

SUF

SOUND URBAN FORESTRY, LLC

Appraisals, Planning, Urban Landscape Design and Management

DR Horton 15th Ave. Plat

Case #20-132

Parcel #11808430201

Tree Protection Plan

Prepared for: SCJ Alliance, representing DR Horton

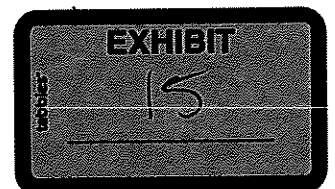
City of Lacey, Community and Economic Development Dept.

Prepared by: Kevin M. McFarland, SUF
City of Lacey, Tree Protection Professional

Date: 9/17/20

Introduction

This report has been developed as part of the preliminary planning requirements of the proposed DR Horton 15th Ave Plat residential project in Lacey, Washington. This project involves 1 parcel and will comprise of 80 individual lots and the associated open space, stormwater and tree tracts. The southern 3.5-acres will be reserved for the church. I have visited the site to assess the current forest cover and provide my recommendations regarding potential tree retention.



Vegetative Description

The southern portion of the parcel is open grass while the remaining area is forested. The interface between the 2 types of vegetation consists of the invasive species Himalayan blackberry and English hawthorn. The forest cover is dominated by Douglas fir with diameters ranging 6-38" and averaging 20". They are in good condition with the exception of a large Laminated Root Rot center along the western edge. Also found are 4-22" big leaf maple, 8-12" western hemlock and 2-6" western red cedar. The northwest corner is more mixed in species while the remaining area is dense Douglas fir. Understory plants include salal, mahonia, wood rose, sword fern, hazelnut, osoberry, huckleberry, pacific dogwood and serviceberry.

Proposed Tree Retention

The site plans I have been provided show 3 open space/tree tracts. One located along 15th Ave, one mid-development between lots and one at the southern end between the lots and the church area. I am recommending that trees not be retained within the 2 northern tracts. The newly created edge effect facing the prevailing winds would result in these trees predisposed to failure and poor retention candidates. I would suggest these areas be replanted to create a safer buffer.

The southern tract is ideal for tree retention as a new southern edge currently exists and the trees are in good condition. I would still recommend that this area be planted to enhance the diversity and help keep out the invasive species. Based on my rough calculations, the three tracts will satisfy the City's 5% gross site requirement (LMC14.32.064).

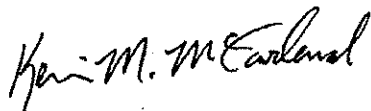
Off-Site Trees

Due to the sudden exposure with the clearing of this property, there may be issues with off-site trees to the east. These trees should be assessed once the clearing has occurred to identify any hazards.

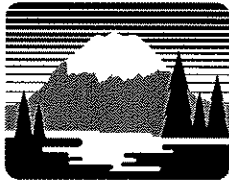
Tree Protection

I am requesting that the outer edges of the southern tree tract be surveyed and staked so that the trees can be assessed and protection measures can be established.

Professionally submitted,



Kevin M. McFarland, Principal
Sound Urban Forestry, LLC
ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
1910 E. 4th Ave., PMB 97
Olympia, WA 98506



Shaping
our community
together

CITY
OF **LACEY**

TRANSMITTAL MEMORANDUM

Department of Community Development
420 College St. SE, Lacey, WA 98503
360-491-5642

Date: December 1, 2020

Project Name: Subdivision of Bradley Park
H.T.E. Case Number: 20-307
Parcel Number(s): 11808430201

Please review the attached project information and notify Sarah Schelling, AICP, Senior Planner, in our office in writing of any comments or recommendations by December 15, 2020. Your comments will become part of the record and utilized in the decision-making process. You may either mail your comments to the above-mentioned address or e-mail them to sschelli@ci.lacey.wa.us.

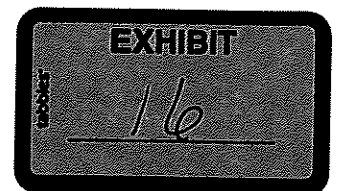
TYPE OF APPLICATION:

Preliminary subdivision, class IV forest practices, environmental checklist

TO:

- ✓ Building Codes – Jeff
- ✓ Fire Codes – Terry
- ✓ Development Review Division - Tom
- ✓ Traffic Division- Chris, Martin
- ✓ Water Resources Engineer - Doug
- ✓ Erosion Control - Carlos
- ✓ Surveying Division – Monty
- ✓ Addressing – Marci
- ✓ Parks Department – Jennifer
- ✓ Site Plan Review Committee
 - R. Walk, S. Egger, S. Spence
- ✓ Thurston County, adjacent jurisdiction
 - Resource Stewardship
 - Public Works Development Review
- ✓ Puget Sound Energy – Amy
- ✓ Comcast – Matthew Herrington
- ✓ Intercity Transit
- ✓ North Thurston Public Schools
- ✓ Olympic Region Clean Air Agency
- ✓ WA State Dept. of Fish and Wildlife
 - Regional Biologist
- ✓ WA State Department of Transportation
- ✓ WA State Department of Ecology
- ✓ WA State Historic Preservation Office
- ✓ Nisqually Tribe
- ✓ Squaxin Island Tribe

If comments are not received by the date noted above, it will be construed that your agency/department does not have any comments or objections to the project as proposed.



NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for Preliminary Subdivision:

Date Application Received: November 3, 2020

Project Name: Subdivision of Bradley Park

Project Description: Subdivision of 15.66 acres into 80 lots for single-family development. The project includes open space, roadway, and stormwater improvements on approximately 10 acres, with 5.16 acres set aside for future development. A Class IV Forest practices permit has been submitted for timber removal associated with project construction. The property is zoned Mixed Use Moderate Density Corridor. Residential development is permitted at a density between 8 and 12 units per acre.

Project Location: The property is unaddressed; located between 6th Avenue Northeast and 15th Avenue Northeast, approximately 460 feet east of Sleater Kinney Road Northeast, in section 8, township 18N, range 1W, Lacey, Thurston County, Washington. The parcel number is 11808430201.

The following studies and/or reports are required as a part of this application:
Stormwater Report, Traffic Impact Analysis

This Application will undergo the following approval process:

Environmental Review: A review of the submitted Environmental Checklist and other supporting studies will be conducted.

Other Permits/Approvals

Required: Public Works construction drawing approval, grading permit approval, final subdivision approval.

At minimum, this project will be subject to the following regulations:

Title 14, "Building and Construction"; Title 15, Platting & Subdivisions; Title 16, "Zoning" of the Lacey Municipal Code; The International Building and Fire Codes; and the Development Guidelines and Public Works Standards.

On December 1, 2020, this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued



review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.

Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The Optional Process enables the comment periods for the environmental review and notice of application to be integrated. The City of Lacey expects to issue a mitigated determination of non-significance for this project. This commenting period may be your only opportunity to comment on the environmental impacts of the proposal. If a MDNS is issued, the following mitigated measures may be applied to the project: traffic impact fees for impacts to Thurston County road projects. Copies of the environmental checklist and supporting materials may be reviewed at Lacey City Hall.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before December 15, 2020.

If you would like to make written comments, these may be directed to Sarah Schelling, Senior Planner, in the Department of Community Development, by email at sschelli@ci.lacey.wa.us, or at the address below. If a public hearing is required as part of the application review process, any member of the public may request to be notified, and may give written or oral comment on the proposal to the Hearings Examiner, and may request a copy of any decisions made on the project. A request for advance notification should be made to the Department of Community Development.

NOTE: Pursuant to RCW 43.21C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within ten (10) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

Lacey Community Development Department
420 College St. SE
Lacey, WA 98503
(360) 491-5642
sschelli@ci.lacey.wa.us



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

December 15, 2020

Sarah Schelling, AICP, Senior Planner
City of Lacey
Community Development Department
PO Box 3400
Lacey, WA 98509-3400

Dear Sarah Schelling:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Bradley Park Subdivision Project (20-307) as proposed by SSHI, LLC doing business as D.R. Horton. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

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

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

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

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



Sarah Schelling
December 15, 2020
Page 2

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

Department of Ecology
Southwest Regional Office

(GMP:202006067)

cc: Derek Rockett, SWM
Thomas Middleton, TCP



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

April 27, 2021

Sarah Schelling, AICP, Senior Planner
City of Lacey
Community Development Department
PO Box 3400
Lacey, WA 98509-3400

Dear Sarah Schelling:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the REVISED Bradley Park Subdivision Project (20-307) as proposed by SSHI, LLC dba D.R. Horton. The Department of Ecology (Ecology) reviewed the environmental checklist and information provided. Ecology's previous comments submitted December 15, 2020 on the optional determination of nonsignificance/notice of application, still apply to the project described (see enclosure). After further review, Ecology has the following additional comment(s):

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

The SEPA checklist appropriately identifies the required NPDES Construction Stormwater General Permit (CSWGP) and Best Management Practices (BMPs) to be utilized during construction.

This project lies within the ASARCO Tacoma Smelter Plume footprint. Soils in this area may contain elevated concentrations of lead and arsenic. For this reason, information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted prior to CSWGP issuance. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

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



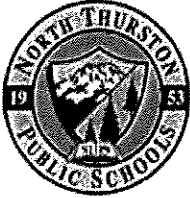
Sarah Schelling
April 27, 2021
Page 2

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

Department of Ecology
Southwest Regional Office

(GMP:202101919)
Enclosure

cc: Morgan Maupin, WQ



NORTH THURSTON PUBLIC SCHOOLS

CONSTRUCTION & DESIGN • 6620 CARPENTER ROAD S.E. • LACEY, WASHINGTON 98503
TELEPHONE (360) 412-4500 • FAX (360) 412-4505 • WWW.NTHURSTON.K12.WA.US

December 2, 2020

Ms. Sarah Schelling, Senior Planner
City of Lacey, Community & Economic Development
420 College St. SE
Lacey, WA 98503

RE: NORTH THURSTON PUBLIC SCHOOLS NO. 3
Comments Re: #20-307, Bradley Park

To Whom It May Concern:

North Thurston Public Schools (NTPS) received City of Lacey's request for review of the proposed Project #20-307, Bradley Park. NTPS has had the opportunity to review the application for the proposed development which the City forwarded along with the notice. In response to your consultation request, NTPS provides the following:

The proposed development will create additional residential units within North Thurston Public Schools boundaries. The proposed residential units are planned to be served by Pleasant Glade Elementary School, Chinook Middle School and North Thurston High School.

NTPS has determined that the proposed housing units will generate approximately .76 full-time equivalent (FTE) students per single family unit. This determination is based on multipliers derived from the attached Student Generation Factor worksheet for NTPS and U.S. Census data as presented in Demographic Multipliers for Common Configurations of Standard Housing Types for School Age Children from U.S. Department of Commerce. Applying these accepted student generation factors to this proposal, the eighty (80) single family units proposed by the Bradley Park project would generate approximately sixty-one (61) new students to be served by this district.

As described in the district's Capital Facilities Plan (CFP), NTPS schools are over capacity. NTPS does not own sufficient land for additional schools nor sufficient facilities to house the projected additional students generated by the proposed development. Purchases of land with available water and sewer service, temporary classrooms and future facilities to house children are anticipated as a result of the increased enrollment projected from new residences such as this subdivision. In addition, sidewalks and bus facilities must be created to provide safe walking routes and transportation services for school children.

The cost of purchasing land and temporary classrooms and constructing new school facilities is estimated to be \$4,485 per new single-family unit. This assessment of costs is based upon Appendix A of the CFP, Table 18. The district adjusts this assessment annually to reflect the district's current costs. Therefore, for the (80) single family units proposed under this application, the cost of mitigating impacts is found to be \$358,800. Such costs are subject to inflation.





NORTH THURSTON PUBLIC SCHOOLS

CONSTRUCTION & DESIGN • 6620 CARPENTER ROAD S.E. • LACEY, WASHINGTON 98503
TELEPHONE (360) 412-4500 • FAX (360) 412-4505 • WWW.NTHURSTON.K12.WA.US

The State Environmental Policy Act requires proposed developments to mitigate probable significant adverse environmental impacts on the environment, which includes public schools. See WAC 197-11-444(2)(d)(iii). The addition of (61) new students to NTPS facilities as a result of the proposed development constitutes such an impact. Similarly, the State Subdivision Act, in RCW 58.17.110(2), requires that the permitting jurisdiction find that proposed plats adequately provide for schools and school grounds. The proposed development must provide mitigation to ensure that such facilities are available for the proposed new residents.

For these reasons, NTPS has determined that mitigation measures are needed to compensate for the impact of the increased student enrollment that this development will generate on its schools. NTPS asks that the City note such mitigation measures in the City's staff report for consideration of the proposed application, in its SEPA threshold determination, and on the face of the plat when recorded.

If the proponent of this proposed development provides NTPS with evidence that the assumptions of the CFP's Appendix A are not applicable to its proposed new units, NTPS may revise this assessment. NTPS may consider unusual circumstances of specific developments and may adjust the projected fee amount for specific developments if necessary. Should the developer provide NTPS with cause to revise its assessment, NTPS shall set forth its reasons for adjusting the fee in written findings submitted to the City by letter.

Finally, we would appreciate it if the City would promptly provide us notice of the date and time of any hearing on the proposal and a copy of any environmental determination made or other notice generated concerning this proposed project. These comments are provided based upon the information that has been made available to NTPS at this time. Please note that NTPS reserves its rights to provide further and additional comments on this application.

Thank you for the opportunity to respond concerning this proposed development. Please call me at (360) 412-4500 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Martinolich", written over a horizontal line.

Dean Martinolich
Director of Construction & Design

ec: Dr. Debra Clemens, Superintendent, NTPS
Monty Sabin, Assistant Superintendent of Operations, NTPS
Deana Maddux, Director of Transportation, NTPS
Andrew Pitman, Principal of Pleasant Glade Elementary, NTPS

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Sarah Schelling

From: Mike Burnham <MBurnham@intercitytransit.com>
Sent: Friday, December 04, 2020 12:14 PM
To: Sarah Schelling
Cc: Rob LaFontaine
Subject: RE: City of Lacey Project #20-307 - Preliminary Subdivision of Bradley Park

External Email Warning! Use caution before clicking links or opening attachments.

Sarah:

Thanks for eliciting Intercity Transit's input regarding the preliminary subdivision of the Bradley Park parcel (#20-307), in north Lacey. Intercity Transit assessed the residential project as it relates to potential transit service in this growing area of the city and thus supports the developer's request for preliminary approval to subdivide 15.66 acres into 80 lots for single-family development, with associated site improvements.

Earlier this year, Intercity Transit launched Rt. 65 bus service in north Lacey. The route connects Martin Way and Britton Parkway via Carpenter Road and serves commercial and residential developments to the north and east of this intersection (Jubilee, Uline, Target Distribution Center, etc.). The proposed Bradley Park project would add an important north-south connector street between 15th and 6th avenues NE, according to the initial site plan (below), and add housing density that supports additional IT bus service in this area.

Intercity Transit could potentially realign Rt. 65 north along Sleater Kinney Rd. and west along 15th Ave, en route to Britton Parkway. Alternatively, IT could add an additional route along 15th Ave. once Lacey extends College Street between 6th and 15th avenues within the next few years (Lacey Capital Facilities Plan). Olympia's planned extension of the 15th/12th Avenue corridor west to Lilly Road also would improve mobility and transit viability in this densifying area. As IT has not yet selected the alignment of fixed-route transit service in this area, nor when it would begin, IT is not requesting at this time that the developer pour a bus pad and purchase a bus shelter. That said, IT would be looking to have the project's improved frontage on 15th Ave. support an eventual bus stop and loading zone that is free of trees and other obstacles. Should the project move forward to construction, IT is happy to work with the City and developer on locating and designing a bus loading zone on the property's 15th Ave. frontage. Please feel free to reach out with any questions in the meantime. Thanks again for the opportunity to comment.

Sincerely,

Mike Burnham, Associate Planner
Intercity Transit



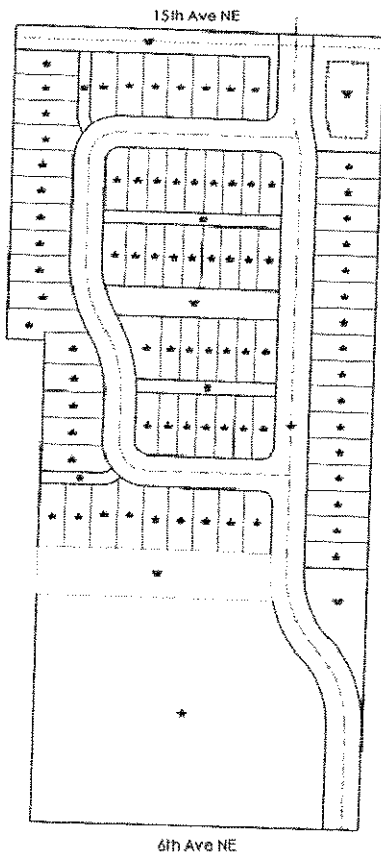


Figure 2: Preliminary Site Plan



From: Rob LaFontaine
Sent: Wednesday, December 2, 2020 3:59 PM
To: Mike Burnham
Subject: FW: City of Lacey Project #20-307 - Preliminary Subdivision of Bradley Park

FYI—looks like you were not included in this email from Sarah yesterday. I haven't looked at the project...

Rob LaFontaine | Planning Manager | INTERcity TRANSIT | PO Box 659 Olympia, WA 98501-0659 | 360-705-5832 (o) | 509-290-3069 (c) | www.intercitytransit.com | rlafontaine@intercitytransit.com |

From: Sarah Schelling <sschelli@ci.lacey.wa.us>
Sent: Tuesday, December 1, 2020 10:28 AM
To: 'Theresa.Nation@dfw.wa.gov' <Theresa.Nation@dfw.wa.gov>; 'delicia.durden@co.thurston.wa.us' <delicia.durden@co.thurston.wa.us>; 'Annette Bullchild - nisqually' <bullchild.annette@nisqually-nsn.gov>; 'Brad Beach - nisqually' <beach.brad@nisqually-nsn.gov>; 'DAHP - SEPA' <sepa@dahp.wa.gov>; 'Matthew Herrington - Comcast' <Matthew.Herrington@comcast.com>; '(separegister@ecy.wa.gov)' <separegister@ecy.wa.gov>; 'Shaun Dinubilo - Squaxin' <sdinubilo@squaxin.us>; Rick Walk <RWALK@ci.lacey.wa.us>; Scott Egger <SEgger@ci.lacey.wa.us>; Scott Spence <SSpence@ci.lacey.wa.us>; Joe Upton <JUPTON@ci.lacey.wa.us>; Marci Price <MPrice@ci.lacey.wa.us>; Carlos Aviles-Ortiz <caviles@ci.lacey.wa.us>; Doug Christenson <Dchriste@ci.lacey.wa.us>; Martin Hoppe <MHOPPE@ci.lacey.wa.us>; Chris Stolberg <CStolber@ci.lacey.wa.us>; Tom Stiles <TStiles@ci.lacey.wa.us>; Terry McDaniel <tmcdanie@ci.lacey.wa.us>; Jeff Cook <JCOOK@ci.lacey.wa.us>; 'todd.mason@co.thurston.wa.us' <todd.mason@co.thurston.wa.us>; 'SeversD@WSDOT.WA.GOV' <SeversD@WSDOT.WA.GOV>;

Sarah Schelling

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Sent: Thursday, December 10, 2020 12:27 PM
To: Sarah Schelling
Cc: David Smith
Subject: FW: Bradley Park Lacey Project #20-307 - Olympia Transportation Mitigation
Attachments: TAZ_333 Bradley Park - Lacey_2.pdf

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Sarah,

Thank you for sending me the NOA for the above referenced project. Please see the attached comment related to traffic. Please let me know if you have questions.

Nicole Floyd, AICP

Principal Planner | City of Olympia
601 4th Ave E. | Olympia, WA 98501
Ph: 360.570.3768 | Fax: 360.753.8087
Web: olympiawa.gov

From: David Smith
Sent: Thursday, December 10, 2020 11:58 AM
To: Nicole Floyd
Subject: Bradley Park Lacey Project #20-307 - Olympia Transportation Mitigation

Hi Nicole,

See attached Olympia Transportation Mitigation Worksheet for Bradley Park Lacey Project #20-307. Please get this back to Lacey before December 15, 2020.

Thanks,

Dave S. Smith, P.E.
Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
601 4th Avenue East
Olympia, WA 98501
dsmith3@ci.olympia.wa.us
www.olympiawa.gov



From: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Sent: Tuesday, December 8, 2020 12:02 PM
To: David Smith <dsmith3@ci.olympia.wa.us>
Subject: FW: NOA

I believe you want to comment on this.

From: Sarah Schelling <sschelli@ci.lacey.wa.us>
Sent: Tuesday, December 08, 2020 11:14 AM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: RE: NOA

External Email Alert!

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

Good morning;

I have attached a pdf of the noa as well as an email with a link to all the documents associated with the project. Let me know if you have any trouble accessing anything.

Thanks so much, Sarah

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Sent: Tuesday, December 08, 2020 10:35 AM
To: Sarah Schelling <sschelli@ci.lacey.wa.us>
Subject: NOA

External Email Warning! Use caution before clicking links or opening attachments.

Sarah,

Can I get a copy of the noa for the project near north thruston at the intersection of Sleater Kinney and 6th?

Nicole Floyd, AICP

Principal Planner | City of Olympia
601 4th Ave E. | Olympia, WA 98501
Ph: 360.570.3768 | Fax: 360.753.8087
Web: olympiawa.gov

Transportation Mitigation Costs for Development (2015 to 2021)

Traffic Analysis Zone (TAZ) : 333

Bradley Park - Lacey

Development : Lacey

80 Single Family * 0.99 = 79 trips

New Development PM Peak Hour Trips : 79

SUMMARY OF PROJECT COST AND SIX YEAR GROWTH

Funds Needed	\$26,644,722
Cost Assigned to Growth	\$17,265,639
Six Year Trip Growth (b)	6,241
Cost per Trip	\$2,766

	Funds Needed	Cost Assigned to Growth (a)	TAZ Percent Entering CFP Project (c)	New Development Trips (d)	Proportionate Share Cost Assigned to Development
CFP Project		(1)	(3)	(4)	(2)*(4)

WEST OLYMPIA

US 101 West Olympia Access - Design ROW	\$6,952,308	\$4,129,664	0.0%	0	\$0
345-0000-345-86-67					

EAST OLYMPIA

Fones Road Widening	\$15,194,026	\$9,025,235	2.9%	2	\$5,532
130-0000-345-86-58					

SOUTHEAST OLYMPIA

Henderson Bl. and Eskridge Bl.	\$927,917	\$927,917	0.0%	0	\$0
130-0000-345-86-78					
Wiggins Rd & 37th Avenue	\$510,183	\$303,048	0.4%	0	\$0
130-0000-345-86-77					
Cain Road & North Street	\$444,613	\$264,100	0.0%	0	\$0
130-0000-345-86-79					

Project Total for Olympia:	\$26,644,722	\$17,265,639		2	\$5,532
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(a) Capital Facilities Plan cost is projected to be collected in a six year period and be consistent with concurrency. Project cost assigned does not include any grant funding.

(b) Thurston Regional Planning Council (TRPC) Model years from existing 2015 to the beginning of 2021.

(c) Development cost is based on proportion of new growth that impacts the project limits. Project impact is any vehicle trip entering a CFP Project roadway segment and intersection.

(d) Development trips are rounded to the nearest whole number.



City of **LACEY** Stormwater Review Memo

Date: April 29, 2021
To: Sarah Schelling, AICP, Senior Planner
From: Doug Christenson, PE, LG, Water Resources Engineer

PROJECT: Bradley Park Preliminary Subdivision Site Plan Review Application
Location: Between 6th Avenue NE and 15th Avenue NE, east of Sleater-Kinney Road
Applicant: DR Horton, Kirkland WA
Parcel No.: 11808430201
SUBMITTAL: "Preliminary Drainage Report" (Stormwater Site Plan) revised March 2021
Engineer: SCJ Alliance, Lacey WA
HTE Case No.: 20-307

The initial submittal was revised in response to initial comments, including the addition of roadside swales and roof downspout infiltration to retain and disperse runoff, along with other revisions. The response letter from SCJ Alliance dated March 29, 2021 notes that winter groundwater monitoring was conducted, and vertical separation will be adequate as required (final geotechnical report to be submitted when monitoring has finished).

The revised draft Stormwater Site Plan is acceptable for SPR approval, subject to the following conditions to be addressed upon civil plan submittal:

1. A complete Construction Stormwater Pollution Prevention Plan (SWPPP) is required. The SWPPP must be reviewed, approved, and the site inspected by the City of Lacey prior to any site-disturbing activity such as clearing or grading.
2. All stormwater facilities shall comply with the applicable criteria specified in the City of Lacey 2016 *Stormwater Design Manual* (SDM).
3. Bioretention facilities generally have a maximum ponding depth of 12 inches and surface ponding drawdown time of 24 hours. The Tract G bioretention facility as proposed exceeds the ponding depth criteria, but with rapid drawdown expected. Provide information in the drainage report to support/justify the proposed maximum ponding depth and address potential issues (e.g. plant inundation, safety, etc.).
4. The base of the proposed Tract G bioretention facility (below the bioretention soil mix) shall be set in undisturbed native soil.
5. The proposed Tract G bioretention facility has a contributing drainage area exceeding one acre, thus more detailed infiltration receptor analysis and/or performance testing may be required (per Section 7.4.4 and Section 7.2.2 of 2016 SDM).



6. Provide a detail section for each stormwater treatment/flow control facility, including existing grade, design elevations, inflow and outflow conveyances, emergency overflow, etc. For bioretention facilities, include criteria for the bioretention soil mix, mulch layer, and planting plan.
7. Stormwater facilities shall provide adequate setback distances per 2016 SDM, Chapter 7.
8. Design infiltration rate(s) shall be determined for the actual proposed infiltration location(s), depths, and materials, and facility design adjusted as needed. The drainage report shall include the data and calculations for determining long-term infiltration rates. Methodology shall be per Appendix 7A of the 2016 SDM.

End of comments. Thank you.



Shaping
our community
together

CITY OF **LACEY**

420 COLLEGE ST SE
LACEY, WA 98503

CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

CAROLYN COX
ED KUNKEL
LENNY GREENSTEIN
MALCOLM MILLER
MICHAEL STEADMAN

CITY MANAGER
SCOTT SPENCE

December 22, 2020

Spenser Haynie
TEWN
11400 8th Street, Suite 200
Bellevue, WA 98004

SUBJECT: Bradley Park, 20-307, Traffic Impact Analysis Approval

Dear Mr. Haynie,

I have reviewed the Transportation Impact Analysis (TIA) for this project, and recommend approval based on the following conditions:

City of Lacey Mitigation

According to the TIA, which was prepared according to the requirements of the City of Lacey's Development Guidelines and Public Works Standards, the project will generate over 50 trips during the PM Peak Hour.

The TIA included a trip distribution based on the City of Lacey Existing Plus Committed Regional Traffic Model. This distribution was used to calculate traffic mitigation fees required to offsite traffic impacts according to LMC 14.21. A tabulation of the calculated mitigation fee is attached.

The actual fee will be determined at the date of payment for issuance of the building permit, water meter, or other approval process. The fee shall be increased on July 1, and each year thereafter in an amount equal to the increase in the Engineering News Record Construction Cost Index.

Thurston County Mitigation

Thurston County has requested a traffic mitigation fee of \$18,884 to mitigate offsite impacts. Please find the County's mitigation request attached.

City of Olympia Mitigation

The City of Olympia has requested a traffic mitigation fee of \$5,532 to mitigate offsite impacts. Please find the County's mitigation request attached.



Multi-Modal Mitigation

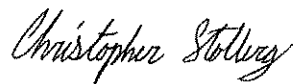
According to the Thurston Regional Planning Council's 1999 Household Travel Survey, 5.6% of all trips are made by bicycling or walking. This project is expected to generate a similar number of pedestrians and cyclists. The Transportation Comprehensive Plan identifies the need for sidewalk, bike lanes and other facilities to accommodate multi-modal transportation. The multi-modal impacts from this project shall be mitigated by constructing frontage improvements according to Lacey's standards.

Site Plan

There are no comments on the site plan.

If you have any questions, please contact me at (360) 438-2680.

Sincerely,



Christopher Stolberg, EIT
Transportation Engineer

Cc: Michele Capestany, Traffic Mitigation Coordinator
Tom Stiles, Development Review Manager
Sarah Schelling, Senior Planner
File

Residential Traffic Mitigation Fee Estimate

File/ Parcel Number: 11808430201
 Lacey Planning Project: 20-307
 Thurston County Project Number: _____
 Project Description: Bradley Park SFR

Updated: _____
 Updated: _____
 Updated: _____
 Created: 12/22/2020 CRS

ITE Land Use Code: 210
 Land Use Name: (Single-Family Detached Housing)
 Trip Rate: 0.99
 Per: (Dwelling Units)
 During: (Weekdays, PM Peak of Adj Street, 1 hr 4-6 PM)
 New Units 80
 Total Project Trips Generated: 80
 Traffic Analysis Zone: 333
 Total Trips in TAZ: 242

Account Number	Project	2020/2021 Cost per Trip	TAZ Trips @ project	Distrib. Percent	Project Trips Generated	2020/2021 Traffic Mitigation	Cost per Unit
102-0000-224.50-03	45th Avenue and College Street Improvements	\$ 380.02	9	3.7%	3.0	\$ 1,140.06	\$ 14.25
102-0000-224.50-23	Sleater-Kinney at 14th Ave Improvements	\$ 267.45	4	1.7%	1.0	\$ 267.45	\$ 3.34
102-0000-224.50-25	College Street Extension NE	\$ 1,008.65	111	45.9%	37.0	\$ 37,320.05	\$ 466.50
102-0000-224.50-28	Carpenter Road Capacity /Safety Improvements Pacific to Shady Lane	\$ 1,176.76	2	0.8%	1.0	\$ 1,176.76	\$ 14.71
102-0000-224.50-29	Mullen Road Capacity/Safety Improvements East of Ruddell	\$ 1,296.97	2	0.8%	1.0	\$ 1,296.97	\$ 16.21
102-0000-224.50-33	Martin Way & I-5 Interchange Improvements	\$ 1,296.97	59	24.4%	20.0	\$ 25,939.40	\$ 324.24
102-0000-224.50-38	Carpenter Rd from Martin Way to Britton Parkway	\$ 1,296.97	10	4.1%	3.0	\$ 3,890.91	\$ 48.64
102-0000-224.50-39	Marvin Road-- Britton to Columbia Drive NE	\$ 1,296.97	3	1.2%	1.0	\$ 1,296.97	\$ 16.21
102-0000-224.50-40	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 764.90	7	2.9%	2.0	\$ 1,529.80	\$ 19.12
102-0000-224.50-41	Yelm Highway Improvements Ruddell Road to East City Limits	\$ 1,296.97	2	0.8%	1.0	\$ 1,296.97	\$ 16.21
102-0000-224.50-42	6th Avenue / Sleater Kinney Improvements	\$ 1,296.97	13	5.4%	4.0	\$ 5,187.88	\$ 64.85
102-0000-224.50-43	Golf Club Road Extension	\$ 176.55	-	0.0%	-	\$ -	\$ -
102-0000-224.50-44	Martin Way / Hoh Street Intersection Improvements	\$ 235.40	2	0.8%	1.0	\$ 235.40	\$ 2.94
102-0000-224.50-45	Willamette Drive / 31st Ave Intersection Improvements	\$ 294.25	1	0.4%	-	\$ -	\$ -
102-0000-224.50-46	Hogum Bay Road Improvements	\$ 1,296.97	2	0.8%	1.0	\$ 1,296.97	\$ 16.21
102-0000-224.50-47	Carpenter Rd/Mullen Rd Intersection Improvements	\$ 342.54	1	0.4%	-	\$ -	\$ -
102-0000-224.50-49	College Street Reconstruction -- Lacey Blvd to 37th Ave	\$ 1,296.97	23	9.5%	8.0	\$ 10,375.76	\$ 129.70
102-0000-224.50-50	Marvin Road and Britton Parkway Intersection Improvements	\$ 103.92	4	1.7%	1.0	\$ 103.92	\$ 1.30
102-0000-224.50-51	31st Avenue Extension Hogum Bay to Marvin Road	\$ 1,296.97	-	0.0%	-	\$ -	\$ -
102-0000-224.50-52	Britton Parkway and Carpenter Road Intersection Improvements	\$ 379.88	14	5.8%	5.0	\$ 1,899.40	\$ 23.74
102-0000-224.50-58	Willamette Drive / Campus Glen Drive Roundabout	\$ 498.82	-	0.0%	-	\$ -	\$ -
CITY OF LACEY PROPORTIONATE SHARE MITIGATION						\$ 94,254.67	\$ 1,178.18

Note: This estimate is prepared with the best available information. The City reserves the right to update this estimate at any time.



COUNTY COMMISSIONERS

John Hutchings
District One

Gary Edwards
District Two

Tye Menser
District Three



PUBLIC WORKS
An Accredited Agency of the
American Public Works Association

Jennifer D. Walker, PMP
Director

September 16, 2020

Chris Stolberg
420 COLLEGE ST SE
LACEY WA 98503

**SUBJECT: City Life Church, Folder Sequence#20-110885
Project #: 2020104310
Mitigation Request**

REFERENCE: Traffic Study – Dated 9-4-20

Dear Mr. Stolberg:

Upon review of the proposed project referenced above, Public Works has the following comments:

1. To mitigate traffic impacts within Thurston County, the proponent will need to contribute \$ 18,884 to Thurston County Public Works prior to final project approval, pursuant to County Road Standards and Title 17.10 of the Thurston County Code. See attached worksheet prepared by county staff for project specific details.
2. To mitigate traffic impacts within Thurston County, the proponent will need to design and construct improvements along this parcel's frontage along 15th Avenue prior to Final Plat, pursuant to County Road Standards and City of Lacey Development Guidelines and Public Works Standards. These improvements shall include pavement widening, overlaying existing pavement to centerline, sidewalk, curb and gutter, right of way dedication and drainage improvements to accept stormwater runoff from those improvements.

Please be aware, further issues may be addressed as discovered, or as changes are made to the plans.

If you have any questions or comments, please call me at (360) 867-2043.

Sincerely,

Arthur Saint, PE
Thurston County Public Works
Development Review Section

cc: Project File

Transportation Mitigation Costs for Development (2015 to 2021)

Traffic Analysis Zone (TAZ) : 333

City Life Church - Lacey

Development : Lacey

80 Single Family * 0.99 = 79 trips

New Development PM Peak Hour Trips : 79

SUMMARY OF PROJECT COST AND SIX YEAR GROWTH

Funds Needed	\$26,644,722
Cost Assigned to Growth	\$17,265,639
Six Year Trip Growth (b)	6,241
Cost per Trip	\$2,766

	Funds Needed	Cost Assigned to Growth (a)	TAZ Percent Entering CFP Project (c)	New Development Trips (d)	Proportionate Share Cost Assigned to Development
CFP Project		(1)	(3)	(4)	(2)*(4)

WEST OLYMPIA

US 101 West Olympia Access - Design ROW	\$6,952,308	\$4,129,664	0.0%	0	\$0
130-0000-345-86-67					

EAST OLYMPIA

Fones Road Widening	\$15,194,026	\$9,025,235	2.5%	2	\$5,532
130-0000-345-86-58					

SOUTHEAST OLYMPIA

Henderson Bl. and Eskridge Bl.	\$927,917	\$927,917	0.0%	0	\$0
130-0000-345-86-78					
Wiggins Rd & 37th Avenue	\$510,183	\$303,048	0.4%	0	\$0
130-0000-345-86-77					
Cain Road & North Street	\$444,613	\$264,100	0.0%	0	\$0
130-0000-345-86-79					

Project Total for Olympia:	\$26,644,722	\$17,265,639		2	\$5,532
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(a) Capital Facilities Plan cost is projected to be collected in a six year period and be consistent with concurrency. Project cost assigned does not include any grant funding.

(b) Thurston Regional Planning Council (TRPC) Model years from existing 2015 to the beginning of 2021.

(c) Development cost is based on proportion of new growth that impacts the project limits. Project impact is any vehicle trip entering a CFP Project roadway segment and intersection.

(d) Development trips are rounded to the nearest whole number.



FIRE SITE PLAN REVIEW COMMENTS

Date: 1/7/2021

Case # 20-307

Applicant Name: DR Horton

Project: Bradley Park

Location: 6th Ave and 15th Ave

Notes By: Terry McDaniel

Planner: Schelling

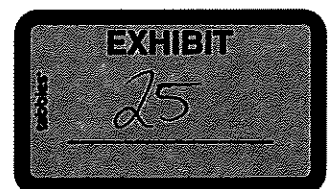
ALL FIRE CODE COMMENTS ARE PRELIMINARY AND ARE BASED ON THE INFORMATION GIVEN AT THE TIME OF PRE-SUBMISSION CONFERENCE.

FIRE FLOW AND FIRE HYDRANT REQUIRMENTS:

1. The required fire-flow for the building shall be not less than **750 gpm for 2 hours** in accordance with (IFC Appendix B). Said fire-flow is based on square footage/ building construction type, including a 50% credit for the installation of automatic fire sprinkler systems. (IFC section 507.1 LMC 14.07.015). The initial calculation is always based on type 5b wood framed construction as a worst case scenario for fire flow. **1 Fire hydrant** shall be installed prior to the sign off of a vertical permit. The site requires a minimum of **600 feet between fire hydrants** per (LMC 14.07 and IFC Appendix B.)

FIRE APPARATUS ACCESS ROAD REQUIRMENTS:

2. An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10-feet from the building. (IFC Section 503.1)
3. The inside turning radius of the fire lane shall be 28 feet measured from the inside. (IFC Appendix D.)



4. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. (IFC 503.2.5)

ADDRESS REQUIREMENTS:

5. Approved 4" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. (IFC Section 505.1; LMC 14.07.015) Addressing will be assigned through Marci Price-360-491-5642.

FIRE LANE MARKING REQUIREMENTS:

6. Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. Upon completion of final road surfaces and curbing construction, the City of Lacey Fire Code Official shall perform a site inspection to determine locations where fire lane marking or signage will be necessary to discourage the parking of private vehicles. Said fire lane marking, where applicable, shall be provided and approved prior to final occupancy approval. (IFC Section D-103.6; LMC 14.07.015)

CURRENT FIRE CODE EDITION:

7. Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published.

REQUIRED FIRE INSPECTIONS:

8. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection or to request witness of required tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)

Terry McDaniel
Fire Code Specialist
City of Lacey
360-456-7783

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
SITE PLAN REVIEW CONDITIONS**



PW FILE #: 118-08-430201

OWNER: City Life 1 (Steve Bradley)

APPLICANT: SSHI, LLC dba DR Horton

PROPOSED USE: 80 Lot Subdivision and Additional Development Tract

PLANNER: Sarah Schelling

COMMENTS DATE: May 13, 2021

H.T.E. CASE NUMBER: 20-307

NOTES BY: Tom Stiles

Specific Water Improvements:

1. To provide domestic water service to each proposed building, meet fire protection and water quality requirements, the following water mains shall be installed: A10-inch water main shall be extended through the proposed site (within the proposed north/south roadway – 'A' Road) this main shall be connected to the 10-inch water main located in 6th Avenue and the 8-inch water main located in 15th Avenue. From this primary main, adequately sized mains shall be extended to serve remaining lots with water. Also for looping purposes, the 10-inch main located on the west property line shall be extended to the 10-inch water main on 'A' Road.
2. For the proposed water and sewer mains in Tracts 'B' and 'C' a 25-foot easement shall be provided.
3. To avoid cutting roads in the future, a 10-inch stub with a blow off shall be provided to tract 'E'.
4. Domestic water services shall be provided for each lot/new building. If duplexes are desired, each side of the duplex shall be individually metered. (DG&PWS, Water 6.120 F)
5. An irrigation meter with a Double Check Valve Assembly backflow prevention device shall be provided for the planter strip irrigation system and all other landscaped areas. (DG&PWS 6.120 F)

General Water Improvements:

6. When connection to the public water system is desired by a customer (or required by the City) connected to a well exempt from the provisions of Revised Code of Washington 90.44.050, the "exempt" well must be properly decommissioned per Department of Ecology (DOE) standards prior to making the connection. When connection to the public water system is desired by a



customer connected to an existing well that has a water right issued by the DOE, a physical disconnect between the well and the public water system must be made and maintained. This is necessary to assure that an unapproved auxiliary water supply (the customer's well) will not contaminate the City's water supply. Provided it is in compliance with DOE setback standards and purpose of use restriction on the customer's water right for said well, the customer's "permitted" well may be kept serviceable for irrigation purposes only. In addition, if a well is to be used for irrigation, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. If an existing well is not to be used for irrigation purposes, it must be decommissioned per DOE standards. No water meter will be installed until the RPBA is installed and cross connection inspection has been completed to the satisfaction of the City. (DG&PWS, Water, 6.120)

7. For Irrigation lines located in the Right-of-Way, the following shall be stated on the plat document and is a condition of approval: "The property owner adjacent to the public Right-of-Way will be responsible for maintaining and locating all irrigation lines located in the public Right-of-Way". (DG&PWS, Water, Irrigation 6.210)
8. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)
9. Show all wells on site or within 100-feet of the proposed plat with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions and Short Plats, Chapter 2 – plat checklist).
10. Water mains shall be extended on North or East sides of roadways or drive aisles six feet off the centerline. (DG&PWS, Water 6.020)
11. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
12. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)
13. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.

Specific Sewer Improvements:

14. The existing 8-inch gravity sanitary sewer main located in Abernethy Road shall be extended to and throughout the proposed site as necessary to provide sanitary sewer service to each proposed lot.
15. As per section 3.130 B of the City of Lacey 2017 Development Guidelines & Public Works Standards Manual, utilities shall be extended to and through the extremes of the property being developed. For this application to satisfy “to and through” requirements, the sanitary sewer main shall be extended through the site to Tract ‘E’ (in ‘A’ Road) – When Tract ‘E’ develops, the sewer main shall be extended to the southwest corner of Tract ‘E’ to 6th Avenue . On 15th Avenue sewer shall be extended to the private cul-de-sac slightly west of the proposed north entrance to Bradley Park. With satisfying the “to and through” requirements, a latecomer agreement can be submitted to recover costs associated with the sewer main extensions.
16. To avoid cutting roads in the future, an 8-inch sewer stub with a cleanout at the Right of Way shall be provided for Tract ‘E’. The side sewer for Tract ‘E’ shall be connected to a manhole, pipes shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe.(DG&PWS, Sewer 7A.010)
17. The proposed sewer mains in Tracts ‘B’ and ‘C’ shall be constructed as public mains. At angle points, the cleanouts proposed will not be acceptable manholes are required.

General Sewer Improvements:

18. Any existing on-site septic tanks and drain fields shall be removed per Department of Ecology and Thurston County Department of Health.
19. For new roadways being installed, sewer main extensions shall be on the South or West side of each roadway or drive area 6 feet off centerline. Along Abernethy Road, 6th and 15th Avenues, sewer mains shall be installed in locations as approved by the City.
20. All proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
21. Sewer stubs shall be provided for each proposed parcel for connection of each building to the public main.
22. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health

(DOH), the LOTT Clean Water Alliance and Department of Ecology.
(DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Specific Stormwater Improvements:

23. Stormwater treatment and infiltration facilities shall be constructed for stormwater associated with all site improvements, adjacent properties currently discharging to the site along with the half street stormwater associated with the frontage along 15th Avenue.

Please see Doug Christenson's comments for additional specific stormwater conditions

General Stormwater Improvements:

24. This project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
25. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 Data files produced with the model); summary data of sub-basin areas, design calculations, and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities maintenance manual (SDM 2.2.1).
26. This project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)
27. In order to provide for long-term maintenance access to the facility, the maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation. (SDM)
28. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof downspout infiltration systems shall be placed on each lot being developed and shall be sized to accommodate storm runoff per the City of Lacey 2016 Stormwater Design Manual"

If site conditions cannot support downspout infiltration or dispersion systems, a note must be included on the civil drawings indicating that roof and foundation drains shall be tied into stormwater system with perforated stub-out connections. (SDM 2.2.5 and 7.4.10)

29. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.

30. A Stormwater Facility Maintenance Manual per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan.

The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.

31. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3)

32. Prior to issuance of building permits for construction of buildings associated with the plat, post utility/roadway construction site stabilization improvements as shown on the erosion control plans within the approved civil drawings shall be completed. Elements of the plan shall include but are not limited to placing straw (per Department of Ecology requirements), provide concrete wash areas, and other best management practices to assure erosion of the site does not occur.

33. Residential subdivisions shall provide signage (a detail is available at the City) to enhance the protection of the storm drainage system. Signage for stormwater facilities and pet waste stations is a condition of approval and shall be installed by the developer prior to final Public Works approval.

Specific Transportation Improvements:

34. 6th Avenue NE is classified as a Major Collector Type 2 roadway. See Detail 4-3.3 dated 12/15/14 from the Development Guidelines and Public Works

Standards Manual. This section of roadway requires 30-feet of half-street Right-of-Way. From curb to curb, this section of 6th Avenue roadway is adequate and will not require additional improvements. From the back of curb, the installation of a 6.5-foot planter strip (with street trees, irrigation, street lighting, etc.) and a 6-foot sidewalk will be required. Existing overhead utilities shall be located underground. Right of Way dedication will be required if the existing Right of Way does not encompass the required sidewalk and planter strip.

35. 15th Avenue NE is classified as an Arterial roadway (see Detail 4-2.2 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual). This section of roadway requires 49 feet of half-street Right of Way. Right of Way dedication and the installation of half-street frontage improvements are required with the development of this project. Frontage improvements will include the following: 1-foot of free area, an 8-foot sidewalk, a 7-foot planter strip (with street trees, irrigation, street lighting, etc.), curb & gutter, a 5-foot bike lane, two 11-foot travel lanes, 1-foot of shy distance, and 5-feet of the 10-foot median. If additional Right of Way is needed at this time for a turn pocket, it shall be determined through the Traffic Impact Analysis.
36. A north/south roadway shall be constructed between 6th Avenue NE and 15th Avenue NE. The roadway is classified as a Major Local Residential roadway (See Detail 4-4.0 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual) This roadway requires 54-feet of Right of Way.
37. Remaining roadways within the subdivision shall be constructed to Minor Local Residential roadway requirements (See Detail 4-4.1 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual). These roadways require 50-feet of Right of Way.
38. Access tracts 'B' and 'C' shall be constructed as paved 20-foot roadways with curb and gutter on both sides of the tract and a five foot sidewalk tying to Road 'B' on the side of the tract where houses are located.
39. Where the Major Local Residential Roadway connects to 6th and 15th Avenues, the initial portion of the roadway at the intersections shall meet Major Collector Type II standards (See Detail 4-3.1 dated 12/15/14 & Detail 4-4.2 dated 12/15/14 from the City of Lacey 2017 Development Guidelines and Public Works Standards Manual). Prior to civil drawings submittal, please confirm with the City of Lacey Transportation department that the access points to these roadways are properly designed.

Please see Martin Hoppe's comments for additional specific transportation conditions

General Transportation Improvements:

40. All residential projects, whether single or multi-family, which abut a boulevard, an arterial, or any class collector street are required to establish a buffer from such streets. The buffer must be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the homeowners association. (DG&PWS, Transportation 4B.065)
41. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Additional street lighting shall be required for all streets adjacent to this project to assure street lighting is in conformance with City of Lacey spacing standards. All street light designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010)
42. Fiber optic conduit shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
43. Minimum intersection curb radii and centerline radius requirements must be satisfied. Please label all radii on the final plat (DG&PWS 4B.020).
44. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)
45. Traffic mitigations as determined by the Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.
46. As a condition of final Public Works Approval, electrical services associated with street lighting, pump stations, or other applications (for the Public benefit as agreed to by the City) shall be transferred into the City's name. In order to change service, the applicant/owner must provide a copy of a billing statement to the City. If service has not been established, the applicant/owner must provide the following information to the City to establish service: Project Name (final subdivision name), service meter's number, address of the service meter, owner's contact number and address, and the type of items are being energized by the service. All fees associated with the installation of the service shall be the responsibility of the developer. **Without the information outlined above or a copy of a previous billing statement, the service will remain in the applicant/owner's name and they will be responsible for payment of the bills until such time as the information is received by the City.**

47. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)
48. Please show all proposed and existing driveways associated with the plat. (DG&PWS Subdivisions and Short Plat 2-21)
49. Roadway sections (public or private) cannot be constructed in saturated ground areas. If separation from the water table cannot be obtained, the site must be filled to accommodate the roadways.
50. The following is a condition for approval and shall be included on the plat document: "The City of Lacey has no responsibility to build, improve, maintain (including stormwater improvements), or otherwise service the private roads and/or alleys within or providing access to the property described in this plat." (Lacey Municipal Code 15.32.190)
51. The following note is a condition for approval and shall be included on the plat document: "The Homeowner's Association shall be responsible for maintaining the private streets (along with associated parking areas) and planter strips (weeding, mowing, pruning of the street trees, etc.). in a healthy and growing manner in perpetuity". (DG&PWS, Transportation 4G.100D)

General Surveying Requirements:

52. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).
53. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System. (DG&PWS 3.025)
54. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil

drawings shall be submitted utilizing the City of Lacey Vertical Datum.
(DG&PWS 3.025)

55. Right-of-Way shall be dedicated for a subdivision and/or project that requires Site Plan Review approval. The requirement to dedicate Right-of-Way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

56. Immediately adjacent to the public Right of Way (all roadways – both sides of each roadway) a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Other Requirements:

57. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department). (LMC)

58. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)

59. Prior to submitting civil drawings for review, Land Use Approval must be obtained.

60. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).

61. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040,B)

62. Prior to final Public Works Construction approval, “as-built” bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)

63. Certificate of Occupancy for the building (s) will not be issued until all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)

64. A 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer, stormwater, water, frontage, landscaping/irrigation, roadway and street lighting improvements (LMC 14.20.025).
65. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. **Drawings submitted to other City departments will not satisfy this requirement.** (DG&PWS 3.040, B)
66. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the public Right-of-Way in a healthy and growing manner in perpetuity. If the planter strip and or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being (and will continue to be) maintained shall be submitted to the City for review. (Development Guidelines & Public Works Standards, Transportation 4G.100D).
67. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.
68. A Bill of Sale for water, sewer and street lighting improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

End of Comments

Sarah Schelling

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Wednesday, December 02, 2020 8:58 AM
To: Sarah Schelling
Subject: RE: City of Lacey Project #20-307 - Preliminary Subdivision of Bradley Park

External Email Warning! Use caution before clicking links or opening attachments.

Good Morning Sarah,

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

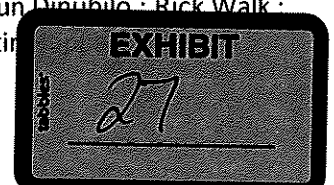
Happy Holidays,



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

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

From: Sarah Schelling
Sent: Tuesday, December 1, 2020 10:28 AM
To: 'Theresa.Nation@dfw.wa.gov'; 'delicia.durden@co.thurston.wa.us'; 'Annette Bullchild - nisqually'; 'Brad Beach - nisqually'; 'DAHP - SEPA'; 'Matthew Herrington - Comcast'; '(separegister@ecy.wa.gov)'; Shaun Dinubilo; Rick Walk; Scott Egger; Scott Spence; Joe Upton; Marci Price; Carlos Aviles-Ortiz; Doug Christenson; Martin



Stolberg ; Tom Stiles ; Terry McDaniel ; Jeff Cook ; 'todd.mason@co.thurston.wa.us' ; 'SeversD@WSDOT.WA.GOV' ; 'sainta@co.thurston.wa.us' ; 'lauren.whybrew@orca.org' ; 'jgoheen@nthurston.k12.wa.us' ; 'Martinolich, Dean' ; 'RLaFontaine@intercitytransit.com' ; 'permit@co.thurston.wa.us' ; 'Amy Tousley' ; Jennifer Burbidge
Subject: City of Lacey Project #20-307 - Preliminary Subdivision of Bradley Park

Good morning;

Below find a link to an FTP site for documents related to City of Lacey Project # 20-307 - Preliminary Subdivision of Bradley Park; documents on the FTP site include the application routing sheet, notice of application, applications, SEPA checklist, plans and other supporting documents. The application is for preliminary approval to subdivide 15.66 acres into 80 lots for single-family development, with associated site improvements. The parcel is unaddressed; located between 6th Avenue Northeast and 15th Avenue Northeast, approximately 460 feet east of Sleater Kinney Road Northeast. The parcel number is 11808430201.

The comment period closes December 15th, 2020 at 5pm. Please let me know if you have any questions, or have difficulty accessing any documents. Please note that the ftp site should be accessible through any browser EXCEPT for Microsoft Edge.

<ftp://FTP.ci.lacey.wa.us/CommunityDev/20-307%20Bradley%20Park>

Thanks so much, Sarah

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us

Sarah Schelling

From: Steinweg, Noll E (DFW) <Noll.Steinweg@dfw.wa.gov>
Sent: Monday, December 28, 2020 2:53 PM
To: Lenten, Gwendolen A (DFW); Sarah Schelling
Subject: RE: City of Lacey Project #20-307 - Bradley Park Subdivision

External Email Warning! Use caution before clicking links or opening attachments.

Hi Sarah,

Thanks for sending these materials over. I think a wildlife survey focused on PHS species is a great place to start given the reported PHS species in the comment letter. The letter also mentioned a nesting pair of eagles and a wildlife survey could help identify the location of the nest tree. WDFW no longer handles bald eagles, so I'd suggest reaching out to the U.S Fish and Wildlife Service in Lacey to see what their recommendations are for the eagles. We don't have any PHS species mapped for the subdivision parcel, but we do have a point for Big brown bat (*Eptesicus fuscus*) about 300 feet east of the parcel from 2010.

Thanks,
Noll

Noll Steinweg
Habitat Biologist
Washington Department of Fish and Wildlife
Noll.Steinweg@dfw.wa.gov
360-628-2173

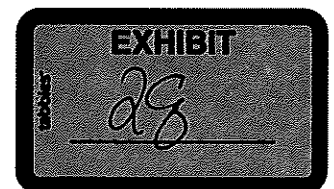
From: Lenten, Gwendolen A (DFW) <Gwendolen.Lenten@dfw.wa.gov>
Sent: Tuesday, December 22, 2020 12:27 PM
To: Sarah Schelling <sschelli@ci.lacey.wa.us>; Steinweg, Noll E (DFW) <Noll.Steinweg@dfw.wa.gov>
Subject: RE: City of Lacey Project #20-307 - Bradley Park Subdivision

Thank you Sarah,

We will look into the materials you've forwarded and let you know if WDFW has any further thoughts or comments on this project proposal, we just ask for a bit of patience as we navigate the holidays. Much appreciated!

Sincerely,
Gwen Lenten
Assistant Regional Habitat Program Manager
Region 6, Olympia Office
Washington Department of Fish and Wildlife
(360) 972-4232; Gwendolen.lenten@dfw.wa.gov

From: Sarah Schelling <sschelli@ci.lacey.wa.us>
Sent: Tuesday, December 22, 2020 11:08 AM



To: Steinweg, Noll E (DFW) <Noll.Steinweg@dfw.wa.gov>
Cc: Lentes, Gwendolen A (DFW) <Gwendolen.Lentes@dfw.wa.gov>
Subject: City of Lacey Project #20-307 - Bradley Park Subdivision

This message has originated from an External Source. Please use caution when opening attachments, clicking links, or responding to this email. Contact your desktop support or IT security staff for assistance and to report suspicious messages.

Good morning;

I have attached a few documents, including a notice of application and SEPA checklist, along with a comment letter, to this email. This is related to an 81-lot subdivision proposed in the City of Lacey. The notice of application was routed on December 1st with a comment period that expired on December 15th, we did route the project to Fish and Wildlife, but have since received the your request to be included on project routings so I am not sure that you have seen the notice. During the comment period we received the attached letter from a neighboring resident with several photos of wildlife she has observed either at her home or on the property, including a pair of Pileated Woodpecker and some banded pigeons. After checking the WDFW website I have learned these are priority species in Washington. I have advised the applicant that they will likely need to submit a wildlife survey, at a minimum, prior to moving forward with the application, but I wondered if there is anything else that they should be aware of from the State perspective at this point?

Any guidance that you can provide, that I can pass on to the applicant would be appreciated. Additionally, if you would like to provide comments on the application given the comment letter received, please do so. If there is any additional information that you need please let me know.

We are primarily working remotely so email is the best way to contact me at this time.

Thanks so much, Sarah

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us

Sarah Schelling

From: Steinweg, Noll E (DFW) <Noll.Steinweg@dfw.wa.gov>
Sent: Monday, May 17, 2021 3:33 PM
To: Sarah Schelling
Subject: RE: City of Lacey Project #20-307 - Bradley Park Subdivision

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Hi Sarah,

Thank you for touching bases on this.

Overall, the management plan is sufficient as it meets the recommendations of PHS for leave-trees per acre for Pileated woodpeckers. Here are a couple additional notes I have:

1. The area of proposed leave-trees/the mitigation area appears to be immediately adjacent to and south of five house sites. Given this location, and prevailing winds from the south, it is unlikely that trees in this mitigation area will be allowed to grow to maturity and provide habitat as decomposing snags in the future before being deemed hazards to the houses. I would suggest putting the leave-trees/mitigation area to the south of the stormwater/open space tract in the NE corner of the project to ensure the trees can function for their lifespan and as snags without impacting houses or being deemed hazards (or put the stormwater pond to the north of the current mitigation area). If the leave-trees are kept in their currently proposed location with houses immediately north, some sort of measures should be taken to ensure they will function as habitat and not be removed as hazard trees as they mature and turn into decomposing, standing snags which support Pileated woodpecker.
2. Overall, the south 1/3 of the site is fairly open grass and blackberries. This open 1/3 of the site is not currently being developed while the wooded north 2/3 of the site is being developed. To protect more trees and provide more habitat for the species addressed in the management plan, the lots could be shifted to develop the southern 2/3 of the site and leave trees across the north 1/3. I understand that the developer may be planning to develop the south 1/3 at a future time, or that there may be other constraints on the layout, but I wanted to present this alternative.

The proponent is meeting the recommendations of PHS as is, but the City/proponent may want to consider these points.

Thanks,
Noll

Noll Steinweg
Habitat Biologist
Washington Department of Fish and Wildlife
Noll.Steinweg@dfw.wa.gov
360-628-2173

From: Sarah Schelling <sschelli@ci.lacey.wa.us>
Sent: Monday, May 17, 2021 10:24 AM
To: Steinweg, Noll E (DFW) <Noll.Steinweg@dfw.wa.gov>
Subject: RE: City of Lacey Project #20-307 - Bradley Park Subdivision



Good morning Noll;

About a month ago I sent out a wildlife survey and habitat management plan for the proposed subdivision of Bradley Park. I wonder if you were able to download the documents and, if yes, if you had any comments on the application? I have attached the docs as a pdf to this email in case you had trouble with the Leapfile transfer. I would appreciate any comments that you could provide.

Thanks so much, Sarah

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us

From: Steinweg, Noll E (DFW) <Noll.Steinweg@dfw.wa.gov>
Sent: Monday, December 28, 2020 2:53 PM
To: Lentes, Gwendolen A (DFW) <Gwendolen.Lentes@dfw.wa.gov>; Sarah Schelling <sschelli@ci.lacey.wa.us>
Subject: RE: City of Lacey Project #20-307 - Bradley Park Subdivision

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Thanks,
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Noll Steinweg
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From: Lentes, Gwendolen A (DFW) <Gwendolen.Lentes@dfw.wa.gov>
Sent: Tuesday, December 22, 2020 12:27 PM