

**Jackson Ewing**

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**From:** Nicole Floyd  
**Sent:** Friday, January 23, 2026 12:01 PM  
**To:** Nicole Floyd  
**Subject:** West Bay Yards Update - SEPA Determination  
**Attachments:** SEPA\_DNS.pdf; 7.0 SEPA Checklist 2025.07.29.pdf

Hello Party of Record,

You are receiving this email because you have indicated that you want to be informed of the project status of the West Bay Yards Shoreline Permit under review by the City of Olympia. The project is located at 1201 West Bay Drive, file number 21-2845.

**Status Update:** Since the last email update, the project has undergone Design Review by the Design Review Board, and further project review by the Site Plan Review Committee (SPRC). SPRC is made up of subject matter experts who work for the City and who's role is to evaluate projects for compliance with regulations. The project design has not changed significantly, but the supplemental documentation has been updated to address the various gaps found in the last review by the SPRC. Based on these updates, **the City has now issued a SEPA Threshold Determination** (see attached). The West Bay Yards website has been updated to include the revised submittals so that you have easy access to them.

Website Link for to view updated documents: [West Bay Yards Website](#)

**SEPA Determination:** A Determination of Non-Significance has been issued. It does not mean the project is not significant or important, rather that the impacts are within the scope of the regulations applicable to the project. The City's SEPA Official reviewed the anticipated impacts and determined they will be addressed by the City's environmental regulations such as Shoreline Master Program, Critical Area regulations, Drainage Design and Erosion Control Manual, Engineering Design and Development Standards, Municipal Code, Building/fire protection standards etc. as well as the environmental documents submitted with the project application in making this determination.

There is a comment period and appeal period associated with the determination.

- **Comment Deadline: 5:00pm, January 30, 2026**
- **Appeal Deadline: 5:00pm, February 6, 2026**

Comments on the SEPA Determination should be as specific as possible ideally identifying the topic/issue that has not been adequately addressed. The documents used to make the determination are available both on the public permit portal and the project website. Please note that SEPA Determination is made by the City's SEPA Official, not the Hearing Examiner. Comments related to the SEPA Determination would not be forwarded to the Hearing Examiner for review unless associated with a SEPA Appeal. See the notice (attached) for specific information related to comment and appeals.

**Public Hearing:** A public hearing has not yet been scheduled, but will be once the SEPA Determination appeal period expires. Once the Hearing is scheduled, notice will be sent to you and a comment period will be opened. If you have previously sent comments, those will be automatically forwarded to the Examiner. You do not need to resubmit them.

**Questions:** Please contact me if you have questions. I am available by email or phone. If your question is of a technical nature outside my expertise, I will coordinate with the appropriate division to get you the information.

*Nicole Floyd, AICP*

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