



STATE ENVIRONMENTAL POLICY ACT  
 DETERMINATION OF NONSIGNIFICANCE  
 (SEPA DNS)  
*Modified*

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<u>Project Number:</u>	21-2854
<u>Location of Proposal:</u>	1210 West Bay Drive
<u>Proponent:</u>	West Bay Development LLC
<u>Description of Proposal:</u>	<p>Upland development includes construction of five buildings above a public plaza and structured parking. Each of the five buildings will include five stories. The project includes 478 residential units, approximately 22,000sf of commercial use such as restaurant/café, an expanded waterfront trail and various public amenities.</p> <p>Shoreline restoration project components includes placement of granular fill over the existing hard armored shoreline to create a naturally functioning intertidal beach. The project will replace the existing degraded nearshore with native vegetation, convert approximately 0.5 acres of aquatic land to upland through placement of approximately 27,000cy of fill, and includes intertidal restoration extending approximately 150ft beyond the existing Ordinary High Water Mark.</p>
<u>Lead Agency:</u>	City of Olympia
<u>SEPA Official:</u>	Tim Smith, AICP, Director of Community Planning and Economic Development.
<u>Issuance Date of DNS:</u>	<b>January 27, 2026</b>
<u>Modification Date:</u>	<b>February 12, 2026</b>
<u>Comment Deadline:</u>	2/10/2026
<u>Appeal Deadline:</u>	2/17/2026
<u>Threshold Determination:</u>	<p>The lead agency for this proposal has determined that this action is not likely to have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). <b>The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter <a href="#">36.70A</a> RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW <a href="#">43.21C.240</a> and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.</b> The environmental review and SEPA threshold determination of this proposed action are based upon the environmental checklist and related information on file with the City. For reviewer convenience, the documents are available online at: <a href="#">West Bay Yards Website</a>. For those without internet access, this information is available through alternate means upon request. This DNS is issued under Washington Administrative Code 197-11-340.</p>

This determination is based on a presumption that this project will conform to all applicable standards and regulations. The applicant shall not begin work

until after the appeal deadline has expired and any other necessary permits have been granted.

The next step for this project is for a Public Hearing to be scheduled for the Shoreline Substantial Development and Shoreline Conditional Use permits to be reviewed by the Hearing Examiner. This Hearing has not yet been scheduled but will be once the SEPA Appeal period closes.

**COMMENTS:**

Please direct comments regarding this Determination of Non-Significance (DNS) to the project coordinator: Nicole Floyd - [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us) , use the mailing address identified above or by phone at 360.570.3768. Comments must be submitted on or before 5 p.m., February 10, 2026. If conditions are added, deleted or modified during or following the 14-day comment period, a revised threshold determination will be issued.

**APPEALS:**

Pursuant to RCW 43.21C.075(3) and Olympia Municipal Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Economic Development Department via the online permit portal within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by the requisite administrative appeal fee by 5 p.m., February 17, 2026. For questions on how to use the online permit portal or regarding appeal process contact the permit coordinator: Nicole Floyd - 360.570.3768 or E-mail: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us).

**ISSUED BY:**



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Tim Smith, Director of Community Planning and  
Economic Development., AICP, SEPA OFFICIAL