



# WASHINGTON STATE

## Joint Aquatic Resources Permit Application (JARPA) Form<sup>1,2</sup> [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps  
of Engineers®  
Seattle District

AGENCY USE ONLY

Date received:

5/9/2019

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_

### Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

State & Water

### Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

|   |                      |                |                        |
|---|----------------------|----------------|------------------------|
| <b>2a. Name (Last, First, Middle)</b>         |                      |                |                        |
| John, Walker                                  |                      |                |                        |
| <b>2b. Organization (If applicable)</b>       |                      |                |                        |
| Urban Olympia IX                              |                      |                |                        |
| <b>2c. Mailing Address (Street or PO Box)</b> |                      |                |                        |
| P.O. Box 7534                                 |                      |                |                        |
| <b>2d. City, State, Zip</b>                   |                      |                |                        |
| Olympia, WA 98507                             |                      |                |                        |
| <b>2e. Phone (1)</b>                          | <b>2f. Phone (2)</b> | <b>2g. Fax</b> | <b>2h. E-mail</b>      |
| 360-705-2303                                  |                      |                | walker@oliviabeach.com |

<sup>1</sup>Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

<sup>2</sup>To access an online JARPA form with [\[help\]](#) screens, go to

[http://www.epermitting.wa.gov/site/alias\\_resourcecenter/jarpa\\_jarpa\\_form/9984/jarpa\\_form.aspx](http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx).

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or [help@oria.wa.gov](mailto:help@oria.wa.gov).

## Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

|   |                      |                |                    |
|---|----------------------|----------------|--------------------|
| <b>3a.</b> Name (Last, First, Middle)         |                      |                |                    |
| Rieger, Tom                                   |                      |                |                    |
| <b>3b.</b> Organization (If applicable)       |                      |                |                    |
| Thomas Architecture Studio                    |                      |                |                    |
| <b>3c.</b> Mailing Address (Street or PO Box) |                      |                |                    |
| 525 Columbia St                               |                      |                |                    |
| <b>3d.</b> City, State, Zip                   |                      |                |                    |
| Olympia, WA 98501                             |                      |                |                    |
| <b>3e.</b> Phone (1)                          | <b>3f.</b> Phone (2) | <b>3g.</b> Fax | <b>3h.</b> E-mail  |
| 360-915-8775                                  |                      |                | tom@tasolympia.com |

## Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☒ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

|   |                      |                |                        |
|---|----------------------|----------------|------------------------|
| <b>4a.</b> Name (Last, First, Middle)         |                      |                |                        |
| John, Walker                                  |                      |                |                        |
| <b>4b.</b> Organization (If applicable)       |                      |                |                        |
| Urban Olympia IX, LLC                         |                      |                |                        |
| <b>4c.</b> Mailing Address (Street or PO Box) |                      |                |                        |
| P.O. Box 7534                                 |                      |                |                        |
| <b>4d.</b> City, State, Zip                   |                      |                |                        |
| Olympia, WA 98507-7534                        |                      |                |                        |
| <b>4e.</b> Phone (1)                          | <b>4f.</b> Phone (2) | <b>4g.</b> Fax | <b>4h.</b> E-mail      |
| 360.705.2303                                  |                      |                | walker@oliviabeach.com |

## Part 5—Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

|   |                               |                                |              |
|---|-------------------------------|--------------------------------|--------------|
| <b>5a.</b> Indicate the type of ownership of the property. (Check all that apply.) <a href="#">[help]</a>   |                               |                                |              |
| <input checked="" type="checkbox"/> Private   |                               |                                |              |
| <input type="checkbox"/> Federal  |                               |                                |              |
| <input type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.)  |                               |                                |              |
| <input type="checkbox"/> Tribal   |                               |                                |              |
| <input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete <a href="#">JARPA Attachment E</a> )                       |                               |                                |              |
| <b>5b.</b> Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) <a href="#">[help]</a>                    |                               |                                |              |
| 207 State Ave NW  |                               |                                |              |
| <b>5c.</b> City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) <a href="#">[help]</a>                 |                               |                                |              |
| Olympia, WA 98501   |                               |                                |              |
| <b>5d.</b> County <a href="#">[help]</a>  |                               |                                |              |
| Thurston  |                               |                                |              |
| <b>5e.</b> Provide the section, township, and range for the project location. <a href="#">[help]</a>  |                               |                                |              |
| <b>¼ Section</b>  | <b>Section</b>                | <b>Township</b>                | <b>Range</b> |
| Southwest   | 14                            | 18                             | 2W           |
| <b>5f.</b> Provide the latitude and longitude of the project location. <a href="#">[help]</a>   |                               |                                |              |
| <ul style="list-style-type: none"><li>Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)</li></ul>                                |                               |                                |              |
| 47.045378 N lat / -122.903719 W long  |                               |                                |              |
| <b>5g.</b> List the tax parcel number(s) for the project location. <a href="#">[help]</a>   |                               |                                |              |
| <ul style="list-style-type: none"><li>The local county assessor's office can provide this information.</li></ul>  |                               |                                |              |
| 78507300301, 78507300100 & 78507300400  |                               |                                |              |
| <b>5h.</b> Contact information for all adjoining property owners. (If you need more space, use <a href="#">JARPA Attachment C.</a> ) <a href="#">[help]</a> |                               |                                |              |
| <b>Name</b>   | <b>Mailing Address</b>        | <b>Tax Parcel # (if known)</b> |              |
| City of Olympia   | P.O. Box 1967                 | 91003300000                    |              |
|   | Olympia, WA 98507             |                                |              |
| Dilley LLC  | 4525 Steamboat Island Road NW | 78507300200                    |              |
|   | Olympia, WA 98501             |                                |              |
| 609 Partners LLC  | 609-A Columbia St SW          | 78507300300                    |              |
|   | Olympia, WA 98501             |                                |              |
| 105 Columbia Limited Partnership  | P.O. Box 7280                 | 78507300600                    |              |
|   | Olympia, WA 98507             |                                |              |

|   |
|---|
| <b>5i.</b> List all wetlands on or adjacent to the project location. <a href="#">[help]</a>   |
| None  |
| <b>5j.</b> List all waterbodies (other than wetlands) on or adjacent to the project location. <a href="#">[help]</a>  |
| West Bay is approximately 85 feet west of the project's westernmost property line   |
| <b>5k.</b> Is any part of the project area within a 100-year floodplain? <a href="#">[help]</a>   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know   |
| <b>5l.</b> Briefly describe the vegetation and habitat conditions on the property. <a href="#">[help]</a>   |
| No significant vegetation or habitat is present. The property is currently developed and the only vegetation present at the property are ornamental trees along the sidewalks adjacent to the site. |
| <b>5m.</b> Describe how the property is currently used. <a href="#">[help]</a>  |
| The current property consists of a large gravel parking lot on the western portion of the property and a concrete pad adjacent to existing buildings on the eastern portion of the property.        |
| <b>5n.</b> Describe how the adjacent properties are currently used. <a href="#">[help]</a>  |
| Adjacent properties are comprised of parking lots, restaurant and retail. A boat dock and marina are present approximately 100 to 200 feet to the west of the project site.                         |
| <b>5o.</b> Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. <a href="#">[help]</a>   |
| A large gravel parking lot and a concrete pad are present on the site.  |
| <b>5p.</b> Provide driving directions from the closest highway to the project location, and attach a map. <a href="#">[help]</a>  |
| Project to be located at Southwest corner of State Avenue and Columbia Street in downtown Olympia. Parcel is currently addressed as 207 State Ave NW, Olympia, WA 98501. See the attached figures.  |

## Part 6–Project Description

**6a.** Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

A new market rate apartment building (studio, 1- & 2-bedroom units) with four floors of residential over one floor of parking, lobby and retail spaces will be constructed over an existing partially impervious parking lot. The portions of the project within 200-feet of the OHW line of Budd Inlet (within the City of Olympia's Shoreline Master Program (SMP) jurisdiction) include the restaurant, office space, residential space and parking. See the attached site plans for specific portions of the development occurring within SMP jurisdiction.

**6b.** Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The project will provide residential and commercial (restaurant and retail) uses in an existing vacant site.

**6c.** Indicate the project category. (Check all that apply) [\[help\]](#)

- ☒ Commercial
 ☒ Residential
 ☐ Institutional
 ☐ Transportation
 ☐ Recreational  
☐ Maintenance
 ☐ Environmental Enhancement

**6d.** Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Aquaculture<br><input type="checkbox"/> Bank Stabilization<br><input type="checkbox"/> Boat House<br><input type="checkbox"/> Boat Launch<br><input type="checkbox"/> Boat Lift<br><input type="checkbox"/> Bridge<br><input type="checkbox"/> Bulkhead<br><input type="checkbox"/> Buoy<br><input type="checkbox"/> Channel Modification | <input type="checkbox"/> Culvert<br><input type="checkbox"/> Dam / Weir<br><input type="checkbox"/> Dike / Levee / Jetty<br><input type="checkbox"/> Ditch<br><input type="checkbox"/> Dock / Pier<br><input type="checkbox"/> Dredging<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Ferry Terminal<br><input type="checkbox"/> Fishway | <input type="checkbox"/> Float<br><input type="checkbox"/> Floating Home<br><input type="checkbox"/> Geotechnical Survey<br><input type="checkbox"/> Land Clearing<br><input type="checkbox"/> Marina / Moorage<br><input type="checkbox"/> Mining<br><input type="checkbox"/> Outfall Structure<br><input type="checkbox"/> Piling/Dolphin<br><input type="checkbox"/> Raft | <input type="checkbox"/> Retaining Wall (upland)<br><input type="checkbox"/> Road<br><input type="checkbox"/> Scientific Measurement Device<br><input type="checkbox"/> Stairs<br><input type="checkbox"/> Stormwater facility<br><input type="checkbox"/> Swimming Pool<br><input type="checkbox"/> Utility Line |
|--|--|--|---|

☒ Other: Redevelopment of existing site.

|   |
|---|
| <b>6e.</b> Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. <a href="#">[help]</a> <ul style="list-style-type: none"> <li>Identify where each element will occur in relation to the nearest waterbody.</li> <li>Indicate which activities are within the 100-year floodplain.</li> </ul>  |
| <p>Approximately 22,800 square feet of existing impervious surface will be removed for installation of foundation, piling, pile caps, and grade beams under the proposed building. Existing HMA (alleys) will be repaired and paved as necessary. No fill material anticipated. Source for any fill shall be from a local pit. Construction sequence as follows:</p> <p>Demolition:<br/>Heavy equipment will be used to demolish the existing concrete parking areas. Machine and hand sorting will be used to recycle materials. Heavy equipment will be used to transport waste and recyclable materials to disposal locations.</p> <p>Construction:<br/>Wood Piles will be installed in a structural grid using mechanical equipment. No soil will be removed, only displaced. Pile caps, concrete foundations and site work will be constructed utilizing equipment and man power. Wood Framing for Type V construction will be completed utilizing light equipment and man power in the construction process per industry standards.</p> <p>All work will occur within between 50 and 300 feet east of the OHW line of Budd Inlet.</p> |
| <b>6f.</b> What are the anticipated start and end dates for project construction? (Month/Year) <a href="#">[help]</a> <ul style="list-style-type: none"> <li>If the project will be constructed in phases or stages, use <a href="#">JARPA Attachment D</a> to list the start and end dates of each phase or stage.</li> </ul>  |
| <div style="display: flex; justify-content: space-between;"> <span>Start Date: <u>June 2019</u></span> <span>End Date: <u>June 2020</u></span> <span><input type="checkbox"/> See JARPA Attachment D</span> </div>  |
| <b>6g.</b> Fair market value of the project, including materials, labor, machine rentals, etc. <a href="#">[help]</a>   |
| <p>\$9,900,000.00</p>   |
| <b>6h.</b> Will any portion of the project receive federal funding? <a href="#">[help]</a> <ul style="list-style-type: none"> <li>If <b>yes</b>, list each agency providing funds.</li> </ul>   |
| <div style="display: flex; align-items: center;"> <input type="checkbox"/> Yes         <input checked="" type="checkbox"/> No         <input type="checkbox"/> Don't know       </div>  |

## Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.  
(If there are none, skip to Part 8.) [\[help\]](#)

|   |
|---|
| <b>7a.</b> Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. <a href="#">[help]</a> |
| <input type="checkbox"/> Not applicable   |
|   |

**7b.** Will the project impact wetlands? [\[help\]](#)

☐ Yes    ☐ No    ☐ Don't know

**7c.** Will the project impact wetland buffers? [\[help\]](#)

☐ Yes    ☐ No    ☐ Don't know

**7d.** Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes,** submit the report, including data sheets, with the JARPA package.

☐ Yes    ☐ No

**7e.** Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes,** submit the wetland rating forms and figures with the JARPA package.

☐ Yes    ☐ No    ☐ Don't know

**7f.** Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes,** submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable,** explain below why a mitigation plan should not be required.

☐ Yes    ☐ No    ☐ Don't know

**7g.** Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

**7h.** Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

| Activity (fill, drain, excavate, flood, etc.) | Wetland Name <sup>1</sup> | Wetland type and rating category <sup>2</sup> | Impact area (sq. ft. or Acres) | Duration of impact <sup>3</sup> | Proposed mitigation type <sup>4</sup> | Wetland mitigation area (sq. ft. or acres) |
|---|---------------------------|---|--------------------------------|---------------------------------|---------------------------------------|--|
|   |                           |   |                                |                                 |                                       |  |
|   |                           |   |                                |                                 |                                       |  |
|   |                           |   |                                |                                 |                                       |  |
|   |                           |   |                                |                                 |                                       |  |
|   |                           |   |                                |                                 |                                       |  |

- <sup>1</sup> If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
- <sup>2</sup> Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
- <sup>3</sup> Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
- <sup>4</sup> Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: \_\_\_\_\_

**7i.** For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

**7j.** For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

## Part 8—Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

**8a.** Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

During construction, best management practices (BMPs) including placement of straw, rip rap, or other materials will reduce the risk of runoff of sediment-laden stormwater. Additional measures may include use of catch basin socks to contain sediment from entering the stormwater system.

In the operational phase, stormwater from the roof of the new building and surface runoff from the existing alleys will be collected and dispersed to the City's combined sewer/storm system or dedicated storm system.

**8b.** Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No



**8c.** Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes    ☒ No    ☐ Don't know

There are no waterbodies on the project site. However, the project site lies approximately 50 to 300 feet east of the OHW line of Budd Inlet. No impacts to Budd Inlet are anticipated during the constructional or operational phases of the project.

**8d.** Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

N/A

**8e.** Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

| Activity (clear, dredge, fill, pile drive, etc.) | Waterbody name <sup>1</sup> | Impact location <sup>2</sup> | Duration of impact <sup>3</sup> | Amount of material (cubic yards) to be placed in or removed from waterbody | Area (sq. ft. or linear ft.) of waterbody directly affected |
|--|-----------------------------|------------------------------|---------------------------------|--|---|
| N/A  |                             |                              |                                 |  |   |
|  |                             |                              |                                 |  |   |
|  |                             |                              |                                 |  |   |
|  |                             |                              |                                 |  |   |
|  |                             |                              |                                 |  |   |

<sup>1</sup> If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

<sup>2</sup> Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

<sup>3</sup> Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

**8f.** For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

N/A

**8g.** For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

N/A

## Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

**9a.** If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

| Agency Name | Contact Name | Phone | Most Recent Date of Contact |
|-------------|--------------|-------|-----------------------------|
|             |              |       |                             |
|             |              |       |                             |
|             |              |       |                             |

**9b.** Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <http://www.ecy.wa.gov/programs/wq/303d/>.

☒ Yes   ☐ No

Portions of Budd Inlet are 303(d) listed for dissolved oxygen.

**9c.** What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

Puget Sound, 17110019

**9d.** What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/water/wria/index.html> to find the WRIA #.

WRIA 13

|   |
|---|
| <p><b>9e.</b> Will the in-water construction work comply with the State of Washington water quality standards for turbidity? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>Go to <a href="http://www.ecy.wa.gov/programs/wq/swqs/criteria.html">http://www.ecy.wa.gov/programs/wq/swqs/criteria.html</a> for the standards.</li> </ul> <p><input type="checkbox"/> Yes   <input type="checkbox"/> No   <input checked="" type="checkbox"/> Not applicable</p>   |
| <p><b>9f.</b> If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>If you don't know, contact the local planning department.</li> <li>For more information, go to: <a href="http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html">http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html</a>.</li> </ul> <p><input checked="" type="checkbox"/> Urban   <input type="checkbox"/> Natural   <input type="checkbox"/> Aquatic   <input type="checkbox"/> Conservancy   <input type="checkbox"/> Other: _____</p> |
| <p><b>9g.</b> What is the Washington Department of Natural Resources Water Type? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li>Go to <a href="http://www.dnr.wa.gov/forest-practices-water-typing">http://www.dnr.wa.gov/forest-practices-water-typing</a> for the Forest Practices Water Typing System.</li> </ul> <p><input checked="" type="checkbox"/> Shoreline   <input type="checkbox"/> Fish   <input type="checkbox"/> Non-Fish Perennial   <input type="checkbox"/> Non-Fish Seasonal</p>   |
| <p><b>9h.</b> Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If No</b>, provide the name of the manual your project is designed to meet.</li> </ul> <p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>Name of manual: _____</p>  |
| <p><b>9i.</b> Does the project site have known contaminated sediment? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If Yes</b>, please describe below.</li> </ul> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p> <div style="height: 100px;"></div>  |
| <p><b>9j.</b> If you know what the property was used for in the past, describe below. <a href="#">[help]</a></p> <p>The western portion of the property historically has been a gravel parking lot (existing conditions). The eastern portion of the property was historically a commercial building (1990 aerial imagery).</p> <div style="height: 150px;"></div>  |
| <p><b>9k.</b> Has a cultural resource (archaeological) survey been performed on the project area? <a href="#">[help]</a></p> <ul style="list-style-type: none"> <li><b>If Yes</b>, attach it to your JARPA package.</li> </ul> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p>   |

**9l.** Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

According to Streamnet, WDFW PHS and the US Fish and Wildlife Service Information for Planning and Consultation (IPac), three listed fish species may occur in Budd Inlet adjacent to the project site: Puget Sound Chinook (*Oncorhynchus tshawytscha*) (threatened), Puget Sound Steelhead (*O. mykiss*) and Bull trout (*Salvelinus confluentus*). No in-water work or impacts to waterbodies will occur because of this project and therefore no effects to ESA-listed fish species will occur.

IPaC also identifies three listed mammal (gopher) species could occur in the area: Olympia Pocket Gopher (*Thomomys mazama pugetensis*), Tenino Pocket Gopher (*T. m. tumuli*) and Yelm Pocket Gopher (*T. m. yelmensis*). The project site is currently developed and no suitable habitat for pocket gopher species is present on the project site. Therefore, no effects to ESA-listed mammal species will occur.

IPaC identifies three listed bird species that could occur in the area: marbled murrelet (*Brachyramphus marmoratus*), Streaked horned lark (*Eremophila alpestris strigata*) and yellow-billed cuckoo (*Coccyzus americanus*). The project site is currently developed and provides no suitable habitat for these bird species. Therefore, no effects to ESA-listed bird species will occur.

**9m.** Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Within approximately 0.5 mile of the project site, WDFW PHS identifies the following species:

Fish - Chinook, Fall Chum (*O. keta*), Coho (*O. kisutch*), Steelhead, Cutthroat (*O. clarki*);

Bird - Purple martin (*Progne subis*);

Mammal - Little Brown Bat (*Myotis lucifugus*), Yuma myotis (*M. yumanensis*), and big brown bat (*Eptesicus fuscus*)

No effects to PHS-listed species are anticipated to occur from the project for the following reasons. No in-water work or impacts to water bodies are anticipated from the project and therefore no effects to fish species are anticipated to occur. No significant habitat for either bird or mammal (bat) species is present on the site and therefore no effects to bird or mammal (bat) species are anticipated to occur.

## Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or [help@oria.wa.gov](mailto:help@oria.wa.gov).
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

### 10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to [www.ecy.wa.gov/programs/sea/sepa/e-review.html](http://www.ecy.wa.gov/programs/sea/sepa/e-review.html).

☒ A copy of the SEPA determination or letter of exemption is included with this application.

☐ A SEPA determination is pending with \_\_\_\_\_(lead agency). The expected decision date is \_\_\_\_\_.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?  
\_\_\_\_\_

☐ Other: \_\_\_\_\_

☐ SEPA is pre-empted by federal law.

### 10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

#### LOCAL GOVERNMENT

##### Local Government Shoreline permits:

☒ Substantial Development    ☒ Conditional Use    ☐ Variance

☐ Shoreline Exemption Type (explain): \_\_\_\_\_

##### Other City/County permits:

☐ Floodplain Development Permit    ☐ Critical Areas Ordinance

#### STATE GOVERNMENT

##### Washington Department of Fish and Wildlife:

☐ Hydraulic Project Approval (HPA)    ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

##### Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

**Do not send cash.**

##### Washington Department of Ecology:

☐ Section 401 Water Quality Certification

#### FEDERAL GOVERNMENT

##### United States Department of the Army permits (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.)    ☐ Section 10 (work in navigable waters)

##### United States Coast Guard permits:

☐ General Bridge Act Permit    ☐ Private Aids to Navigation (for non-bridge projects)

## Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

### 11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. WJ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. WJ (initial)

WALKER JOHN Applicant Printed Name WJ Applicant Signature 05/08/19 Date

### 11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

TOM RIEGER Authorized Agent Printed Name Tom Rieger Authorized Agent Signature 5/7/19 Date

### 11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

WALKER JOHN Property Owner Printed Name WJ Property Owner Signature 05/08/19 Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 07/2017



**WASHINGTON STATE**  
**Joint Aquatic Resources Permit**  
**Application (JARPA)** [\[help\]](#)



US Army Corps  
of Engineers®  
Seattle District

**Attachment C:**  
**Contact information for adjoining**  
**property owners.** [\[help\]](#)

Use this attachment only if you have more than four adjoining property owners.

| AGENCY USE ONLY                                     |                         |
|---|-------------------------|
| Date received:                                      | _____                   |
| Agency reference #:                                 | _____                   |
| Tax Parcel #(s):                                    | _____<br>_____<br>_____ |
| -----   |                         |
| TO BE COMPLETED BY APPLICANT <a href="#">[help]</a> |                         |
| Project Name:                                       | _____                   |
| Location Name (if applicable):                      | _____<br>_____          |

Use black or blue ink to enter answers in white spaces below.

| 1. Contact information for all adjoining property owners. <a href="#">[help]</a> |                 |                         |
|--|-----------------|-------------------------|
| Name   | Mailing Address | Tax Parcel # (if known) |
| SEE ATTACHMENT C1 - C5   |                 |                         |
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If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-014 rev. 10/2016



THURSTON COUNTY TITLE COMPANY  
105 EAST 8<sup>TH</sup> AVE.  
OLYMPIA, WA 98501  
PHONE: (360) 943-7300  
FAX: (360) 786-9315

DATE: May 6, 2019

TO: City of Olympia

Dear Sir or Madam,

On Monday, May 6, 2019, Jessie Wilson, of Olivia Beach Urban Management contacted Thurston County Title, Co., to request ownership information and mailing labels addressed to the owners of parcels within a 300-foot radius of the following property:

**Tax Parcel Number:**

7850-73-00301

**Street Address:**

207 State Ave NW  
Olympia, WA 98501

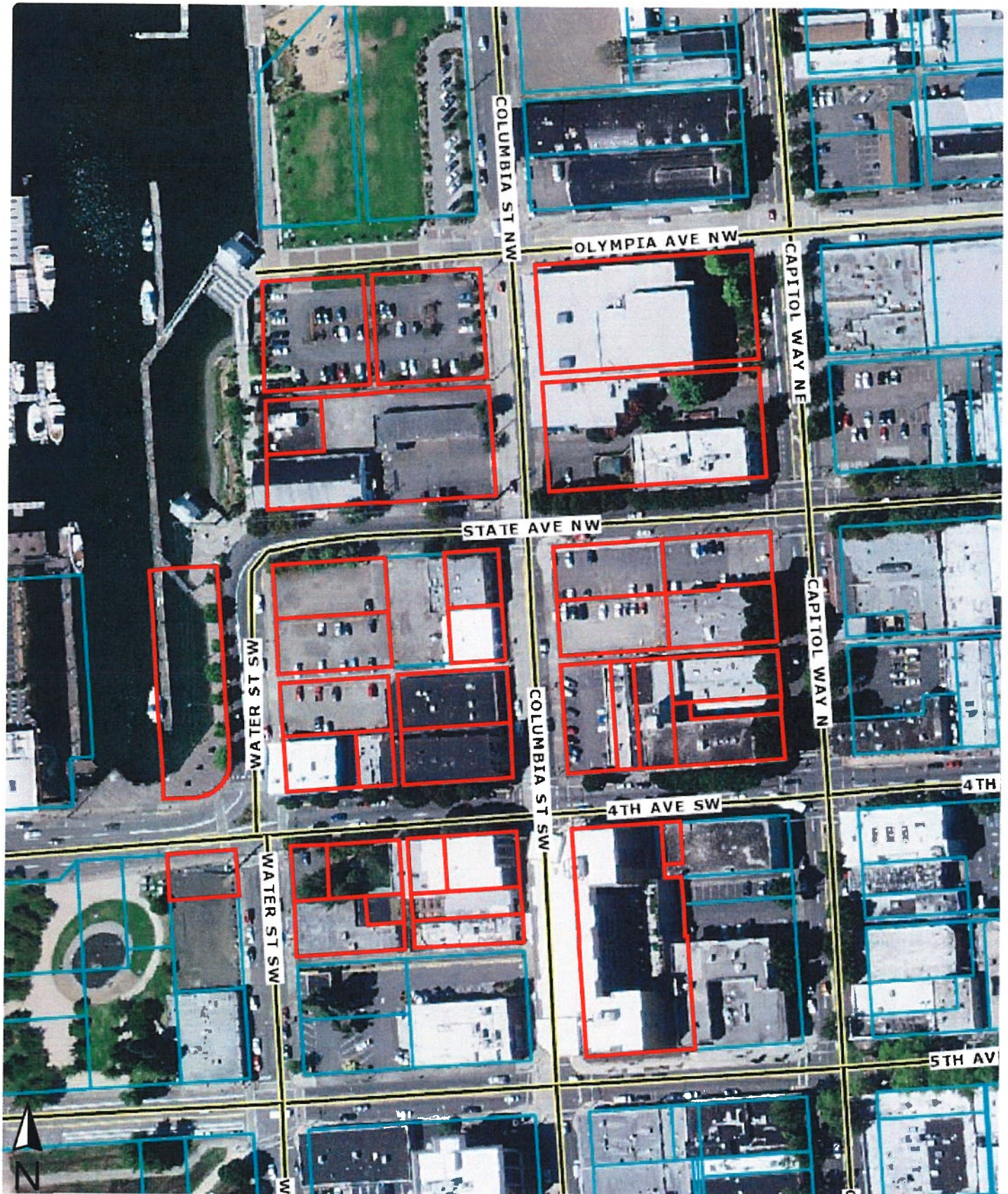
The ownership information and mailing labels we provided in response to this request were compiled using data taken from the website of the Thurston County Assessor's Office. If you have any questions about the information or how it was compiled, please don't hesitate to contact our office by email at customerservice@tctitle.net, or by phone at (360) 943-7300, M-F, 8 a.m. – 5 p.m.

Kind regards,

Alex Mathews  
alex@tctitle.net

Thurston County Title Company





(360) 943-7300 • customerservice@tctitle.net

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





THURSTON COUNTY TITLE COMPANY  
 105 EAST 8<sup>TH</sup> AVE.  
 OLYMPIA, WA 98501  
 PHONE: (360) 943-7300  
 FAX: (360) 786-9315

| Parcel ID   | Owner Name              | Owner Address            | Owner City | Owner State | Owner ZIP | Site Address       | Site City | Site State | Site ZIP |
|-------------|-------------------------|--------------------------|------------|-------------|-----------|--------------------|-----------|------------|----------|
| 78500300100 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 222 Columbia St NW | Olympia   | WA         | 98501    |
| 78500300500 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 108 NW State Ave   | Olympia   | WA         | 98501    |
| 78500400100 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 116 Columbia St NW | Olympia   | WA         | 98501    |
| 78500400200 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 107 NW State Ave   | Olympia   | WA         | 98501    |
| 78500400300 | Labor Building LLC      | PO Box 8940              | Tacoma     | WA          | 98419     | 119 Capitol Way N  | Olympia   | WA         | 98501    |
| 78500400400 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 114 Columbia St NW | Olympia   | WA         | 98501    |
| 78500400500 | City Of Olympia         | 601 4th Ave E            | Olympia    | WA          | 98501     | 112 4th Ave W      | Olympia   | WA         | 98502    |
| 78500400501 | City Of Olympia         | 601 4th Ave E            | Olympia    | WA          | 98501     | 116 4th Ave W      | Olympia   | WA         | 98501    |
| 78500400502 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 122 4th Ave W      | Olympia   | WA         | 98501    |
| 78500400600 | Daurehoj Commercial LLC | 111 Capitol Way N        | Olympia    | WA          | 98501     | 109 Capitol Way N  | Olympia   | WA         | 98501    |
| 78500400601 | Griffith Squared LLC    | 319 Maple Park Ave SE    | Olympia    | WA          | 98501     | 107 N Capital Way  | Olympia   | WA         | 98501    |
| 78500400602 | Daylight Properties LLC | 724 Columbia St NW # 140 | Olympia    | WA          | 98501     | 101 Capitol Way N  | Olympia   | WA         | 98501    |
| 78500500100 | Columbia Heights LLC    | 123 4th Ave W            | Olympia    | WA          | 98501     | 123 4th Ave W      | Olympia   | WA         | 98501    |
| 78500500101 | Mk Ent LLC              | 3087 Eagle Loop NE       | Lacey      | WA          | 98516     | 113 W 4th Ave      | Olympia   | WA         | 98501    |
| 78507200100 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 225 Columbia St NW | Olympia   | WA         | 98501    |
| 78507200500 | Olympia, City Of        | PO Box 1967              | Olympia    | WA          | 98507     | 220 Water St NW    | Olympia   | WA         | 98506    |
| 78507200600 | Urban Olympia 5 LLC     | PO Box 7534              | Olympia    | WA          | 98507     | 210 State Ave NW   | Olympia   | WA         | 98501    |



**THURSTON COUNTY TITLE COMPANY**  
**105 EAST 8<sup>TH</sup> AVE.**  
**OLYMPIA, WA 98501**  
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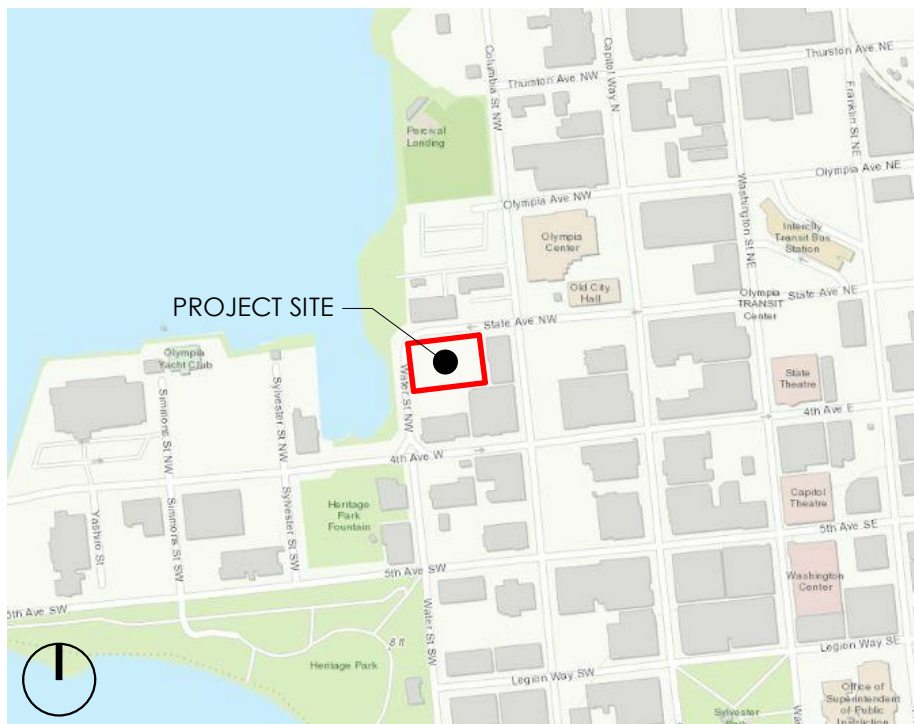
|             |                                  |                             |               |    |       |                           |         |    |       |
|-------------|----------------------------------|-----------------------------|---------------|----|-------|---------------------------|---------|----|-------|
| 78507300100 | Urban Olympia 9 LLC              | 116 Water St NW             | Olympia       | WA | 98501 | 116 Water St NW           | Olympia | WA | 98501 |
| 78507300200 | Dilley LLC                       | 4525 Steamboat Island Rd NW | Olympia       | WA | 98502 | 119 Columbia St NW # 25   | Olympia | WA | 98501 |
| 78507300300 | 609 Partners LLC                 | 609 Columbia St SW # A      | Olympia       | WA | 98501 | 113 To 117 Columbia St NW | Olympia | WA | 98501 |
| 78507300400 | Urban Olympia 9 LLC              | 116 Water St NW             | Olympia       | WA | 98501 | 114 Water St NW           | Olympia | WA | 98501 |
| 78507300500 | Water Street Building LLC        | 222 W 4th Ave               | Olympia       | WA | 98501 | 110 NW Water St           | Olympia | WA | 98501 |
| 78507300600 | 105 Columbia Limited Partnership | PO Box 7280                 | Olympia       | WA | 98507 | 105 Columbia St NW # 11   | Olympia | WA | 98501 |
| 78507300700 | Interlock Properties LLC         | 204 4th Ave W # 200         | Olympia       | WA | 98501 | 204 -10 4th Ave W         | Olympia | WA | 98502 |
| 78507300800 | Pham, Nicole R                   | 212 4th Ave W               | Olympia       | WA | 98501 | 212 W 4th Ave - 14        | Olympia | WA | 98501 |
| 78507300801 | Water Street Building LLC        | 222 W 4th Ave               | Olympia       | WA | 98501 | 218 4th Ave W             | Olympia | WA | 98501 |
| 78507400100 | Illing, Joseph                   | 3241 Musser Ln SW           | Olympia       | WA | 98512 |                           | Olympia | WA | 98501 |
| 78507400101 | Taylor Saplan Trustee, Karalee   | 2704 Vacation Dr SW         | Olympia       | WA | 98512 | 219 W 4th Ave             | Olympia | WA | 98501 |
| 78507400200 | Thurston Bldg Co                 | 2737 77th Ave SE Ste 204    | Mercer Island | WA | 98040 | 201 4th Ave W             | Olympia | WA | 98501 |
| 78507400201 | Barnes Buildinge LLC             | 209 4th Ave W               | Olympia       | WA | 98501 | 209 4th Ave W             | Olympia | WA | 98501 |
| 78507400300 | Owen, Lisa Scott                 | 407 / 409 Columbia St SW    | Olympia       | WA | 98501 | 407 Columbia St NW        | Olympia | WA | 98501 |
| 78507400301 | Owen, Lisa Scott                 | 407 / 409 Columbia St SW    | Olympia       | WA | 98501 | 409 Columbia St SW        | Olympia | WA | 98501 |
| 78507400400 | Illing, Joseph                   | 3241 Musser Ln SW           | Olympia       | WA | 98512 | 406 Water St SW           | Olympia | WA | 98501 |
| 78507400401 | Taylor Saplan Trustee,           | 2704 Vacation Dr            | Olympia       | WA | 98512 | 406 Water St SW           | Olympia | WA | 98501 |



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|             |                  |             |         |    |       |               |         |    |       |  |
|-------------|------------------|-------------|---------|----|-------|---------------|---------|----|-------|--|
| 91003300000 | Karalee          | SW          |         |    |       |               |         |    |       |  |
|             | Olympia, City Of | PO Box 1967 | Olympia | WA | 98507 | 300 4th Ave W | Olympia | WA | 98501 |  |
| 91003600000 | Olympia, City Of | PO Box 1967 | Olympia | WA | 98507 | 301 4th Ave W | Olympia | WA | 98501 |  |

VICINITY MAP - SITE LOCATION



SITE LEGEND CONTEXT 100'

- FOOTPRINT OF PROJECT STRUCTURES
- NEW ASPHALT HARDSCAPE (IMPERVIOUS)
- NEW CONCRETE HARDSCAPE (IMPERVIOUS)
- NEW LANDSCAPE (PERVIOUS) - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING ADJACENT BUILDINGS
- EXISTING SIDEWALK
- BUDD INLET
- PERCIVAL PIER BOARDWALK
- DASHED LINE OF CANOPY ABOVE, TYPICAL.
- PROPERTY LINE
- 100' CONTEXT
- C COMPACT STALL
- 1 THE LAURANA
- 2 MEKONG THAI
- 3 JACK'S SHOE REPAIR
- 4 HART'S MESA & GRAPHIC COMMUNICATIONS
- 5 CASCADIA GRILL
- 6 LILY'S WHAT TO BUY BOUTIQUE
- 7 ANTIQUE JUNKIE
- 8 LEMON GRASS
- 9 FAR EAST
- 10 CHILDHOOD'S END GALLERY

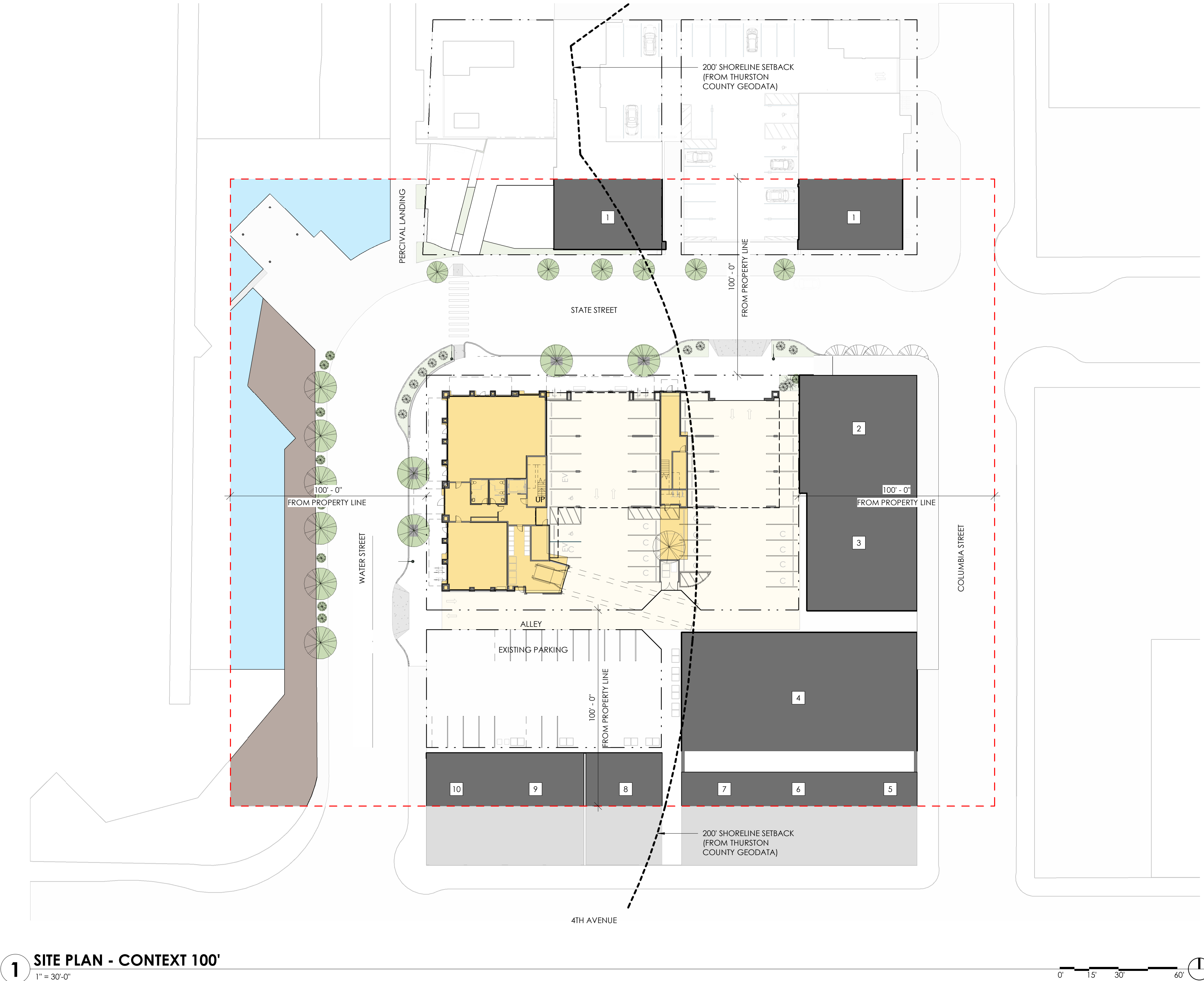
URBAN OLYMPIA 9, LLC  
STATE & WATER  
207 STATE | OLYMPIA, WA

Project No: 1825  
SCHEMATIC DESIGN  
MAY 8th, 2019

SITE CONTEXT  
100'

A-010

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1 SITE PLAN - CONTEXT 100'  
1" = 30'-0"