

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Lacey 7th Avenue Apartments

2. Name of applicant:

MJR Development on behalf of ownership entities DM Ventures Trio LLC and DM Park Ventures LLC

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

Christian LaRacco, 206.255.0586
6735 116th Avenue NE Kirkland, WA 98003

4. Date checklist prepared:

02/09/2023

5. Agency requesting checklist:

City of Lacey

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

Construction to start spring of 2024 with duration to the last 24 months +/-

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

No

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

Stormwater Pollution Prevention Plan (SWPPP)
Stormwater Report
Geotechnical-Engineering Report
Traffic Impact Analysis
Tree Proteciton Plan

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

No

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

N/A

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.)

MJR Development proposes to redevelop the site on parcels 84990003100, 84990003200, 84990003600. The two existing office buildings on-site are to remain. The project entails the construction of two 5-story apartment buildings with 376 units, varying in size between studios, 1- bedroom, 2-bedroom, and 3-bedroom. The site development will include an underground garage (104,350 sf) beneath both buildings, on-site surface parking, utility and stormwater infrastructure improvements, and landscaping. The proposed north apartment building will have restaurant and commercial spaces along 7th Avenue. The total site is approximately 4.72 acres with 3.53 acres being disturbed.

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.

4565 7th Ave. SE
Lacey, WA 98503
Parcel No. 84990003100, 84990003200, & 84990003600

B. Environmental Elements

1. Earth

- a. General description of the site:

Grades are generally flat, sloping North to South at approximately 1-5%

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

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

1-5%

- 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.

Silty Sand (SM), and Poorly graded sands (SP).

- 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.

Excavation associated with the proposed underground garage is approximately 46,420 cubic yards. Excavation associated with the proposed infiltration facility is determined to be approximately 900 cubic yards.

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

Yes, soils disturbed by excavation could result in minor erosion, but given flat grades is not expected to be an issue. The contractor will also implement erosion and sediment control measures in accordance with the NDPES permit requirements.

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

95%

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

Erosion control practices in compliance with the City of Lacey and Department of Ecology regulations include a construction entrance, silt fences and other best management practices as identified in the Construction SWPPP.

2. Air

- 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.

Dust from excavation activities, equipment exhaust from heavy machinery and chemical odors from the preparation of asphalt placement may be expected during construction. After the project is completed, only exhaust from cars using the parking lot is anticipated.

- 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:

None.

3. Water

- a. Surface Water:

- 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.

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 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.

No

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

No

b. Ground Water:

- 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.

No

- 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 project will be served by City of Lacey sewer system. No waste material will be discharged into ground water.

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.

Rainfall from the proposed parking lot and building roof will be the sources of stormwater runoff. Runoff will be collected and disposed of on-site using catch basins, filters, and infiltration facilities. All stormwater runoff will be managed and infiltrated onsite.

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

Unlikely. All stormwater runoff will be routed to on-site enhanced treatment facilities.

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

The on-site drainage patterns will not be modified. The existing stormwater system consists of the collection and infiltration facilities throughout the site. The project proposes to infiltrate all generated stormwater runoff in a infiltration facility located on-site that will infiltrate 100% of the collected runoff. The proposed stormwater facilities are designed to meet all city and state drainage requirements.

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

Enhanced stormwater treatment prior to the infiltration facility to control runoff rates.

4. **Plants**

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

All grass and vegetation from prior site development to be removed..

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

N/A

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

Landscaping will be consistent with nearby site developments

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

N/A

5. **Animals**

- 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 _____

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

None.

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

No

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

None.

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

None.

6. **Energy and Natural Resources**

- 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, natural gas, and oil will be used to power construction equipment. After the completion of the project, electricity will provide power to the building's electrical components. Natural gas will be used in some of the building's mechanical fixtures.

- 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:

None.

7. **Environmental Health**

- 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.

No

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

None known.

- 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.

None known.

- 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.

Transportation fuel for construction equipment will be used and may be stored on-site during construction in compliance with State regulations for proper equipment storage. None are known post construction

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

During construction a safety plan which will include emergency spill responses in compliance with State regulations will be provided. The completed project will be served by typical public emergency services.

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

Best management practices for environmental health hazards caused by construction will be implemented.

b. Noise

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

Vehicular traffic will create minimal noise impacts.

- 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 disturbances include construction equipment such as trucks, machinery and excavation activities during daylight hours. Long-term noise disturbances include vehicular traffic using the parking lot and access road during daylight hours.

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

Construction will only occur during daylight hours to minimize the impact of short-term noise disturbances. Long-term noise disturbances will be minimized in compliance with local noise ordinances.

8. Land and Shoreline Use

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

The site is currently a parking lot with 2 adjacent existing office buildings. The adjacent property to the West of the office buildings is a City Park and on all other sides commercial business. This proposal will not affect the current land uses of the adjacent properties.

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

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

There are 2 existing office buildings on-site.

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

No.

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

Woodland District.

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

Woodland District.

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

Project is not located within 200 feet of a shoreline.

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

No

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

Approximately 575 people

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

None

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

N/A

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

N/A, meets current zoning.

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

N/A

9. Housing

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

393 units for student and middle-income housing.

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

None

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

N/A

10. Aesthetics

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

The building is five floors and the roof parapet would be approximately 55' in height. The exterior materials of the building will be glass, hardi-plank siding and wood siding as well as metal canopies and railings.

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

None

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

None

11. Light and Glare

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

None. Project has normal windows

- 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?

None

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

None

12. Recreation

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

The project will include a well landscaped courtyard including fire pits, seating areas, and a pavilion. Retail and Resturant space is also proposed along 7th avenue.

- 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:

No impacts anticipated.

13. Historic and cultural preservation

- 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.

None found.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- 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.

N/A

14. Transportation

- 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 project site is accessed from 7th Ave and Woodland Square Loop SE. Access to the underground garage will be on the east side of the of the site onto Woodland Square Loop SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

InterCity's Lacey transit center is located a block away to the West and there is a bus stop at the intersection of College St SE and Woodland Square Loop SE.

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

The project proposal would remove 361 surface stalls and construct a total of 355 stalls within an underground garage and at grade stalls. To meet parking demand additional parking or overflow parking would be provided on nearby properties through a joint parking agreement. Through the joint parking agreement, the total number of parking stalls available will increase to 1,582 which exceeds parking requirements by 177 stalls before considering reductions.

- 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).

The project will construct new sidewalks and frontage improvements along 7th Ave SE and Woodland Square Loop SE.

- 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?

A traffic study is being prepared that will detail the vehicular trips. The proposed project is estimated to generate approximately 1,862 new vehicular trips per day with peak volumes occurring between 7:00-9:00 AM and 4:00-6:00 PM. Less than 3% of the daily vehicles are anticipated to be trucks. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th 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:

Anticipated student renters and the easy access to the InterCity Lacey Transit Center are expected to reduce transportation impacts.

15. Public Services

- 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.

No not more than is normal for an apartment project like this. Some added need of fire protection, police protection, public transit.

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

None, other than site design to best support vehicular needs.

16. Utilities

a. Circle utilities currently available at the site:

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- New 12" sewer main running from intersection of 6th Ave and Golf Club Rd to the project site.
- New 12" water main running on 7th Ave between Woodland Square Loop.
- Underground power and natural gas building services from Woodland Square Loop.
- Refuse service provided by LeMay Pacific Disposal.

C. Signature

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 Christian LaRocco

Position and Agency/Organization: Development Manager

Date Submitted: 4/19/2023