Rules. **SUBMITTAL REQUIREMENTS** are as follows:

1. **A COMPLETE ENVIRONMENTAL CHECKLIST.** If the project is located within the Port of Olympia property, the checklist must also be signed by a representative of the Port.
2. **FEE OF \$880.00 TO BE PAID UPON SUBMITTAL.** This includes the Public Notice fee.
3. **NAME AND ADDRESS LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY.**

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

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Tumwater 30 Multi-Family Development.

2. Name of applicant:

Mr. Jeff Mortenson

3. Address and phone number of applicant and contact person:

Jeff Mortenson, PO Box 15251, Tumwater, WA 98511: 360.507.1133

4. Date checklist prepared:

May 10, 2023.

5. Agency requesting checklist:

City of Tumwater.

6. Proposed timing or schedule (including phasing, if applicable):

Begin construction in Spring of 2024, substantial completion in Fall of 2024. The project will be constructed in one phase of work.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, there are currently no plans for future additions, expansion, or further activity related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following environmental information has been prepared for the project:

- Project Survey by MTN2COAST, LLC – dated February 2, 2023
- Tree Protection Plan by Sound Urban Forestry – dated February 27, 2023
- Traffic Scoping Analysis by SCJ Alliance – dated March 17, 2023
- Geotechnical Memorandum by Landau Associates, Inc. – dated May 9, 2023

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.

There are no known pending applications for governmental approvals of other proposals directly affecting the project site.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following permits are anticipated to be required:

- City of Tumwater Preliminary Site Plan Approval
- City of Tumwater Final Site Plan Approval
- City of Tumwater SEPA Determination
- City of Tumwater Grading Permit
- City of Tumwater Building Permit
- WA Department of Ecology Construction General Stormwater Permit

11. Give a 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.)

Proposal to develop a new 5-story, 42-unit multi-family apartment building on +/- 1.07 acres. The facility will include an on-site parking lot, open space, perimeter landscaping, on-site stormwater facilities, and underground utilities to serve the development.

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.

The project site is comprised of three (3) parcels, currently addressed as 723, 725, and 727 Israel Road SW. Thurston County TPNs: 8270030101, 82700300106, & 82700300107, previously created under Short Subdivision 7135. Section 03, Township 17, Range 02W. Refer to the enclosed project survey for full legal descriptions.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is approximately 3%.

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.

According to the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, the site contains Nisqually loamy fine sand, 0-3% slopes. Nisqually loamy fine sand is rated as prime farmland if irrigated, is Hydrologic Soil Group A, and is not a hydric soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils in the immediate vicinity.

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.

The project will include approximately 60 CY of cut and approximately 2,070 CY of fill. Fill will be sourced from a local approved borrow pit.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is always a possibility during clearing and grading. Best Management Practices (BMPs) will be utilized to limit erosion impacts.

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

Approximately 85% of the site will be covered with impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

BMPs such as silt fencing and a stabilized construction entrance will be used to reduce erosion impacts during construction. BMPs will be updated as necessary during project construction to limit erosion.

2. Air [Find help answering air questions](#)

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.

Emissions from equipment and dust may be present during construction but are anticipated to be minor. At completion, emissions from autos and trucks entering and exiting the completed development will occur.

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

There are no known off-site sources of emissions or odor that are expected to affect the proposal.

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

Construction equipment will not be allowed to idle for extended periods of time.



3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

Per Thurston County GIS mapping

(<https://map.co.thurston.wa.us/Html5Viewer/Index.html?viewer=uMap.Main>), National Wetland Inventory map (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper>), and the Priority Habitat Species database (<https://geodataservices.wdfw.wa.gov/hp/phs/>), there are no surface water bodies on or in the immediate vicinity of the site.

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.

No work is proposed over, in, or adjacent to any waters. There are no surface water bodies located on or adjacent to the site.

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.

No fill or dredge material will be placed in or removed from surface water or wetlands by the proposed project.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.



No surface water withdrawals or diversions are required or proposed by the project.

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

No, per FEMA FIRM panel 53067C0281E, the site is located in "Zone X," an area of minimal flood hazard.

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, the proposed project does not involve any discharges of waste materials to surface waters. The project will be connected to City of Tumwater sanitary sewer.

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No water will be withdrawn from a well for drinking water or other purposes. The project will be connected to City of Tumwater water service.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

No waste material will be discharged into the ground from septic tanks or other sources. The project, a multi-family residential facility, will be connected to City of Tumwater sanitary sewer.



c. Water Runoff (including stormwater):

a) 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.

Stormwater will be collected, treated, and infiltrated by a below-grade infiltration gallery at the site.

b) Could waste materials enter ground or surface waters? If so, generally describe.

It is unlikely that waste materials will enter ground or surface waters. Sanitary refuse will be stored in covered receptacles before being removed by a refuse service.

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

No, the project will not alter drainage patterns in the vicinity of the site. Stormwater will be collected, treated, and infiltrated on-site.

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

Stormwater will be collected, treated, and infiltrated on-site. Therefore, downstream impacts are not anticipated.

Stormwater to meet City of Tumwater 2022 Drainage Design and Erosion Control Manual

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- 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 (brush)


b. What kind and amount of vegetation will be removed or altered?

The +/- 1.07-acre site will be fully cleared for project development including removal of existing trees, grass, and brush.

c. List threatened and endangered species known to be on or near the site.

According to the US Fish & Wildlife's IPaC map system (<https://ipac.ecosphere.fws.gov>), there are no known critical habitats at this location. Golden Paintbrush, a threatened flowering plant, is mapped as a species potentially affected by project activities in this location. There is no known presence of Golden Paintbrush at the site, however, we are noting the potential.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Perimeter landscaping and planter islands will be provided to meet or exceed minimum City Code requirements. 

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

Per Thurston County's GIS Noxious Weed Sites map layer, there are no known noxious weeds at the site.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other: typical crows and raptors found in urban environments
- **Mammals:** deer, bear, elk, beaver, other: opossum, raccoons, squirrels, moles, voles, mice
- **Fish:** bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

According to the US Fish & Wildlife's IPaC map system, threatened species potentially on or near the site

include the Olympia Pocket Gopher, Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, Oregon Spotted Frog, and Bull Trout. Endangered insects include the Taylor's Checkerspot, and a candidate for listing, the Monarch Butterfly. There are no known presences of the aforementioned species on-site, however, we are noting the potential.

Project meets City of Tumwater Administrative Decision, dated 07-25-2018 to not require a critical areas report.

c. Is the site part of a migration route? If so, explain.

Yes, the site is located within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any.

Impacts to wildlife are anticipated to be minimal, no measures are proposed.

e. List any invasive animal species known to be on or near the site.

There are no invasive animal species known to be on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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 will be used to meet the completed project's energy needs for lighting, heating, cooling, etc.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is unlikely that the proposed project will affect the potential use of solar energy by adjacent properties.

3. 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.



The project will be designed to comply with current energy code requirements. The facility may include energy saving features such as central HVAC equipment, low-e windows, building insulation, and LED lighting.

7. Environmental Health [Find help with answering environmental health questions](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of this proposal.

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

There is no known contamination at the site from present or past uses. A query of the

Department of Ecology's What's In My Neighborhood: Toxics Cleanup map did not identify the site or surrounding properties as cleanup sites or known/suspected areas of contamination.

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.

There are no known existing hazardous chemicals/conditions that might affect project development or design. Per the National Pipeline Map System public viewer, the nearest pipeline, a hazardous liquid pipeline, is located approximately 0.35 miles from the project site.

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.

Gasoline, diesel fuel, and motor oil for trucks and equipment may be stored or used during development and construction. Fuel and oil will be stored in sealed and approved containers. No chemicals will be produced by the project.

4. Describe special emergency services that might be required.

No special emergency services are anticipated.



5. Proposed measures to reduce or control environmental health hazards, if any.

Fuel and oil stored on-site for use during construction will be kept in sealed and approved containers.

b. Noise

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

Existing noise is created from traffic on nearby Interstate 5, adjacent roadways, and sporting events at Tumwater High School north of the site but existing noise is not anticipated to affect the proposed project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

During construction and development, noise may be present from trucks, equipment, and contractor's tools. At completion, noise may be present from vehicles entering and exiting the completed multi-family apartments development.

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

Construction equipment will not be allowed to idle for extended periods of time.



8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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.

The site has most recently been used as a single-family residence and currently contains a vacant single-family home and associated garage structure. Adjacent uses include:

- North: Tumwater High School
- East: Multi-family residential housing (duplexes & apartments)
- South: Single-family residences
- West: Multi-family residential housing (townhouses/apartments)

The proposal is not anticipated to affect current land uses on adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?

The project has not been used as working farmlands or working forest lands. No part of the project site is currently held in farm, forest, or resource land tax status. Therefore, no resource lands will be converted into nonfarm or nonforest use.

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?

The proposed development will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

There is currently an abandoned single-family residence and associated garage building on the site.

d. Will any structures be demolished? If so, what?

Yes, the existing single-family residence and garage structures will be demolished.

e. What is the current zoning classification of the site?

The site is currently zoned TC – Town Center Residential by the City of Tumwater.

f. What is the current comprehensive plan designation of the site?

The comprehensive plan designation is Tumwater Town Center Residential.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable, the site is not located within a shoreline master program designation.

h. Has any part of the site been classified as a critical area by the city or county? If so,

specify.

Per Thurston County GeoData, the site is located within a 10-year wellhead protection area, Class 1 Critical Aquifer Recharge Area (CARA), Class I Agricultural CARA, and is mapped to contain “more preferred” Mazama Pocket Gopher Soils.



i. Approximately how many people would reside or work in the completed project?

Approximately 84 people will reside in the completed project based on an estimated ratio of 2 persons per unit.

j. Approximately how many people would the completed project displace?

No people will be displaced by the completed project. The existing home on the site is vacant/abandoned.

k. Proposed measures to avoid or reduce displacement impacts, if any.

No displacement impacts are anticipated, no measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project will be designed to meet or exceed City of Tumwater Municipal Code and Development Guidelines. The project will be reviewed by City of Tumwater staff to ensure compatibility and compliance with local code requirements for permitting and construction.



m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

No impacts to agricultural or forest lands of long-term commercial significance are anticipated, no measures are proposed.

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

42 residential units will be provided at market rate.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One middle income housing unit will be eliminated by the project.

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

The project will increase housing availability in the immediate vicinity of the project by providing 42 residential units at completion.

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The proposed structure will be 55 feet high. The principal exterior building materials proposed are painted fiber cement paneling, lap siding, and stone veneer.

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

Views across the site from neighboring homes, apartments, and Tumwater High School will be altered by the project.

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

Exterior finishes will be designed to provide visual interest through building articulations and variations in colors, textures, and finishes.



11. Light and Glare [Find help answering light and glare questions](#)

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

Light will be produced during evening hours by on-site luminaires and interior lighting visible from exterior windows and doors. Glare will be produced during daylight hours and sunny periods of weather reflecting off exterior windows and glass doors.

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

It is unlikely that light or glare will be a safety hazard or interfere with views. Exterior luminaires will be installed to comply with City of Tumwater standards and shielded/directed to limit view interference or light run-on to adjacent properties.

- c. What existing off-site sources of light or glare may affect your proposal?**

Off-site light and glare are present from luminaires on neighboring buildings, streetlights, and trucks/autos on Israel Road, but are not anticipated to affect the proposed development.

- d. Proposed measures to reduce or control light and glare impacts, if any.**

Parking lot lighting will be shielded/directed to prevent light run-on to adjacent properties and exterior lighting will be controlled with timers or photocell controls.



12. Recreation [Find help answering recreation questions](#)

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

Nearby recreational opportunities include the Tumwater High School tennis courts, Tumwater High School football field, and Tumwater High School baseball field all located immediately north of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

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

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**



The project will include indoor exercise and club room space as well as exterior open space for use by residents.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.**

Based on the Department of Archaeology and Historic Preservation's WISAARD map (<https://wisaard.dahp.wa.gov/Map>), there are no known structures on or near the site listed in or eligible for listing in historic preservation registers.

- 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.**

There are no known landmarks features, or other evidence of Indian or historic use or occupation. The site is mapped as a Tribal Area of Interest to the Nisqually, Squaxin, Cowlitz, and Confederated Tribes of the Chehalis Reservation. The WISAARD's predictive model layer indicates the area as high risk to contain Environmental Factors with Archaeological Resources Results.

- 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.**

A query of the Department of Archaeology and Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) map system (<https://wisaard.dahp.wa.gov/Map>) was performed on May 10, 2023.

- 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.**

If cultural or historic resources are discovered during demolition, grading, or construction, activities will cease until a qualified archaeologist evaluates the findings and outlines a course of action.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

The site will be accessed from Israel Road SW. Please refer to the enclosed site plan for additional information.

- 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?**

Yes, the site is currently served by Intercity Transit – Route 13 with a stop on Israel Road at Tumwater High School, immediately north of the project.

- c. **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).**

The project will include removal and replacement of the existing curb, gutter, and sidewalk improvements along the Israel Road frontage of the site.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

- e. **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?**

The project is expected to generate 154 vehicular trips per day. Peak volumes are anticipated to occur during the AM Peak Hour. The Institute of Transportation Engineers (ITE) Manual was used to make these estimates.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No, the proposal will not interfere with, affect, or be affected by the movement of agricultural and/or forest products in the area.

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

Trips generated to
Tumwater Blvd.
Mitigation required.

Based on the Traffic Scoping Analysis completed for the project, no measures have been identified as being necessary to reduce or control transportation impacts. The project will construct new frontage improvements along the site's Israel Road frontage consisting of curb, gutter, and sidewalk.

15. Public Services [Find help answering public service questions](#)

- 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.**

The project is anticipated to create a minor increased need for public services such as fire protection, police protection, public transit, health care, and schools.

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

Impact fees will be levied against the project by the City of Tumwater to control direct impacts on public services.

16. Utilities [Find help answering utilities questions](#)

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 which might be needed.

Utilities proposed for the project include:

- Electricity: Puget Sound Energy
- Water: City of Tumwater
- Sanitary Sewer: City of Tumwater
- Communications: Comcast and/or Lumen
- Refuse: LeMay Pacific Disposal

C. Signature [Find help about who should sign](#)

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.

X 

Type name of signee: Nick Wheeler

Position and agency/organization: Business Manager | JSA Civil

Date submitted: 5/18/2023

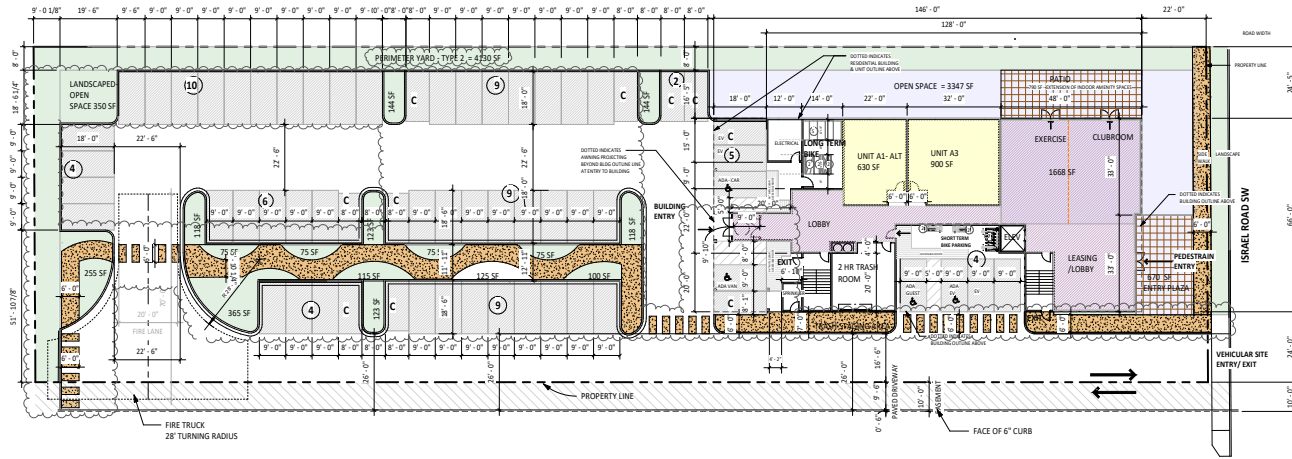
D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

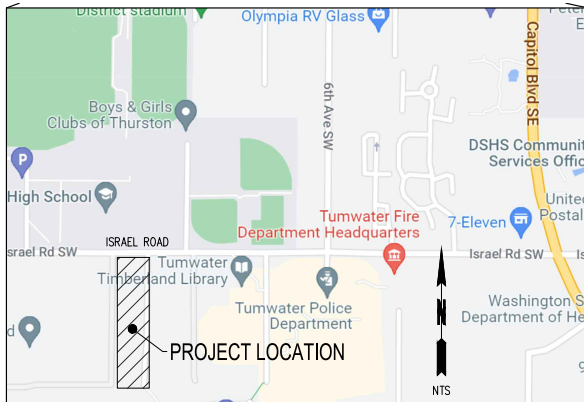
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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.

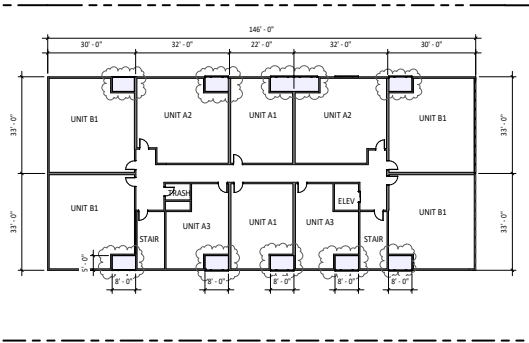
- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
 - Proposed measures to avoid or reduce such increases are:
- 2. How would the proposal be likely to affect plants, animals, 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.**



1 GRADE LEVEL - SITE PLAN
SCALE: 1" = 20'-0"



2 RESIDENTIAL LEVELS 2 THRU 5
SCALE: 1" = 20'-0"



ZONING:
TOWN CENTER ZONING

SITE AREA:
45,760 SF (1.05 ACRES)

DENSITY:
MIN. REQUIRED 30 D.U./ACRE
PROPOSED 46.2 D.U./ACRE

GROSS BUILDING FLOOR AREA LEVEL 1 = 6372 SF
GROSS BUILDING FLOOR AREA LEVEL 2-5 = 38,544 SF

TOTAL BUILDING AREA = 44,976 SF

HEIGHT:
ALLOWED: 55'
PROPOSED: 55'

SETBACK REQUIRED:
FRONT: 0
SIDE: 0
REAR: 0

SETBACK PROPOSED:
FRONT: 10'-0"
SIDE: 24'-0" / 24'-5"
REAR: 270'-6"

UNIT COUNT LEVELS 1 THRU 5

1 BEDROOM	A1	660 SF = 8
1 BEDROOM	A1-ALT	630 SF = 1
1 BEDROOM + DEN	A2	930 SF = 8
1 BEDROOM	A3	960 SF = 8
2 BEDROOM	B1	990 SF = 16
TOTAL =		42 UNITS

OPEN SPACE REQUIREMENT (TMC 17.17.120):
15% OF THE SITE = 45,760 X .15 = 6,864 SF
OPEN SPACE REQUIRED: 6,864 SF

MULTIFAMILY OPEN SPACE REQUIREMENT PER DESIGN GUIDELINES - 2.8.1.8.2.B.B
150 SF PER DWELLING UNIT
150 X 42 = 6,300

TOTAL OPEN SPACE PROVIDED: 7304 SF

690 SF - ENTRY PLAZA WITH LANDSCAPING WITH BENCHES LANDSCAPE - CONNECTION WITH PUBLIC RIGHT OF WAY - PASSIVE

3347 SF - OPEN SPACE WITH LANDSCAPING & OUTDOOR PLAY AREA & RECREATION, ACTING AS EXTENSION OF RESIDENTIAL. AMENITY SPACE ALSO PROVIDING CONNECTION WITH SIDEWALK APPROX - 2200 SF - ACTIVE RECREATION

1600 SF - BALCONIES CAN COUNT TOWARDS 50 % OF REQUIRED OPEN SPACE.
40 UNITS X 40 SF = 1600 SF

1667 SF - ON SITE INDOOR RECREATION COUNTS AS 25 % (1716 SF ALLOWED TO BE COUNTE OF REQUIRED OPEN SPACE)
(1667 SF AREA PROVIDED FOR CLUBROOM & EXERCISE - ACTIVE RECREATION)

G. FOR ALL RESIDENTIAL SUBDIVISIONS, AT LEAST FIFTY PERCENT OF THE AREA SET ASIDE FOR PARK AND OPEN SPACE AREA MUST BE FOR ACTIVE RECREATION, WITH THE REMAINDER SET ASIDE FOR PASSIVE RECREATION.

50 % X 7360 = 3680 SF ACTIVE RECREATION REQUIRED
2200 SF + 1667 SF = 3,867 ACTIVE PROVIDED

18,47,050 - PARKING LANDSCAPE
IF THE AREA CONTAINS MORE THAN FIFTY BUT NO MORE THAN ONE HUNDRED PARKING SPACES, AT LEAST TWENTY-FIVE SQUARE FEET LANDSCAPE DEVELOPMENT MUST BE PROVIDED FOR EACH PARKING STALL PROPOSED.

62 STALLS = 65 X 20 = 1,240 SF AREA MINIMUM LANDSCAPING REQUIRED

LANDSCAPING PROVIDED = 350 SF + 255 SF + (118 X 2 = 236 SF) + ((123 X 2 = 246 SF) + (144 X 2 = 288 SF) + (75 X 4 = 300 SF) + (125 X 2 = 250 SF) + 100 SF = 2005 SF

PERIMETER YARD LANDSCAPE = 4130 SF

PARKING DATA - VEHICULAR

REQUIRED 1.0 STALLS / UNIT (PROXIMITY TO TRANSIT)

42 UNIT X 1 = 42 STALLS
1 GUEST STALL / 10 UNITS
42 UNIT / 10 = 5

TOTAL PARKING REQUIRED: 47
TOTAL PARKING PROVIDED: 62

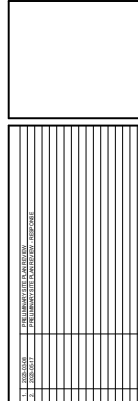
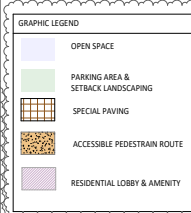
5 % STALLS EV = 4 REQUIRED
4 EV STALLS PROVIDED INCLUDES 1 ADA - EV

BIKE PARKING REQUIREMENT

SHORT TERM: 1 SPACE / 4 UNITS = 11
LONG TERM: 1 SPACE / 4 UNITS = 11

PROPOSED BIKE PARKING
SHORT TERM 11
PROVIDED AT GRADE & WALL MOUNTED

LONG TERM 11
CLASS 1 BIKE LOCKERS IN BIKE ROOM



TUMWATER 30

723, 725, 727 ISRAEL ROAD
TUMWATER, WA 98501

veer
ARCHITECTURE PLLC

10655 NE 4th St
Suite 707
Bellevue, WA 98004
T 425.401.6828
F 425.401.0630
www.VeerArchitecture.com

SITE PLAN

A101

202206

2025-05-15 PRELIMINARY SITE PLAN REVIEW RESPONSE

SUF

SOUND URBAN FORESTRY

Appraisals, Planning, Urban Landscape Design and Management

Israel Road Apartments

723, 725 & 727 Israel Road SW

Tumwater, Washington 98501

Tree Protection Plan

Prepared for: Jeff Mortenson, Property Owner

JSA Civil, Owners Representative

Prepared by: Kevin M. McFarland, SUF

Consulting Urban Forester/ISA Certified Arborist & Tree Risk Assessor Qualified

Date: 2/27/2023

This report has been developed as part of the proposed 1.05-acre Israel Road Apartments project at 723, 725 and 727 Israel Rd SW, in Tumwater, Washington. This plan will satisfy the requirements as specified by the City of Tumwater Protection of Trees and Vegetation Ordinance (TMC 16.08) and Development Guidelines and Standards.

I. Overall Site & Vegetation Description

The site was previously developed as a single-family residence. The majority of the vegetation is scattered planted landscape type trees with the exception of some volunteers along the western fence line and the group of large Douglas firs in the southeast corner.

II. Inventory of Trees

A 100% inventory of all trees measuring 6" in diameter and greater within the parcels was conducted on January 11, 2023. This information is presented in the table below and the approximate locations shown on the attached survey of the site.

Table 1. Inventory of Trees within Property

ID#	Species	DBH	Condition	Comments
1	Silver Fir	22"	Fair	
2	Sweetgum	18"	Fair	
3	Sweetgum	20"	Good	
4	Red Maple	28"	Fair	
5	Bird Cherry	25"	Fair	Multi-stemmed.
6	American Elm	10"	Fair	
7	American Elm	6"	Fair	
8	American Elm	15"	Fair	
9	Apple	6"	Fair	
10	Vine Maple	9"	Fair	Multi-stemmed.
11	Western Red Cedar	16"	Fair	
12	Vine Maple	12"	Fair	
13	Green Ash	13"	Fair	Two stems.
14	Vine Maple	6"	Fair	Multi-stemmed.
*15	Vine Maple	4"	Poor	Multi-stemmed.
*16	Vine Maple	4"	Fair	Multi-stemmed.
17	Vine Maple	9"	Fair	
18	Vine Maple	7"	Fair	Two stems.
19	Vine Maple	7"	Fair	Multi-stemmed.
20	Silver Fir	11"	Fair	
21	Apple	10"	Fair	
*22	American Elm	10"	Dead	
23	Blue Spruce	16"	Fair	
24	Vine Maple	5"	Fair	Multi-stemmed.
25	Pacific Dogwood	6"	Fair	
26	European Mountain Ash	6"	Fair	Multi-stemmed.
27	Ponderosa Pine	17"	Fair	
28	Apple	7"	Fair	
29	Norway Maple	6"	Fair	

ID#	Species	DBH	Condition	Comments
*30	Bird Cherry	26"	Poor	Decayed trunk.
31	Bird Cherry	31"	Fair	Multi-stemmed.
*32	Douglas Fir	24"	Poor	Previously topped, poor structure. Considered a risk.
*33	Douglas Fir	22"	Poor	Previously topped, poor structure. Considered a risk.
*34	Douglas Fir	19"	Poor	Previously topped, poor structure. Considered a risk.
*35	Douglas Fir	20"	Poor	Previously topped, poor structure. Considered a risk.
*36	Douglas Fir	26"	Poor	Previously topped, poor structure. Considered a risk.
*37	Douglas Fir	30"	Poor	Previously topped, poor structure. Considered a risk.
38	Giant Sequoia	68"	Good	
*39	Bird Cherry	4"	Fair	Two stems.
*40	Bird Cherry	5"	Fair	Multi-stemmed.
41	Serbian Spruce	13"	Fair	
42	Birch	10"	Good	
43	American Persimmon	10"	Good	Multi-stemmed.
44	Apple	10"	Fair	
*45	Apple	6"	Poor	
46	Red Maple	18"	Poor	Multi-stemmed.
47	Vine Maple	8"	Fair	Multi-stemmed.
48	European Mountain Ash	8"	Fair	Two stems.
*49	Vine Maple	4"	Fair	

*Does not count toward tree retention calculations due to size and/or poor condition.

Landmark Trees

I found no trees within the site that would be considered specimen or 'Landmark' trees.

Off-Site & Edge Trees

No offsite trees were identified with the potential of impacts.

III. Tree Retention Calculations

Due to the grading associated with the proposed development, no trees are to be retained.

Table 4. Summary of Tree Retention Calculations

Gross Acreage	1.05
Total Trees Within Site (Table 1)	35
20% Tree Retention	7 Trees
*12 Trees/ Acre Retention	13 Trees
Proposed Tree Retention	0 Trees
Shortfall on Required Retention	13 Trees
Required Replanting (3:1)	39 Trees

*This is the greater amount and therefore required by TMC

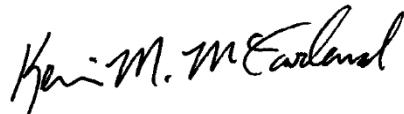
IV. Replanting

This project falls short of the minimum retention by 13 trees. Because the possibility exists to meet that minimum, the applicant will be required to replant at a rate of 3:1 within the site. Per the standards outlined in TMC 16.08.070, priority must be given to replanting within a tree protection open space with the goal of achieving 80% coverage in 15 years. I believe this can be met within the 4130 SF open space along the western perimeter and also the 516 SF open space in the southwest corner. Due to the site constraints and proximity to the apartment building, I would recommend the use of columnar trees. These requirements will be addressed with the submitted landscape plans.

IV. Tree Protection

Tree protection measures will not be necessary.

Professionally Submitted,



Kevin M. McFarland, Member
 ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
 Sound Urban Forestry, LLC

Approximate Locations of Assessed Trees

