

2023100892 23-102456 XA Area:  
Site: UNKNOWN  
09330008002  
Sub Type: Hearing Examiner

THURSTON COUNTY  
RECEIVED

MAR 03 2023

## **SEPA** ENVIRONMENTAL CHECKLIST DEVELOPMENT SERVICES

### ***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** [\[HELP\]](#)

1. Name of proposed project, if applicable: [Yelm Highway Community Park and Future School](#)
2. Name of applicant: [Laura Keehan, Parks Planning and Design Manager, Olympia Parks, Arts and Recreation and Kurtis Cross, Director of Capital Planning & Construction, Olympia School District No. 111.](#)
3. Address and phone number of applicant and contact person:  
[Laura Keehan](#)  
[PO Box 1967, Olympia, WA 98507-1967](#)  
[360.570.5855](#)  
[lkeehan@ci.olympia.wa.us](mailto:lkeehan@ci.olympia.wa.us)  
  
[Kurtis Cross](#)  
[111 Bethel St. NE, Olympia, WA 98506](#)  
[360-596-8565](#)  
[kcross@osd.wednet.edu](mailto:kcross@osd.wednet.edu)
4. Date checklist prepared: [February 17<sup>th</sup>, 2023](#)
5. Agency requesting checklist: [Thurston County](#)
6. Proposed timing or schedule (including phasing, if applicable):  
[The Master Planning process began in the fall of 2019 and was completed in 2022. The Master Plan proposal establishes a phased implementation approach with Phase 1 construction projected to begin in 2024.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
[Phase 1 is projected to be constructed beginning in 2024. Future phases include a school and associated facilities such as parking, a community gym, and tennis courts. The timeline for construction beyond phase 1 is approximately 10-20 years and will be related primarily to funding availability.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
[Yelm Highway Community Park – Master Plan – September 2022, City of Olympia and Berger Partnership.](#)  
  
[Yelm Highway Community Park – Master Plan Appendix – September 2022, City of Olympia and Berger Partnership.](#)  
  
[Environmental Permit Summary, Yelm Highway Community Park Master Plan \(Shannon & Wilson, November 2021\)](#)  
  
[Mazama Pocket Gopher Study, Yelm Highway Community Park and Future School,](#)



Thurston County, Washington (Shannon & Wilson, February 3, 2023)

Critical Areas Report, Yelm Highway Community Park and Future School, Thurston County, Washington (Shannon & Wilson, January 19, 2023)

Yelm Highway Community Park, Olympia Urban Growth Area of Thurston County, WA, Traffic Impact Analysis (TIA), February 1, 2023 (Heath & Associates)

Yelm Highway Community Park, Phase 1 - Cultural Resources Assessment – Olympia, Thurston County, Washington (Willamette CRA, September 2021)

Preliminary Geotechnical Engineering Evaluation, Yelm Highway Community Park, Olympia, Washington (Shannon & Wilson, August 2019)

Phase 1 Environmental Site Assessment, 3323 Yelm Highway, Olympia Washington (Landau Associates, December 2017)

Phase 2 Environmental Site Assessment, 3323 Yelm Highway, Olympia Washington (Landau Associates, February 2018)

OSD Policies & Procedures, Policy Series 6000 – Management Support, School Pest Management (Olympia School District 111, Adopted September 12, 1994)

Integrated Pest Management Program (City of Olympia Parks, Arts, and Recreation Department)

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.  
Not aware of any pending approvals or proposals.

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

Thurston County:

- Master Plan Development Approval per Hearings Examiner
- State Environmental Policy Act (SEPA) Determination
- Critical Areas Review Permit (including coverage of Mazama pocket gopher impacts under the County's Habitat Conservation Plan)

City of Olympia:

- Construction Permits - Grading, Utilities, Building Permits

Washington State Department of Ecology:

- National Pollutant Discharge Elimination System Construction Stormwater General Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

In 2018, the City of Olympia purchased this property from the Zahn family for a future

community park. The Zahn family owned the property for two generations and after no longer farming the land themselves, leased the fields to Spooner Berry Farm. The property currently consists of fields used for strawberry production. A berry stand and gravel parking area are located at the north end of the property along Yelm Highway. Much of the southern half of the property is wooded.

The master plan proposal responds to the community's changing needs and growth and presents a design concept to guide future park development in a phased approach. The master plan incorporates active and passive recreational amenities, preservation and protection of critical areas, and integration of public art into the design. The park project will also include parking, totaling approximately 542 spaces at full build out. In order to meet a longstanding community need for dedicated rectangular fields in Olympia, this park will include rectangular fields and associated parking in the first phase.

During the planning process, the Olympia School District (OSD) approached the Olympia Parks, Arts & Recreation Department (OPARD) about co-locating a school on the site. Olympia City Council approved the proposal, which will allow OSD and OPARD to share the costs of development and provide additional amenities for the community.

Olympia School District is planning a future school for 1400 students along the Yelm Highway frontage. It is anticipated that it will be a 3-4 story building with approximately 297 parking stalls. Anticipated construction is 10-20 years from now, but the school district will be building a track and field concurrent with the Phase 1 development of the park. In future phases additional shared facilities with the park incorporated in the master plan include a community gym and tennis courts.

The footprint of the entire project is anticipated to be approximately 86.25 acres.

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 subject property is located in the SE quarter of Section 31, Township 18N, Range 1W and the NE quarter of Section 6, Township 17N, Range 1W, Willamette Meridian, City of Olympia, Thurston County, Washington.

3327 Yelm Highway SE, Olympia, WA 98501

d

The project will occur on 4 legal parcels totaling 86.25 acres. The parcels are owned by the City of Olympia:

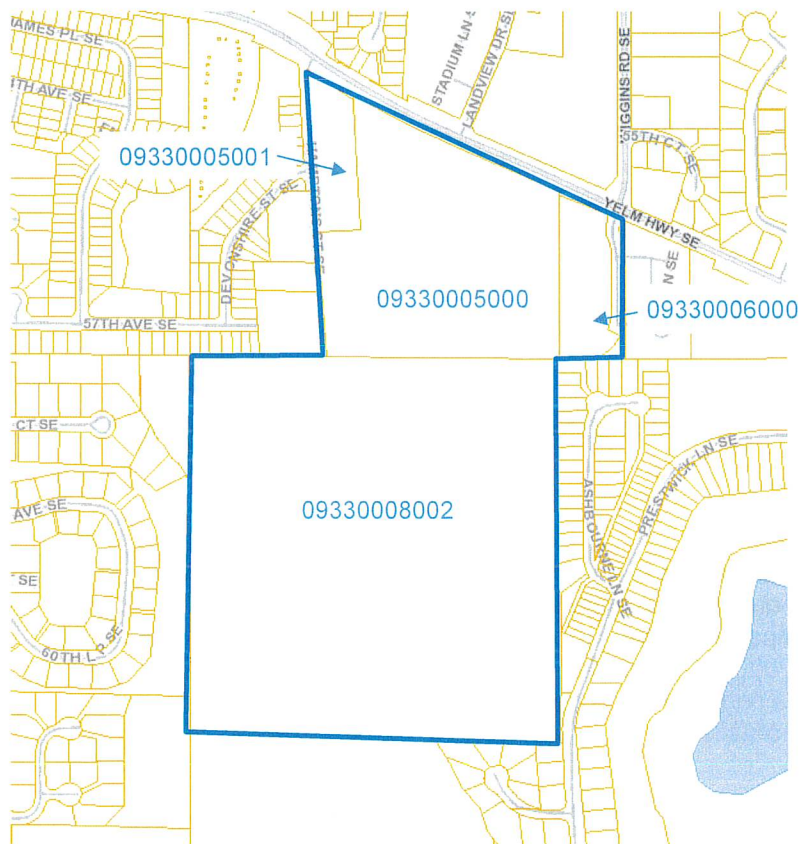
Parcel No.	Size (acres)	Legal Description
09330005000	20.10	Donation Land Claim DUNHAM, WILLIAM DLC PTN TR A BLA-03105181



		3574063 OTHER PTN IS IN SECTION 06-17-1W PARCEL NO.: 09330008002
09330005001	2.81	DUNHAM DC KA TRACT B BLA-1644 2378/565.
09330006000	3.24	Donation Land Claim DUNHAM, WILLIAM DLC BLA05115319TC TR A Document 3777312
09330008002	60.10	Donation Land Claim DUNHAM, WILLIAM DLC PTN TR A BLA-03105181 3574063 OTHER PTN IS IN SECTION 31-18-1W, PARCEL NO.: 09330005000.

Approximate area shown in blue in Figure 1 below.

Figure 1: Approximate project location and parcels via Thurston County GeoData:



## B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:



(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

The site is generally flat. There is a wetland at the SW corner of the site.

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

The low point of the site is roughly 174' above sea level, and the high point roughly 208' above sea level. The slope is generally 1% to 3%. The maximum slope on the site is 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.

Portions of the site have been in agricultural use since as early as 1941. The site is partitioned into residential dwellings, agricultural, grass fields, and forested areas with small clusters of trees mixed throughout. Soil on the site is primarily loose to moderately compacted sand and gravel underlain by compacted silty sand with gravel and cobbles. Soils in the area of the site which has been used agriculturally are largely classified SP, SP-SM underlain by SP and GP.

WSDA currently classifies 16 acres of the site as agricultural land currently in cultivation for Berry Crop. Additionally, WSDA classifies another 23 acres of the site as agricultural land with a crop listed as "other". These additional 23 acres are a mix of agricultural land similar to the land currently being cultivate for berry production and existing forested areas.

The proposal does not result in removal of soils from land deemed of long-term commercial significance.

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.

Approximately 32 acres will be impacted by the proposed improvements. Approximately 91,000 cubic yards of cut and 35,000 cubic yards of fill for a net export of 56,000 cubic yards. Source of material will be a combination of crushed gravel rock from local quarries/suppliers and soils from on-site.

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

Not likely. Appropriate Best Management Practices (BMPs) will be implemented during construction on this flat site. There may be some temporary disturbances during construction that could cause erosion. BMPs will be used to minimize the extent of any temporary disturbance and replanting will be done as needed for long term soil stabilization.



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

Estimated 40% of the site will be covered with impervious surfaces including for access road, parking lot, synthetic turf sports field, playgrounds, buildings, and walking paths.

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

All clearing and grading construction would be in accordance with Thurston County / City of Olympia Clearing & Grading permit conditions and shall comply with erosion and sediment control measures detailed in the Olympia Municipal Code Section 5.020 and in the Drainage Design and Erosion Control Manual (DDECM) or Thurston County DDECM. Standard best management practices (BMPs) will be used before and during construction to minimize erosion and sedimentation. BMPs include, but are not limited to, use of silt fences, compliance with a timing restriction to coincide with the summer low-rain and low-flow period, and storage of materials away from wetlands, streams, and steep slopes. Following grading, disturbed soils will be mulched and hydroseeded with grass seed and/or restored with native vegetation.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Limited use of heavy equipment would be necessary for site preparation. Good construction management practices will be followed. Once the project is completed the main emissions generated will be from vehicle on site traffic.

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:

Contractor will be required to take all reasonable precautions to avoid or minimize fugitive dust emissions. These precautions and control measures will include dust control by watering area of soil disturbance, street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public.

For long term air quality control, electric vehicle charging stations at both at the park visitor parking lot and the maintenance and administration parking lot will be provided. The future school will also have electric vehicle charging stations in both the front and back parking lots.

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

a. Surface Water: [\[help\]](#)

- 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.

The park property contains a wetland and buffer that encumbers the southwest corner of

the site. Wetland A extends off the project site to the south and west. The wetland classification summary is provided in the table below. See the Critical Areas Report (Shannon & Wilson, September 2021) for further details.

Wetland Name	Size (acres)	USFWS Classification	HGM Classification	Ecology Category	County Buffer Width (feet)
A	96.77	PSCC, PSSB, PFOA, PFOB, PEM1H, PEM1C	Depressional	I	260 (standard) 195 (reduced)

The park property also contains one stream, Chambers Ditch, which runs north to south along the western edge of parcel 09330008002, through Wetland A, terminating in Chambers Creek at the southwest corner of Wetland A. A summary of the stream delineated in the study area is below. See the Critical Areas Report (Shannon & Wilson, September 2021) for further details.

Stream Name	Water Type	Stream Type	County Buffer Width (feet)
Chambers Ditch	Type F	F	200

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. The proposed trail loop is just outside of a reduced 195-foot buffer of the identified wetland at its southwestern most edge. The master plan also includes a potential raised boardwalk pedestrian trail through degraded areas of the wetland, intended to be field-located in the forested portion of the wetland to avoid trees. All critical area impacts will be mitigated in accordance with an approved mitigation plan consistent with Thurston County critical area regulations detailed in Title 24 of the County Code of Ordinances. Specific mitigation measures for construction within the Chambers Ditch buffer and the wetlands are outlined in the Critical Areas Report sections 5 and 6.

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.  
 None

4) Will the proposal require surface water withdrawals or diversions? Give 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.  
 The southwest portion of the site associated with Chambers Creek and Wetland A lies within a 100-year floodplain according to the Federal Emergency Management Agency's Flood Insurance Rate Map (effective September 2, 2016).



- 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.

Not likely. There would be no intentional discharge of waste materials to surface waters. Best management practices will be employed to avoid unintentional spills.

b. Ground Water: [\[help\]](#)

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

Yes. The existing irrigation well will be relocated and used for irrigating a portion of the landscape. The water rights associated with this well are 175 gpm. The on-site domestic well will be decommissioned. The domestic well associated with the life estate will be decommissioned after the life estate is no longer in effect. The site is located in an aquifer recharge area and both the park and school have IPM plans that will be adhered to.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The existing septic systems will be properly abandoned and decommissioned at the time of construction with the exception of the life estate. The septic system associated with the life estate will be decommissioned after the life estate is no longer in effect.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Drainage from the majority of improvements will be collected either in surface swales or a system of catchbasins and pipes and conveyed to infiltrating bioretention areas. It is anticipated that 100% of the stormwater runoff will be infiltrated at the bioretention areas. Emergency overflow from the bioretention areas are provided via surface swales and overflow drains that connect to surface dispersion trenches. The dispersion trenches disperse emergency overflow stormwater to planted areas outside of wetlands, streams or their buffers. Permeable pavement will be utilized in select areas such as the track and potentially the walkway around the fields. It is anticipated that 100% of the stormwater landing on permeable pavement can be infiltrated, in an emergency situation, stormwater will sheet flow to the bioretention collection points and utilize the bioretention area emergency overflows.

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

Not likely. The likelihood of waste materials entering surface or groundwater for the proposed project is low. This project incorporates native landscaping, therefore reducing or eliminating the need for irrigation, fertilizer, and pesticides.

Olympia is a pesticide free park system and school district. Both agencies have IPM Plans (included).

While unlikely, waste materials could enter surface waters in the event of a spill or other accident. Measures will be taken to prevent such spills and accidents.

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

No. Stormwater will be infiltrated on site.

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

Use of proper surface water management for access drive and parking lot (directing runoff into planted swales and bioretention areas).

Additionally, temporary erosion and sedimentation control measures will be taken during construction to prevent sedimentation leaving the site. Precautions to prevent leaks or spills from equipment will also be taken. These BMPs will be detailed in the project's construction SWPPP.

#### 4. **Plants** [\[help\]](#)

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

☒ deciduous tree: alder, maple, aspen, Garry oak, 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

There are a number of large, mature trees, including, but not limited to: Garry oaks, Douglas-firs, big leaf maples, and western red cedars.

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

Invasive species, primarily non-native Himalayan blackberry and Scotch broom would be removed as part of wetland, wetland buffer, and stream buffer riparian rehabilitation. Mitigation strategies for wetland impacts potentially associated with installation of a raised boardwalk through the wetland may also include installation of willow stakes or other vegetative enhancements to add diversity to areas dominated by invasive reed canarygrass.



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

No known threatened or endangered plants are documented on the subject property. The Garry oaks may meet the criteria for WDFW priority habitat.

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

Proposed landscaping includes enhancement of Garry oak native prairie species. Wetland, buffer and riparian rehabilitation may include removal of invasive plants and planting of native species.

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

None of the species listed on the Thurston County noxious weed list were noted during the site visits; however, yellow flag iris (*Iris pseudacorus*, Class C) could be present in the wetland or stream channel. Other invasive species noted, that are not on the Thurston County noxious weed list, included Scotch broom (*Cytisus scoparius*) and reed canarygrass (*Phalaris arundinacea*).

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

A number of passerine birds are known to use the wetland area. Common raptors such as red-tailed hawk use the area. Waterfowl use the temporary surface water areas in the wetland during the winter. Deer are frequently observed in the vicinity. Mazama pocket gophers have been observed in the area.

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

Mazama pocket gophers, a Thurston County-designated important species, a State-listed Threatened species, and a federally designated Threatened species, are documented throughout much of the site.

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

The project area lies within the Pacific Flyway, an avian migratory corridor consisting of western coastal areas of South, Central, and North America. Chambers Ditch may be occupied by residential cutthroat trout (*Oncorhynchus clarkia*) and coho salmon (*Oncorhynchus kisutch*) that have migrated upstream from Chambers Creek.

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

After construction, any temporarily disturbed wetland and buffer areas will be revegetated with native species (per an approved mitigation plan). Thorny native plant species, such as salmonberry and rose, will be strategically placed to deter human intrusion into wetlands and buffers. Trees removed from non-critical areas during project construction may be placed in the wetland or its buffer to provide habitat.

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

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

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

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and gasoline will be used by the construction equipment. Electricity will be used once the project is complete to provide power and heating to the school, restrooms on the park site and the maintenance building.

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

No

c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

LED lighting for fields, parks maintenance facility & school are being planned for solar readiness, EV charging parking stalls

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

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

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

Portions of the site have been in agricultural use and therefore an Environmental Site Assessment (Phase 1 & 2) was performed to determine whether soil or groundwater contamination are present. The results of the sampling and analysis indicate that the analytes included in the Phase II ESA (arsenic, pesticides, herbicides, petroleum hydrocarbons, and EDB) were not detected at concentrations greater than the applicable screening levels.

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.

The Zahn residence (located in the life estate area) has an underground heating-oil tank. Petroleum hydrocarbons were not detected in the samples analyzed so widespread contamination is not expected, however residual contamination in the area of the tank may be present and should be handled appropriately during tank decommissioning. Until the life estate is no longer in effect, no park or school development can occur within the life estate area.

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.

All BMPs will be followed during construction to ensure any chemicals are safely handled.



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

The park will require emergency vehicle access, provided through the main loop path, as well as a connection across the school and park through to Hamptons Road.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Residual oil contamination in the area of the underground heating-oil tank may be present and should be handled appropriately during tank decommissioning.

*b. Noise*

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

Traffic on Yelm Highway.

- 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 related to the construction of the project and equipment Monday through Friday 7am-6pm during construction.

Long term: For both sites, noise will be from visitors, students, and people using the fields and track as well as cars, buses, and other vehicles entering / exiting the site. The school will have bells, limited amplification during field events, and occasional use of a backup generator.

- 3) Proposed measures to reduce or control noise impacts, if any:

Short term: Construction noise impacts will be limited to normal daytime hours per City of Olympia or Thurston County regulations.

Long term: No Public Announcement (PA) system is proposed for the park site. Limited use of a PA system at the school fields during events once the school is built. The park parking lot is buffered from the surrounding properties by a generous, 80' wide berm and vegetated buffer. Playfields and other park facilities that might be associated with noise generation are more centrally located in the large park property.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of the site and adjacent properties:

- U-pick strawberry fields on site with a stand and a gravel parking area.
- One existing residence on-site (lifetime lease). Residential homes to the east and west.
- Native riparian area and forest to the south.

Proposal will not affect the current land uses on nearby or adjacent properties. Adjacent properties are residential apartments and single family homes.

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

other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working forest land. A portion of the site is currently in cultivation for strawberry fields. There is also a summer berry stand on Yelm Highway. The master plan proposal does not leave any land in strawberry production but does include a large community garden.

WSDA identifies 16 acres of farmland currently in production for berries and another 23 acres for "other". In this case, other consists of acres both in berry production and as forested area. The entirety of this WSDA designated agricultural acreage will be converted to non-farm and non-forest 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:

There are not any surrounding working farms or forest land.

c. Describe any structures on the site.

Within the extents of larger site, there are a few residences, which will eventually be removed in the full park build out. There is a collapsed broodhouse that was found not to be historically significant. The Zahn residence is in a lifetime lease.

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

The vacant duplex and mobile home at the NE corner of the property will be demolished for the construction of the school. Additionally, the lifetime lease property will likely be cleared in the future.

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

Mixed Residential 7-13, Residential Multifamily-18, Residential 6-12

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

The site is located in the Urban Growth Area of the City of Olympia, outside of the current City limits. The City of Olympia Comprehensive Plan designates the site as Mixed Residential. Thurston County designates the parcels as MR 7-13, Mixed Residential, RM-18, Residential Multifamily and R-6-12.

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

N/A. The site does not have an environmental shoreline designation in the Shoreline Master Program.

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

Yes, critical areas include a stream, wetland and Mazama pocket gopher habitat. See the Yelm Highway Community Park Critical Areas Report for discussion of those features (Shannon & Wilson, September 2021). The southwest corner of the site is also mapped as 100-year floodplain, generally overlapping the wetland, stream and part of their buffers.



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

At present, there is a lifetime lease on the property, and two residents inhabit a home on the property. The Master Plan proposes a maintenance facility which would be operated by City of Olympia Parks and host approximately 3-15 workers varying seasonally. The school will host approximately 1400 students and 100-150 supporting faculty and staff during school hours.

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

None

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

N/A. There are no residents to displace.

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

Project will be coordinated through City of Olympia and Thurston County.

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

The site does not feature any agricultural or forest lands of long-term commercial significance.

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

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

None, see 8i above.

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

The two vacant residential structures (one mobile home, one duplex) will be removed, but they are not currently inhabited.

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

None.

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

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

Park: The proposal includes a Parks maintenance yard with two buildings, an office building and a maintenance building with attached wash canopy. The office building will have lap siding with residential style windows and will be approximately 16' height. The maintenance building will have a metal exterior and be 25' max. ht. The park plan also includes a collection of small park-scale structures including a welcome kiosk, restrooms, and picnic shelters all approximately 15-20' max. ht. with wood and masonry exterior.

School: The school building will be 3-4 stories tall, approximately 65' in height. The proposed exterior materials selection has not been made. Exterior materials would complement the existing structures in the neighborhood, as well as considering the longevity and durability for the school district's use for 50+ years. More durable materials (brick or CMU) would be selected for use at the lower elevations, where potential damage could occur.

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

None. View of the surrounding vicinity would be more accessible due to the improved facilities.

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

Layout site to preserve existing viewsheds. The maintenance and materials storage structures are buffered on all sides by a combination of existing and proposed vegetation. The park-scale structures are envisioned to complement the agricultural vernacular of the site through a modern interpretation of typical farm materials and their uses. The largest building, the future school, will be along Yelm Highway.

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

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

Minimal lighting around parking lot and sports fields. This would be primarily from sunset to 11 pm when fields are in use. Lighting would be designed to prevent spillage beyond the site borders.

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

No

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

Vehicular headlights on adjacent Yelm Highway.

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

Strategic screening to reduce glare impacts.

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

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

The Indian Summer Golf and Country Club is located near the southeast corner of the property. William A. Bush Park is also located less than a mile to the east on Yelm Highway SE. The Chehalis Western Trail Bike Path is approximately ½ mile to the east.

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:

Proposal will increase recreational opportunities through a number of proposed facilities including: rectangular sports fields, pickleball courts, tennis courts, basketball courts, multi-use and interactive games, playgrounds, a sprayground, a bike skills area, a skate park, a dog park, community garden, and trails.

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

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



Zahn Place is a historic farm with several standing historic-age structures. It is adjacent to the project area and has not been evaluated. No impacts to these historic structures are anticipated from the proposed project.

- 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. The project archaeologist, Willamette CRA, has conducted a cultural resources assessment for the project, see Yelm Highway Community Park, Phase 1 - Cultural Resources Assessment – Olympia, Thurston County, Washington (Willamette CRA, September 2021). While no subsurface archaeological materials were encountered, a collapsed, historic-period brood house, part of Zahn Place, was recorded as archaeological site 45TN530. While the brood house is directly associated with the farming tradition of the area and was part of one of the last large farm operations in the vicinity (Criterion A), it does not represent a significant contribution to the history of farming in the region. The Cameron and Zahn families, while long standing Olympia-area farmers, do not fulfill the requirements for NRHP significance under Criterion B, particularly related to their farming. Further, even when still standing, the vernacular character of the structure is not significant (Criterion C). Most historic information about the brood house is gained from the photographs and maps that are available rather than from the collapsed structure (Criterion D). Further, as a structure in ruins, the brood house does not have integrity of design, workmanship, feeling, or association. For these reasons, the site as currently documented is recommended not eligible for listing in the NRHP. However, the extent of Zahn Place has not been fully documented because it is in a life estate. It is anticipated that future subsurface investigations within the boundaries of Zahn Place, particularly near the former locations of the Dunham or Cameron homes, could uncover cultural materials that may alter this recommendation.

- 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.

See 13b.

- 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 use during Project construction. The project will be constructed and managed to minimize potential impacts to cultural and historic resources. Avoidance (if possible) will be preferred over minimization or mitigation. If mitigation is necessary, appropriate measures will be determined in consultation with DAHP and Tribes.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by Yelm Highway. Access to the site will be provided via an extension of Wiggins Road south and west of Yelm Highway, and a parking lot on the east side of the property. Also the east half of Hamptons Street will be built to provide access to the site.

- 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?



There is a bus route (68) on Yelm Highway, provided by Intercity Transit. There is a bus stop on Yelm Highway near Wiggins Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There is an informal parking in a gravel parking area that serves the summer berry stand. It accommodates approximately 35 vehicles. At full build out with both the park and school, the project will include a total of 839 parking spaces (542 park, 297 school).

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Improvements will be made to the Yelm Highway, Wiggins Road and Hamptons Road rights-of-way. The sidewalk along Yelm Highway will be widened to 8 feet and shifted adjacent to the road to be behind an 8 foot landscape zone. Wiggins Road is currently only built to half of the right-of-way line, improvements would include building out the west half of the road to a full lane width and implementing associated drainage improvements, adding a sidewalk on the west side of the street, and adding a left turn lane from Wiggins Road onto Yelm Highway as a traffic control measure. A portion of 57<sup>th</sup> Avenue SE will be built east-west through the site and connect with Hamptons Street. Similarly, Hamptons Road is currently only built to half of the right-of-way line. Improvements associated with this project will include building out the east half of the road to a full lane width and implementing associated drainage improvements, adding a sidewalk on the east side of the street, and adding a right turn lane where the right-of-way narrows at the south edge of the currently developed portion of Hamptons Road. In order to connect with 57<sup>th</sup> Avenue SE, Hamptons Road will continue as a 25-foot-wide two-way road, pedestrian facilities will continue on the east side of the road and join in with the east-west Wiggins Road.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The Traffic Impact Analysis report establishes the following peaks/counts: 793 weekday AM peak hours trips from 7-9 am, 321 weekday PM peak hour trips from 4-6 pm, and 294 weekend peak hour trips from noon-4 pm.

To establish estimated trips associated with the proposal, three existing community parks were surveyed that were located in Thurston County and offering similar amenities. The parks that were surveyed are Regional Athletic Complex, Rainier Vista Community Park, and Yauger Park. All three parks were analyzed during the weekday AM peak hour, PM peak hour, and the weekend peak hour. The future school trip rates are based on ITE's *Trip Generation Manual*, 11<sup>th</sup> Edition.

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

No.

- h. Proposed measures to reduce or control transportation impacts, if any:



Addition of a left turn lane on Wiggins Road SE. Future improvements at the time of the school construction include an added roundabout at the intersection of Hamptons Street SE and Yelm Highway SE. There may also be improvements made at Hamptons Street SE and Landview Street SE at the time of school construction. Traffic calming devices like narrow drive lanes and speed cushions will be included. The school will reduce trips by providing bus service. Bike parking will be provided at both the park and school sites.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will result in an increased need for park maintenance and operations service in order to maintain and operate the park. No other increased needs for public services are projected. Project will accommodate a school for future demand.

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

A park maintenance facility is proposed for the site to facilitate ease and efficiency of maintenance and operations. The Owner is incorporating maintenance and operations costs into the appropriate budgets.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

City of Olympia Public water is available in Wiggins Road and Yelm Highway. City of Olympia public sewer is available in Wiggins Road which will require a pump and force main system to connect. Electricity is available on site and in the adjacent developments.

- 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 Olympia, It is assumed that the public water system will need to be looped through the site from the dead-end of Wiggins Road to the end of the public water system in Hamptons Street with the addition of Fire Hydrants and domestic connections to buildings.

Sewer, City of Olympia, it is assumed that gravity systems from the buildings will be collected lift stations and pumped to the SSMH in Wiggins Road.

Electricity from Puget Sound Energy will need to be provided at all new buildings on site.

#### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee \_\_\_\_\_

Laura Keenan

Position and Agency/Organization \_\_\_\_\_

Parks Planning & Design Mgr., City of Olympia

Date Submitted: \_\_\_\_\_

2-21-23

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

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

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

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

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

2. How would the proposal be likely to affect plants, animals, fish, or marine life?  
Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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

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

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

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

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

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

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

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

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