SEPA ENVIRONMENTAL CHEC LIST

Purpose of hec ist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision- making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
    - West Bay Yards Development.

2. Name of applicant:
    - West Bay Development Group, LLC

3. Address and phone number of applicant and contact person:

- Applicant:
  - Brandon Smith
  - West Bay Development Group, LLC
  - 4822 Rural Rd SW, Tumwater, WA 98512
  - (253) 720-2813
- Contact:
  - Amos Callender
  - Thomas Architecture Studio Inc.
  - 525 Columbia St SW
  - Olympia, WA 98501
  - (360) 915-8775

4. Date checklist prepared:
   - Updated July, 2025.
5. Agency requesting checklist:
   - City of Olympia

Agency Response: 1st phase of site development to include the full shoreline restoration rather than being broken into two phases.

6. Proposed timing or schedule (including phasing, if applicable):
   - Two phases are proposed for site development and three phases are proposed for building construction. The first phase of site development (estimated to commence in spring of 2026), on the southern half of the property, will include construction of frontage improvements on West Bay Drive from the southern property boundary to north of the Woodard Trail pedestrian crossing, completion of a portion of shoreline restoration, construction of the expanded waterfront trail, and installation of public utility infrastructure. The second phase of site development (estimated to commence in spring of 2029), on the northern half of the property, will include construction of remaining frontage improvements on West Bay Drive, completion of shoreline restoration, and installation of remaining public utility infrastructure and site improvements. Buildings 2 and 3 will be constructed as part of phase 1 (estimated to commence in spring of 202), which generally aligns with phase 1 of site development. Buildings 4 and 5 will be constructed as part ofphase 2 site development (estimated to commence in fall of 2029). Building 1 will be constructed in phase 3 (estimated to commence in summer of 2030). Any remaining build out will be completed the summer of 2031.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   - There are no plans for future additions or expansions under this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [Note: with this submittal, dates have been updated for revised reports on this list which supersede original references].

Attachment A: Geotechnical Technical Memorandum, West Bay Yards, August 27, 2020, Landau Associates, Inc, Tumwater, Washington. Addendum to Attachment A – Development Geologic Hazards Assessment, West Bay Yards, October 29, 2021

Attachment B: Traffic Impact Analysis, West Bay Yards, February 2022, SCJ Alliance, Lacey,Washington

Attachment C: Cultural Resource Desktop Review & Monitoring and Inadvertent Discovery Plan, West Bay Yards, June 2021, Aqua Terra Cultural Resource Consultants, Olympia, Washington

Attachment D: Critical Areas Report, West Bay Yards, February 2022, Grette Associates, Gig Harbor, Washington

Attachment E: Level V Soil & Vegetation Report, West Bay Development Group, May 30, 2025,Sound Urban Forestry, Olympia, Washington

Attachment F: Preliminary Drainage Design Report, West Bay Yards, September 2024, SCJ Alliance,Lacey, Washington

Attachment G: Stormwater Site Management Plan, West Bay Yards, May 2021, SCJ Alliance, Lacey, Washington

Attachment H: Stormwater Pollution Prevention Plan, West Bay Yards, May 2021, SCJ Alliance, Lacey, Washington

Attachment I: Environmental Phase I, West Bay Yards, February 2020, Pioneer Technologies, Lacey, Washington

Attachment J: Environmental Phase II, West Bay Yards, October 2020, Pioneer Technologies, Lacey, Washington

Attachment K: Due Diligence Investigation Status Update Memorandum, West Bay Yards, October 2020, Pioneer Technologies, Lacey, Washington

Attachment L: Hardel Site First Floor Elevation Recommendation, May 2021, Mott MacDonald, Edmonds, WA

Attachment M: Preliminary Engineering Design Report, West Bay Yards, March 2022,Moffatt & Nichol, Seattle, WA

Attachment N: Hardel Methane Summary Memo, February 2022, Pioneer Technologies, Olympia, WA

Attachment O: West Bay Important Habitat and Species Report, March 2022, Grette Associates,Gig Harbor, Washington

Attachment P: West Bay Yards, Shoreline Master Program Consistency Narrative, Grette Associates, July, 2025[superseded]

Attachment Q: West Bay Restoration & Mitigation Plan, July 2025, Grette Associates,Gig Harbor, Washington

Attachment R: Cultural Resource Assessment for West Bay Yards Project, Amendment 1, April 25, 2025, Aqua Terra Cultural Resource Consultants, Olympia, Washington

Attachment S: West Bay Yards, Shoreline Restoration Design Report, July 2025, Moffat & Nichol (in collaboration with Grette Associates, J.A. Brennan, and Sage Geotechnical

Intertidal Shellfish and Submerged Aquatic Vegetation Survey Report, Grette Associates, Nov. 21, 2022.

BHAS Comment Letter Response Memo, Grette Associates, June 4, 2025.

Agreed Order DE 21726 Hardel Mutual Plywood

9. Do you know whether applications are pending for governmental approvals of other proposals

directly affecting the property covered by your proposal? If yes, explain.

- None.

10. List any government approvals or permits that will be needed for your proposal, if known.
    - SEPA Determination
    - Site Plan Approval
    - Design Review Approval
    - Building Permits
    - Plumbing/Electrical/Mechanical Permits
    - Grading Permit
    - Site Development Permit
    - Watermain Connection Permit
    - Sanitary Sewer Connection
    - NPDES Construction Stormwater Permit
    - Shoreline Substantial Development Permit
    - Shoreline Conditional Use Permit
    - Hydraulic Project Approval
    - ACOE Permit
    - Ecology Section 401 Water Quality Certification
    - ~~Design Review~~

Agency Response: Design Review is listed twice and should only be listed once.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

- The project proposes the construction of a five building, mixed use multifamily and restaurant/cafe development with associated amenities and located at 1210 West Bay Drive (TPNs 72600200101, 72600200102, 72600200103, 72600200104, 72600200105) in Olympia, WA. The five buildings will be constructed on top of an elevated public plaza to align with West Bay Drive. The elevated plaza allows for various vehicular and pedestrian access points all directly adjacent to West Bay Drive. 823 parking spaces will be located both above and below the plaza level with a majority located below. The development will include approximately 478 units across 5 floors, and approximately 16,600 square feet of restaurant/cafe & retail space in Building 2 and approximately 4,380 square feet of mixed-use spaces in Building 3. The project also includes construction of an expanded waterfront trail corridor, public access amenities, and shoreline restoration along the property boundary consistent with the recommendations identified in the *City of Olympia West Bay Environmental Restoration Assessment Final Report* (Coast & Harbor Engineering, 2016) for "Reach 5 – Hardel Plywood" and the City of Olympia Shoreline Master Program.

Agency Response: Shoreline restoration is a major component of this project and includes work extending 150' from the existing Ordinary High Water Mark (OHWM)waterward into the bay. Alt. 3 is the preferred option which proposes relocation of the OHWM waterward by 17' by adding 26,515cy of fill below OHWM. Restoration work includes removal of various types of debris including 200 creosote timber pilings,metal, concrete etc. See Mitigation Plan and Restoration Design for details.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    - The project includes the construction of a five building, mixed use multifamily development and associated amenities located at 1210 West Bay Drive (TPNs 72600200101, 72600200102, 72600200103, 72600200104, 72600200105).
    - The project site is located on the east side of West Bay Drive adjacent to West Bay and is currently undeveloped.
    - Original Legal Description per AFN's 4833594, 4900882, 4946855: Section S10182W SCHNEIDER LOT 1 BLK 2 LESS S 200F TGW PT HURD DLC DAF: COM SE COR DLC W 95F N18-14W 2.215 CH; E 20F; N16-53W140.5 F; W 47.5F; N10-45W 120F; W 130F; N10-45W 60F; E 120F; N10-
    - Site plans, vicinity map, and topographic data are included with the site plan review application.

B. Environmental Elements

1. *Earth*

a. General description of the site:
(circle one): (Flat), rolling, hilly, steep slopes, mountainous, other _____

- Site is predominantly flat from prior clearing activities. There are small drops in the slope of the site on the eastern border at the water's edge of about 6 percent. There is a fill embankment slope along the right-of-way at an existing approximate 1:1 slope.

Agency Response: The existing riprap seawall has steep slope to be cut into and regraded to match that of a natural beach at approximately 8:1. Details are in the geotechnical report.

b. What is the steepest slope on the site (approximate percent slope)?

- According to data gathered from recent topographical surveys, the geotechnical report prepared by Landau Associates (August 2020), and the Thurston geodata site (https://geodata.org/) the steepest slope on the project site is around 6%.
    - Boundary and topographic survey data included with the site plan review application. There is a fill embankment slope along the right-of-way at an existing approximate 1:1 slope. The proposed development will eliminate the steep slope near the right-of-way line and the site will be relatively flat.

Agency Response: The riprap seawall area is approximately 65% slope, with a total rise of about 10', and is addressed in the geotechnical reports.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

- The geotechnical report prepared by Landau Associates (August 2020) reports a variety of soil and fill types found on the site. These include undocumented fill (ESU 1), wood debris (ESU 2), very soft to soft fine grained cohesive/plastic natural soil (ESU 3), very loose to loose non-plastic silt or sandy native soil (ESU 4), and very dense glacially consolidated soils (ESU 5). The report includes a cross section of the site showing where these soils are found in the site.

Agency Response: Soil removal is planned along the OHWM area. Soil contamination and underlying stability concerns limit the extent to which soil can be removed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- While there are no known historic indications of unstable soils, the recent geotechnical report by Landau Associates (August 2020) indicates that liquefaction is likely to occur in the portions of ESU 1 and ESU 4 soil areas during an earthquake.

Agency Response: The Geotechnical Report also indicates the underlying fill left from past lumber industry use is likely unstable.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

- The proposed project will impact approximately 7 acres. The site will be graded to allow construction of the facility footprint and associated site improvements including site utilities, asphalt and concrete paving, and sidewalks.
- Estimated fill is approximately 35,000 cubic yards for upland development. For shoreline restoration, the shoreline above the OHWM will be cut back, including removal of the riprap in this area and placement of approximately 2,175 cy of topsoil. Up to 4,180 cy of riprap and soild behind it from the armored shoreline will be removed from above the OHWM and up to 24,965 cy of mixed sand and gravel fill (2.5-inch minus) and 7,290 cy of washed gravel fill will be added to the shoreline below the OHWM to improve habitat. New fill will meet the standards established within the geotechnical technical memorandum and obtained locally fromreputable sources.

Agency Response: Total grading is approx. 62,000cy between upland work and restoration work. Total fill depends on the selected alternative. Shoreline restoration fill ranges from 24,000cy to 27,000cy. Upland project area is approx. 8 acres, total site is approx 15 acres.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

- Erosion may occur during site clearing and construction.
- Upon completion of construction, the site will be stabilized with pavement and vegetation including grass and landscaping. Once stabilized, no erosion is expected due to use of the completed project improvements.

Agency Response: Erosion in the form of sediment transport is anticipated with the restoration work is likely and has been accounted for in reports.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- 68% of lot area (8 acres) will be covered with impervious surfaces including buildings (4.62acres) and hardscape (0.87 acres).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

- To mitigate impacts, erosion and sediment control measures will be employed and maintained throughout construction as required by City codes and standards as well as the NPDES construction stormwater permit.
- Upon completion of construction, the site will be stabilized with pavement and vegetation including grass and landscaping. Once stabilized, no erosion is expected due to use of the completed project improvements.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

- During construction, the only expected air emissions are from automobiles and

equipment associated with construction activity. After development, there will be emissions associated with project traffic consistent with uses in the surrounding area.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

- Emissions from vehicular traffic on area roadways would be present but would not be anticipated to affect the proposal.
- Review of available ORCAA data (https://www.orcaa.org/public-records/registered-business-sources/) shows that across the bay from the project site are two registered Class CR4 business (Weyerhaeuser Olympia Log Yard and Pacific Lumber and Shipping) and north of the project site is a Class CR5 business (Dunlap Towing Co). These sources of emissions are not expected to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

- Proposed measures anticipated during construction are the use of dust control to prevent fugitive dust as required by City codes and standards as well as the NPDES construction stormwater permit and avoiding unnecessary idling of construction equipment for extended periods of time. No other specific measures are proposed.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- The project site is adjacent to the West Bay of Budd Inlet. Schneider Creek is located approximately 400 feet to the north of the property boundary.

Agency Response: The Critical Area Report identifies an off-site wetland across West Bay Drive on a parcel SW of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

- Yes. Development within 200 feet of the shoreline includes construction of buildings, parking, site improvements, the waterfront trail, public access amenities, and associated vegetation as depicted on the attached site plan. In addition, the project includes shoreline restoration along the property boundary consistent with the recommendations identified in the *City of Olympia West Bay Environmental Restoration Assessment Final Report* (Coast & Harbor Engineering, 2016) for "Reach 5 – Hardel Plywood" and the City of Olympia Shoreline Master Program. This will include in-water creation of a fronting intertidal beach and marsh area through the placement of beach substrates, installation of riparianplantings along the backshore, and removal and restoration of intertidal structures. See West Bay Restoration Mitigation Plan, July 2025, Grette and Associates, Tacoma, Washington and West Bay Yards, Shoreline Restoration Design Report – Revised July 3, 2025, Moffat & Nichol (in collaboration with Grette Associates, J.A. Brennan, and Sage Geotechnical) for additional details.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The shoreline above the OHWM will be cut back, including removal of the riprap in this area and placement of approximately 2,175 cy of topsoil. Up to 4,180 cy of rip rap from the armored shoreline will be removed from above the OHWM and up to 24,965 cy of mixed sand and gravel fill (2.5-inch minus) and 7,290 cy of washed gravel fill will be added to the shoreline below the OHWM to improve habitat.

Agency Response: 24,965cy should be replaced with 26,515cy as seen in table 5-5 of the Restoration Design.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

- The proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
   - Review of the FEMA Flood Map database (https://msc.fema.gov/portal/search) shows that the project site is located in flood Zone AE (Map 53067C0166F, effective on 05/15/2018).

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
   - The project will not discharge waste materials to surface waters. Contractors will use erosion control measures during construction to limit any sediment that may reach surface waters as required by City codes and standards as well as the NPDES construction stormwater permit.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
   - The project does not propose withdrawal of or discharge to groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
   - The project will be served by sewer and will not discharge waste material into the groundwater from septic tanks or other sources.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
   - The source of runoff will be rainfall from building rooftops and pavement areas. Flow control is not required, but water quality treatment is required for pollution generating impervious surfaces. Runoff from roofs will be collected and conveyed to the Puget Sound. Runoff from pollution generating impervious surfaces will be collected and conveyed to an enhanced water quality system prior to discharging to the Puget Sound. Off-site runoff from West Bay Drive will be collected and conveyed around the site and discharge to the Puget Sound. Project stormwater design will comply with the technical standards and requirements in the City of Olympia 2022 Drainage Design and Erosion Control Manual (DDECM).

2) Could waste materials enter ground or surface waters? If so, generally describe.
   - No waste materials are anticipated to enter ground or surface waters from this site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
   - Off-site runoff currently drains through the site via below-grade storm drains and outlets to the Puget Sound. The proposed development will collect and convey stormwater around the proposed development and will follow the existing drainage patterns and discharge to the Puget Sound.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

- Stormwater runoff will be collected, treated and conveyed to its existing location. The proposed water quality system will improve water quality compared to current conditions. The stormwater system is designed to mimic historic conditions and will discharge at current discharge location. Project stormwater design will comply with the technical standards and requirements in the City of Olympia 2022 Drainage Design and Erosion Control Manual (DDECM).
- Agency Response: While likely to be reviewed by the 2022 DDECM, the project is not vested to stormwater and would be reviewed against the manual in effect at the time of construction application submittal.

4. ***Plants***

a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other
___evergreen tree: fir, cedar, pine, other
__X_shrubs
__X_grass
___pasture
___crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
___water plants: water lily, eelgrass, milfoil, other
___other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

- As the project encompasses the entire parcel, all vegetation within the project boundary has the potential to be impacted. Very little vegetation exists on the site now from previous construction and clearing activities. The site is mostly asphalt and crushed rock.

c. List threatened and endangered species known to be on or near the site.

- Refer to the Critical Areas report; however, chinook salmon (Oncorhynchus tshawytscha) and bull trout (Salvelinus confluentus) are mapped as potentially present at the site.

Agency Response: Question is asking about plant species. No threatened or endangered plants are mapped on this site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

- As part of this project, landscaping will be installed including additional trees of similar species as those found in surrounding development as well as foundation plantings, shrubs, groundcover, and turf. City codes and the shoreline master program include minimum vegetation conservation area and tree retention/replanting.
- Native vegetation will be used in landscaping whenever possible on site; At a minimum there will be 60% native or drought tolerant plants proposed. Landscape plans will indicate whether the plant is native or drought tolerant. Drought tolerant plants will be chosen by the great plant picks or the Seattle Green Factor plant list. Existing weedy vegetation and invasive species will be removed and replaced with native/drought tolerant plants.
- Project shoreline restoration will include installation of riparian plantings.

e. List all noxious weeds and invasive species known to be on or near the site.

- According to the EDD Map (https://www.eddmaps.org/tools/query/) diffuse knapweed has been found on the project site.

Agency Response: Critical Area Report lists Himalayan blackberry and scotch broom and does not indicate the presence of knapweed. Confirmation will be needed prior to construction.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

- Areas with tree cover in surrounding residential development provide habitat for resident and migratory songbirds, as well as hawks, owls, woodpeckers, and small mammals. Water adjacent to the project site provides habitat to various species of fish such as salmon and trout, seals, and water birds like ducks and herons.

b. List any threatened and endangered species known to be on or near the site.

- Refer to the Critical Areas report for detailed information. Based on review of the US Fish and Wildlife IPaC (https://ecos.fws.gov/ipac/location/index) threatened species marbled murrelet, streaked horned lark, yellow billed cuckoo, chinook salmon and bull trout have been known to be near or on the site.

c. Is the site part of a migration route? If so, explain.

- The project site is located within the Pacific Flyway, a major north-south flyway for migratory birds in America extending from Alaska to Patagonia.
- According to US Fish and Wildlife IPaC data, bald eagles, blue heron, lesser yellowlegs, long-billed curlew, olive sided flycatcher, red throated loon, and rufous hummingbird have been known to use this area as a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

- Proposed measures include temporary and permanent erosion control to minimize erosion during the construction period. . The project proposes to monitor the site-post construction for bird strike mortality and will implement mitigation if needed as outlined in the Grette Associates BHAS Comment Letter Response Memo, June 5, 2025. Perch poles, nesting platforms, and nest boxes will be installed within the VCA to enhance the habitat for bird species. The shoreline restoration and planting will improve the foraging habitat for birds.

e. List any invasive animal species known to be on or near the site.

- While no known species are listed on site, it is anticipated that adaptable species such as starlings and other common invasive species may be found within the near vicinity.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- The project anticipates using electric and natural gas as the primary sources of energy on the site, although use of natural gas is subject to regulatory availability at the time of development . Project facilities will connect with local energy infrastructure for energy needs. These energy sources will be used for residential and commercial lighting, heat, cooking, and similar uses.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

- The project would not affect the potential use of solar energy by adjacent residents.

Agency Response: Site is positioned at the base of a hillside to the west. At the base of the hill there are a handful of structures that could be affected, but existing trees and vegetation are an impediment to solar access. The project includes view corridors which will allow light through the site.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

- The proposed project is being designed to current building and energy code standards which include required energy conservation features. The project will utilize energy

efficient mechanical equipment where feasible.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- There are no increased environmental health hazards or risks associated with this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

- The project site was previously investigated and remediated to the Washington State Department of Ecology's (Ecology's) satisfaction under a Model Toxics Control Act (MTCA) Agreed Order between Ecology and the Hardel Mutual Plywood Corporation (Agreed Order #DE 4108, Cleanup Site ID 3704).
- . Sampling data from past investigations and interim cleanup actions have documented the presence of hazardous substances in various media including soil, sediment, and groundwater. Those identified as exceeding MTCA cleanup and/or screening levels include various petroleum constituents, cPAHs, metals, and dioxins/furans.
- The Owner entered the site into Ecology's Voluntary Cleanup Program (VCP) in 2021 and was conducting a supplemental MTCA remedial investigation (RI) for the uplands under the VCP until Ecology determined that additional sampling of site sediment was necessary. Since the VCP is designed to issue opinions for upland sites only, the Owner terminated the VCP agreement in March 2023 (in coordination with Ecology).
- The Owner entered into a MTCA Agreed Order with Ecology (Agreed Order DE 21726) on July 23, 2025. . The Agreed Order scope of work will entail completing the supplemental RI, a Feasibility Study, and a Cleanup Action Plan for the uplands and the sediment at the site. Although it is premature to determine the final MTCA remedy for this site, the remedy will likely include (1) the cleanup actions previously completed by Hardel (e.g., source area soil removal), (2) additional focused soil removal near a suspected former storage tank, (3) installation of a soil cap/cover across the entire uplands, (4) installation of a sediment cap, (5) vapor mitigation for future on-site buildings, (6) monitoring and maintenance, (7) engineering controls, and (8) institutional controls. The sediment remedy will be incorporated with the shoreline restoration design.
- Elevated methane soil gas concentrations in subsurface soil pose a potential concern for potential transport of methane to the indoor air of the proposed parking garage (the lower level of the proposed development). See PIONEER's January 27, 2022 Methane Investigation Status Update Memo for additional information.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- Hazardous chemicals/conditions that are incorporated into the project design include (1) miscellaneous MTCA cleanup level exceedances in upland soil and groundwater, (2) the potential methane hazard from buried wood, and (3) dioxins/furans and carcinogenic polycyclic aromatic hydrocarbons in site sediment. . These will be remediated under the MTCA Agreed Order to cleanup levels required for proposed land uses.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- During construction, non-toxic chemicals will be used to the maximum extent feasible. Should the use of toxic or hazardous chemicals such as coatings or adhesives be required as part of construction, product directions and instructions will be followed. Such chemicals will be stored in a secured storage area suitable for the specific chemicals used.

4) Describe special emergency services that might be required.
    - Emergency services will be provided by the City of Olympia. No special emergency services are anticipated to be required as part of the proposed project.

5) Proposed measures to reduce or control environmental health hazards, if any:
    - The existing site contamination will be cleaned up under the MTCA Agreed Order.Although the potential for methane to cause a hazard in indoor air at the project site is low, the following methane mitigation measures will be recommended out of an abundance of caution: (1) implementing engineering controls for worker safety during all intrusive subsurface work, (2) installing a passive convertible venting system under the proposed parking garage, (3) installing an impervious vapor barrier under the parking garage between the passive convertible venting system and the garage slab, and (4) collecting indoor air samples following garage construction. See PIONEER's January 27, 2022 Methane Investigation Status Update Memo for additional information.
    - All potentially hazardous materials used during construction would be handled and stored in accordance with state and federal hazardous materials handling requirements.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

- Sources of ambient noise at the site are related primarily to automobile and transit (bus) traffic, limited delivery vehicles and trucks, and intermittent boat traffic. These noise sources will not change as part of this project and are not expected to affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

- This project will generate varying construction noise typical of a construction project. Construction will be scheduled to minimize noise impacts to adjacent properties. Once complete, the project will operate in much the same way as neighboring residential communities, therefore no long-term noise impacts are anticipated.

3) Proposed measures to reduce or control noise impacts, if any:

- Construction activities will be limited to hours allowed by the City of Olympia ordinances and will not exceed allowable City noise limits. Construction equipment will, to the extent feasible, be equipped with mufflers to reduce noise impacts.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

- The site is currently undeveloped. The project site is zoned Urban Waterfront and is bordered by Professional Office/Residential development. The proposal will not affect the use of adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

- There is no known historical use of the project site as working farm or forest land.
- No agricultural or forest land will be converted

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

- As the proposed project is located within a developed urban area, the project will not be affected by or affect remaining working farm or forest land business operations.

c. Describe any structures on the site.

- There are no buildings located on the project site.
- The project parcel was cleared prior to 1990 and was developed with some sort of commercial/lumber processing buildings. The buildings were demolished sometime between 1990 and 2003 and the project site has remained concrete/ gravel ever since.
- Per recent topographic survey, there are currently some remaining concrete blocks, walls, and pads, left from the demolition of the previous structures on the property. Please see included topographic survey for details.

c. Will any structures be demolished? If so, what?

- All structures as described above in 8.3 bullet 3 will be demolished.

e. What is the current zoning classification of the site?
- Urban Waterfront.

f. What is the current comprehensive plan designation of the site?
- Urban Waterfront

g. If applicable, what is the current master program designation of the site?
- Urban Intensity

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- Refer to the Critical Areas Report for additional information. The shoreline of the site and associated threatened and endangered species are designated by the City of Olympia as Important Habitat and Species (OMC 18.32.300).

Agency Response: Yes. Site is within 1,000' of priority habitats.

i. Approximately how many people would reside or work in the completed project?
- The project is proposing approximately 478 units once completed.
- At approximately 2.21 persons per household (https://www.census.gov/quickfacts/fact/table/olympiacitywashington/RHI725218), it is projected that this site will accommodate roughly 1,057 individuals.
- The 5 building and grounds will be maintained by a staff of 8 individuals, with an additional work force of up to 5 for outside services.
- Total proposed combined café and restaurant area of approximately 10,600 sf of which 6,000 sf will have an occupancy of up to 400 (per IBC 2018 Table 1004.5) Kitchen and management staff with an additional 11 front of house staff lead to an expected restaurant workforceof approximately 50 staff.
- Office area (Building 3 Sales Center) is approximately 810 sf with an occupant load of approximately 6 (perIBC table 1004.1.2) and an expected work force of 6 people.
- Commercial retail area of approximately 9,500 sf with an occupant load of 158 and an expected work force of 19.

j. Approximately how many people would the completed project displace?
- The development would not displace anyone as no residences currently exist on the project site.

k. Proposed measures to avoid or reduce displacement impacts, if any:
- No measures are proposed at this time as no displacement impacts are expected.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- The project is a permitted use within the current zoning and shoreline master program designation and the project will be designed to comply with city zoning code and design standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
- None; there are no impacts to agricultural and forest lands occurring as a result of the project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

- The project is proposing approximately 478 units once completed. Units are anticipated to be market rate. However, the approved Development Agreement for the project includes a requirement for the Developer to make a one-time payment of $250,000.00 to the City of Olympia Home Fund to develop and sustain supportive and affordable housing in the City.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

- No units will be eliminated

c. Proposed measures to reduce or control housing impacts, if any:

- As the proposed project complies with existing land use designations for this zoning and is compatible with adjacent uses and zoning requirements, additional measures to reduce or control housing impacts are not necessary.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of proposed structure is 65 feet (including parapet) from calculated average grade plane. West Bay Yards falls under multiple view protection requirements due to its location along West Bay Drive and within the shoreline zone. Regulations in SMP (OM18.20.500-507) and OMC 18.110.060 and 18.06.100.2.c apply. Views from the shoreline will be enhanced through the construction of a new expanded waterfront trail corridor. Views from West Bay are altered through the construction of the proposed buildings while meeting Olympia MunicipalCode design guidelines. View protection is being addressed through the following measures:

- Views of Budd Inlet, the Olympic Mountains, Mount Rainier and the Capitol Dome are preserved through the construction of the public expanded waterfront trail . Additionally, the east-west open space between Buildings 4 and 5 is aligned with Woodard Ave to the east, providing views to the water and a direct connection tothe Woodard Ave trail with a new pedestrian crossing.
- Buildings are arranged with wide east-west publicly accessible open space providing view corridors and both physical and visual connection to the public esplanade and shoreline.
- Building massing is stepped along West Bay Drive
- Buildings utilize material variation and modulation of building massing to reduce visual impact.
- Per RCW 90.58.320, view blockage has been minimized as the two- and three-story buildings adjacent to the site west of West Bay Drive are allowed views through the open space between the buildings. Additionally, the increased height above 35' does not create any increased view blockage for the adjacent two- and three-story commercial buildings located west of West Bay Drive.

b. What views in the immediate vicinity would be altered or obstructed?

- The proposed project will complement existing facilities in the surrounding area. View corridors identified in the City of Olympia's Municipal code will not be impacted. Since the project site is currently vacant/undeveloped, it is expected that some views currently had by residences to the west will be slightly altered or obstructed. The massing of building on site will enhance views by providing four view corridors looking Eastward from West Bay Drive.

c. Proposed measures to reduce or control aesthetic impacts, if any:

- Exterior building materials and project landscaping will be selected to compliment general aesthetic of the site. Development will comply with OMC 18.55.040 View Protection providing greater than the 30% required openness to provide views for the immediate vicinity. The project must also meet City design review standards and requirements.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

All lighting will be dark sky compliant and provide required illumination as required along accessible routes and for the safety of the community. Lighting immediately adjacent to the VCA will be low bollard fixture to illuminate walk way and minimize lighting along the shoreline. Additional outdoor lighting similar to those currently located in the vicinity of the proposed project will be provided to light pedestrian walkways and parking areas and will utilize cut off type fixtures to minimize the potential for offsite lighting impacts or glare. Exterior lighting will be used throughout the evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

- This project would not produce light or glare that would be a safety hazard or interfere with views. In many situations, additional lighting will improve safety of local residences.

c. What existing off-site sources of light or glare may affect your proposal?

- There are no existing off-site sources of light or glare that will affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

- Perimeter site vegetation is proposed. Buildings are staggered along the right-of-way and not perpendicular to the street. Cut off type fixtures will be used to minimize the potential for offsite lighting impacts and potential glare. The project will comply with adopted lighting design standards for the West Bay Drive district (OMC 18.155.030).

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

- Upon completion, the project will provide public shoreline access, development of a waterfront trail along the shoreline with opportunity to connect to adjacent properties, a restaurant, a kayak launch as well as space for commercial businesses. Within walking distance is West Bay Park which will be connected to the Garfield Nature Trail, and an assortment of local neighborhood parks via municipal sidewalks and trail networks. Downtown Olympia is a short drive/walk from the proposed project which offers a large variety of recreational opportunities from parks, the boardwalk, farmers market, and restaurants.

b. Would the proposed project displace any existing recreational uses? If so, describe.

- The proposed project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

- Upon completion, the proposed project will provide many water oriented recreational opportunities toresidents as well as the general public, including public access to the waterfront, kayak launch, expanded waterfront trail, landscaped public plaza with pedestrian amenities and waterfront restaurant.No measures are proposed to reduce impacts as no negative impacts are anticipated.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no registered structures or properties on the site. There are 12 registered structures recorded within a one-mile radius. The nearest is the Lane House located at 1205 West Bay Drive. The nearest recorded property

is one of two mid-century industrial buildings located on the property immediately south of the project area. No registered structures or properties will be impacted by the project.

For additional detail, see Attachment R: Cultural Resource Assessment for West Bay Yards Project, Amendment 1, April 22, 2025, Aqua Terra Cultural Resource Consultants, Olympia, Washington.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features or other evidence of Indigenous Peoples within the project area, however there are multiple shell midden sites within a mile of the project area. The closest is the Garfield Creek Shell Midden located 0.55 miles. There is a strong likelihood that any evidence of precontact land use on the site was reduced due to later historic and modern land usage.

The entire landform where the project is proposed is a mix of historic and modern land reclamation that has been developed and redeveloped multiple times for railroad and industrial endeavors. Following the demolition of the most recent industrial development on the site, environmental remediation excavations disturbed significant sections on the western most portion of the project area to depths of between 6-16ft. Within a mile of the project area there are nine historic era archaeological sites ranging in size and complexity from a creosote wood pile to the remains of a lumber mill.

In response to Tribal comments, additional field investigations were performed on site including direct push-boring and trench excavations. Of the direct-push bores, 25 were positive for shell matrix, three were negative for shell matrix, and one was terminated before a determination of positive or negative could be made. All but one of the trenches were positive for historic materials. Samples from direct-push bores positive for shell matrix were further screened; no fish bones, faunal bones, lithics, or other artifacts were identified in the samples processed by water screening.

Following analysis, three archeological sites were identified, inventoried, and evaluated for potential inclusion in the NRHP, with results as discussed in Attachment R: Cultural Resource Assessment for West Bay Yards Project, Amendment 1, October 25, 2023, Aqua Terra Cultural Resource Consultants, Olympia, Washington.

- Agency Response: Clarification - The first sentence of this response states there is no evidence of historic occupation or use of this site, which is contrary to the conclusion of the response. Project will require additional permitting through DAHP.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The applicant retained a professional archeologist to assess and document potential impacts to cultural and historic resources on or near the project site, which has been submitted to DAHP.
Attachment R: Cultural Resource Assessment for West Bay Yards Project, Amendment 1, April 25, 2025, Aqua Terra Cultural Resource Consultants, Olympia, Washington

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The developer will consult with DAHP and the Squaxin Island Tribe to further evaluate and mitigate for project impacts, including obtaining any permits deemed necessary for construction, and will implement a Monitoring and Inadvertent Discovery Plan to avoid and minimize impacts to cultural resources. See Attachments C and R..

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
    - The project site is currently accessed from West Bay Drive. The proposed project will provide three vehicle access points from West Bay Drive, six pedestrian access points and three crosswalks across West Bay Drive.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
    - The nearest public transit stop is on Roger Street about a mile away. The project site is not currently on a direct bus route.
    - The project is proposing the addition of a bus stop on the west side of the development on West Bay Drive.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- No parking currently exists on the project site. The completed project is proposing approximately 823 parking spaces, between surface parking and below street-level parkinggarages.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

- Yes. The proposed frontage improvements will be designed to meet Engineering and Development Standards Drawings Number 4-2G5 including widening for a bike lane, planting strip and sidewalk with deviation request dated 02.11.22 as approved by city
- As indicated within the project site plan, access to the development will be constructed from West Bay Drive.
- The project is also proposing the addition of a bus stop on the west side of the development on West Bay Drive.
- Sidewalks will also be extended onsite, providing additional non-motorized access to proposed developments.
- Three raised intersections are proposed along with a pedestrian crossing on West Bay Drive to reduce speeding on the street and enhance pedestrian access.
- Three pedestrian crossings on West Bay Drive are proposed for public access of site at Woodard crossing and near North and South end of the site.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- The project will not occur in the immediate vicinity of water or rail transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models wereused to make these estimates?

- PM Peak Hour Project Trip Generation is as shown below:

Land Use Category	Size	Total Trips	Internal Capture Trips	Pass-By Trips	New-to-Network Total	Enter %	Exit %
Apartments	478	210	13	0	197	120	77
Restaurant	11.7	88	13	33	42	28	14
Total	-	298	26	33	239	148	91

- The regional distribution of traffic to and from the proposed project was determined using the Thurston Regional Planning Council (TRPC) travel demand model.
- Refer to the Traffic Impact Analysis at Attachment B for additional information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

- There is some traffic from logging trucks on West Bay Drive. With the proposed frontage improvements and other proposed site improvements new traffic will not interfere with existing log truck traffic.

h. Proposed measures to reduce or control transportation impacts, if any:

- Three raised intersections are proposed along with a pedestrian crossing on West Bay Drive in an effort to reduce speeding on the street and enhance pedestrian access.

- An intersection analysis was conducted for existing 2020 traffic volumes, projected 2026 background traffic volumes without the West Bay Yards project, and projected 2026 traffic volumes with the West Bay Yards project. The results are as follows:

Table 5. PM Peak Hour Intersection Level of Service

	Intersection	Control Type	LOS Standard	Base Year 2020	Projected 2026	
					Without Project	With Project
				LOS (Delay)	LOS (Delay)	LOS (Delay)
1	Deschutes Pkwy/Olympic Way/5th Ave	Yield	E	B (12.3)	C (16.2)	D (24.0)
2	5th Ave/Simmons St	Signal	E	A (8.1)	A (9.4)	B (10.7)
3	4th Ave/Simmons St	Signal	E	A (9.3)	B (10.7)	B (11.4)
4	4th Ave/Olympic Way	RAB[2]	E	A (3.7)	A (6.1)	A (7.9)
5	Harrison Ave/West Bay Dr/Olympic Way	RAB[2]	E	A (1.0)	A (1.2)	A (2.4)
6	Brawne Ave/West Bay Dr	TWSC[1]	D	A (9.8)	B (10.1)	B (11.1)
7	South Driveway/West Bay Dr	TWSC[1]	D	-	-	B (14.7)
8	Center Driveway/West Bay Dr	TWSC[1]	D	-	-	B (12.4)
9	North Driveway/West Bay Dr	TWSC[1]	D	-	-	B (12.7)

1. Two-Way Stop-Control
2. Roundabout

- The projected 2026 traffic volumes with the West Bay Yards project are slightly higher than the existing traffic on the adjoining roadways. However, the level of service (LOS) is better than the City's adopted LOS standard.
- The project will pay traffic impact fees according to the City's adopted impact fee schedule to address system impacts.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

- Public service needs are anticipated to increase upon project completion. With the addition of 478 units, public transit needs are anticipated to increase while other public services such as schools, fire protections, police, and health care may experience a slight increase in demand as is typical of residential facilities of this size.

b. Proposed measures to reduce or control direct impacts on public services, if any.

- The project will have a minimal anticipated effect on existing operations and will not require significant changes to currently provided public service levels. The project will pay school impact fees according to the adopted City impact fee schedule.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- Water, Sewer, Electrical, Communication, and Natural Gas will be provided for the proposed project (assuming continued availability of natural gas). All needed utilities exist on/adjacent to the project site.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Brandon Smith
Brandon Smith (Jul 29, 2025 12:45:14 PDT)
Name of signee L. Brandon Smith
Position and Agency/Organization Member, West Bay Development Group LLC
Date Submitted: **REVISED** 07/29/25

Attachment 7

SEPA Checklist_WBY_250729

Final Audit Report 2025-07-29

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