

**Application Id:** 34863**Certification Received:**  
(Ecology use)**Facility/Site Name:** Village Cooperative of South Sound**Permit Number:**  
(Ecology use)**Facility Address:** 1611 Yelm Hwy SE  
Olympia, WA 98501**Facility County:** Thurston**Permittee Name:** Andrew Schaefer**Permittee Title:** Principle**Permittee Email:** aschaefer@reeddevelopment.com**Permittee Phone:** 6517285037**Permittee Address:** 1400 Corporate Center Curv Ste  
100  
Eagan, MN 55121-1380**Company Name:** Village Cooperative of South Sound**Disturbed Acreage:** 3.35DEPARTMENT OF ECOLOGY  
MAR 09 2021  
WATER QUALITY PROGRAM**Certification of Permittee**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Andrew Schaefer / Village Cooperative of South Sound

President

Printed Name / Company

Title



3/2/21

Signature of Permittee \*

Date

\* Federal regulations require this application is signed by one of the following:

- A. For a corporation: By a responsible corporate officer, of at least the level of vice president.
- B. For a partnership or sole proprietorship: By a general partner or the proprietor, respectively.
- C. For a municipality, state, federal, or other public facility: By either a principal executive officer or ranking elected official.

Please print, sign and mail this form to the following address:

Department of Ecology  
ATTN: Water Quality Program, Construction Stormwater P.O. Box 47696  
Olympia, WA 98504-7696

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS****Order Number:**

IPL0012830

**Order Status:**

Submitted

**Classification:**

Legals &amp; Public Notices

**Package:**

OLY - Legal Ads

**Final Cost:**

360.44

**Payment Type:**

Visa

**User ID:**

IPL0024390

**ACCOUNT INFORMATION**

ABBHEY ROAD GROUP LAND DEVELOPMENT SVCS

C IP

PO BOX 1224

PUYALLUP, WA 98371

253-435-3699

AbbeyRoadGroup@AbbeyRoadGroup.com

ABBHEY ROAD GROUP LAND DEVELOPMENT SVCS

C

**PAYMENT DETAILS**

Visa\*\*\*\*\*3043 08/2022

**TRANSACTION REPORT****Date**

12:25 PM - Tue, Mar 2, 2021

**Amount:**

360.44

**SCHEDULE FOR AD NUMBER IPL00128300**

Fri Mar 5, 2021

**PREVIEW FOR AD NUMBER IPL00128300****21-116, Village Cooperative  
Olympia - NPDES Legal Notifi-  
cation**

Abbey Road Group Land Development Services, Riley Johnson, PO Box 1224 Puyallup, WA 98371, is seeking coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General Permit.

The proposed project, Village Cooperative of South Sound, is located at 1611 Yelm Hwy SE in Olympia in Thurston county.

This project involves 3.35 acres of soil disturbance for Residential, Commercial, Utilities construction activities.

All discharges and runoff goes to ground water.

Any persons desiring to present their views to the Washington State Department of Ecology regarding this Application, or interested in Ecology's action on this Application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II anti-degradation requirements under WAC 173-201A-320.

Comments can be submitted to:

ecyrewqiano@ecy.wa.gov, or  
Department of Ecology

Attn: Water Quality Program, Construction Stormwater  
P.O. Box 47696, Olympia, WA 98504-7696

Published: 3/5/2021, 3/12/2021

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Publication Dates

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The Olympian (Olympia)

Fri Mar 12, 2021

The Olympian (Olympia)



**Notice of Land Use Approval  
and State Environmental Policy  
Act Determination of Nonsignificance  
(SEPA DNS)  
02/06/2020**

**Community Planning &  
Development**  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

<b>Project Name:</b>	Village Cooperative of South Sound
<b>Description of Proposal:</b>	67-unit senior housing development. The structure will be approximately 130,000sf, three stories, with underground parking.
<b>Project Number:</b>	19-2860
<b>Location of Proposal:</b>	4920 Henderson Boulevard SE
<b>Applicant/Proponent:</b>	Real Estate Equities Development LLC
<b>Lead Agency:</b>	City of Olympia
<b>SEPA Official:</b>	Tim Smith, Engineering & Planning Manager, AICP, 360.570.3915, <a href="mailto:tsmith@ci.olympia.wa.us">tsmith@ci.olympia.wa.us</a>
<b>Lead Planner:</b>	Nicole Floyd, Senior Planner, AICP, 360.570.3768, <a href="mailto:nfloyd@ci.olympia.wa.us">nfloyd@ci.olympia.wa.us</a>
<b>Date of Issue:</b>	February 25, 2020
<b>Comment Deadline:</b>	4:00 p.m., March 10, 2020
<b>Appeal Deadline:</b>	4:00 p.m., March 24, 2020

**Threshold Determination:** The lead agency for this proposal has determined that this action probably will not have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the project plans submitted for the project. Documents reviewed include, but are not limited to the site plan, civil plans, landscape plans, preliminary storm drainage design and erosion control plans, the context plan, elevations, and accompanying environmental checklist. This information is available to the public on request.

Comments regarding this Determination of Non-Significance (DNS) should be directed to the SEPA Official, Nicole Floyd at [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us). This DNS is not a permit and no construction permits will be issued for this proposal prior to the appeal deadline. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted. This DNS is issued under Washington Administrative Code 197-11-340(2). If conditions are added, deleted, or modified during or following the 14-day comment period, a revised DNS will be issued.

The proposed project is approved by the Director with the following conditions. These conditions must be met prior to issuance of construction permits or Certificate of Occupancy, or as specifically noted in the condition.

**The proposed Land Use called Village Cooperative of South Sound is approved by the Director with the following conditions.** These conditions must be met prior to issuance of construction permits or Certificate of Occupancy, or as specifically noted in the condition.

1. Site Plan: Development shall be substantially similar to the approved site plan, sheet C-1.0 dated January 29, 2020 with the following revisions:
  - a. The name of the new street shall be changed to Palomino Drive, rather than Palomino Court.
2. The Soil and Vegetation Protection Area (SVPA) shall be identified as a Soil and Vegetation Protection Area, which is a tract of land associated with proposed project property. It shall be noted that this Soil and Vegetation Protection Area tract is associated with this project only and shall not be identified as a separate developable lot.
3. Design Review: Submit the Detail Design Review application prior to or at the time of the Building Permit Application submittal. Ensure the plans submitted include all recommendations made by the Design Review Board as outlined in the Design Review Board Memo dated Sept. 12, 2019 as follows:
  - a. Provide a lighting plan with the detail design review application that demonstrates how the lighting for the parking lot has been designed to minimize impacts to the adjacent residences and includes the lighting for the community garden and other pedestrian pathways. (OMC 18.170.030 Parking location and design).
  - b. Provide the specific design of the open space feature, such as the type of materials to be used and structural components proposed (OMC 18.170.040 Usable open space).
  - c. Revise plans to provide a clearly defined building entry from the building connecting to Henderson Boulevard. The entry shall include distinctive elements and materials with a visible doorway from the street. Pedestrian access from the street frontage shall be included in the design (OMC 18.170.100 Building orientation and entries). Revise plans to include pedestrian pathways from the lobby / dining area, through the courtyard and to Henderson Boulevard and the corner crosswalk (OMC 18.170.020 Pedestrian circulation).
  - d. Provide additional information about safety and traffic calming features anticipated surrounding the entry / exit of the parking garage (OMC 18.170.020 Pedestrian circulation).
  - e. Enhance pedestrian access from the Yelm Highway Frontage of the project by adding roofs (OMC 18.170.020 Pedestrian circulation).
  - f. Plans shall show the alternative surface anticipated with the pedestrian walkways (not simply paint) where they are adjacent to vehicular circulation routes (OMC 18.170.020 Pedestrian circulation).
  - g. Plans shall be provided that clearly demonstrate the location of mechanical equipment and utility vaults. Proposed screening measures for such features visible from the public right of way shall be provided (OMC 18.170.070 Screening mechanical equipment).
  - h. Incorporate similar building materials in all primary building entries. Show said features in revised plans (OMC 18.170.140 Materials and colors).
  - i. The building shall reflect the architectural character of the neighborhood through replication of adjacent roof forms, window patterns, building materials etc. (Submit an

analysis with the detail design application that address how the project reflects / takes queues from the character of the existing development pattern within 300' of the site (OMC 17.170.110 Neighborhood scale and character).

- j. Revise plans to include building modulation at intervals of no more than 30' on all portions of the building (OMC 18.170.120 Building modulation).
  - k. Revise plans to incorporate consistent façade treatments to the base of the building along the primary street facades, such as Yelm Highway and Henderson Boulevard to ensure the ground level ties into the building façade (OMC 18.170.120 Building modulation).
4. The pathway connecting the primary building entry along Henderson Boulevard to the intersection of Henderson Boulevard and Yelm Highway shall be paved and shall be a minimum of 5' wide.
5. Engineering Permit: The engineering plans shall comply with the Engineering Design and Development Standards (EDDS) and Drainage Design and Erosion Control Manual (DDECM) in effect at the time of Engineering Permit plan submission. The following shall be addressed as part of the Engineering Permit Application:
- a. Ensure plans submitted reflect the slope of the sewer and the configuration of Palomino Drive as outlined in the approved deviation.
  - b. The access to Yelm Highway shall be designed with a channelization island to provide 3/4 access (prohibiting left turns out from the parcel).
  - c. The applicant shall demonstrate sufficient space is allocated on the interior of the building for the storage of all solid waste/recycle carts and dumpsters along with the collection sites on the exterior of the building.
  - d. Drinking Water: As the project is within the Briggs (planned) Drinking Water (wellhead) Protection Area the engineering Permit Application shall be supplemented with the following submittals:
    - i. Integrated Pest Management Plan (per Thurston County),
    - ii. Enhanced stormwater treatment (per Olympia's DDECM),
    - iii. A limit of 25% total turf area (per OMC 18.32.225.A.2.c) and
    - iv. The applicant shall grant access for purposes of pollution prevention outreach (per OMC 18.32.225.A.4).
  - e. Urban Forestry: Revise the Level 5 Soil and Vegetation Report as follows:
    - i. Update the buildable area of the parcel by using only the property associated to this project, include the SVPA tract and excluding the area to be dedicated as public right of way. Update minimum tree density requirements accordingly.
    - ii. The updated tree density for the SVPA shall provide area for no less than 50% of the required tree density required for the parcel. The remaining tree density units shall be located elsewhere onsite, in the remaining buildable acreage outside of the public right of way.
    - iii. Show Tree Protection Measures and locations of such measures for the trees to be saved on the civil plan set.

- iv. Provide a detailed rationale outlining why any/all trees specified in the SVPA are to be removed. Identify proposed resolutions evaluated and why they were determined unworkable.
- f. A Mitigation Plan for the Soil and Vegetation Area shall be prepared by Washington Forestry Consultants in accordance with Chapter 9 - City of Olympia Urban Forestry Manual. The plan is required for parcels which do not have existing mature trees or an intact understory ecosystem, or parcels on which unauthorized activities intentionally or unintentionally removed and/or damaged protected vegetated areas. The mitigation plan shall be submitted with the engineering permit application and shall be approved prior to engineering permit issuance.
- g. Landscaping: A final landscape plan, prepared in accordance with OMC 18.36, shall be submitted for review and approval at the time of engineering permit application submittal. The landscaping plan shall be revised as follows:
  - i. Revise plans to ensure a tree is located at the end of every parking row, this will likely require relocation of proposed utility box(s).
  - ii. Show a mix of trees, shrubs, and ground cover in all planting areas.
  - iii. Provide a cost estimate for site preparation, installation and 3 –years of maintenance of all landscaping.
- 6. The applicant shall accept responsibility to move dumpsters and carts from the building and place them in an accessible location with the capability for collection without manual manipulation by the drivers. The applicant shall be responsible for returning dumpsters/carts back to the storage areas within the structure after collection.
- 7. All required improvements located within the City of Tumwater right of way shall be approved and permitted by the City of Tumwater. Approval of those items shall be required as part of the City of Olympia's release of the engineering permits/plans.
- 8. Stormwater Permitting: The developer or their contractor shall obtain a Construction Stormwater General Permit from the Washington State Department of Ecology before any permit is issued for earth-disturbing activities associated with this project.
- 9. The Short Subdivision shall be recorded prior to issuance of any construction permits.
- 10. Building Permit: The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code, Chapter 16.04. Project shall comply with the provisions of accessibility as required by the International Building Code (IBC) and ICC ANSI 117.1 2009 (or the version in effect at the time of permit submittal). Plans for the building permit application shall:
  - a. Ensure compliance with ICC A117.1 chapter 4 provisions for accessible routes.
  - b. Provide for electric vehicle charging infrastructure as outlined in IBC section 427 W.S.A.
  - c. Show the long-term bike parking room/enclosure on plans with dimensions. This shall include dimensions of the room, and bicycle parking stalls, as well as the rack type, style, and size. The locking mechanism and signage shall be provided on plans.
  - d. Identify the short-term bicycle parking stall locations on the building permit plans. The spaces shall be shown with dimensions. The awning covering the stalls shall extend no

less than 1.5' beyond the outer edge of each bicycle. Plans shall identify the rack to be used and shall include a minimum distance of 24" to ensure both wheels can be independently locked to the frame and rack.

11. Fire: This project shall adhere to Olympia Municipal Code (OMC) Ch. 16.32, 16.36, 16.40, 16.44, & 13.04, Olympia Engineering Design and Development Standards (EDDS) Chapter 4 & 6, 2015 IBC, and 2015 IFC.
12. Hours of Operation/Construction Noise: Pursuant to 18.40.080.C.7, construction activity detectable beyond the site boundaries shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.
13. Pursuant to OMC 18.12.140, an Inadvertent Discovery Plan shall be prepared and submitted with the construction permit application(s). The plan outlines how the project proponent and site crew will respond in the event that archaeological resources are uncovered during the course of project work. The plan shall be completed and approved prior to issuance of any construction permits or commencement of any site work, and a copy of the plan maintained on site throughout construction.
14. Vegetation Maintenance Bond: A vegetation maintenance bond (or other assurance) shall be provided following City acceptance of the landscape installation including street trees before issuance of the Certificate of Occupancy. The bond amount shall be 125% of the cost estimate submitted with the Landscape Plan and approved by the City.
15. Right of Way Performance Bond: Bonds or other allowable securities will be required by the City to guarantee the performance of work within the subject site and rights-of-way, or maintenance of required public infrastructure intended to be offered for dedication as a public improvement. See both EDDS Section 2.030.F and Volume 1 Section 2.6.1 of the 2016 DDECM for more information.

**Notes:**

Impact Fees: This project will be subject to impact fees. These fees will be due and payable when building permits are issued. Specific impact fees will be determined when a complete building permit application is submitted. Prior to that date, all impact fees are subject to change. Enclosed is the current impact fee handout for your reference.

Groundwater Monitoring Well: A groundwater monitoring well is not required at this time however, one may be necessary in the future. If necessary, the City asks that the property owner allow the installation of a monitoring well on this site in the future at the City's expense for purposes of groundwater protection.

**Appeal Period:**

This Land Use Decision by the Director and this Threshold Determination by the SEPA official are final unless appealed prior to 4:00 p.m. March 24, 2020. The filing fee for appeals to the Hearing Examiner is \$1,000.00. Any appeal must be submitted in writing to the Community Planning and Development Department on forms provided by the Department. If an appeal is filed, no permits will be issued until the administrative appeal is resolved.

**Appeal Procedure:**

Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.150(A), the conditions (mitigating measures) or lack thereof in an DNS may be appealed by any agency or aggrieved person.

**Expiration of Approval:**

Pursuant to 18.60.240 and 18.72.140.D., this approval will expire two years from the date of the appeal period deadline, unless utilized by an application for unexpired construction permits or explicitly extended by the Director in response to a written request submitted prior to the expiration date.



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**NICOLE FLOYD, SENIOR PLANNER**  
Lead Planner on behalf of Leonard Bauer,  
Director of Community Planning and  
Development



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**TIM SMITH, PLANNING MANAGER**  
SEPA Official