



Community Development  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-4180

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE**  
**Tumwater Blvd Condominiums**  
**Permit Nos. TUM-25-0169, TUM-25-0679, TUM-25-**  
**0680, TUM-25-0682 and TUM-25-0683**  
**July 25, 2025**

Description of Proposal: Development and construction of 24 single family condominium units on 10.65 acres.

Applicant: Tenino Land Company, LLC. 17348 Marsh Road SW, Tenino, WA 98589.

Representative: Whitney Dunlap, JSA Civil, LLC, 111 Tumwater Blvd SE, Suite B203; Tumwater, WA 98512.

Location of Proposal: 715 Dennis Street SE and 934 Tumwater Blvd SE. Parcel Numbers: 79300001100 and 79300001200.

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 (1) trip to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that includes intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,333 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 \$4,333 per peak trip generated by this project (1) 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 197-11-355. The comment period for the SEPA determination was consolidated with the Notice of Application issued on June 27, 2025.

Date: July 25, 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](mailto:abaruch@ci.tumwater.wa.us)

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than July 31, 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](mailto:cdd@ci.tumwater.wa.us)  
(360) 754-4180

TUM- 25- 0682

06-04-2025  
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:**

Tumwater Boulevard Townhome Condominiums

### **2. Name of applicant:**

Tenino Land Company, LLC

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

JSA Civil, LLC | Whitney Dunlap  
111 Tumwater Blvd SE, Suite B203  
Tumwater, WA 98512  
360.515.9600

### **4. Date checklist prepared:**

April 16, 2025

### **5. Agency requesting checklist:**

City of Tumwater

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

Begin construction in Summer of 2025, substantial completion in Spring of 2026.

### **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 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 July 12, 2017
- Geotechnical Report by Insight Geologic, INC. – dated March 29, 2018
- Regulated Prairie Absence Report by Land Services Northwest – dated May 13, 2024
- Mazama Pocket Gopher and Regulated Prairie Absence Report by Land Services Northwest – dated July 8, 2024
- Wetland Delineation Report and Assessment by Land Services Northwest – dated May 28, 2025
- Traffic Scoping Analysis by SCJ Alliance – dated November 21, 2024
- Preliminary Civil Engineering Plans by JSA Civil, LLC – dated May 19, 2025

- Preliminary Stormwater Report by JSA Civil, LLC – dated May 16, 2025
- Landscape & Irrigation Plans by SCJ Alliance – dated May 19, 2025

**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 directly affecting the project site.

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

The following government approvals and permits will be required:

- City of Tumwater Preliminary and Final Planned Unit Development (PUD) approvals
- City of Tumwater Preliminary and Final Binding Site Plan approvals
- City of Tumwater SEPA Determination
- City of Tumwater Building Permit
- City of Tumwater Site Development/Grading Permit
- City of Tumwater Sign Permit
- WA Department of Ecology Construction Stormwater General 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 includes clearing of approximately 2.8 acres and construction of a new roadway with adjacent sidewalk and six (6) quadplex, single-family townhome style condominiums (24 units). The project will include on-site stormwater facilities, perimeter landscaping, frontage improvements along Tumwater Blvd, and new 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 site is located at 715 Dennis St SE and 934 Tumwater Blvd SE in Tumwater, WA 98512 on Thurston County TPNs 79300001100, and 79300001200.

Section 02, Township 17, Range 2W - Please refer to the project survey for additional information.

## 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 30%.

#### 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.

Per the USDA Natural Resources Conservation Service Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), the site contains Indianola loamy sand and Norma Silt Loam. Indianola loamy sand is classified as prime farmland if irrigated, is a Hydrologic Soil Group A soil, and is not rated as hydric soil. Norma silt loam is classified as prime farmland if drained, is a Hydrologic Soil Group B/D soil, and is rated as 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.

Approximately 1,000 CY of material cut, and 10,000 CY of material fill will be used to grade the site for project construction. 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 possible during construction. Best Management Practices (BMPs) will be maintained 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 13% 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 a stabilized construction entrance, silt fencing, and covering exposed soils will be used during construction. BMPs will be updated as necessary 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 heavy equipment and dust may be present during construction but are expected to be minor. Emissions from vehicles entering and exiting the completed project will be present at completion.

**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 may affect the proposed project.

**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.**

There is a Category III wetland on the north end of the site. A wetland report is included with the submittal. A 110' buffer has been applied and no work will occur within the buffer.

150' buffer was applied, can be reduced to 110' as allowed by Tumwater Municipal Code. Critical area enhancement for the PUD will require some land disturbance within the wetland and wetland buffer to remove invasive plants and plant native plants in their place.

**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.**

150' buffer was applied, can be reduced to 110' as allowed by Tumwater Municipal Code.

A buffer of 110' has been applied per the wetland report by Land Services Northwest. All proposed construction will occur outside of the wetland buffers; removal of invasive species and buffer enhancements are proposed by the project. Please refer to the enclosed Wetland Delineation Report and Assessment for additional information.

**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 project.

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

The project may require temporary construction dewatering for the installation of underground utilities and stormwater facilities. No permanent surface water withdrawal systems or permanent surface water diversions are proposed.

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



No, per FEMA FIRM panels 53067C0282G, 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 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 groundwater will be withdrawn from a well, the project will be connected to City of Tumwater water service. No existing on-site wells are known, however if found they will be decommissioned in accordance with local and State requirements.

**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 will be connected to City of Tumwater sanitary sewer. No on-site septic systems are known, however if found they will be removed/abandoned in accordance with local and State requirements.

**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 runoff will be collected and dispersed to the existing natural flow path which enters the existing on-site wetland.

**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. The project is not anticipated to generate waste other than sanitary refuse which will be stored in covered containers prior to removal by a refuse service.

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

Historic drainage patterns in the vicinity of the site will not be altered. On-site runoff will be collected and dispersed on-site.

**d) Proposed measures to reduce or control surface, ground, and runoff water, and**

**drainage pattern impacts, if any.**

Stormwater will be collected and dispersed on-site. No downstream impacts are anticipated.

#### **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?**

Approximately 2.8 acres of grass, trees, and brush will be removed for project development; approximately 0.53 acres of invasive Scotch broom and Himalayan blackberry will be removed; and, approximately 2.1 acres of dense native vegetation will be planted in the wetland buffer between the development and the on-site wetland areas to enhance native species.

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

Based on a query of the U.S. Fish & Wildlife's IPaC map system (<https://ipac.ecosphere.fws.gov>), there are no threatened or endangered plant species known to be on or near the site. IPaC also indicates no critical habitats are present at this location.

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

Perimeter landscaping will be installed to meet or exceed City of Tumwater minimum code requirements and approximately 1.9 acres of dense native prairie and wetland vegetation will be planted along and within the wetland buffer between the development and the on-site wetland areas to enhance native vegetation and improve the quality of the critical areas.

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

The site is known to contain Scotch broom and Himalayan Blackberry. Per Thurston County GeoData, there are no additional noxious weeds or invasive species known to be on or near 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 rural

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.**

Per IPaC mapping, threatened species potentially affected in this site location include; the Olympia Pocket Gopher, Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, Oregon Spotted Frog, and Bull Trout. The Northwestern Pond Turtle is a proposed threatened species, and the Monarch Butterfly is a candidate for listing. There are no known instances of the aforementioned species at the site, however, we are noting the potential.

**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.**

Three wood duck boxes, three bat boxes, and two Martin houses will be installed in the trees at the edge of Wetland A to enhance wildlife habitat on the site. The project proposes to preserve and enhance wetland areas that maintain existing wildlife habitat.

**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 needs for heating, cooling, and lighting.

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

The project is not anticipated to 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 regulations. Energy conservation features may include LED lighting, building insulation, and energy efficient windows.

**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 because 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.

**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 and design. Per the National Pipeline Mapping System (<https://pvnpm.phmsa.dot.gov/PublicViewer/>), there are no hazardous liquid or gas transmission pipelines in the vicinity of the 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 oil may be stored and/or used during construction. No hazardous chemicals will be produced by the project during construction or after completion of the single-family townhome development.

**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.**  
**b. Noise**

Gasoline, diesel fuel, and/or oils for construction equipment will be kept in sealed and approved containers.

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

Noise is present from traffic on nearby roadways, however these sources of noise are not anticipated to affect the 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 heavy equipment and contractor's tools. Construction work will be performed during typical daytime work hours. At completion, noise will be created from vehicles entering and exiting the completed single-family townhome development.

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

During construction, work will be limited to typical daytime work hours and 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 currently vacant. Surrounding uses include a residential housing to the north and east and west with vacant land to the south. A small business for pest management is also located on the residential parcel to the west.

**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 site has not been used as working farmlands or forest lands. None of the underlying tax parcels are considered agricultural or forest land of long-term commercial significance and are not held under resource classification. No resource lands will be converted to nonfarm or nonforest use by the proposed project.

**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, the project will not affect or be affected by surrounding working farm or forest land normal business operations.

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

The site is currently vacant, aside from a portion of the site which houses an existing sewer lift station operated by City of Tumwater.

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

No, there are no existing structures on-site that will be demolished/removed.

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

The site is zoned Single Family Medium Density (SFM & SFM2) with airport overlay by the City of Tumwater.

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

The City of Tumwater's Comprehensive Plan identifies the future land use designation of the site as Single

Family Medium Density.

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

Not applicable, the site is not located near a waterbody and is not assigned 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 mapped within 5- & 10-year wellhead protection areas, Class 1 Critical Aquifer Recharge Areas (CARAs), Class I & III Agricultural CARAs, contains wetlands, contains an area of hydric soils across the site, and contains areas of more- & less-preferred Mazama Pocket Gopher Soils.

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

The completed project will create 24 single-family condominium residences. Based on an occupancy rate of  $\pm 3$  people per residence, approximately 72 people may reside in the completed project.

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

No people will be displaced by the completed project.

**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 reviewed by City of Tumwater staff for compatibility with existing and projected land uses and plans.

**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.**

At full build-out the project will provide 24 single-family townhome style condominium residences at market-rate. The proposed configuration is six buildings with four attached townhome-style condominiums in each building.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high,**

**middle, or low-income housing.**

No housing units will be eliminated by the project.

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

The completed project will increase the availability of single-family housing in the area; no additional measures are 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 buildings heights will not exceed approximately 30 feet. Exterior building materials may consist of rock/stone veneer, wood, and/or stained/painted exterior residential siding.

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

No views in the immediate vicinity will be altered or obstructed.

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

The project will be designed to comply with City of Tumwater guidelines for development and construction and will be reviewed by City staff to ensure compatibility prior to permit approval.

**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 from streetlights within the completed project.

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

Light or glare from the finished project are not anticipated to create safety hazards or cause interference with views.

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

There are no known off-site sources of light or glare that will affect the proposed project.

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

Exterior lighting will be positioned and/or shielded to comply with City requirements and to prevent light pollution onto adjacent properties, rights-of-way, and wetlands/critical areas.

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

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

Two formal recreational opportunities, Pioneer Park and Olympic Flight Museum, are approximately 1 mile from the 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 be part of a Planned Unit Development (PUD) process which will provide recreation opportunities by providing open space amenities and enhanced critical areas to meet required PUD credits.

**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.**

Per the Department of Archaeology and Historic Preservation's WISAARD map, there are no structures on the site listed in or eligible for listing in national, state, or local preservation registers. Off-site at 823 Tumwater Blvd SE, there is currently a site (McDonald House) 20163 with no determination currently.

**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 of the site. The site is mapped by the WISAARD system as an area of Moderate to Very High Risk to contain Environmental Factors with Archaeological Resources. The project is mapped within an area of Tribal interest for the Nisqually, Squaxin, Cowlitz, and Confederated Tribes of the Chehalis Reservation.

**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 & Historic Preservation's WISAARD map system (<https://wisaard.dahp.wa.gov/Map>) was performed on December 06, 2024.

**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 clearing, grading, or construction, activities in the vicinity of the discovery will stop until a qualified archaeologist evaluates the situation 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 is served by Tumwater Blvd SE. The project proposes one (1) tee (stop) intersection from Tumwater Blvd SE.

- 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?**

The affected geographic area is served by Intercity Transit. The nearest transit stop is approximately 0.5 miles away at Israel Road & Capitol Blvd S (Israel at Nikolas).

- 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 proposes half street frontage improvements along Tumwater Blvd SE for the full width of the project parcels.

- 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 is located within the Olympia Regional Airport zoning overlay, however the project will not use 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 anticipated to generate 132 daily trips with peak volumes occurring during the AM and PM peak hours. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation manual. Please refer to the enclosed traffic study report for additional information.

- 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 forest products on roads or streets in the area.

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

No measures are necessary based on the enclosed traffic study report; no measures are proposed.

## 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 may result in a nominal increased need for fire and police protection services.

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

Impacts to public services are expected to be minor. Measures to reduce direct impacts include fire hydrants.

## 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: City of Tumwater

Sanitary Sewer: City of Tumwater

Power: Puget Sound Energy

Communications: Comcast and/or Century Link

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: Whitney Dunlap

Position and agency/organization: Project Manager | JSA Civil, LLC

Date submitted: 6/2/2025

Reviewed by: Alex Baruch, Senior Planner, AICP

## 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.**