SUF

SOUND URBAN FORESTRY
Appraisals, Planning, Urban Landscape Design and Management, Risk Assessment

West Bay Yards
1210 West Bay Drive
Olympia, WA 98502

Level V Soil & Vegetation Report

Prepared for: West Bay Development Group, LLC, Applicant
Thomas Architecture Studios

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Consulting Urban Forester/Certified Arborist

Date: 5/30/2025

Introduction

The following Level V Soil & Vegetation report has been developed as part of the proposed mixed-use project at 1210 West Bay Drive in Olympia, Washington. This report will satisfy the City's urban forestry requirements as set forth in OMC 16.60.

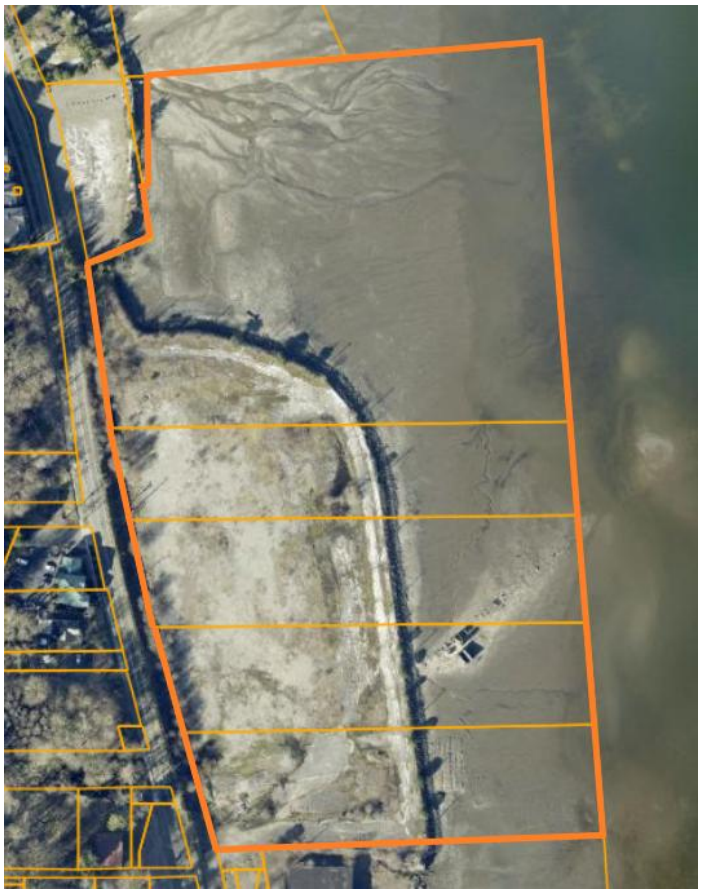
Site and Project Description

The 19.48-acre site (TPNs 72600200101, 72600200102, 72600200103, 72600200104 & 72600200105) is currently unused but was previously developed as a logging, timber and plywood business. No buildings exist but the parcels are covered in a mixture of old asphalt, gravel and scattered areas of native and invasive vegetation. The entire site has been impacted with no forested areas or healthy native soils found. Species found include willow, red alder, big leaf maple, bird cherry, blackberry, butterfly bush, cottonwood, madrone and Scott's broom. The trees are young and just becoming established.

The 1990 Soil Survey of Thurston County, Washington, indicates the soil found within the site is Xerorthents. These deep, moderately well drained to somewhat excessively drained soils are on uplands and tidelands. Permeability, available water capacity and effective rooting depth vary.

The proposed project involves 5 apartments buildings with underground parking and mixed-use commercial and restaurants incorporated. Improvements along the shoreline include a waterfront trail corridor and a 30' wide Vegetation Conservation Area (VCA) along the length of the property. Taking into account the area below OHWM and dedicated ROW, the buildable area has been determined to be 7.24-acres.

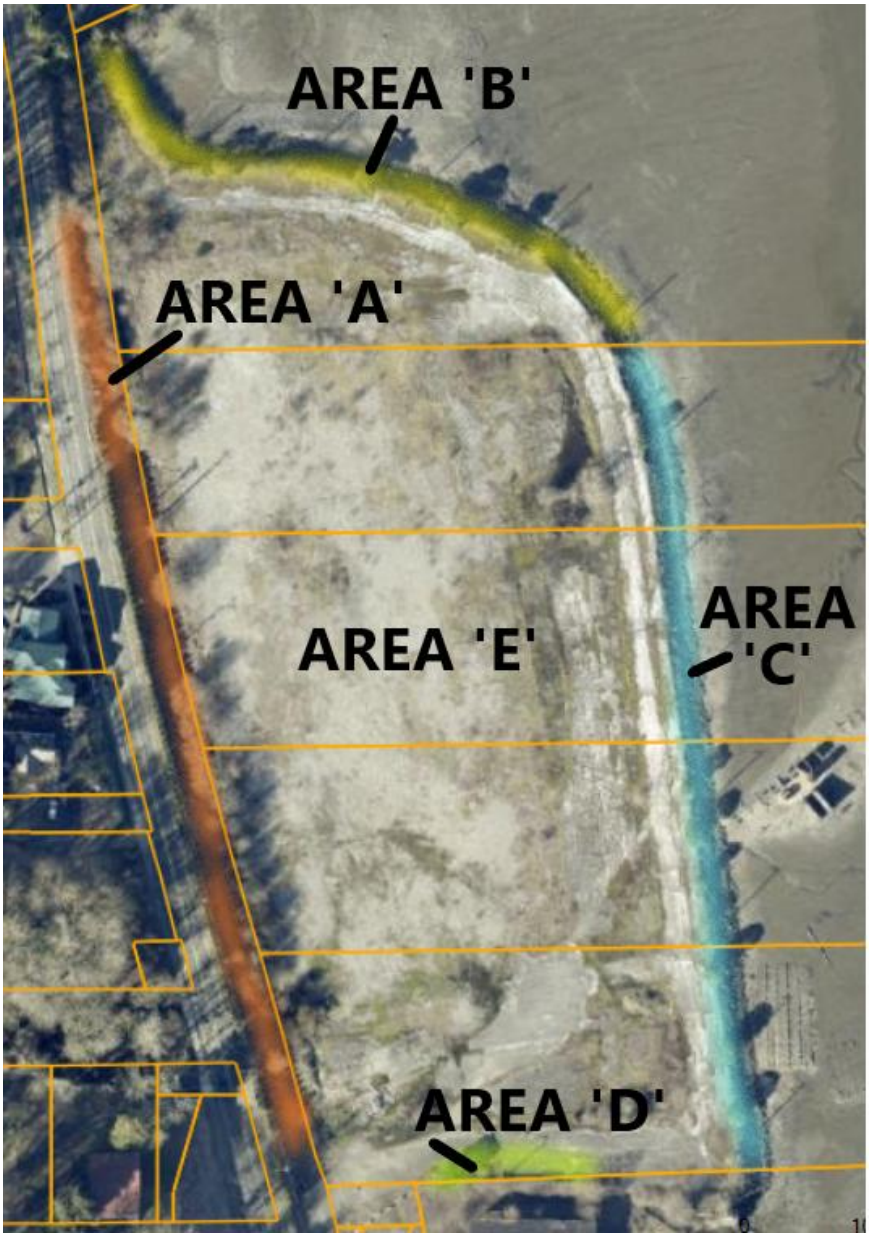
Aerial of Project Parcels



Inventory of Trees

Inventory efforts were divided into five distinct areas of the property: the frontage along West Bay Drive, the north and south shoreline areas, the southern perimeter and the interior. Trees in poor condition were not included. Inventoried trees are presented in the tables below and photos of each area are attached.

Inventoried Vegetation Areas



Area 'A': West Bay Drive

In addition to the trees shown in Table 1, there are approximately 130 arborvitaes along the road. These were not included as the City does not recognize them as trees. This area is divided from the interior by a drainage ditch.

Table 1. Trees within Area 'A'

Species	Diameter	Number of Trees	Tree Units
Big Leaf Maple	1-6"	7	7
Red Alder	1-6"	77	77
	6-12"	14	21
	14"	3	6
Bird Cherry	1-6"	4	4
Willow	1-6"	90	90
Oregon Ash	1-6"	1	1
Cottonwood	1-6"	11	11
		207	**217**

Area 'B': Northern Shoreline

Table 2. Trees within Area 'B'

Species	Diameter	Number of Trees	Tree Units
Madrone	1-6"	11	11
	6-12"	3	4.5
Cottonwood	1-6"	5	5
	6-12"	1	1.5
Bird Cherry	1-6"	3	3
Willow	6-12"	1	1.5
Big Leaf Maple	1-6"	2	2
	6-12"	1	1.5
Douglas Fir	6-12"	1	1.5
White Birch	1-6"	1	1
		29	**32.5**

Area 'C': Southern Shoreline

Table 3. Trees within Area 'C'

Species	Diameter	Number of Trees	Tree Units
Madrone	1-6"	3	3
	6-12"	5	7.5
Cottonwood	1-6"	1	1
	6-12"	1	1.5
Willow	1-6"	3	3
		13	**16**

Area 'D': Southern Perimeter

Table 4. Trees within Area 'D'

Species	Diameter	Number of Trees	Tree Units
Red Alder	1-6"	1	1
		1	**1**

Area 'E' Interior

Tabel 5. Trees within Area 'E'

Species	Diameter	Number of Trees	Tree Units
Red Alder	1-6"	1	1
Cottonwood	1-6"	14	14
	6-12"	1	1.5
Madrone	6-12"	1	1.5
		1	**18**

Tree Retention

Due to the current condition of the property and the amount of site disturbance, demolition, grading that will be involved with the required frontage improvements, site preparation and soil/shoreline mitigation, no trees will be retained.

Tree Density Calculations

The City of Olympia requires that a minimum of 30 tree units be retained per acre. If that minimum is not met, replanting will be necessary.

Required Minimum Tree Units
(7.24-acre buildable area x 30) = 217 Units

Tree Units within Site = 284.5

Proposed Retention = 0 Units

Required Replanting = 217 Units

This property is below the minimum required tree unit density and replanting will be necessary. It is my understanding that the minimum density requirements will be met through a combination of landscape tree plantings within the upland portion and native plantings within the 30' wide VCA.

SVPA

The 30' wide Vegetation Conservation Area along the shoreline fulfills the City's typical mitigation requirements of an SVPA. A detailed description of these efforts can be found in the 2024 Shoreline Restoration Design by Moffatt & Nichol.

Tree Protection

No protection measures will be necessary for any on-site or off-site trees.

Professionally Submitted,

Kevin M. McFarland, Principal
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ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
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Photos of Vegetation Areas


Looking up at Area 'A'


Area 'A'


Arborvitae along West Bay Drive


Area 'B'


Area 'C'


Area 'C'


Area 'D'


Area 'E'