

CRITICAL AREA APPLICATION

Name of proposed project, if applicable: <u>PORT TOWNSEND MEDITATION CENTER</u>	Office Use Only Permit # <u>LUP22-049</u> Associated Permits: _____ _____ _____
Legal Description: Tax #: <u>997 400 101 & 997 400 103</u>	
Addition: <u>H.L. TIBBALS 2ND</u> , Block(s): <u>1</u>	
Lot(s): <u>1, 2, 3, 4</u>	

Describe the existing conditions of the site, including natural and built environment (slope, vegetative cover, proximity to water, etc.). (Attach additional pages if necessary): The site is mostly grass and bushes, Lots 3 & 4 are moderately sloped (5%), and Lots 1 & 2 slope more steeply down to San Juan Ave. (15%) There is one significant tree, a 30" Douglas Fir near San Juan Ave. In the adjacent 32nd St. R.O.W., there is a remnant of the pre-1850 prairie vegetation.

Property Owner: Name: <u>PORT TOWNSEND MEDITATION CENTER</u> Address: <u>309 BENTON ST.</u> City/St/Zip: <u>PORT TOWNSEND, WA 98368</u> Phone: <u>206-390-8092</u> Email: <u>walterparsons@me.com</u>	Contact/Representative (if different): Name: <u>Terrapin Arch/Richard Berg</u> Address: <u>727 Taylor St.</u> City/St/Zip: <u>Port Townsend, WA 98368</u> Phone: <u>360-379-8090</u> Email: <u>richard@terrapin-arch.com</u>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please describe the proposed development including construction methods, final design, total area of the site, extent of land area that would be affected, any off-site improvements (Attach additional pages if necessary): See attached site plan. Building construction will be wood frame, type VB. Intent is to minimise disturbance to the prairie remnant.

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. Attach additional pages if needed.
see attached

Are there any steep slopes (greater than 15%) on or near the property? No Yes

Are there any mapped or known critical areas on site or within 300 feet? No Yes prairie remnant

If yes, what type? Wetland Geologically Hazardous Slope Fish & Wildlife Habitat
 Critical Drainage Corridor Frequently Flooded Area (FEMA zone A or V)

If yes, attach geotechnical report. see attached biologist's report

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: Biologist's report

RECEIVED

JUN 13 2022



Critical Area Application
Submittal Requirements

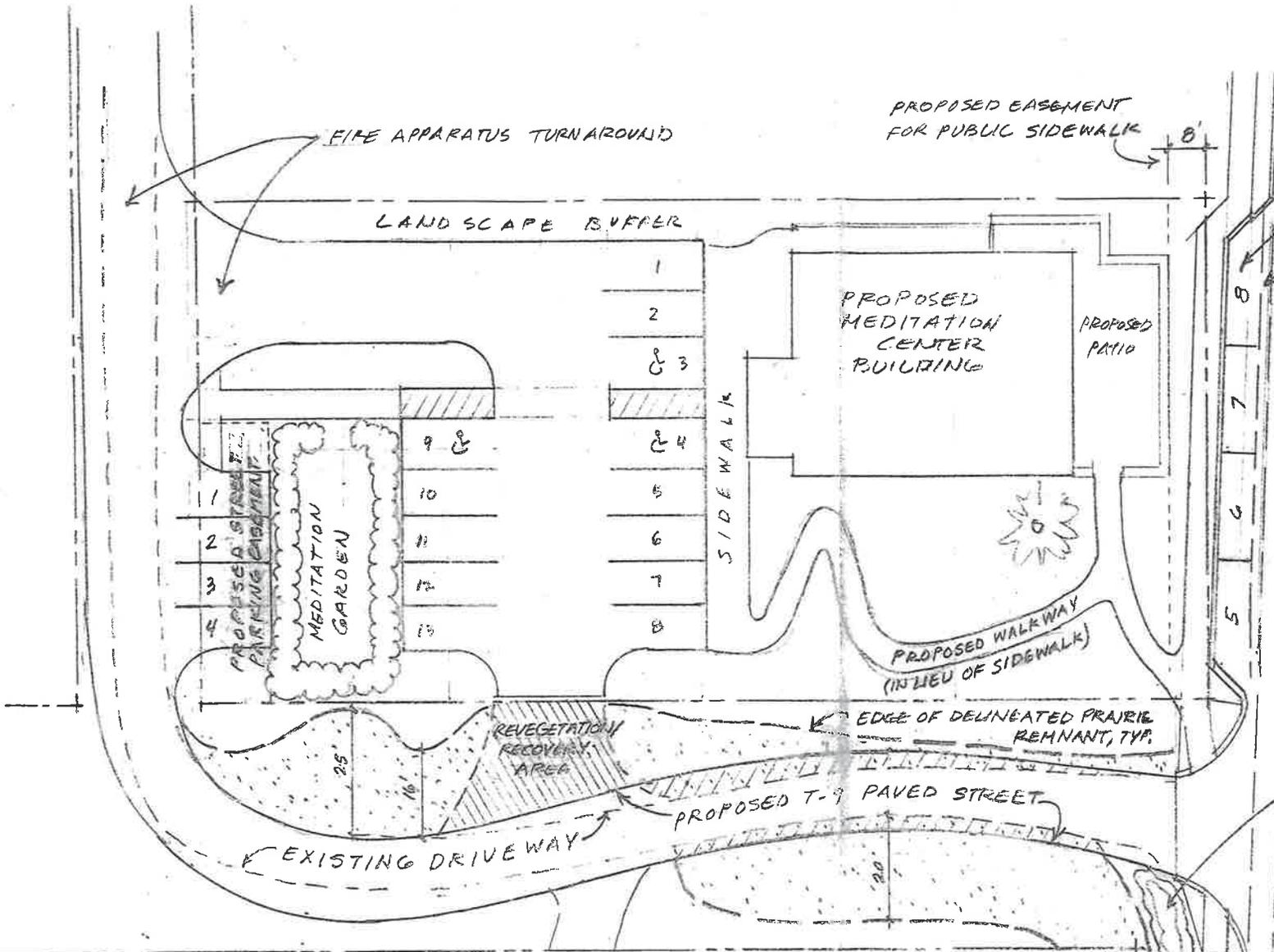
I verify the property affected by this application is the exclusive ownership of the applicant(s), or that I have submitted the application with the written consent of all owners of the affected property.

Print Name: WALTER PARSONS

Signature: [Handwritten Signature]

Date: 6/3/22

RECEIVED
JUN 13 2022
CITY OF PORT TOWNSEND
DSD



- PROPOSED STREET PARKING
- PROPOSED 2' SAFETY ZONE
- EXISTING DELINEATED CAMAS PRAIRIE 4000 SF
- DELINEATED PRAIRIE AFFECTED BY WIDENING OF ROAD 500SF
- REVEGETATION/RESTORATION 500 SF

TERRAPIN
 ARCHITECTURE PC
 727 TAYLOR ST
 PORT TOWNSEND,
 WA 98365
 360-379-8090

SCALE 1" = 20' NTS
 REVISED JUNE 1, 2022

PROPOSED PORT TOWNSEND MEDITATION CENTER

RECEIVED
 JUN 13 2022
 CITY OF PORT TOWNSEND
 PSD

**Critical Area Revegetation Plan
Port Townsend Meditation Center
LUP21-034**

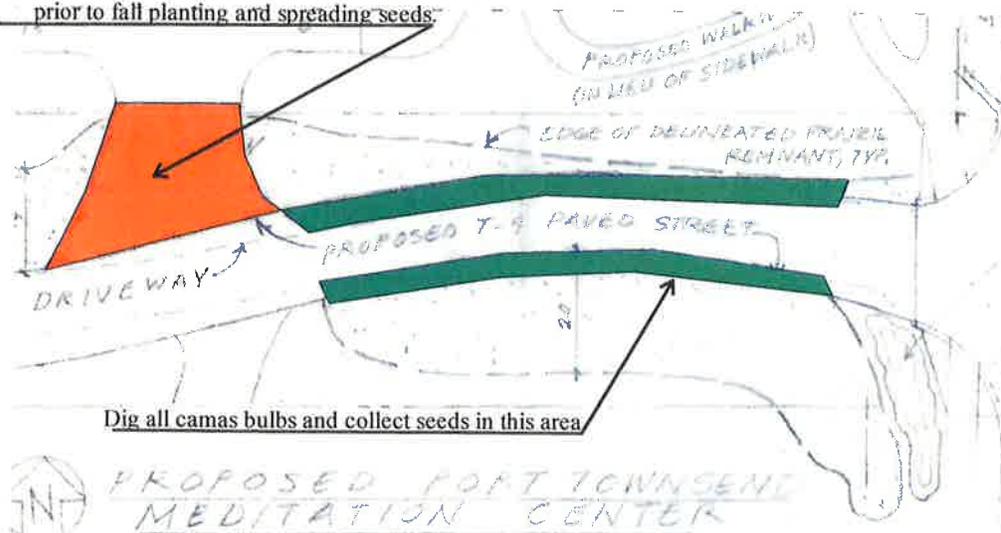
Parcel A 997 400 101 and Parcel B 997 400 103

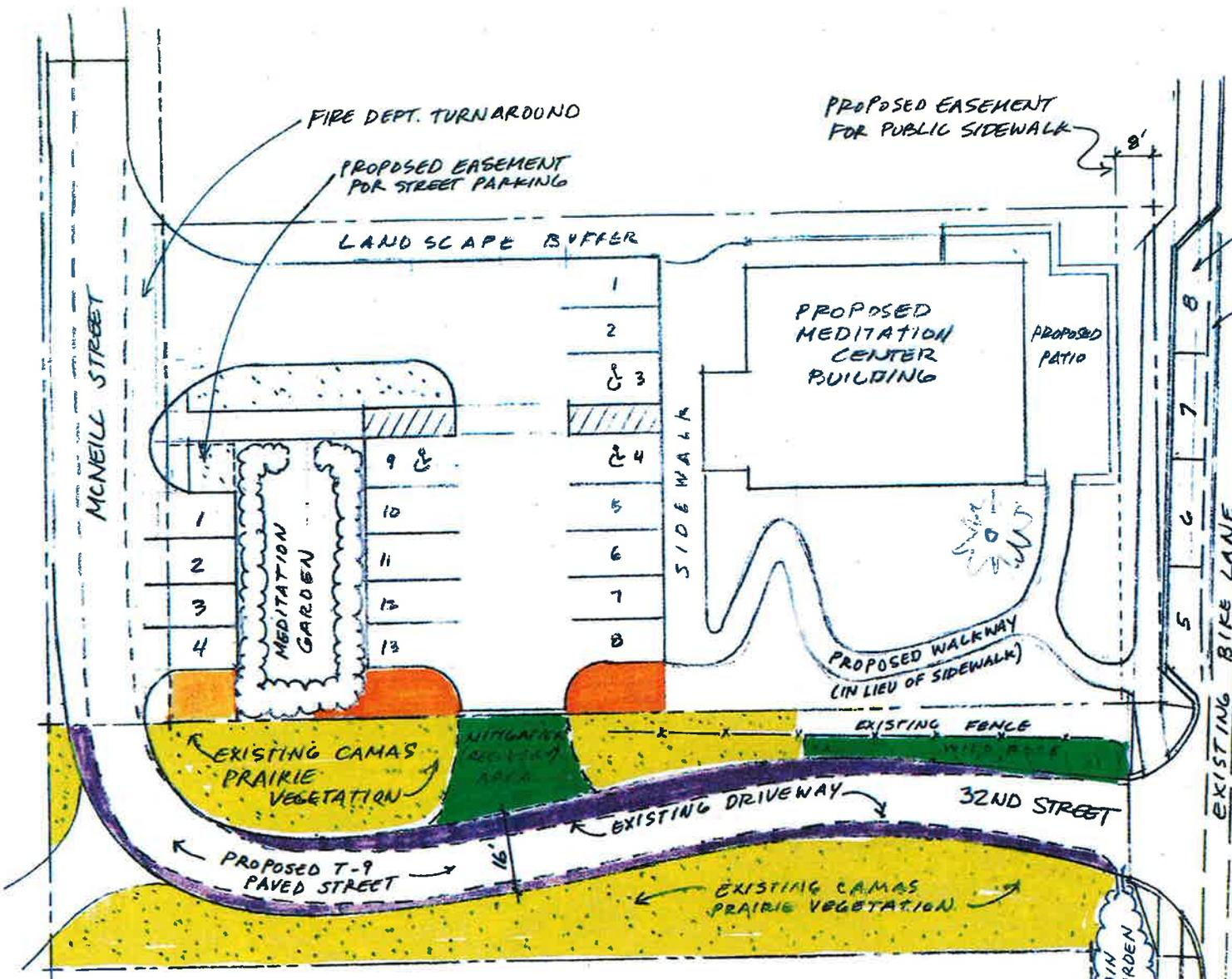
This plan includes recommendations for the revegetation of the critical areas located on the proposed Port Townsend Meditation Center site. A small portion of the remnant camas prairie will be impacted during the widening and paving the 32nd Street ROW. The area of restoration to compensate for this loss of critical area will be located on the 32nd Street ROW. The old access driveway to these parcels has been compressed and contains no native vegetation. This will be the focus of the revegetation and over 500 sq feet will be revegetated with native prairie species.

Recommendation include:

1. Clearly marking final edges of proposed 32nd Street ROW prior to excavation;
2. Salvaging all common camas bulb in these areas, this will require careful hand digging;
3. Collecting seeds of prairie indicator species in the fall (desert parsley, field chickweed);
4. Tilling impacted soils in the driveway/restoration area (32nd ROW);
5. Salvaging excavation soils to be added to restoration area;
6. Amending soils as needed by adding well composted organic soil;
7. Planting bulbs in the fall;
8. Spreading seed mix on bare soils, seed mix should be locally sourced and could include Roemers fescue, camas, and chickweed;
9. Control invasive grasses and shrubs for a minimum of 2 or 3 years.

Till ground and add excavated soils and amended soils
prior to fall planting and spreading seeds.





- EXISTING CAMAS PRAIRIE IN 32ND ST. ROW (NOT INCLUDING EXISTING DRIVEWAY) 9000SF**
 NOTE: ACTUAL EXTENTS OF PRAIRIE REMNANT TO BE ESTABLISHED BY DELINEATION IN APRIL/MAY 2022
- EXISTING CAMAS PRAIRIE AFFECTED BY WIDENING OF ROAD 1330 SF**
- PROPOSED PRAIRIE RESTORATION IN 32ND ST. ROW 900 SF**
- PROPOSED NEW PRAIRIE VEGETATION ON PTMC LAND 500 SF**
- TOTAL MITIGATION AREA 1400 SF**

TERRAPIN ARCHITECTURE
 727 Taylor Street
 Port Townsend, WA 98368
 360-379-8090

PROPOSED PORT TOWNSEND MEDITATION CENTER

SCALE 1" = 20'
 REVISED SEPT. 10, 2021



TERRAPIN ARCHITECTURE^{PC}

Richard Berg, Principal Architect
Amy I. Dahlberg and Tamara Halligan, Associates

June 1, 2022

RECEIVED

PORT TOWNSEND MEDITATION CENTER

JUN 13 2022

Project Description:

HL Tibbals 2nd Addition, Block 1, Lots 1,2,3, & 4. Zoning: R-2.
Adjacent to 32nd Street, between San Juan Avenue and McNeill Street.

CITY OF PORT TOWNSEND
DSD

Port Townsend Meditation Center (PTMC) intends to develop this property, under a Conditional Use permit, as a meditation center that will be managed by the Meditation Center organization, and open to the public in a similar manner to how a church is open to the public.

The Meditation Center building will be a single story structure with a daylight basement. On the main floor, entered through an entry facing west, will be the main meditation hall, a lobby, restrooms, and an office. On the lower level will be a small meditation room, a break room with kitchenette, more restrooms, and storage. There will also be an exterior patio space at the lower level, with the door to the patio facing east.

The building will be located on the steeper sloping part of the property, on Lots 1 and 2 closest to San Juan Avenue. Part of the sloping site will be maintained as open space, as will the existing large fir tree. On Lots 3 and 4, at the top of the hill, on-site parking will be located, along with a small, enclosed Meditation Garden.

Access to the site from San Juan Avenue is provided by the 32nd Street ROW, which includes areas with vegetation typical of the prairie that existed in this part of Port Townsend prior to 1850. These prairie indicator species include Common Camas, Desert Parsley, Field Chickweed, Naked Broomrape, and Harvest Brodiaea, as listed in the Critical Area report by Olympic Wetland Resources, Inc., dated Oct. 19,2021.

The proposed access to the site through 32nd Street will definitely affect the prairie remnant. In order to minimize that effect, PTMC proposes to minimally widen the existing gravel driveway to a City of PT 16' wide T-9 street, with minimal curbs. There will be no parking or sidewalks in the 32nd Street ROW, in order to preserve as much prairie soils and vegetation as possible. Instead, a walkway from San Juan Avenue up to the building entrance will be developed on-site, and 4 stalls of street parking will be located on McNeill Street, with an easement to utilize some PTMC property for the parking spaces.

In a one-to-one tradeoff for disturbance of the prairie remnant caused by widening the existing road, PTMC proposes to restore an area of 32nd Street adjacent to the Meditation Center property that has been degraded over many years by automobile access to the property.

RECEIVED

JUN 13 2022

CITY OF PORT TOWNSEND
DSD

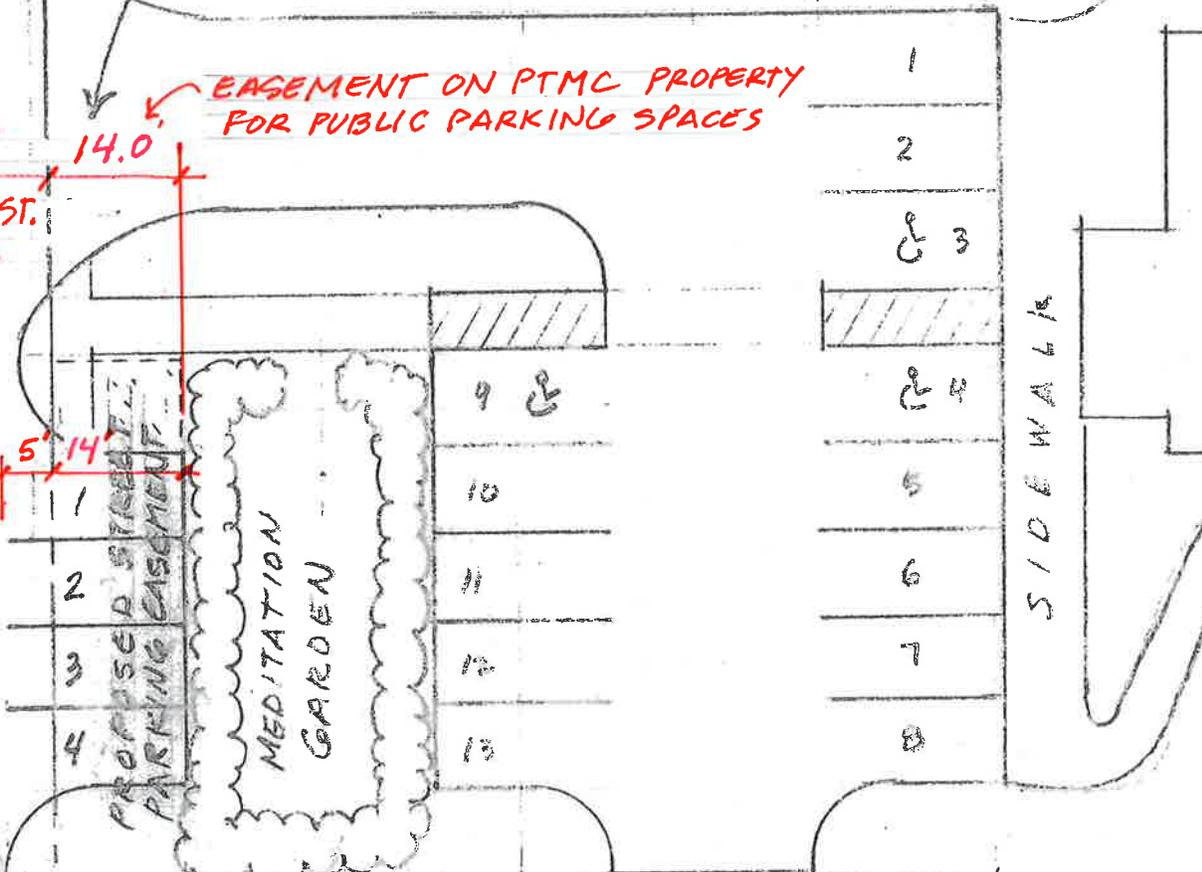
FIRE APPARATUS TURNAROUND

LANDSCAPE BUFFER

EASEMENT ON PTMC PROPERTY
FOR PUBLIC PARKING SPACES

24.30'
14.0'
MCNEILL ST.
R.O.W.

3.30'
16'
5'
14'



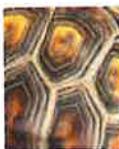
5665

REGISTERED
ARCHITECT

RICHARD C. N. BERG
STATE OF WASHINGTON

EXISTING DRIVEWAY

PROPOSED 7



TERRAPIN
ARCHITECTURE_{PC}
 727 Taylor Street
 Port Townsend, WA 98368



PROPOSED 10
MEDITATION

Olympic Wetland Resources, Inc.

Dixie Llewellyn, Principal Biologist

856 50th Street
Port Townsend, WA 98368
360 385-6432
dixie@cablespeed.com

May 13, 2022
Port Townsend Meditation Center
108 32nd Street
Port Townsend, WA 98368

Critical Area Report Delineation Addendum LUP21-034

Parcel A 997 400 101 and Parcel B 997 400 103

This delineation on May 6, 2022, follows both the Olympic Wetland Resources Critical Area Report for the Port Townsend Meditation Center (October 19, 2021) and the Addendum (November 29, 2021). Due to seasonal dormancy this delineation was required during the peak growing season to determine exact prairie locations and define impacts and mitigation goals. Goals include a “No Net Loss” approach with voluntary enhancement and conservation.

The plan includes widening and paving 32nd Street to access the proposed Port Townsend Meditation Center (PTMC). This access is now a 10-foot gravel driveway that bisects the critical area (prairie). Minimum requirements for roads include widened 32nd Street from 10 feet to 16 feet prior to paving. This prairie remnant, after delineation measures 4,000 sqft and falls mostly within City Street easements. Boundaries were flagged with pink flagging where the presence of prairie indicator species were identified; (Common camas, *Camassia quamash*, Desert parsley, *Lomatium utriculatum*, and Field chickweed, *Cerastium arvense*).

The enclosed site plan by Richard Berg, Terrapin Architecture (revised May 10, 2022) has been designed to have the least possible impact to this prairie after 32nd Street is paved. Required sidewalks will now be outside the prairie and on the PTMC parcel. Permanent impacts to critical areas are calculated at approximately 500 sqft. Degraded areas will be revegetated at a 1:1 ratio using native prairie species as indicated on the Terrapin site plan. The restoration includes salvaging camas bulbs when possible for re-planting in the fall. Since rich prairie soils exist on site it is recommended to retain these soils during excavation for revegetation and future gardens.

If there are further planning or survey requirements, please do not hesitate to call (360 385 6432) or email (dixie@cablespeed.com). I am available to help in the design or enhancement of this site for final permitting as needed.

Respectfully submitted,
Dixie Llewellyn dixie@cablespeed.com 350 3856432
Principal Biologist, Olympic Wetland Resources, LLC
Certified for Wetland Delineation, WTI,
Certified for Wetland Rating and Soil Analysis DOE, 2007, 2012, 2014 Olympic
Chapter WNPS Fellowship Award 2021

Olympic Wetland Resources, Inc.

Dixie Llewellyn, Principal Biologist

856 50th Street
Port Townsend, WA 98368
360 385-6432
dixie@cablespeed.com

November 29, 2021

Port Townsend Meditation Center
108 32nd Street
Port Townsend, WA 98368

Critical Area Report Addendum LUP21-034

Parcel A 997 400 101 and Parcel B 997 400 103

This report addresses comments by Suzanne Wassmer | City of Port Townsend Land Use Specialist after the DCD staff reviewed Olympic Wetland Resources Critical Area Report for the Port Townsend Meditation Center (October 19, 2021). The main concern was “Does this small prairie meet the Critical Area criteria outlined under PTMC 19.05.080(B) Fish and Wildlife Habitat conservation area”? The City of Port Townsend Critical Areas Ordinance (CAO) does not specifically address upland prairie protection. I have consulted other local biologists and have determined this is the only dry upland prairie site with the *Camassia quamash*/*Lomatium utriculatum* plant association in the City limits besides the Kah Tai Prairie Preserve.

According to Nam Sui, WDFW there are no size limits defined for prairie protection and there are no buffer restrictions beyond prairie boundaries. He recommended Thurston Counties CAO publication as a general guide (<https://www.thurstoncountywa.gov/planning/Pages/hcp-prairie-review.aspx>). This directive includes the best available science for field identification and protection. One protocol for positive identification of a prairie community is defined as three or more prairie plants (listed on the Thurston county CAO) growing within sixteen feet of each other. Documented prairie indicator species identified at the PT Meditation Center building site are listed below with species highlighted that are on the Thurston County list.

Prairie Indicator Species at 108 32nd Street

Common camas

Camassia quamash

Desert parsley

Lomatium utriculatum

Field chickweed

Cerastium arvense

Naked broomrape

Orobanche uniflora

Harvest brodiaea

Brodiaea coronaria

Prairie associated shrubs also present

Tall Oregon grape

Mahonia aquifolium

Nootka rose

Rosa nutkana

Bracken fern

Pteridium aquilinum

In Washington, we have less than 3 percent of our original prairies remaining and those are imperiled by development and invasive plant species. To protect the functions and values of this remnant prairie the site should be surveyed in the spring for accurate boundaries and assessed for additional prairie species. It meets standards as "Priority Habitat" under the [Priority Habitat and Species Program](#). However, since this is a rare situation and not clearly defined in the PT Code, I recommend a conservation easement apply and voluntary compliance be enforced. Building plans should be required to include protection standards through careful design and development. A "No Net Loss" approach should be observed, and a Minor Critical Area Permit (19.05.040 E. Minor Critical Area Permits) be approved. The existing gravel road should be widened to the very minimum width needed for safe vehicle passage and minimal impact to prairie soils and vegetation. Parking and sidewalks or pedestrian pathways should be located outside of the boundaries of the prairie vegetation.

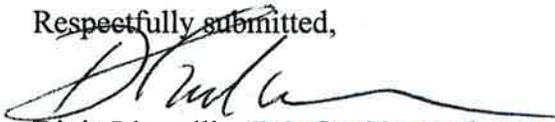
In conclusion, it is my professional assessment that this small prairie qualifies as a priority habitat due to documented prairie plant association. It has previously been impacted and dissected by the gravel access of 32nd Street, Mc Neil Street, and surrounding development. Although there are no jurisdictional buffers, the exact prairie boundary has not been established and should be documented during the growing season.

I recommend a "No Net Loss" approach design that includes voluntary enhancement and conservation. The approximate area of impact has been calculated at 1,330 sq ft as shown on the Proposed Port Townsend Meditation Center site plan by Richard Berg, Terrapin Architecture (Sept 10, revised November 2021). To achieve a "No Net Loss" over 1,400 sq ft of area will be mitigated. This will increase the functions and values of the existing site through both restoration and the creation of additional prairie plant communities. Driveways and sidewalks are designed to have minimal impact and will protect estimated prairie boundaries. Areas of impact and proposed mitigation areas are clearly indicated on the Terrapin site plan, included at the end of this report.

Additional recommendation to achieve "No Net Loss" include retaining all prairie soils to be distributed in restoration areas, salvaging prairie plants for replanting, and the removal of invasive species. One of the biggest issues with establishing and retaining prairie conditions is control of the shrub layer and removal of non-native grasses.

Due to the public nature and central location of this location this project will be an excellent learning opportunity and example of restoration of a unique dry prairie landscape in the City of Port Townsend. If there are further planning or survey requirements, please do not hesitate to call (360 385 6432) or email (dixie@cablespeed.com). I am available to help in the design or enhancement of this site for final permitting as needed.

Respectfully submitted,



Dixie Llewellyn dixie@cablespeed.com 350 3856432
Principal Biologist, Olympic Wetland Resources, LLC
Certified for Wetland Delineation, WTI,
Certified for Wetland Rating and Soil Analysis DOE, 2007, 2012, 2014
Olympic Chapter WNPS Fellowship Award 2021

Olympic Wetland Resources, Inc.

Dixie Llewellyn, Principal Biologist

856 50th Street
Port Townsend, WA 98368
360 385-6432
dixie@cablespeed.com

October 19, 2021

RECEIVED

JUN 13 2022

CITY OF PORT TOWNSEND
DSD

Port Townsend Meditation Center
108 32nd Street
Port Townsend, WA 98368

Critical Area Report LUP21-034

Parcel A 997 400 101 and Parcel B 997 400 103

At the request of Port Townsend Meditation Center a field survey was conducted by Olympic Wetland Resources, LLC on October 7, 2021: at that time, all prairie indicator species were seasonally dormant. This is consistent with Kah Tai Prairie Preserve 0.6 miles to the southeast.

The Preserve is located on City of Port Townsend property and within the golf course boundary. This 1.4-acre Preserve has been actively managed by the Olympic Chapter of the Washington Native Plant Society (WNPS) for over 37 years. The City has been an active partner maintaining this prairie by mowing the site annually in the fall to help reduce the shrub layer and encourage prairie species.

Documents reviewed for this Critical Area Report include:

- Excerpt from Hearing Examiner's (Section D)
- City of Port Townsend Staff Response to Hearing Examiner (9/17/2021)
- Port Townsend Municipal Code 19.05.080.8.1
- Terrapin Site Proposal site plans (before and after September 10, 2021, revision)
- Forest Shomer's photographs of prairie species (dated April 2019 and 2021)
- WDFW Nam Sui habitat recommendations and findings (October 6, 11)
- WDFW Definition of Conservation Area, Habitat [https://wdfw.wa.gov/species-](https://wdfw.wa.gov/species-habitats/ecosystems/westside-prairie)

[habitats/ecosystems/westside-prairie](https://wdfw.wa.gov/species-habitats/ecosystems/westside-prairie)

Emails and conversations with Dr. Fred Sharp, Joseph Arnett, Dan Post WNPS and Dr. Fred Weinmann

This Critical Area Report addresses the presence of prairie indicator species on the subject parcels for the proposed Port Townsend Meditation Center. Positive prairie soils and vegetation are confirmed by all biologist that were consulted, west of San Juan Avenue along both side of 32nd Street gravel ROW and within the subject parcel. After review of past data, it is my professional opinion that this rare and isolated prairie remnant should be protected and enhanced to the full extent, and that the City of Port Townsend should allow a variance to ensure protection of this area. Permit exemption would include fewer on-site parking spaces and reduced access requirements along 32nd street.

Data supporting this determination include historical description of Port Townsend prairies by James McCurdy, early pioneer, photographs of spring bloom at this site 2019, 2021 by Forest Shomer, and a list of prairie species at this location by Dr. Fred Sharpe, ecologist. Also consulted were Dr. Fred

Weinmann, past president WNPS; Nam Siu, habitat biologist WDFW; and Joseph Arnett, past state rare plant botanist for WA Natural Heritage Program DNR.

Prairie Indicator Species at 108 32nd Street

Common camas	<i>Camassia quamash</i>
Desert parsley	<i>Lomatium utriculatum</i>
Field chickweed	<i>Cerastium arvense</i>
Naked broomrape	<i>Orobanche uniflora</i>
Harvest brodiaea	<i>Brodiaea coronaria</i>

Prairie associated shrubs also present

Tall Oregon grape	<i>Mahonia aquifolium</i>
Nootka rose	<i>Rosa nutkana</i>
Bracken fern	<i>Pteridium aquilinum</i>

In conclusion, from reviewing the best available science, and in concert with all consulted biologists, a variance to reduce parking and the final width of 32nd Street should be approved by the City. This prairie remnant, no matter how small, should be protected. The revised site plan by Terrapin Architecture incorporates pedestrian access without sidewalks along 32nd Street as required PTMC. Most development is located outside of known prairie areas. I recommended that the subject parcel be surveyed for the boundary of existing prairie species in the spring during the blooming season. This will determine the extent of this sensitive area both within the platted 32nd Street ROW and the Port Townsend Meditation Centers site.

If there are further questions or requirements, please do not hesitate to call (360 385 6432) or email (dixie@cablespeed.com).

Respectfully submitted,



Dixie Llewellyn dixie@cablespeed.com 350 3856432
Principal Biologist, Olympic Wetland Resources, LLC
Certified for Wetland Delineation, WTI,
Certified for Wetland Rating and Soil Analysis DOE, 2007, 2012, 2014
Olympic Chapter WNPS Fellowship Award 2021

Attachment:

Figure #1 Port Townsend Meditation Center Site Photographs (spring bloom by Forest Shomer)

 <p>Olympic Wetland Resources LLC 856 50th Street Port Townsend, WA 98368 360 385-6432 dixie@cablespeed.com</p>	<p>Title: Critical Area Report 108 32nd Street Port Townsend, WA 98368</p>	<p>Scale: As Indicated</p>	<p>Figure #1</p>
	<p>Client: Port Townsend Meditation Center Site Photographs</p>	<p>Date: October 2021</p>	
		<p>Job #: 2021-1007</p>	

Parcel #997 400 101 S3 T30N R1W
Soils SaB All Photographs by Forest Shomer



April 15 2021 on Subject Parcel
North Side of 32nd Street

Prairie Indicator Species at 108 32nd Street	
Common camas	<i>Camassia quamash</i>
Desert parsley	<i>Lomatium utriculatum</i>
Field chickweed	<i>Cerastium arvense</i>
Naked broomrape	<i>Orobanche uniflora</i>
Harvest brodiaea	<i>Brodiaea coronaria</i>
Common prairie associated shrubs also present	
Tall Oregon grape	<i>Mahonia aquifolium</i>
Nootka rose	<i>Rosa nutkana</i>
Bracken fern	<i>Pteridium aquilinum</i>



April 12 2019 South Side of 32nd Street