



Notice of State Environmental Policy Act Determination of Nonsignificance (SEPA DNS)

Community Planning & Development
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<u>Project Name and No.:</u>	Harrison Avenue Mixed Use Binding Site Plan 16-9112
<u>Description of Proposal:</u>	Subdivision of 6.9 acres through a binding site plan into 5 lots of mixed-use development. Project consists of mixed uses including 61 residential multifamily units, retail, office, and restaurant.
<u>Location of Proposal:</u>	3840 Harrison Avenue together with Tax Parcel Number 1287140800
<u>Applicant</u>	Rexius LLC
<u>Authorized Representative:</u>	Chris Cramer, PE, Patrick Harron and Associates, LLC
<u>SEPA Lead Agency:</u>	City of Olympia
<u>SEPA Official:</u>	Nicole Floyd, Principal Planner Email: nfloyd@ci.olympia.wa.us
<u>Notice Issued:</u>	June 2, 2021
SEPA Comment Deadline:	June 16, 2021, 5:00 P.M.
SEPA Appeal Deadline:	June 23, 2021, 5:00 P.M.
<u>Staff Contact:</u>	Paula Smith, Associate Planner Phone: 360.753.8596 Email: psmith@ci.olympia.wa.us

SEPA 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 an environmental checklist, plans, and reports on file with the lead agency. This information is available to the public on request.

This DNS is not a permit. The City of Olympia will not act upon and no permits will be issued for this proposal prior to the appeal deadline. This DNS is issued under Washington Administrative Code (WAC) 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), Drainage and Erosion Control Manual and the State Environmental Policy Act (SEPA).

Comments regarding this DNS should be directed to the SEPA Official at the address above. If conditions are added, deleted, or modified during or following the 14-day comment period, a revised threshold determination will be issued.

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and OMC 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by a \$1,000.00 administrative appeal fee.

Issued by:



**NICOLE FLOYD, PRINCIPAL PLANNER &
SEPA OFFICIAL**

June 2, 2021

DATE

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
