



NOTICE OF LAND USE APPLICATION & PUBLIC MEETINGS

Notice Mailed: June 29, 2021
File Number: 21-2854
Project Name: West Bay Yards
Project Address: 1210 West Bay Drive NW
Applicant: West Bay Development LLC
Lead Planner: Nicole Floyd, Principal Planner
 360.570.3768
 E-mail: nfloyd@ci.olympia.wa.us

**Neighborhood / Project
Initiation Meeting:
July 7, 2021, at 5:30 p.m.**

**First Comment Period Ends:
5:00 p.m. on July 27, 2021**

Project Description: Project proposal is a mix of uses, including 478 residential units, approximately 10,000 square feet of retail and approximately 11,000 square feet of restaurant area. Project includes 833 parking stalls in an elevated public plaza, public access through and around the site, a waterfront trail and shoreline restoration.

Project Documents / Information: The project website at <https://olympiawa.gov/news-and-faq-s/construction-news/west-bay-yards.aspx> will be regularly updated and will provide project information including application documents and meeting information.

Written Comment Period: We invite your comments and participation in review of this project. There will be several opportunities for comment on this project leading up to the public hearing. The first comment period is primarily intended to assist the City's Site Plan Review Committee with the 1st round of code compliance review. Comments and inquiries regarding this proposal should be directed to the Lead Planner, Nicole Floyd, of the Olympia Community Planning and Development Department at the above email address.

Neighborhood Meeting: This proposal will be the subject of an informational meeting for interested community members to learn about the project and review process. The meeting is co-hosted by the City and project applicant, who will be available for questions. This will be a virtual meeting at **5:30 p.m. on July 7, 2021**. Register in advance for this webinar: https://us02web.zoom.us/webinar/register/WN_gcoZLriAQM-nqsfk4c00Hw. After registering, you will receive a confirmation email containing information about joining the webinar.

Notice of State Environmental Policy Act Review (SEPA) Threshold Determination: This project is subject to SEPA review. The City's SEPA Official is responsible for making the determination. Notice of the decision will occur after staff completes a thorough review of the project's probable environmental impacts. A decision will be made on whether an Environmental Impact Statement for the project will be required. A separate comment period will be provided.

Design Review Board Meeting: A public meeting of the Design Review Board is required prior to land use decision on this proposal, however it has not yet been scheduled. Prior to the meeting, notice will be provided as outlined in OMC 18.78. Written comments regarding project design will be considered by the Board during their meeting.

Public Hearing: The Olympia Hearing Examiner is responsible for issuing a decision on this project. A notice of public hearing will be distributed after the City completes its review. The hearing has not yet been scheduled. Prior to the hearing, a notice of public hearing will be posted on the property and distributed to parties of record as outlined in OMC 18.78.

If you require special accommodations to attend and/or participate in any of the above mentioned meetings, please contact the Community Planning and Development Department by 10:00 a.m., 48 hours in advance of the date, if possible. Contact the Lead Planner - Nicole Floyd. The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Decision: No decision has been made on this proposal. Upon written request, you will be added as a party of record and will be provided with a copy of all notices and decisions made regarding this project. Anyone who does not agree with the final decision will have an opportunity to file an appeal of the decision.

Other Information About This Project:

Application Received / Deemed Complete: June 10, 2021

Project Permits/Approvals Required: Shoreline Substantial Development Permit, SEPA Determination, Design Review, Engineering, and Building Construction Permits as well as applicable permits from State and Federal agencies such as, but not limited to, the Washington Department of Fish and Wildlife and Army Corp of Engineers.

The applicant prepared the following project studies and/or environmental documents at the City's request: Site Plan Design Review Packet, View Analysis, Landscaping Plans, Joint Aquatic Resource Permit Application, shoreline studies (narrative, No Net Loss and Mitigation Sequencing, View Study), Civil Plan set, SEPA Checklist, Geotechnical Memo, Traffic Impact Analysis, Cultural Resource Study, Critical Area Report, Soil and Vegetation Report, Stormwater Management Plan with SWPPP, Phase I and II ESA report, Contamination Inventory, Flood Elevation Recommendation, Survey.

Please note that at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At a minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. This project must also conform to the State Environmental Policy Act (SEPA), and the Development Agreement. This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.



