Attachment 4.A

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

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

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

_____

Part 1–Project Identification

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

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)			
Smith, Brandon			
2b. Organization (If applicable)			
West Bay Development Group, LLC			
2c. Mailing Address (Street or PO Box)			
P.O. Box 1376			
2d. City, State, Zip			
Sumner, WA 98390			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
253-720-2813		253-891-1166	brandon@themilestonecompanies.com

[1]Additional forms may be required for the following permits:
- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

[2]To access an online JARPA form with [help] screens, go to http://www.epermitting.wa.gov/site/alias__resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

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

Part 3–Authorized Agent or Contact

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

3a. Name (Last, First, Middle)			
Maharry, Scott			
3b. Organization (If applicable)			
Farallon Consulting, LLC dba Grette Associates			
3c. Mailing Address (Street or PO Box)			
2709 Jahn Avenue, Suite H-5			
3d. City, State, Zip			
Gig Harbor, WA 98335			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
253-573-9300	253-732-4096	253-573-9321	scottm@gretteassociates.com

Part 4–Property Owner(s)

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

☒ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

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

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☒ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

1210 West Bay Drive Northwest

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Olympia, Washington 98502

5d. County [help]

Thurston

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
NE, SE	48, 59	18	02W

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

47.05789 N lat / -122.91368 W long

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

72600200101, 72600200102, 72600200103, 72600200104, 72600200105

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

Name	Mailing Address	Tax Parcel # (if known)
West Bayview Landing Development Associates, LLC	14400 Tukwila International Blvd, Suite 100 Tukwila, Washington 98168	09510020000
Squaxin Island Tribe	10 SE Squaxin Ln Shelton, Washington 98584	91014900000
Drogba, LLC	P.O. Box 6130 Olympia, Washington 98507	72600200200
Drogba, LLC	P.O. Box 6130 Olympia, Washington 98507	91013500000

5i. List all wetlands on or adjacent to the project location. [help]

Wetland A (see Critical Areas Report) is located offsite to the west of West Bay Drive from the project.

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Budd Inlet, Puget Sound

5k. Is any part of the project area within a 100-year floodplain? [help]

☒ Yes ☐ No ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

Vegetation on the property is predominantly non-native invasive shrubs consistent with disturbed areas. Vegetation includes Himalayan blackberry, scotch broom, butterfly bush, yellow sweet clover, pampas, and grasses. Small native madrone are sporadically present along the shoreline, as well as big-leaf maple. Big-leaf maple and birch saplings are also present in the middle of the site amidst the concrete rubble and asphalt surfacing. Willow are present near the toe of the slope east of West Bay Drive, along with blackberry and various groundcover vegetation.

Habitat conditions are generally poor, with most of the site being composed of asphalt and concrete rubble as a result of former industrial uses and associated remediation activities. Along the road, there is an old overgrown railroad spur which served the former plywood manufacturing facility.

Habitat conditions waterward of the top of the shoreline are also degraded. Substrates consist entirely of riprap down to the toe of the slope at approximately +5 feet Mean Lower Low Water (MLLW). From there, the substrate is primarily sand and mud with wood waste, piling, metal debris and shell hash. A collection of large concrete blocks, piling, and abutments is present waterward of the shoreline slope at approximately +5 feet MLLW.

5m. Describe how the property is currently used. [help]

The property has been vacant since the plywood mill shut down in 1996 and the associated buildings and infrastructure were demolished in the late 1990's.

5n. Describe how the adjacent properties are currently used. [help]

The property to the north is an undeveloped but maintained lot that is blocked off by coping stones. Signs along the bulkhead pile state that the tidelands are private. There is an approximately 10'X10' deck elevated approximately 2.5 feet with a set of three steps to access it at the waterward edge of the property.

The property to the south is also vacant, with large corrugated fiberglass carport-like buildings and a tall abandoned pier that no longer connects to any buildings on the landward side. This property was formerly used as a metal fabrication facility.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

There are no structures on the property. A collection of large concrete blocks is present waterward of the shoreline slope at approximately +5 feet MLLW. The blocks appear to have been part of a large pier or wharf supporting historic manufacturing operations.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

From I-5, take exit 105 toward Port of Olympia. Continue onto Plum Street SE for 0.5 mi. Turn left onto 5th Avenue SE for 0.9 miles. At the traffic circle, take the second exit onto Olympic Way for 0.1 mile. At the next traffic circle, take the first exit onto West Bay Drive NW for 0.8 miles; the project location is on the right.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

The West Bay Yards project consists of two primary elements: an upland mixed-use development and a shoreline restoration element.

Upland Site Development

The proposed upland development at the site consists of a mixed-use multi-family 478-unit development with five buildings placed at street level, along with a plaza with surface and structured below-ground parking. The building footprints total approximately 91,300 square feet on the approximately 19.5-acre site. Along with the 478 residential units are cafés, restaurants, and building amenities, including a recreational facility. The street level plaza allows for vehicle and pedestrian access onto the site and to the lower-level public esplanade trail and amenities. The project has been designed to meet the City of Olympia's Shoreline Master Program (SMP) requirements within the Urban Intensity shoreline environmental designation with 30-foot setbacks from the ordinary high water mark (OHWM) and a 60% maximum building coverage.

Allowable building height and view blockage increases have been achieved per Olympia Municipal Code (OMC) 18.06.100 by providing the restoration of the shoreline and the construction of a 22-foot-wide publicly-accessible esplanade trail per OMC 18.20.450 with parklets, play areas, beach access points and native landscaping. Proposed view blockage is 55% and proposed maximum building height equals 65 feet as allowed per 18.06.100ciii.

Landscaping per OMC 18.36 and the City's SMP have been provided to include a 30-foot-wide Vegetation Conservation Area (VCA) totaling approximately 37,112 square feet located landward of the existing OHWM and planted with native vegetation including a tree tract containing 50% of the required tree density.

Building and site design per requirements of OMC18.100 have been included in the concept site and building design.

- Lighting along both the pedestrian and vehicular circulation ensure safe circulation. Building lighting to provide safety and enhance architectural character has been placed to reduce light pollution.
- East-West circulation and view corridors are provided throughout the site. Trail access at Woodard Lane is aligned with a pedestrian courtyard running east-west through the site providing both visual and physical access to the waterfront.
- Building materials and massing addresses the variety of site characteristics with masonry volumes along West Bay Drive transitioning to more open wood and glass volumes towards the waterfront.

Masonry bases of the building help to provide a pedestrian scale along the plaza level with raised stoops for the first-floor residential units.

- Open Space is provided throughout the project with a large waterfront trail, a recreational facility with pool and exterior patios. Many of the units have private balconies where they are able to enjoy the surrounding waterfront and forested hillside views.

Shoreline Restoration

The proposed voluntary shoreline restoration project would create a broad intertidal beach, salt marsh and riparian planting, improve public access along the project waterfront, and preserve and enhance ecological functions of existing natural resources, and their buffers. The restoration includes work above and below the OHWM, including cutback of the upper portion of the riprap revetment, the removal of derelict piles, debris and concrete structures, placement of select substrate materials to restore a natural beach gradient, as well as planting of saltmarsh and riparian vegetation, and the placement of large woody debris (LWD), nest boxes, and standing snags

The existing shoreline will be expanded by placement of sand and gravel waterward of the OHWM. The purpose of the expansion to the existing sand and gravel beach is to cover the existing armored shoreline with more natural sand and gravel substrate fill, which will improve intertidal habitat function as well as waterfront access and provide hand-carry launch access for the public. Placement of fill below the OHWM has been minimized to the extent practicable. The proposed Project will consist of six primary elements: (1) sand and gravel beach, (2) shore access, (3) waterfront esplanade, (4) debris removal, (5) riparian, salt marsh plantings and LWD, and (6) demobilization.

Sand and Gravel Beach

The existing shoreline will be expanded by placement of sand and gravel waterward and landward of the OHWM. The purpose of expanding the existing beach is to cover the armored shoreline with more natural sand and gravel substrate fill, which will improve intertidal habitat function as well as waterfront access and provide a hand-carry launch access for the public in the location of the existing concrete structures (to be removed). 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 and 7,290 cy of washed gravel fill (2.5-inch minus) will be added to the shoreline below the OHWM to improve habitat. The newly constructed beach will be sloped at approximately 8H:1V. This gently sloped, broad beach profile will act as a buffer against wave attack, helping to prevent erosion of the upper beach and backshore (WDFW 2014). The washed gravel will be placed above and below the OHWM by land-based equipment. Topsoil will only be placed above the OHWM to provide an appropriate planting medium for riparian vegetation. Placement of the mixed sand and gravel over the existing riprap revetment to create the foreshore will result in the conversion of 0.42 acre of degraded aquatic area to upland habitat.

Based on the 2014 Geotechnical Engineering Report and subsequent recommendations prepared by Landau Associates completed for the project/site (2014 and 2021, respectively), the geotechnical engineer recommends leaving the existing riprap in place so as not to destabilize the shoreline slope. Under an alternatives analysis conducted by the shoreline design team, several alternatives for the design of the shoreline restoration were evaluated (Moffatt & Nichol 2025). The preferred alternative for the shoreline restoration includes cutting back the upper portion of the shoreline revetment above the OHWM and placing topsoil landward the OHWM. This alternative results in the minimum amount of fill placed waterward of the OHWM to achieve the purpose of the shoreline restoration. The proposal to placed gravel fill over the remainder of the existing riprap and then sand and gravel beach fill to create the 8:1 sloping beach will result in the highest factor of safety for the beach slope, also marginally increasing the seismic stability of the slope.

The creation of “new” uplands is incidental to the placement of fill material to create the sand and gravel beach (shoreline restoration). As noted above, the riprap revetment must remain to prevent hazardous destabilization of the shoreline. However, the only amenities that will occur within this area of “new” uplands will be the restored VCA (i.e., native riparian vegetation) and public access (e.g., beach access points). No new developable land will be created in this area. Also, installing and maintaining an upland cap/cover will most likely be a requirement of the selected Model Toxics Control Act (MTCA) remedy for the site.

Construction areas will be accessed from existing uplands, and work will be conducted from land using excavators. A small dozer and loader may also be used to construct the shoreline improvements. Haul trucks would be used to import and export material. Construction of the sand and gravel beach and handy-carry launch is anticipated to take up to eight weeks. The sequence of construction will depend upon the contractor's equipment and water levels during construction activities. In general, construction will start in intertidal areas at the toe of the proposed beach and progress upslope (landward). No excavation will take place below the OHWM. No land-based equipment will enter the water. Using clean and washed gravel will minimize in-water disturbances and remove the need for a turbidity curtain.

Shore Access

The proposed shoreline restoration includes the installation of three beach access points off of the esplanade to allow direct public access to the shoreline. Two of the access points will include stairs down to the beach located immediately above the proposed OHWM. The third access point includes an ADA-compliant paved path leading to a small landing located immediately above the OHWM. These access points will be bordered by dense native riparian plantings to prevent intrusion into the planted riparian habitat along the restored shoreline. Appropriate signage will be installed indicating the public's right to access the shoreline and the allowable hours of such access (typically from dawn to dusk).

The public beach access points will encroach into the VCA to provide access from the public esplanade to the beach. These three access points will reduce the area of the VCA by a total of approximately 540 square feet. To comply with OMC 18.20.495.C, this reduction in VCA area will be offset by expanding the VCA by 540 square feet at the south end of the VCA and public esplanade, adjacent to the south property line.

Waterfront Esplanade

A publicly accessible waterfront esplanade will be constructed immediately landward of the 30-foot VCA. The paved esplanade will be 20 feet wide with 1-foot crushed gravel shoulders and will separate the VCA from the upland landscaping and development. This lighted esplanade will extend along approximately 1,100 linear feet of shoreline and will allow the public views of the planted VCA, riparian habitat, and restored shoreline. The three beach access points will directly connect the esplanade to the restored beach and waterfront, allowing the public physical access to the beach. The waterward border of the esplanade will be densely planted with native vegetation to prevent access into the VCA, except at the three beach access points. Paved access paths will lead from both the north and south ends of the esplanade to West Bay Drive, allowing direct public pedestrian access from West Bay Drive to the esplanade and beach.

Debris Removal

Debris removal will include the removal of derelict structures including 200 treated piles, the outline of a dilapidated timber dock, and old concrete structures. In addition, various debris including concrete debris, metal iron beams, wood logs, rock, and iron pipe will also be removed. Four abandoned culverts will be plugged and removed. It is anticipated that up to 300 cy of concrete, 200 treated timber piles, and 0.5 cy of metal will be removed from over approximately 0.25 acre. Debris removal will be completed using land-based excavators at low tide to minimize impacts to water quality. A dozer and loader could also be used to remove large pieces of debris that cannot be accessed from the uplands. Haul trucks will be used to dispose of materials. Once debris has been removed, the areas where larger concrete structures have been removed will be capped with approximately 558 cy of sand and gravel fill. Debris will be collected and disposed at an appropriately authorized waste disposal facility. Debris removal is anticipated to take 10 weeks.

Intertidal and Riparian Plantings, Large Woody Debris

The purpose of the intertidal and riparian plantings is to create and restore intertidal and riparian habitat. Concrete/asphalt debris will be removed from the upper slope below OHW and replaced with a new vegetated area. The salt marsh planting zone will occur from +12 to +15.5 feet MLLW. Salt marsh plants may include pickleweed, fleshy jaumea, Puget Sound gumweed, and salt-marsh plantain. A transitional planting zone from approximately +15.5 to +17 feet MLLW will provide a gradual transition between salt-marsh habitats and upland habitats. Plants within this zone may include pacific silver weed, deschampsia, willow, and oceanspray. The riparian zone will occur at elevation +15.5 feet MLLW and above. Riparian plants will include a variety of conifers, deciduous trees, and shrubs. A rototiller and gator truck would be used to prepare the subgrade for planting. Equipment will not enter the water. Topsoil may also be added above the OHW for planting.

LWD will be anchored along the upper shore zone on the bench. This area will be cut back from the existing riprapped slope, creating a bench on which LWD will be anchored. Logs and root balls will be placed within and above the areas planted with saltmarsh, immediately below the riparian plantings. The LWD will provide habitat to aquatic and terrestrial organisms, while also providing an informal barrier to human disturbance in the areas of placement.

Demobilization

Demobilization will consist of dismantling temporary guides and platforms, removal of best management practice (BMP) measures, as necessary, and site clean-up. As mentioned, all debris will be transported offsite to an approved disposal facility or recycled, as appropriate. Equipment and remaining construction materials would be transported back to their points of origin.

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

The purpose of the project is to redevelop a vacant, former Brownfield industrial property to provide mixed-use residential, commercial and recreation uses along the Budd Inlet waterfront. The proposed project will include significant public access amenities, including a waterfront esplanade. As part of the development agreement between West Bay Development Group LLC and the City of Olympia, the project will also include restoration of the shoreline along the entire site. Restoration of the shoreline is consistent with the goals and objectives of the City's 2012 SMP Restoration Plan for Budd Inlet, as well as the policies and goals of the City's Comprehensive Plan. The design of the proposed shoreline restoration has been informed by the City's 2016 West Bay Environmental Restoration Assessment - Final Report, the Squaxin Island Tribe's Conceptual Approach to Prioritization for Restoration and Conservation of Budd Inlet, and the Lacey, Olympia, Tumwater Shoreline Analysis and Characterization Report prepared for the Thurston Regional Planning Council, and the U.S. Army Corps of Engineer's Engineering With Nature (EWN) natural shoreline stabilization guidelines and principles.

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

☒ Commercial ☒ Residential ☐ Institutional ☐ Transportation ☒ Recreational

☐ Maintenance ☒ Environmental Enhancement

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

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

☒ Other: multi-unit residential buildings, commercial cafes and restaurants, public esplanade with shoreline access, debris removal, shoreline restoration

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [help]

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

Upland Construction

Above the OHWM of the site, the site will be cleared and graded using typical earthmoving equipment. Approximately 35,000 cy of fill material will be imported to the site to bring the site to final grade. To avoid and reduce impacts from construction, 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.

Shoreline Restoration

Construction below the OHWM will involve the restoration of the shoreline along the entire site. This will entail the placement of approximately 32,813 cy of gravel and beach fill material using typical construction equipment to create approximately 165,000 square feet of restored shoreline beach. It is anticipated that the proposed shoreline fill will extend approximately 100-150 feet waterward of OHWM, to an elevation of approximately -+1 feet MLLW.

Due to the shallow, flat nature of the lower intertidal portions of the site and the resultant risk of barge groundings, all construction access to the shoreline will be accomplished from the site uplands. As such, a temporary gravel access slope may be established from which earthwork machines will access the intertidal shoreline for debris removal. This gravel slope will be located entirely within the proposed footprint of the beach restoration. Depending on the nature of the material used for this slope, it will either be spread along the slope as part of the gravel berm covering the existing riprap, or removed prior to placement of the gravel berm layer underlying the sandy gravel beach material. Machinery operating on the intertidal beach prior to restoration will only be that which is necessary for debris removal, and will only operate in the dry during low tides. Also, care will be taken to avoid machinery sinking into the soft intertidal substrates, through the use of crane pads or other portable, temporary means. Any disturbed sediments resulting from debris removal will be returned to their pre-disturbance condition prior to tidal inundation. All debris removed from the site will be disposed of at an appropriate upland disposal facility.

To minimize the amount of fill material placed waterward of the OHWM, the shoreline revetment above the OHWM will be cut back. The result of this cutback will be a reduction of approximately 5,773 cy of fill material placed below the OHWM and a reduction in area of upland conversion of 0.35 acre, from 0.77 acre to 0.42 acre. Cutback of the top of the slope will create a bench approximately 8 feet wide at approximately +17 feet MLLW.

Removal of the top of the riprap revetment and placement of the gravel underlayment for the shoreline restoration will be accomplished from the uplands using long-reach excavators and similar earthmoving equipment staged from the top of the bank. The gravel material will cover the existing riprap slope and form the base layer of the shoreline beach fill, extending from approximately OHW down to the toe of the riprap slope. The gravel fill will be sloped at approximately 4H:1V. Once the gravel has been placed the mixed sand/gravel beach fill will be placed. Placement of this material will also be accomplished using a long-reach excavator or crane/bucket staged from the uplands.

Once the top of the revetment has been cut back and the gravel and beach material has been placed and graded, LWD will be anchored on the bench. The LWD will be anchored using buried weights or helical screws with heavy chain to prevent movement. The LWD will be placed at approximately +17 feet MLLW, within the lower riparian vegetation. Placement and anchoring of the LWD will be accomplished from the uplands using typical construction equipment to deliver and hoist into place.

Once the LWD has been placed and anchored, the topsoil material will be placed, transitioning from the upland site grade (+26 feet MLLW) down to the top of the bench (+17 feet MLLW) and saltmarsh and riparian vegetation will be installed.

Shoreline restoration is planned to begin in 2026. The work will begin with construction of the beach and grading of the uplands. BMPs will be implemented to minimize impacts from in-water work during beach construction and upland work. Construction of the beach is planned to occur during the in-water construction period of July 16- February 15. Additionally, forage fish (surf smelt) are mapped as spawning on this beach. The USACE and WDFW work window for surf smelt is April 1 – June 30. Since these work windows do not align, forage fish spawn surveys may be required prior to work in lieu of adherence to the forage fish work window. The shoreline construction is expected to be completed within 12 to 16 weeks.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]

- If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage.

Start Date: Summer 2026 End Date: Summer 2031 ☒ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]

$200,000,000

6h. Will any portion of the project receive federal funding? [help]

- **If yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

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

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

☒ Not applicable

One wetland is located across West Bay Drive from the project site. The project will not impact wetlands.

7b. Will the project impact wetlands? [help]

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☒ Yes ☐ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No ☐ Don't know

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

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

☐ Yes ☒ No ☐ Don't know

No wetland impacts are proposed for this project. While a small portion of wetland buffer extends onto the project site, this area is separated from the wetland (Wetland A) such that it cannot function as buffer due to its landscape position.

Wetland A is a Category III wetland located west of West Bay Drive from the project site (see Grette Associates Critical Areas Report, 2022). Wetland A has a buffer width of 140 feet. A portion of this buffer extends across West Bay Drive and onto the southwest portion of the project site. The buffer condition on the project site, east of West Bay Drive from the wetland, is highly degraded. It consists of asphalt and crushed concrete surfacing, concrete blocks, relic railroad tracks, and invasive vegetation, providing no habitat function to Wetland A. Additionally, this buffer area on the site is well below the elevation of Wetland A, eliminating the potential for the area to provide stormwater protection to the wetland. Therefore, the area of buffer within the site provides no habitat or stormwater buffer function to Wetland A.

As the buffer area on the site is functionally isolated from the wetland, there are no impacted buffer functions to be mitigated for.

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

N/A.

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

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

[1] If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
[2] Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

[3] Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
[4] Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

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

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

N/A.

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

N/A.

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

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

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

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

☐ Not applicable

All activities related to the mixed-use development will occur in uplands, landward of the OHWM and high tide line (HTL). All work waterward of the OHWM, including placement of select substrate materials and planting of riparian and saltmarsh vegetation, is being done as a voluntary shoreline restoration project agreed to by the developer as part of a development agreement. For more detailed information regarding the mitigation sequencing for the project, please refer to the No Net Loss Analysis and Mitigation Sequencing Narrative, as well as the Restoration and Mitigation Plan prepared for the project.

8b. Will your project impact a waterbody or the area around a waterbody? [help]

☒ Yes ☐ No

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

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

☒ Yes ☐ No ☐ Don't know

A Restoration and Mitigation Plan has been prepared to describe the shoreline restoration in detail as well as describe the mitigation of impacts to the site's VCA along the shoreline. The shoreline restoration aspect of the project (waterward of the VCA) is a voluntary action being undertaken by the developer, and is not mitigation for project impacts.

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

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

All work waterward of the OHWM will restore and enhance the aquatic environment. This includes placement of select beach substrates and planting of saltmarsh vegetation to provide improved habitat for forage fish and migrating juvenile salmonids. The shoreline restoration has been designed to be consistent with the City of Olympia's 2016 West Bay Environmental Restoration Assessment – Final Report, the City's 2012 Shoreline Master Program Restoration Plan, and the Squaxin Island Tribe's 2010 Conceptual Approach to Prioritization for Restoration and Conservation of Budd Inlet. Refer to Section 6 above for a description of the shoreline restoration actions proposed for this site.

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

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name[1]	Impact location[2]	Duration of impact[3]	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Fill	West Bay/Budd Inlet	In-water	approx. 3 months, during active construction	approx. 32,813 cubic yards placed below OHW	165,000 sq ft.
Debris Removal/Excavation	West Bay/Budd Inlet	In-water	approx. 10 weeks	approximately 764 cy	10,890 sq ft.
Plant Saltmarsh	West Bay/Budd Inlet	In-water	3 weeks	N/A	8,762 sq ft

[1] If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.
[2] Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.
[3] Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

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

In-water fill material for the proposed shoreline restoration project will include mixed sand/gravel for the beach and gravel for the underlying berm. Sand and gravel beach material will also be used to cap the area where the large concrete structures will be removed. All fill material will be sourced from a local commercial dealer, and will be free from contaminants such as petroleum hydrocarbons. A total of approximately 32,813 cubic yards of fill material will be imported to the site and placed below the OHWM. The material will be placed and spread on the shoreline using long-reach excavators, a crane and bucket, or like earthmoving equipment operating from the top of the shoreline (uplands). All fill placement will be done in the dry during periods of low tide.

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

Much of the metal debris to be removed from the shoreline is lying on the surface and will be grabbed by an excavator and placed into a haul truck for disposal. Pile stubs will be removed by direct pull using a choker chain. In the event pile cannot be freed from the substrate, they will be cut off approximately 2 feet below the mudline and buried. It is estimated that approximately 0.5 cy of metal debris and 200 treated timber piles will be removed. All material removed will be hauled off the site and disposed of at an appropriate disposal facility.

Concrete debris to be removed may require minor excavation of surface soils to access the lower extent of the structures. Any excavation work which occurs during removal of concrete structures will occur in the dry during low tide. Attempts will be made to remove concrete structures whole, with minimal demolition in-situ. If demolition is necessary due to the size of the structure or how it is situated in the ground (i.e., pile-supported), care will be taken to avoid the spread of concrete debris on surrounding substrates. BMPs will be employed to prevent concrete dust and other fine particles from entering the water upon tidal inundation. It is estimated that approximately 300 cy of concrete debris and structures will be removed from the intertidal shoreline. This material will be placed into haul trucks once removed and disposed of or recycled at an appropriate upland facility.

Part 9–Additional Information

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

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

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Olympia	Nicole Floyd	360-570-3768	4/22/2025
USACE	Alex Hammond	206-495-3014	6/4/2025
NMFS	Nissa Rudh	360-701-9699	3/12/2025
WDFW	Noll Steinweg	360-628-2173	2/11/2025
WA Dept of Ecology	Lizzy Carp	564-200-4184	3/4/2025

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

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d.

☒ Yes ☐ No

Budd Inlet (Inner):

Water – Tissue (7 listings):

2,3,7,8-TCDD (Dioxin), Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Chrysene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene

Sediment – 35 listings:

1,2-Dichlorobenzene, Anthracene, Arsenic, Benzo(a)pyrene, Bis(2-Ethylhexyl)phthalate, Cadmium, Chromium, Chrysene, Copper, Di-n-butyl phthalate, Dibenzo(a,h)anthracene, Fluoranthene, Fluorene, Indeno(1,2,3-c,d)pyrene, Lead, Mercury, High Molecular Weight Polycyclic Aromatic Hydrocarbons (HPAH), Pentachlorophenol, Phenol, Pyrene, Silver, Zinc, Benzo(a)anthracene, Low Molecular Weight Polycyclic Aromatic Hydrocarbons (LPAH), 2-Methylnaphthalene, 4-Methylphenol, Acenaphthene, Acenaphthylene, Benzo(g,h,i)perylene, Benzofluoranthenes Total (b+k+j), Butyl benzyl phthalate, Di-n-Octyl phthalate, Dibenzofuran, Naphthalene, Phenanthrene

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

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

Puget Sound - 171100

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

- Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #.

WRIA 13 -- Deschutes

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.

☐ Urban ☐ Natural ☒ Aquatic ☐ Conservancy ☒ Other: Urban Intensity

9g. What is the Washington Department of Natural Resources Water Type? [help]

- Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.

☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: City of Olympia 2016 Drainage Design and Erosion Control Manual and Ecology's Stormwater Management Manual for Western Washington – July 2019

9i. Does the project site have known contaminated sediment? [help]

- **If Yes**, please describe below.

☒ Yes ☐ No

Between 2007 and 2012, a remedial investigation (RI), feasibility study (FS), interim action (IA), and cleanup action plan (CAP) were completed for the former Hardel Mutual Plywood Corporation (Hardel) Site (Site) pursuant to Agreed Order (AO) #DE 4108 between Hardel and the Washington State Department of Ecology (Ecology). The Site remedy under that AO included removing petroleum product floating on top of groundwater, removing 23,331 tons of petroleum-contaminated soil and debris, and discharging approximately 1,250,600 gallons of treated water to the Lacey, Olympia, Tumwater, Thurston County (LOTT) sanitary sewer system. In 2012, Ecology removed the Site from the Hazardous Sites List and issued a No Further Action determination in an AO Satisfaction Letter, which stated that no additional remedial action was necessary at the Site unless new or different information became known.

Between 2020 and 2022, PIONEER Technologies Corporation (PIONEER) conducted investigation activities prior to and after West Bay Development Group, LLC (WBDG) purchased the property from Hardel, and discovered a few minor and localized areas of Site contamination in upland soil and groundwater (mostly petroleum constituents) that were not found during the previous AO work. This additional upland soil and groundwater contamination is not impacting West Bay surface water or sediment, and can be remedied with a focused soil excavation and an upland cap/cover. In addition, elevated methane concentrations, which are most likely caused by bacteria decomposing subsurface wood debris, were detected in subsurface soil vapor in select upland portions of the Site. Subsurface methane can be a concern if it gets into indoor air. The potential for subsurface methane to cause an indoor air hazard at this Site is low, especially given the proposed addition of several feet of fill soil and the mechanical ventilation systems for the new buildings. Nonetheless, the potential methane concern would be further remedied by installing a vapor barrier and venting system underneath proposed buildings, and conducting indoor air sampling for confirmation. Because additional contamination was identified at the Site, Ecology rescinded its 2012 No Further Action determination in August 2021.

In late December 2022, Ecology notified PIONEER and WBDG that Ecology had concluded that historical operations and activities on the Site may have historically contributed to elevated dioxins/furans and carcinogenic polycyclic aromatic hydrocarbons in West Bay sediment. This December 2022 conclusion was contrary to Ecology's conclusion in its 2012 CAP, which stated (1) "sediment containing phthalates and dioxins/furans are not associated with historic operations at this Site" and (2) "there have been no documented uses of this Site that would have produced phthalates or dioxins/furans." Ecology's December 2022 conclusion was based on Budd Inlet sediment data collected after Ecology's 2012 CAP. Although PIONEER and WBDG disagree with Ecology's December 2022 analysis and conclusion, in 2023 WBDG requested a new AO with Ecology to conduct additional sediment investigation activities and address the remnant upland contamination. The AO is expected to be finalized by the end of 2024. AO deliverables include a Supplemental RI Work Plan, a Supplemental RI/FS Report, and a draft CAP.

9j. If you know what the property was used for in the past, describe below. [help]

The subject property was first developed in in the early 1900's and was used as a sawmill. Various other industrial uses occurred on the site over the years until 1980, when the subject property was occupied by the Hardel Mutual Plywood Corp. plywood manufacturing facility. The facility stopped operations in 1996 and the buildings were demolished in the late 1990's. The site then underwent various remediation actions until 2010, when much of the site was backfilled with crushed concrete surfacing. Since that time the site has been vacant.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help]

- **If Yes**, attach it to your JARPA package.

☒ Yes ☐ No

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

Marbled Murrelet (*Brachyramphus marmoratus*) – Threatened
Streaked Horned Lark (*Eremophila alpestris strigata*) – Threatened
Yellow-billed Cuckoo (*Coccyzus americanus*) – Threatened
Bull Trout (*Salvelinus confluentus*) – Threatened
Chinook salmon (*Oncorhynchus tshawytscha*) – Threatened
Southern Resident Killer Whale (*Orcinus orca*) - Endangered

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

Great Blue Heron (*Ardea herodias*)
Yuma myotis (*Myotis yumanensis*)
Big brown bat (*Eptesicus fuscus*)
Little brown bat (*Myotis lucifugus*)
Chinook salmon (*Oncorhynchus tshawytscha*)
Coho salmon (*Oncorhynchus kisutch*)

Part 10–SEPA Compliance and Permits

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

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

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

- For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.

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

☒ A SEPA determination is pending with City of Olympia (lead agency). The expected decision date is _____.

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

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

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

_____

☐ Other: _____

☐ SEPA is pre-empted by federal law.

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

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☒ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☒ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete JARPA Attachment E and submit a check for $25 payable to the Washington Department of Natural Resources. **Do not send cash.**

Washington Department of Ecology:

☒ Section 401 Water Quality Certification ☐ Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

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

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

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11–Authorizing Signatures

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

11a. Applicant Signature (required) [help]

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

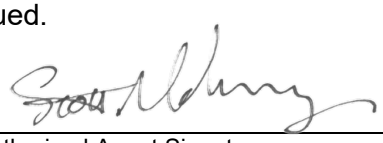
I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

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

Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

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

Authorized Agent Printed Name	Authorized Agent Signature	Date
Scott Maharry		July 14, 2025

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

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

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

Property Owner Printed Name	Property Owner Signature	Date

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

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

Attachment 4.A

TIDAL AND GEODETIC DATUMS:

HIGHEST OBSERVED WATER LEVEL (12/15/1977)	+17.94'
MEAN HIGHER HIGH WATER (MHHW)	+14.56'
MEAN HIGH WATER (MHW)	+13.55'
MEAN SEA LEVEL (MSL)	+8.35'
MEAN TIDE LEVEL (MTL)	+8.31'
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)	+3.99'
MEAN LOW WATER (MLW)	+3.07'
MEAN LOWER LOW WATER (MLLW)	+0.00'
LOWEST OBSERVED WATER LEVEL (1/2/1977)	-4.33'

REFERENCE: NOAA STATION 946969

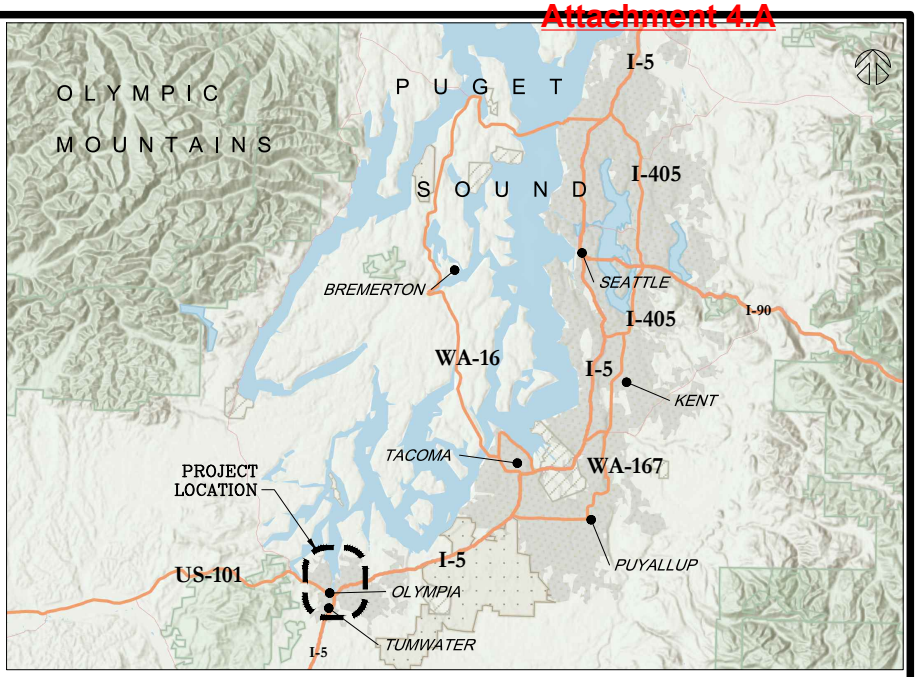
WATER LEVELS:

HIGH TIDE LINE (HTL)	+15.90'
ORDINARY HIGH WATER MARK (OHWM)	+15.50'

REFERENCE: FIELD DELINEATION BY A MARINE BIOLOGIST ON APRIL 28th, 2021 AND TIDAL DATA

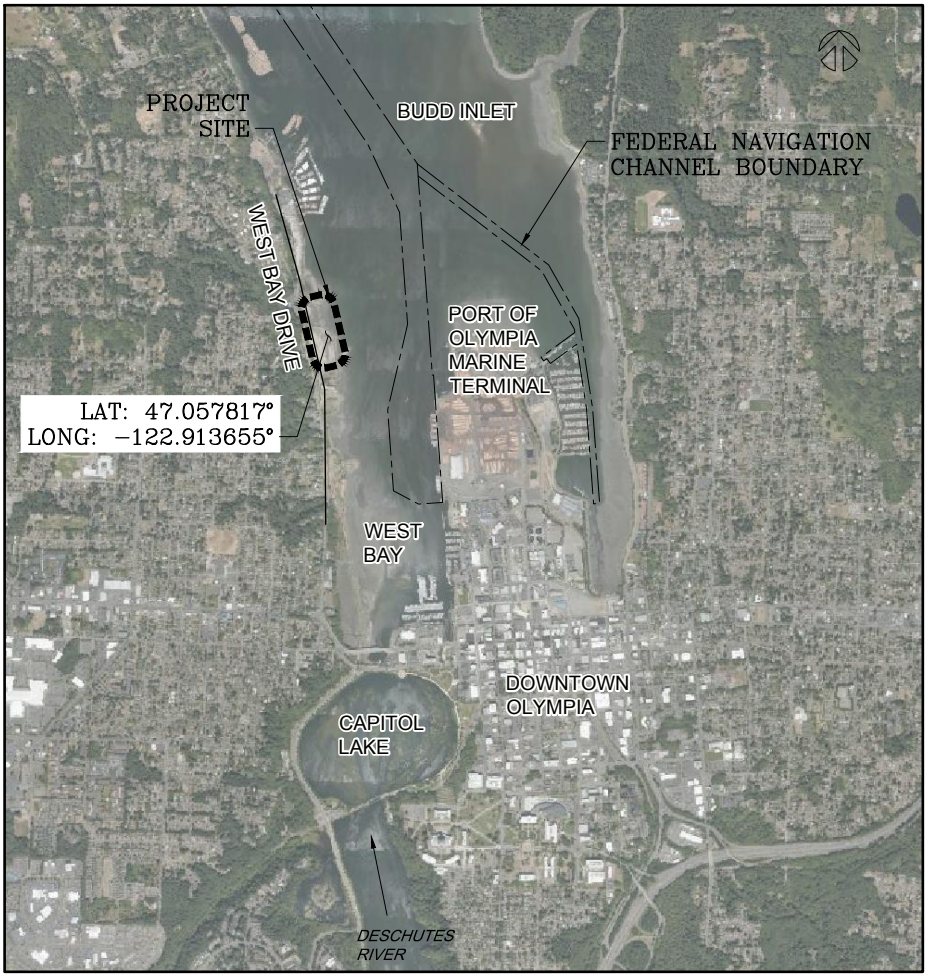
LIST OF DRAWINGS

SHEET NUMBER	SHEET TITLE
FIG-001	COVER SHEET
FIG-002	EXISTING SITE PLAN
FIG-003	DEBRIS REMOVAL AND DEMOLITION
FIG-004	PROPOSED GRADING PLAN
FIG-005	PROPOSED PLANTING PLAN
FIG-006	SECTIONS SHEET 1
FIG-007	SECTIONS SHEET 2



VICINITY MAP

SCALE: NTS



LOCATION PLAN

SCALE: NTS

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

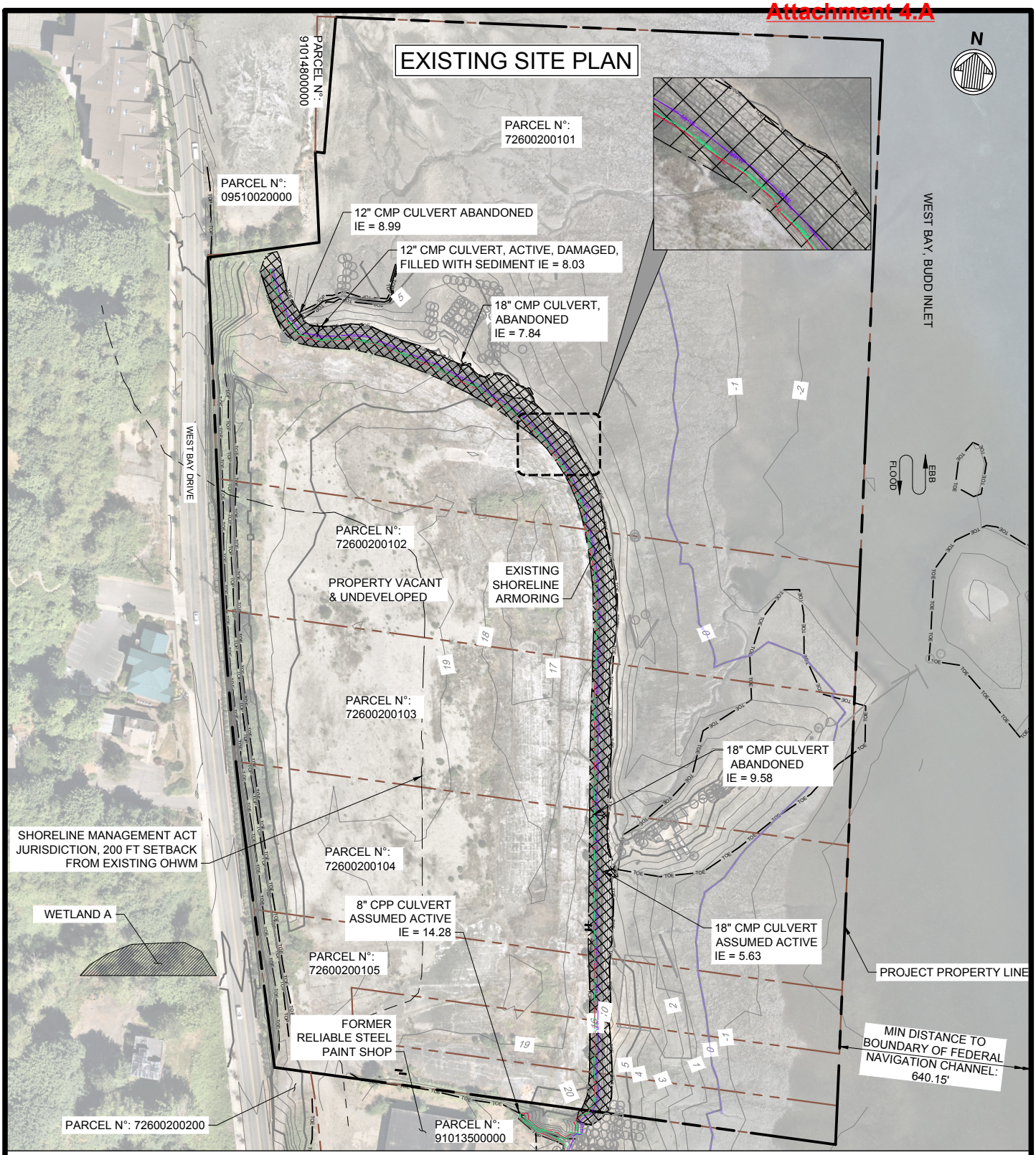
APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 1 OF 7 DATE: JULY 11, 2025

File: Q:\SEA\201839\CADD_Active_JARPA\FIGURE_001

EXISTING SITE PLAN



NOTES

1. EXISTING CONDITIONS (INCLUDING ELEVATION CONTOURS AND DEBRIS DELINEATION) BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY MTN 2 COAST LLC DATED 2020-06-08.
2. AERIAL: NEARMAP 2019-06-25.
3. PARCEL LINES ARE FROM THURSTON COUNTY GEODATA CENTER.
4. VERTICAL DATUM AND UNIT: MEAN LOWER LOW WATER (MLLW) AND FT.

160' 0' 160' 320'

SCALE: 1"=160'

LEGEND

- RELIC PILES
- RELIC CONCRETE STRUCTURES
- EXISTING ARMOR
- PARCEL LINE
- PROPERTY LINE
- EXISTING CONTOUR (ELEVATION FT, MLLW)
- OUTFALL
- HTL (+15.90 FT MLLW)
- OHWM (+15.50 FT MLLW)
- MHW (+13.55 FT MLLW)
- MLLW (0.00 FT MLLW)

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 2 OF 7 DATE: JULY 11, 2025

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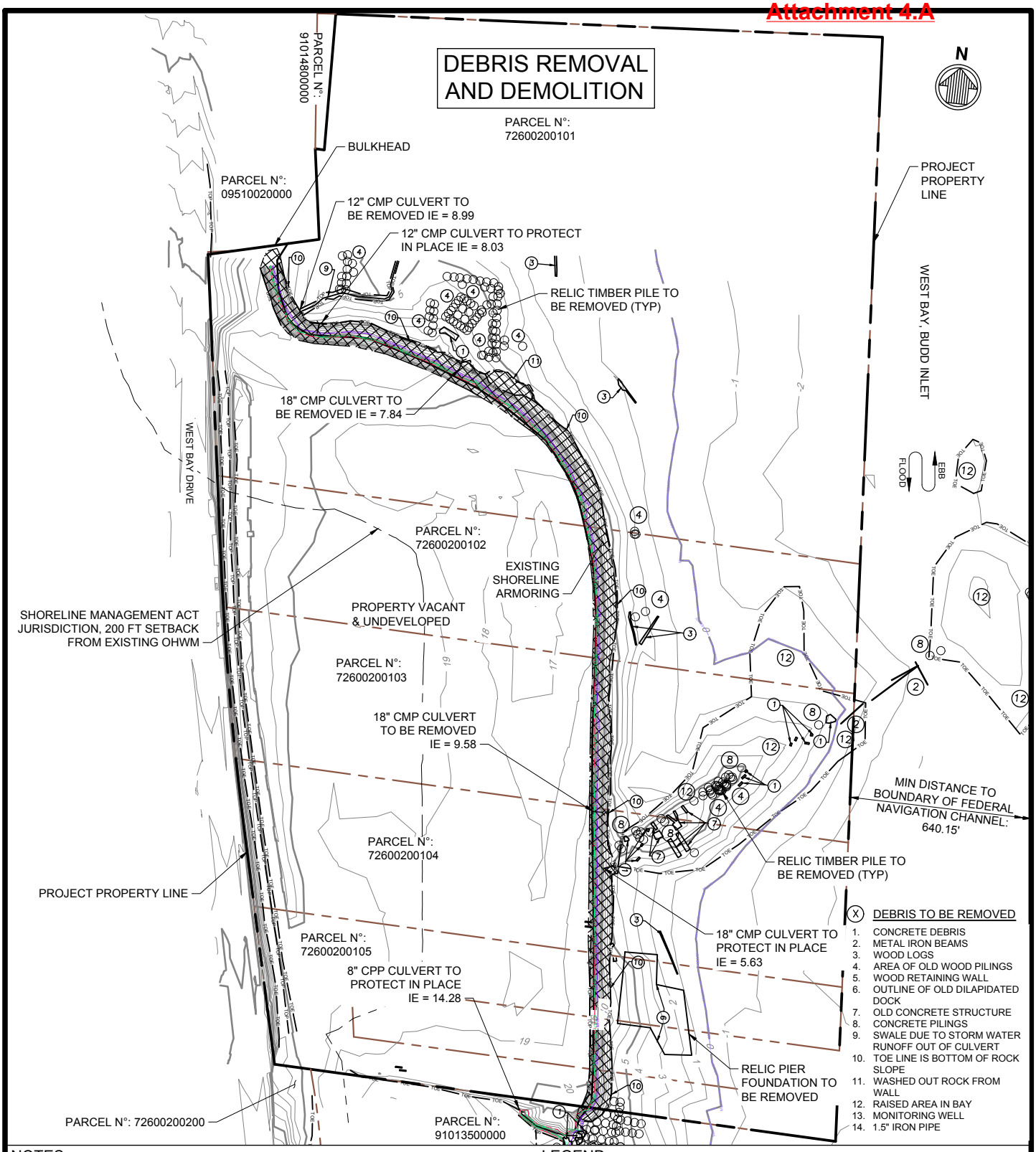


NOTES

1. EXISTING CONDITIONS (INCLUDING ELEVATION CONTOURS AND DEBRIS DELINEATION) BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY MTN 2 COAST LLC DATED 2020-06-08.
2. PARCEL LINES ARE FROM THURSTON COUNTY GEODATA CENTER.
3. VERTICAL DATUM AND UNIT: MEAN LOWER LOW WATER (MLLW) AND FT.

160' 0' 160' 320'

SCALE: 1"=160'

LEGEND

- RELIC PILES TO BE REMOVED
- RELIC CONCRETE STRUCTURES TO BE REMOVED
- EXISTING ARMOR
- PARCEL LINE
- PROPERTY LINE
- EXISTING CONTOUR (ELEVATION FT, MLLW)
- OUTFALL
- HTL (+15.90 FT MLLW)
- OHWM (+15.50 FT MLLW)
- MHW (+13.55 FT MLLW)
- MLLW (0.00 FT MLLW)

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

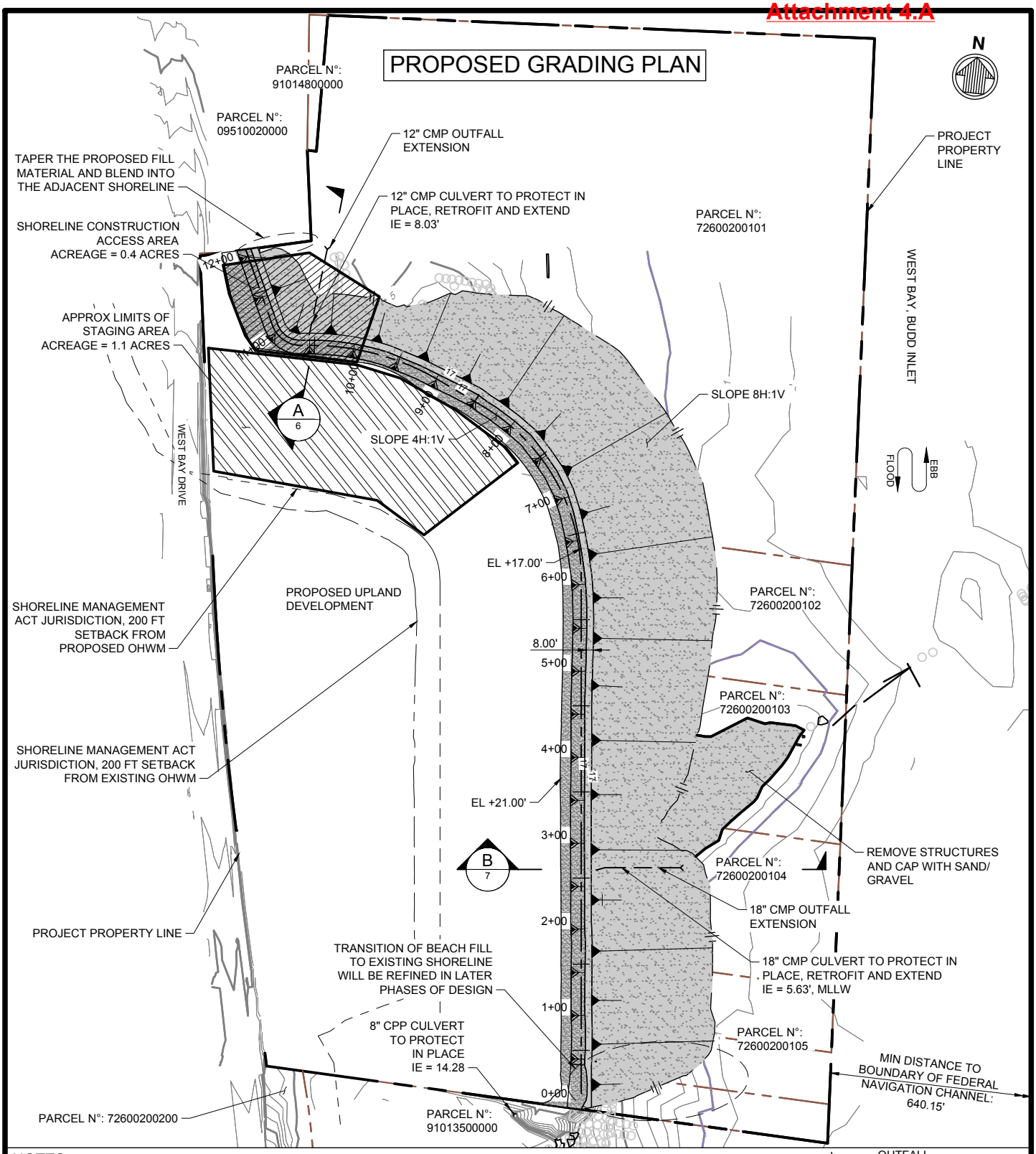
APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 3 OF 7 DATE: JULY 11, 2025

File: Q:\SEA\201839\CADD_Active_JARPA\FIGURE_003

PROPOSED GRADING PLAN



NOTES

1. EXISTING CONDITIONS (INCLUDING ELEVATION CONTOURS AND DEBRIS DELINEATION) BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY MTN 2 COAST LLC DATED 2020-06-08.
2. PARCEL LINES ARE FROM THURSTON COUNTY GEODATA CENTER.
3. VERTICAL DATUM AND UNIT: MEAN LOWER LOW WATER (MLLW) AND FT.

160' 0' 160' 320'

SCALE: 1"=160'

LEGEND

- TOP SOIL
- MIXED SAND/ GRAVEL FORESHORE
- SHORELINE CONSTRUCTION ACCESS AREA
- APPROX LIMITS OF STAGING AREA
- OUTFALL PARCEL LINE
- PROPERTY LINE
- EXISTING CONTOUR (ELEVATION FT, MLLW)
- HTL (+15.90 FT MLLW)
- OHWM (+15.50 FT MLLW)
- MHW (+13.55 FT MLLW)
- MLLW (0.00 FT MLLW)

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 4 OF 7 DATE: JULY 11, 2025

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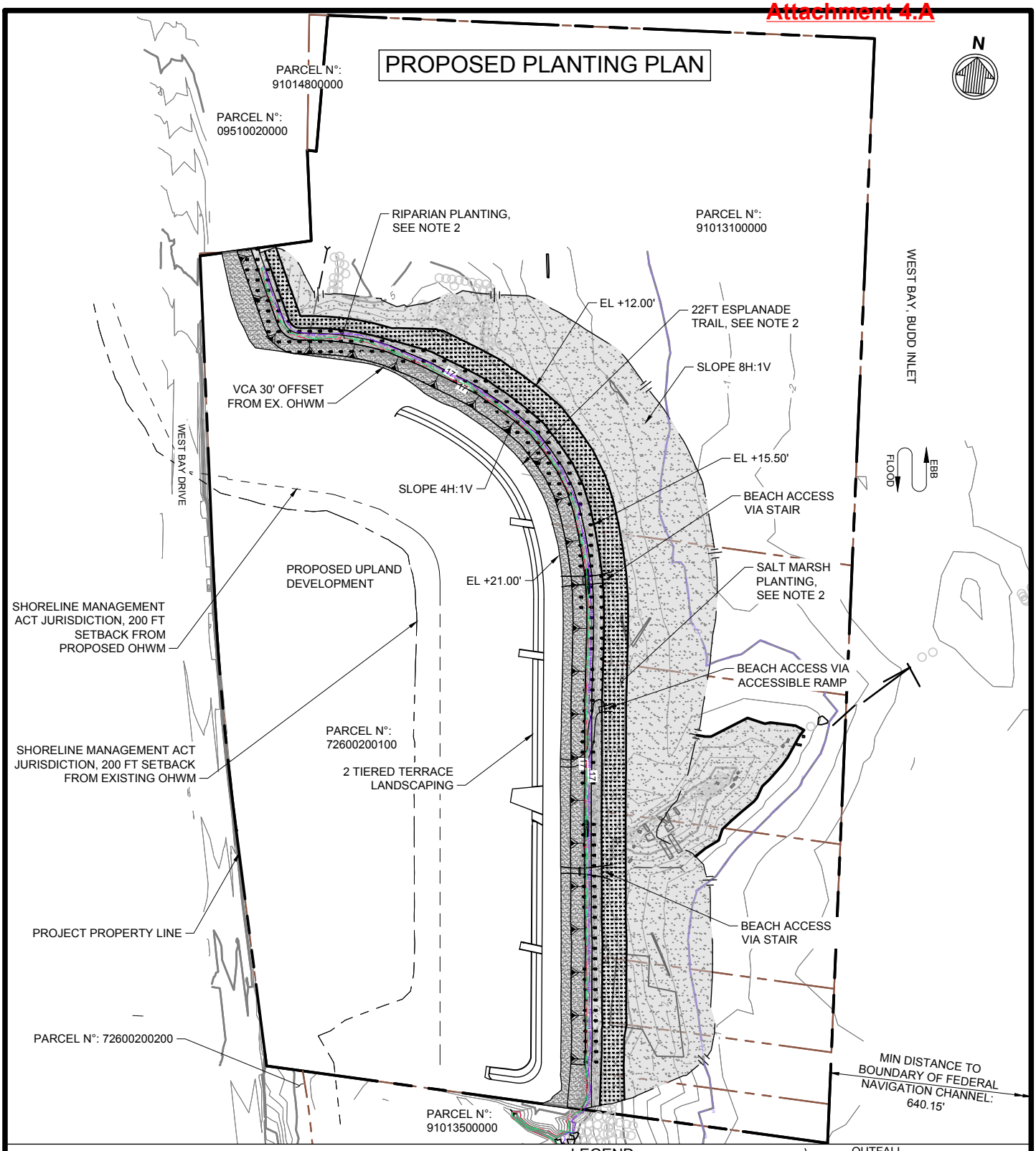
PROPOSED PLANTING PLAN



NOTES

1. PARCEL LINES ARE FROM THURSTON COUNTY GEODATA CENTER ACCORDING TO: THURSTON COUNTY GEODATA CENTER.
2. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS.

160' 0' 160' 320'

SCALE: 1"=160'

LEGEND

- TOP SOIL
- MIXED SAND/ GRAVEL FORESHORE
- RIPARIAN PLANTING
- SALT MARSH PLANTING
- OUTFALL
- PARCEL LINE
- PROPERTY LINE
- EXISTING CONTOUR (ELEVATION FT, MLLW)
- EXIST HTL (+15.90 FT MLLW)
- EXIST OHWM (+15.50 FT MLLW)
- EXIST MHW (+13.55 FT MLLW)
- EXIST MLLW (0.00 FT MLLW)

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 5 OF 7 DATE: JULY 11, 2025

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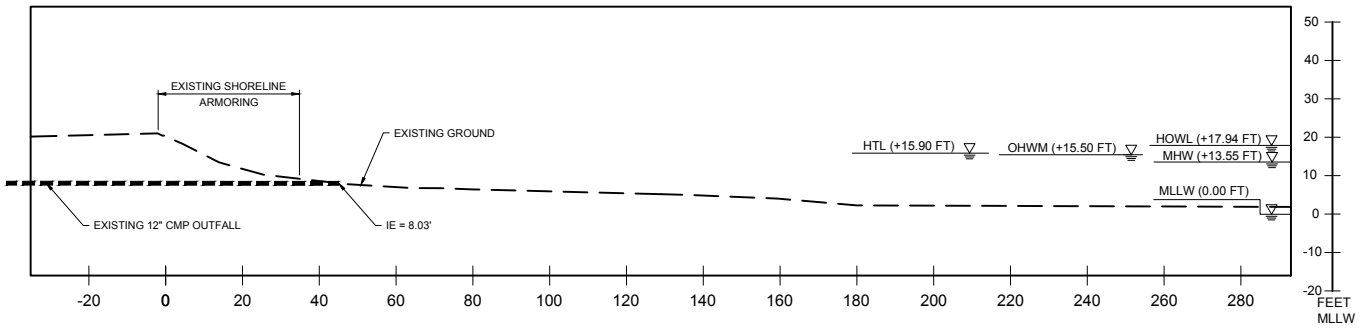
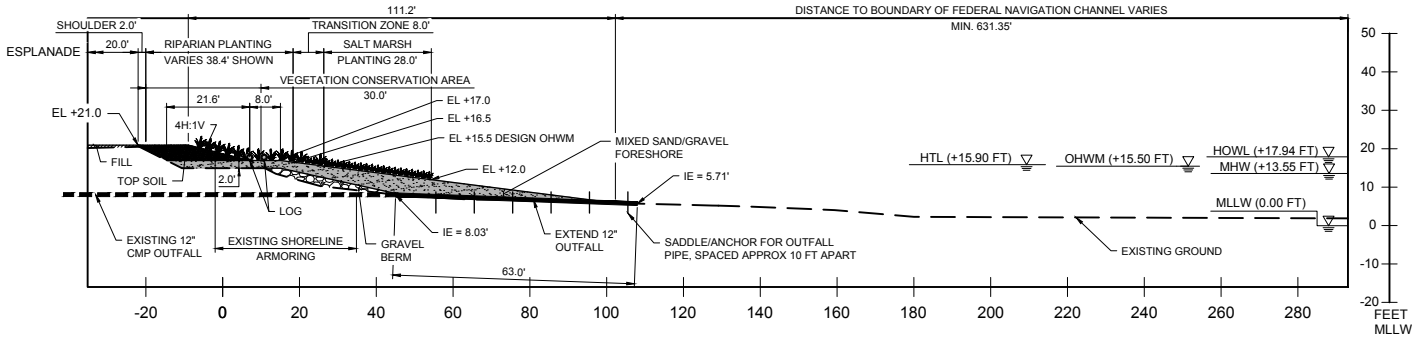
SECTIONS SHEET 1



A/4 NORTH SECTION - EXISTING
SCALE: 1":50'



A/4 NORTH SECTION - PROPOSED
SCALE: 1":50'

Fill Material/Debris	Estimated Total Volume (yd^3)	Estimated Volume Seaward of HTL (yd^3)	Estimated Volume Seaward of OHWM (yd^3)	Number of Piles
Beach - Topsoil	2,175	-	-	-
Beach - Sand/ Gravel	26,760	25,025	24,965	-
Beach - Gravel Berm	7,290	7,290	7,290	-
Landward Excavation	4,180	-	-	-
Cap after Debris Removal - Sand/ Gravel	558	558	558	-
Debris Removal - Concrete Debris	127	127	127	-
Debris Removal - Old concrete Structure	172	172	172	-
Debris Removal - Timber Treated Piles	465	465	465	200
Outfall Splash Pad - Coarse Gravel	2	2	2	-

NOTES

1. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS.

LEGEND

- × LIMITS OF EXISTING SHORELINE ARMOR
- — — EXISTING GROUND
- —— PROPOSED GRADE
- TOP SOIL
- MIXED SAND/ GRAVEL FORESHORE
- GRAVEL BERM
- FILL

50' 0' 50' 100'
SCALE: 1"=50'

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

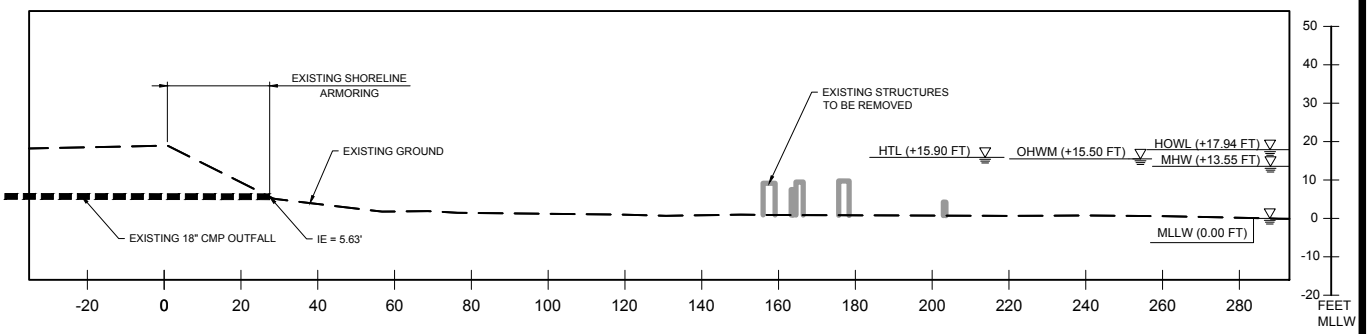
APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

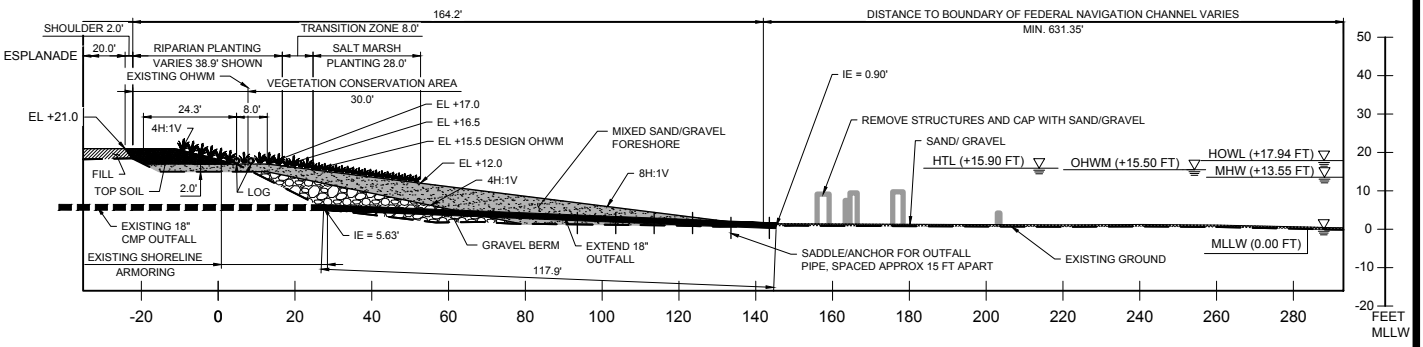
PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 6 OF 7 DATE: JULY 11, 2025

File: Q:\SEA\201839\CADD_Active_JARPA\FIGURE_006

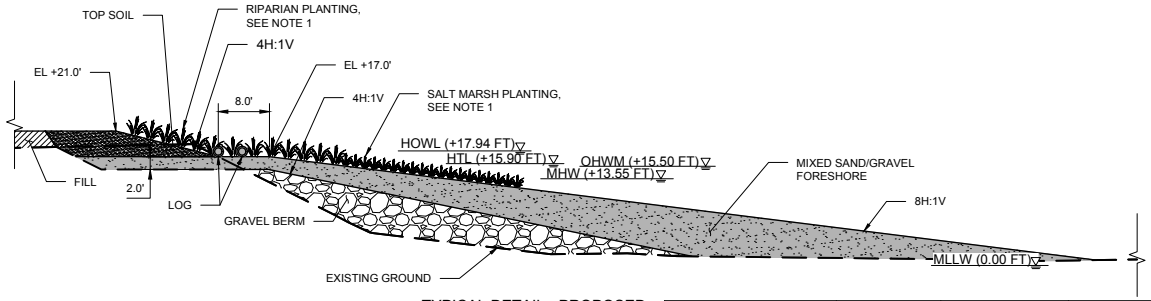
SECTIONS SHEET 2



B/4 RELIC PIER SECTION - EXISTING
SCALE: 1":50'



B/4 RELIC PIER SECTION - PROPOSED
SCALE: 1":50'



TYPICAL DETAIL - PROPOSED
SCALE: 1":30'

Fill Material/Debris	Estimated Total Volume (yd^3)	Estimated Volume Seaward of HTL (yd^3)	Estimated Volume Seaward of OHWM (yd^3)	Number of Piles
Beach - Topsoil	2,175	-	-	-
Beach - Sand/ Gravel	26,760	25,025	24,965	-
Beach - Gravel Berm	7,290	7,290	7,290	-
Landward Excavation	4,180	-	-	-
Cap after Debris Removal - Sand/ Gravel	558	558	558	-
Debris Removal - Concrete Debris	127	127	127	-
Debris Removal - Old concrete Structure	172	172	172	-
Debris Removal - Timber Treated Piles	465	465	465	200
Outfall Splash Pad - Coarse Gravel	2	2	2	-

NOTES

1. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS.

LEGEND

- × LIMITS OF EXISTING SHORELINE ARMOR
- — — EXISTING GROUND
- —— PROPOSED GRADE
- TOP SOIL
- MIXED SAND/ GRAVEL FORESHORE
- GRAVEL BERM
- FILL

30' 0' 30' 60'

SCALE: 1"=30'

50' 0' 50' 100'

SCALE: 1"=50'

PURPOSE: SHORELINE ENHANCEMENT AND RESTORATION

ADJACENT PROPERTY OWNERS:
1) DELTA ILLAHEE LIMITED PARTNERSHIP
2) SQUAXIN ISLAND TRIBE
3) DROGBA LLC

APPLICANT: WEST BAY DEVELOPMENT

USACE REFERENCE # NWS-2022-428
LOCATION ADDRESS: 1210 WEST BAY DRIVE NORTHWEST OLYMPIA, WA 98502

PROPOSED PROJECT: OLYMPIA WEST BAY - SHORELINE ENHANCEMENT AND RESTORATION
IN: OLYMPIA, WA
DATUM: MLLW = 0.0ft
SEC: 1 T: 32 N R: 1 E
COUNTY: THURSTON COUNTY STATE: WA
SHEET: 7 OF 7 DATE: JULY 11, 2025

File: Q:\SEA\201839\CADD_Active_JARPA\FIGURE_007