

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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:

Springwood Garden

2. Name of applicant:

AHBL

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

Contact Person

Sheri Greene, Assistant Project Manager

AHBL, Inc.

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4. Date checklist prepared:

January 31, 2025/Revised July 2025

5. Agency requesting checklist:

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable):

Project construction will commence once site development permits are issued. It is anticipated the permit will be issued late 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical report prepared by Georesources dated October 9, 2024.

Soil and Vegetation Arborist report prepared by Sound Urban Forestry dated January 30, 2025.

Traffic Impact Analysis prepared by Heath and Associates dated August 8, 2025.

Environmentally Critical Areas Assessment prepared by Habitat Technologies dated October 23, 2024 and revised July 2025.

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.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

From City of Olympia

- SEPA Environmental Review
- Preliminary Long Plat approval
- Sewer Utility approval
- Water System Approval
- Site Development Permit
- Building Permits
- Final Plat

From the Washington Department of Ecology:

- NPDES Permit

11. Give a 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 subdividing the 7.06-acre site into 37 single family residential lots. The lots will be served by city of Olympia sewer and water.

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 is located at 1609 Springwood Ave NE, in Olympia, Parcel 09680073000. The parcel is 7.06 acres and zoned R4-8.

B. Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The ground surface generally slopes down at 2 percent with the total topographic relief across the site is around 16 feet.

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.

According to the geotechnical report prepared by Georesources dated October 7, 2024, the site soils consist of Yelm fine sandy loam, a hydrologic soil group B.

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

No, not to our knowledge.

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 project is in preliminary design, but it is anticipated that quantities will be 5,900 cy of fill and 3,200 cy of cut for a net of 2,700 cy fill will be required.

All proposed filling, excavation, and site grading activities are proposed to be performed consistent with applicable city of Olympia regulations.

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

Some erosion could occur as a result of (i) stripping and clearing of existing ground surface vegetation and (ii) excavation and grading for the installation of stormwater facilities and utility work.

All construction activity should be performed in accordance with best management practices for erosion and sediment control in accordance with the 2022 City of Olympia Drainage Design and Erosion Control Manual (2022 DDECM).

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

The proposed roadways and sidewalks will create 0.85 acres of impervious surfaces, or 12% of the site. Imperious surfaces from the individual lots will not exceed the 45% allowed in the R4-8 zone.

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

A properly developed, constructed and maintained erosion control plan, consistent with the 2022 DDECM best management practices, as well as other development regulations, will be required and provided for this project. This plan will include maintenance of adequate ground cover, construction stormwater flow control measures, silt fencing, perimeter runoff protection, and temporary sedimentation controls.

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 site construction, the proposed project would likely result in only a minimal temporary increase in air pollution, which would stem from engine emissions, dust, and asphalt paving that is common during construction. With adherence to applicable best management practices during construction, no significant air quality impacts from construction are anticipated.

The vehicular traffic increases resulting from the completed project would result in only a minor increase in carbon monoxide levels beyond existing levels. Significant adverse air quality impacts are not anticipated to result from the completed project.

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

There are no known off-site sources of emissions or odors that may affect the subject proposal.

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

Air quality is regulated by the following three governmental agencies: the US Environmental Protection Agency (EPA), the Washington State Department of Ecology (WDOE), and the Puget Sound Clean Air Agency (PSCAA). Each agency has established regulations that govern the concentration of pollutants and contaminant emissions from air pollution sources. Proposed construction of the project will be performed in accordance with these regulations to reduce or control emissions or other impacts to air.

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.

There is a wetland located on Parcel 49602901000, just south of the project area. The wetland is offsite, but a portion of its buffer is located in the project area at the southwest corner of the site. The buffer will be contained in a protected tract.

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.

No.

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.

No fill or dredge will be placed in the offsite wetland.

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

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No. FEMA's National Flood Hazard Layer Viewer does not indicate that the site lies within a 100-year flood plain.)

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.

No.

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 a general description, purpose, and approximate quantities if known.

No wells exist at the site and no wells are proposed at the site. The site will connect to the city of Olympia water system.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

None. The site will connect to the city of Olympia sanitary sewer system.

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 primary sources of runoff from the proposed project will be stormwater runoff from the roads, sidewalks, building roofs, and driveways

The stormwater runoff created by the new roadways will be collected by catch basins and conveyed via underground pipes to a combined detention/infiltration pond located in the southwest portion of the site, treated, and discharged to the wetland buffer located onsite. Roof runoff will be fully infiltrated into the soils beneath the pervious driveways on each lot.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

The project could increase the potential for waste materials associated with runoff from motor vehicles within the project site. Some of that runoff might contain oil, grease, and other typical automobile-related byproducts. To inhibit such byproducts from entering groundwater beneath the site, treatment facilities designed to address that increased potential will be provided in conformance with the 2022 DDECM.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

Construction and installation of stormwater facilities to collect, treat, and detain stormwater runoff in accordance with the 2022 DDECM.

4. Plants

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

deciduous tree: alder, maple, aspen, *other* (See the report referenced below.)

evergreen tree: *fir*, cedar, pine, other

shrubs

grass

pasture

- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Refer to the Level V Soil and Vegetation Plan prepared by Sound Urban Forestry dated Revised in August, 2025 for a full list of existing vegetation.

(3) What kind and amount of vegetation will be removed or altered?

Vegetation within the project area will be removed. Vegetation within Tract B (Wetland Buffer) and Tract D (Soil & Vegetation Protection Area) will remain undisturbed.

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

According to the Washington Department of Fish & Wildlife's "*Priority Habitats and Species (PHS on the Web)*," no threatened or endangered plant species are known to be on or near the site.

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

Landscaping will be in accordance with the city of Olympia Municipal Code. Tracts B and D will retain trees and vegetation in their natural state.

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

No noxious weeds or invasive species are known to be on or near the site.

5. Animals

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

Songbirds and small mammals (including squirrels and rodents typical of an urban area). See Environmentally Critical Areas Assessment dated July 2025 for a full list of birds and animals observed onsite.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

Per the Environmentally Critical Areas Assessment dated July 2025, no threatened or endangered species are known to be on or near the site. A single, federally listed "species of concern" is the bald eagle. The bald eagle has been observed and documented to

utilize the habitats provided along the shoreline of Puget Sound, larger surface water drainages, area lakes, and ponds within the general area of the project site.

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

The site is located within the Pacific Flyway, which is a generally north-south route used by migratory bird species traveling between Alaska and South America.

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

Within Tract B and D, the existing trees and existing ground cover will provide habitat areas for birds and small wildlife.

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

There are no invasive animal species known to be on or near the site.

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 will utilize electric energy for heating and lighting and other energy needs of the completed project.

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

The project will not adversely affect the potential use of solar energy on adjacent properties.

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 project will utilize electric energy for heating and lighting and other energy needs of the completed project.

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 because of this proposal? If so, describe.

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

There is no known or possible contamination at the site.

- 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.**

None known.

- 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.**

No toxic or hazardous chemicals are contemplated to be stored, used or produced on the project site.

- 4. Describe special emergency services that might be required.**

It is not anticipated that any special emergency services will be required.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

No special measures are proposed.

b. Noise

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

The only type of existing noise in the subject area is vehicular noise and noise from the residential properties surrounding the project. These noises will not affect the project.

- 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)?**

Short-Term Noise

On a short-term basis, noise would be emitted from

- (a) types of equipment that would be used for removal of many of the site's existing trees,
- (b) land clearing and excavation activities,
- (c) installation of site infrastructure improvements, and
- (d) construction of buildings.

Residential Development

Long-term noise that would be associated with the completion of the project include:

- (1) noise emitted from motor vehicles traveling to and from the homes;
- (2) noise generated by lawn mowing and by other outdoor residential yard maintenance and outdoor home maintenance activities in each of those phases;
- (3) noise from outdoor (mostly summertime) recreational activities within parts of the residential lots.

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

No special measures are proposed.

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 used as a single family residence. The site is surrounded by single family residential to the west, east and south, and Springwood Avenue to the north.
- 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 because 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?**

In the 1970's, the property was put into farm and agricultural status with the Assessor's office. Documents show the property sold a minimal amount of bushels of corn, hay, vegetable starts and blueberries. The amount harvested would likely not classify the previous use as a working farm.

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?**

The proposal will not affect or be affected by surrounding working farm or forest land normal business operations because (a) there are no working farm(s) in the general area of the subject site and (b) there are no working forest land(s) in the general area.

c. Describe any structures on the site.

There is a single-family residence and two outbuildings on the site.

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

All structures currently onsite will be demolished.

e. What is the current zoning classification of the site?

The site is currently zoned Residential 4-8 Units per Acre (R4-8)

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

Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable because the site is located outside of the city of Olympia's shoreline jurisdiction

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A wetland buffer extends onto the site and will be contained within Tract B.

i. Approximately how many people would reside or work in the completed project?

Based on household size estimates from the Washington State Office of Financial Management (OFM) Small Area Estimates Program (2020), approximately 111 persons (3.01 persons/household) are contemplated to reside within the 37 residences once the project is completed.

j. Approximately how many people would the completed project displace?

The existing residents are voluntarily moving.

k. Proposed measures to avoid or reduce displacement impacts, if any.

No special measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal will conform to applicable city of Olympia development regulations and design standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

No special measures are proposed. The proposed development and residential use will not have any adverse impacts on agricultural and forest lands.

9. Housing

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

37 single-family housing units are planned to be provided and will likely be middle-income.

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

One middle income residence will be eliminated.

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

No special measures are proposed.

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?**

Building heights will be consistent with the maximum height limit in the R4-8 zone.

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

The view will transition from a single-family residence to an attractive residential neighborhood. It is not anticipated that any views will be obstructed or altered.

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

Landscaping meeting the requirements of the Olympia Municipal Code will be provided, which will reduce aesthetic impacts of the contemplated structures to adjacent properties. The proposed tree retention areas will also limit aesthetic impacts to surrounding areas.

11. Light and Glare

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

The proposal includes exterior and interior building and streetlights. The light or glare will mainly occur upon or shortly after dusk, the time period of which varies from day-to-day throughout the year. Lighting fixtures will be selected to reduce glare from the fixtures.

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

No.

All of the project's streetlights and building exteriors lighting fixtures, will be directed generally downwards to

- (1) limit light or glare from the finished project on motorists traveling along the roadways within the residential development's site and within the commercial development's parking lots and driveways and
- (2) thereby avoid the lighting being a safety hazard.

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

None, to our knowledge.

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

All of the project's outdoor lighting will be directed downwards and shielded to minimize light and glare.

12. Recreation

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

Roosevelt Elementary and Reeves Middle School are both approximately 0.8 miles from the site. The Olympia School District confirmed the playfields and ballfields are available for public use during non-school hours.

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

No, the proposed project will 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.

No special measures are proposed.

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.

No, not to our knowledge.

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.

No designated landmarks or known archeological or scientific artifacts are known to be on the site. The Washington State Department of Archeology and Historic Preservation's predictive model map (WISAARD) does identify this area as an area predicted to have a High Risk of archeological resources.

- 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 Washington State Department of Archeology and Historic Preservation's WISAARD map was used to assess cultural and historic resource impacts on the project site.

- 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.**

If artifacts or human remains are encountered during construction of the project, all ground disturbing activities will be promptly halted and the DAHP, the Thurston County Sheriff's Department, and the Thurston County Medical Examiner's Office will be informed.

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 is located abutting the North Pointe Neighborhood and the south side of Springwood Avenue. The project proposes extending Central Street and Marion Street to provide connection to Springwood Avenue.

- 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 transit stop is at Springwood Avenue and Bethel Street NE.

- c. 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).**

The project will provide improvements along Springwood Avenue and also extend Central Street and Marion Street through the parcel with improvements meeting the City of Olympia road standards.

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

No.

- e. **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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

A Traffic Impact Analysis prepared by Heath and Associates dated August 21, 2025 determined the project would create 26 new AM Peak Trips and 36 new PM Peak Trips.

- f. **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.**

No.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

Transportation impacts will be mitigated by payment of traffic impact fees.

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.**

There will be a need for police and fire protection in the event of an accident or fire. School-age children will be residing in the new community. Children attending Roosevelt Elementary and Reeves Middle School will either walk to school or be dropped off by a parent. There is a bus stop at Bethel Street and Springwood Avenue for students who attend Olympic High School.

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

Payment of property taxes and impact fees will mitigate impacts on public services.

16. Utilities

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

- b. **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.**

New onsite utilities (including water mains, sewer mains, electrical power lines, and telecommunication lines) and connections are proposed for this project. Each of these utilities will be permitted through the applicable permitting agency.

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.

X 

Type name of signee: Sheri Greene

Position and agency/organization: Assistant Project Manager, AHBL, Inc.

Date submitted: 1/31/2025/Revised 7/2025