



MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Henderson Blvd 94 Preliminary Plat
Permit No. TUM-25-0244
June 13, 2025

Description of Proposal: The applicant proposes to subdivide a single parcel totaling 9.22 acres into eleven lots that will include eighty-four apartments on one lot and ten townhomes on individual lots. The development will include infrastructure, frontage improvements, parking, and open space.

Applicant: Allito Properties, LLC, PO Box 26116, Federal Way, WA 98093.

Location of Proposal: A parcel totaling 9.22 acres located at 7501 Henderson Blvd SE, Tumwater, WA 98512. Tax Parcel Number 12711110300.

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 five (5) trips to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,333 or as required in the most up to date fee schedule at the time of building permit for each trip entering the interchange area.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
 - i. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or

- ii. Voluntarily pay a mitigation fee of \$4,333 (or as required by the most up to date fee schedule at the time of building permit issuance) per peak trip generated by this project (5) 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.

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 June 27, 2025, by 5:00 p.m.

Date: June 13, 2025

Responsible Official:



Brad Medrud, AICP
Community Development Director

Contact person:

Alex Baruch, Senior Planner
555 Israel Road SW
Tumwater, WA 98501
abaruch@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than July 7, 2025, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$2,000.00 and set forth the specific basis for such appeal, error alleged, and relief requested.



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

TUM- 25 - 0245

02-26-2025
DATE STAMP

RECEIVED BY: Kerri

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:** Henderson 94 Plat

2. **Name of applicant:** Alito Properties

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

Applicant: David Litowitz, PO Box 26116, Federal Way, WA 98093 (253) 927-6116

Contact Person: Chris Carlson, 3910 Martin Way E., Ste B, Olympia, WA 98506 (360) 943-1599

4. **Date checklist prepared:** February 4, 2025

5. **Agency requesting checklist:** City of Tumwater

6. **Proposed timing or schedule (including phasing, if applicable):** The apartment site may be the first phase and the townhomes may be the second phase.

It is anticipated that construction of phase 1 will occur in the summer of 2025. Construction of phase 2 will be subject to market demand.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** Not at this time.

Phasing is not allowed per the subdivision ordinance (less than 100 units). All public improvements shall be completed with the required frontage improvements.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Geotech Report, Groundwater Monitoring Report, Forestry Report, Critical Areas Report, Mazama Pocket Gopher Evaluation Report, Transportation Concurrency Application/Traffic Impact Analysis, Preliminary Storm Drainage Report.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes,**

explain.

No applications are pending for other governmental approvals for the property.

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

Preliminary and Final Plat Approval, Site Development/Grading Permit, Building Permits, Land Clearing Permit, Sewer and Water Availability, NPDES Permit.

Site Plan
Approval

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.)

This project proposes to subdivide 9.22 acres zoned Multi-Family Medium Density Residential (SFL) into 10 single-family townhome lots, 1 multi-family lot, and 4 community open space tracts. The community tracts will be for tree protection/open space, landscaping, storm drainage.

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 site address is 7501 Henderson Boulevard SE, Tumwater, WA 98501. Thurston County tax parcel numbers 12711110300.

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)?

Approximately 8%.

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.

The USDA soils map for Thurston County identifies two soil types within the project boundary. Nisqually Loamy Fine Sand, and Indianola Loamy Sand.

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

No.

- 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 preliminary grading plan prepared for the site estimates approximately 3,200 cubic yards cut and 5,300 cubic yards of fill with depths ranging from 0 to 5 feet across the site.

Fill material will be sourced from a licensed local supplier.

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

Erosion and sedimentation are always a possibility during earthwork associated with a construction project due to mechanized grading and excavation coupled with precipitation and wind.

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

Approximately 60% for buildings, roads, parking areas, and sidewalks.

70% permitted in MFM
zone district.

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

An engineered storm water drainage and erosion control plan will be prepared for the project in accordance with the current City of Tumwater Drainage Design and Erosion Control Manual. Erosion and sediment control Best Management Practice (BMP's) will be implemented including, but not limited to, silt fences, temporary sedimentation basins, straw wattles, plastic covering of exposed soils, geotextile lined rip-rap construction entrances, silt socks in existing storm water catch basins in the vicinity of the site, etc.

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.

During construction of the project exhaust emissions from construction vehicles, mechanized equipment and fueled power tools will be produced. Windborne dust is also a possibility during construction of the project.

After the project is completed air emissions will be those typically associated with a residential development (i.e. passenger vehicle exhaust, fuel burning appliances, fuel burning residential landscape equipment, etc.)

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

No.

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

Use of vehicles, mechanized equipment and fuel powered tools with properly functioning emissions systems.

Installation of Washington State Energy Code compliant appliances in the residences and apartment units.

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.

Yes.

A Critical Areas Report has been prepared for the project and found one jurisdictional wetland north of and adjacent to the subject property.

The wetland is rated as a Category III wetland requiring a 150' buffer per city of Tumwater critical area regulations.

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.

Yes.

Two 12-unit apartment buildings, a community recreation building, parking, a stormwater drainage facility, and a wood chip trail are proposed within 200' of the wetland north of the project site. All improvements, except the wood chip trail are proposed outside of the 150' wetland buffer.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A

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

No.

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

No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

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.

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.**

N/A

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.**

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration designed in accordance with the City's 2022 Drainage Design and Erosion Control Manual.

Roof water from the proposed townhomes and apartment buildings will be handled by either tight lining to the on-site storm drainage system or on-site drywells sized in accordance with City of Tumwater requirements.

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

Not likely. An engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2022 Drainage Design and Erosion Control Manual.

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

No. The project site will be graded to maintain the natural drainage pattern in a manner that retains all storm drainage on the project site.

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

An engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2022 Drainage Design and Erosion Control Manual.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to a treatment/infiltration facility meeting the requirements of the City's 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

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

Most of the existing vegetation on the site will be removed, except for trees and vegetation in the 150' wetland buffer area and the northeast portion of the site.

A professional forester's report has been prepared for the project. The forester inventoried 498 existing trees on the project site of which 106 are proposed for retention.

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

After searching the US Fish and Wildlife Information for Planning and Consultation (IPaC) database no threatened or endangered species of plants were listed on or near the site.

A search of the Washington State Department of Natural Resources Natural Heritage database did not find any State listed threatened or endangered species on or near the site.

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

A landscape/tree replanting plan will be prepared by a Landscape Architect.

The City of Tumwater's Tree and Vegetation Protection Ordinance requires replanting the project site to meet minimum City standards. After subtracting wetland buffer area and proposed public right-of-way from the gross site area, a net area of 6.76 remains for calculating the required tree protection open space area. A landscape/tree replanting plan is required. Based on the City code, a minimum of 5 replacement trees will be required to be planted in the tree protection open space area.

The landscape/tree replanting plan will also include shrubs and groundcover in tree/open space areas and landscape strips within the public rights-of-way and other open space areas on the site.

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

The Thurston County Geodata website noxious weed layer shows no noxious weeds or invasive species on or near the subject property.

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:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Other typical urban mammals would include rabbits, raccoon, squirrel, opossum, rats, mice, moles, voles, coyote, bats, frogs and salamanders.

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

The Mazama Pocket Gopher, Oregon Spotted Frog, Streaked Horn Lark and Oregon Vesper Sparrow are known to occur in the southern part of the City of Tumwater and Thurston County.

A Mazama Pocket Gopher Report and Critical Areas Report have been prepared for the project. The reports identified no presence of threatened or endangered species on the project site.

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

Western Washington is a part of the Pacific Flyway for migratory bird species.

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

A landscape/tree replanting plan will be prepared by a professional Landscape Architect.

Based on City code, a minimum of 5 replacement trees will be required to be planted on the project site. The landscape/tree replanting plan will also include shrubs and groundcover in tree/open space areas and landscape strips within the public rights-of-way.

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

None known.

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.

Energy needs for the project will include electricity and natural gas. Both energy sources will be used for heating and lighting the residences and apartment units.

The townhome residences in the project will all be constructed “solar ready” in accordance with WA State and City of Tumwater energy code requirements, but it will be left up to the home buyers to decide if solar panels will be installed for the individual units.

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

No.

- 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 townhome units will be constructed “solar ready” and all residential units will be designed in compliance with current WA State Energy Code requirements that affect building insulation, windows, heating and cooling systems, water heater types, etc.

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.**

None known.

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

A search of the WA State Dept. of Ecology Toxic Cleanup database and the contaminated site layer on the Thurston Geodata website resulted in no known contamination on or in the immediate vicinity of the project 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.**

There are no known hazardous chemical/conditions or hazardous liquid or gas transmission pipelines in the vicinity of 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.**

It is not anticipated that toxic or hazardous chemicals will be used during project development and construction.

The individual households and apartment units associated with the project will inevitably store small quantities of hazardous or toxic chemicals for personal use.

- 4. Describe special emergency services that might be required.**

It is not anticipated that special emergency services will be needed related to toxic or hazardous materials.

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

None.

b. Noise

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

Traffic from Old Highway 99 and Henderson Boulevard will be the primary noise generator affecting the property.

The project is in the vicinity of the Olympia Regional Airport.

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)?

Short-term noise will be created during construction of the project by construction equipment, vehicles and construction tools.

Long-term noise will be created by residents, guests and delivery vehicle traffic coming to and from the site.

Short-term noise will be created during normal construction operating hours. The project will abide by the City of Tumwater's noise regulations listed in Tumwater Municipal Code 8.08 which limit construction hours from 7 am to 8 pm on weekdays and 9 am and 8 pm on weekends.

Long-term noise from residents and guests will vary throughout the day and evening.

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

Compliance with City of Tumwater noise regulations outlined in Tumwater Municipal Code 8.08 and with WA State Permissible Noise Standards outline in WAC 173-60.

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 property is vacant land.

Surrounding land uses include light industrial uses to the west, a few businesses and low density residential to the south, low density residential to the east and a Category III wetland to the north.

- 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?**

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?**

No.

- c. Describe any structures on the site.**

None.

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

No.

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

Multi-Family Medium Density Residential (MFM).

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

Multi-Family Medium Density Residential (MFM), within the Bush Prairie Neighborhood.

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

N/A

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

Yes. There is a Category III wetland buffer associated with an off-site wetland to the north.

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

Thurston Regional Planning Council data puts average household size at 2.51 people county wide. The numbers are slightly lower for the City of Tumwater at 2.38.

With a total of 94 units in the project, the number of people projected to live in the neighborhood using the City's number of 2.38 people per household is 224 people.

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

None.

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

None 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 all applicable Comprehensive Plan policies, Zoning regulations, Subdivision Regulations, Environmental Regulations, Development Standards, Design Guidelines and Building and Fire Code standards adopted by the City of Tumwater.

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

None 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.

A total of 94 residential units will be provided.

The units will fall into the middle-income range.

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

None.

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

None proposed.

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 height of the single-family homes would be 40 feet or less.

Exterior material would be concrete cement siding with optional brick or stone accents.

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

None.

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

Compliance with the City of Tumwater Building Design Guidelines, Tree Replacement and Landscaping Regulations.

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 from the project will be produced by fixtures inside and outside the residential units, apartment buildings and parking lot. Freestanding street lighting in the public right-of-ways will be installed pursuant to City of Tumwater standards.

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

Not likely.

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

Typical lighting from existing residential uses and public streets in vicinity of the project site.

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

Compliance with the City of Tumwater's Exterior Illumination requirement outlined in Tumwater Municipal Code 18.40.035.

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

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

Munn and Susan Lake, Capitol Little League Fields, Skyzone Trampoline Park, Peter G. Schimdt and Tumwater High School ballfields.

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

No.

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

Parks and open space meeting the minimum requirements of Tumwater Municipal Code 17.12.210 will be provided within the project.

The project open space will include both passive and active recreation elements.

The apartment site will include a recreation clubhouse with pool and spa.

Townhome residents will have access to the clubhouse, pool and spa area.

Park impact fees will be paid at the time of building permit issuance for each single-family home in the neighborhood.

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.

The Davis Meeker Oak Tree and WA State Patrol Hangar are approximately .5 miles west of the project site.

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.

No.

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 search of the Thurston Geodata website Historic Sites layer shows no buildings, structures or sites listed in or eligible for listing on said registers on or adjacent to the project site.

The DAHP WISSARD database indicates moderate risk of encountering cultural/historic resources on the portion of the property being developed.

- 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.**

An Inadvertent Discovery Plan will be developed for the project prior to excavation/construction in accordance with Tumwater Municipal Code 18.40.065 that outlines procedure in the event of discovery of cultural or historic resources.

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.**

Henderson Boulevard fronts the property on the south side where the primary access to the property will be. The proposed internal street system is proposed to be stubbed to adjacent properties in 2 locations for future extension of the city's street system.

- 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?**

No.

The nearest Intercity Transit stop is located east of the project site at the intersection of Old Highway 99 and Tumwater Boulevard approximately 1 mile away.

- 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).**

Yes. Frontage improvements will be required on Henderson Boulevard and the two new public streets proposed on the east and west sides of the property.

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

Yes. The Olympia Regional Airport is .25 miles west of the project site.

- 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?**

Average weekdays trips for the project are estimated at 686, with PM peak hour trips being 63

and AM peak hour trips being 54.

Data was derived from Thurston Regional Planning Council Model and Institute of Transportation Engineer Trip Generation Manual Volume 11.

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.

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

Payment of traffic impact fees to the city of Tumwater at building permit issuance for each residence.

SEPA based mitigation fees may be imposed to address the project impacts on the Tumwater Boulevard and Interstate 5 interchange.

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.

Additional fire, police, and school services will be required.

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

Each residential unit will pay impact fees to the Tumwater School District as a condition of building permit issuance.

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.

Water and sanitary sewer will be provided by the City of Tumwater. Electricity and natural gas will be provided by Puget Sound Energy. Telephone will be provided by both

Comcast and Lumen. Cable will be provided by Comcast. Refuse and recycling service will be provided by Lemay Inc.

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.

  Chris Carlson
Digitally signed by Chris Carlson
DN: C=US,
E=chrisc@hattonpantier.com,
O=Hatton Godat Pantier,
CN=Chris Carlson
Date: 2025.02.26 08:08:39-08'00'

Type name of signee: Chris Carlson, AICP

Position and agency/organization: Planning Manager – Hatton Godat Pantier

Date submitted: 2/21/2025

Reviewed By: Alex Baruch, AICP; Senior Planner, City of Tumwater

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.