



NISQUALLY INDIAN TRIBE
Tribal Historic Preservation Office

4820 She-Nah-Num Drive S.E.
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

March 24, 2025

To: Jackson Ewing, Associate Planner
City of Olympia
Community Planning and Economic Development
601 4th Avenue E
Olympia, WA 98507

Re: 25-0980

Dear Mr. Ewing,

The Nisqually Indian Tribe's Tribal Historic Preservation Officer (THPO) has carefully reviewed project documentation you provided for the above-referenced project. We appreciate your consideration of potential cultural resources impacts.

To ensure the protection of ancestral lands and cultural heritage, we respectfully request that a cultural resources survey be conducted prior to any ground disturbing activities. This proactive measure will help identify and preserve significant archaeological sites and avoid unintended consequences.

We would also appreciate it if you could keep us informed immediately in the event of any discoveries of archaeological resources or human remains. Your cooperation is crucial in upholding our shared responsibility to safeguard cultural heritage.

Thank you for your attention to this matter. Please do not hesitate to contact me if you require further information or wish to discuss this request in more detail.

Sincerely,

Bradley Beach

Brad Beach, THPO
Nisqually Indian Tribe
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

April 7, 2025

Nicole Floyd, SEPA Contact
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Nicole Floyd:

Thank you for the opportunity to comment on the optional determination of non-significance/notice of application for the Springwood Gardens plat Project (25-0980) located at 1609 Springwood Avenue Northeast as proposed by Sheri Green, AHBL. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at katy.harvey@ecy.wa.gov for more information about safely handling dangerous wastes and demolition debris.

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Lizzie Carp, (564) 200-4184

Ecology has identified some concerns with the wetland rating. It appears that the habitat score is at least 6 points--if so, the proposal will need to be consistent with the buffer reduction provisions of the Olympia Critical Areas Ordinance. For questions, please contact Ecology Wetland/Shoreland Specialist Lizzie Carp at lizzie.carp@ecy.wa.gov or (564)-200-4184.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

Nicole Floyd
April 7, 2025
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All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Thomas Middleton (360) 999-9594

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at the phone number provided above.

**WATER QUALITY/General Permit Unit:
Jacob Neuharth (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Discharges must not cause or contribute to a violation of surface water quality standards, groundwater quality standards, sediment management standards, and human health-based criteria. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

If there are known soil/ground water contaminants present on site, additional information will be required to be submitted. For contaminated construction sites, contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

Nicole Floyd
April 7, 2025
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Applicants may apply online or obtain an application from Ecology's website at: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>. Some projects may be eligible for coverage under an Erosivity Waiver. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202500910)

cc: Garret Peck, HWTR
Lizzie Carp, SEA
Derek Rockett, SWM
Thomas Middleton, TCP
Jacob Neuharth, WQ



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

March 27, 2026

Jackson Ewing, Senior Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Jackson Ewing:

Thank you for the opportunity to comment on the determination of non-significance for the Springwood Garden Plat Project (25-0980) located at 1609 Springwood Avenue Northeast as proposed by Sheri Green, AHBL. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” posted at Ecology’s website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Katy Harvey of Ecology’s Hazardous Waste and Toxics Reduction Program at katy.harvey@ecy.wa.gov for more information about safely handling dangerous wastes and demolition debris.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Thomas Middleton (360) 999-9594

Jackson Ewing
March 27, 2026
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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202600957)

cc: Garret Peck, HWTR
Derek Rockett, SWM
Thomas Middleton, TCP

Jackson Ewing

From: Carp, Lizzie (ECY) <lcar461@ECY.WA.GOV>
Sent: Monday, January 26, 2026 3:46 PM
To: Jackson Ewing; Nicole Floyd
Cc: Zach L; Clare Follmann; Pete Hamar
Subject: RE: Springwood Gardens plat Project (25-0980)

Hi Jackson,

Ok, I see now—the other priority habitat (separate from the wetland itself) to which this parcel provides a corridor is the riparian management zone adjacent to Mission Creek. Thanks Jackson!

Lizzie

Lizzie Carp (she/her)
 President – WFSE Local 872
 Wetland/Shoreland Specialist
 WA Department of Ecology | Southwest Regional Office | Shorelands & Environmental Assistance
 Program
 (564) 200-4184 | lizzie.carp@ecy.wa.gov

From: Jackson Ewing <jewing@ci.olympia.wa.us>
Sent: Friday, January 23, 2026 4:04 PM
To: Carp, Lizzie (ECY) <lcar461@ECY.WA.GOV>; Nicole Floyd <nfloyd@ci.olympia.wa.us>
Cc: Zach L <zleclair@gmail.com>; Clare Follmann <clarefollmann@gmail.com>; Pete Hamar <phamar@protonmail.com>
Subject: RE: Springwood Gardens plat Project (25-0980)

External Email

Good morning, Lizzie and others,

Thank you for reaching out regarding the proposed buffer reduction for this project. Regarding Olympia Municipal Code (OMC) 18.32.535.G.1.a. Below I have provided analysis of the code for the proposed buffer reduction.

The parcel containing the offsite wetland is a critical area/open space tract associated with a previous subdivision. This area is legally protected and cannot be developed. Additionally, the subject project proposes to create “Tract B” which is also a legally protected area and will contain the reduced buffer area on the project site. This would meet the legally protected 100 feet requirement of the code.

Regarding undisturbed vegetation, the adjacent parcel containing the wetland was part of a violation case. This adjacent site required a wetland restoration plan to account for impacts to the wetland and buffer. This plan has reestablished native plant community in the buffer area adjacent to the project site. The area onsite within the buffer has been relatively undisturbed based on review of aerial photos.

What is missing from the applicant’s proposal is additional plantings of native vegetation in the reduced wetland buffer onsite. A planting/migration plan will be required as a condition of approval for the subject plat.

Additional information and regulations:

The stormwater plan has been reviewed for compliance with regulations regarding stormwater management near wetland areas. Additionally, the project is being reviewed by the Hearing Examiner, the OMC has specific allowances for stormwater facilities within wetland associated buffers

OMC 18.32.530 Wetlands – Hearing Examiner Authorized Uses and Activities

E. Stormwater Facilities in Category III or IV wetlands only, and in the outer half only of a Category II standard wetland buffer, provided that if the placement of such a facility in a wetland results in elimination of an area’s wetland status, then mitigation will be required to compensate for the loss of that wetland as provided in OMC 18.32.550.

This project does not propose elimination of the status of any wetlands and a formal mitigation plan will be required as a condition of approval of the plat.

OMC 18.32.535.G.1. Wetland buffer reductions

G. If buffer averaging has not been used, the Department may reduce the required wetland buffer widths by twenty five percent (25%) under the following conditions:

1. *For wetlands that score six (6) points or more for the habitat functions, if both of the following criteria are met:*
 - a. *A relatively undisturbed, vegetated corridor at least one hundred (100) feet wide is protected between the wetland and any other priority habitats as defined by the Washington State Department of Fish and Wildlife. The corridor must be protected for the entire distance between the wetland and the priority habitat by legal protection such as a conservation easement.*
 - b. *Measures to minimize the impacts of different land uses on wetlands, such as those described in Wetland Guidance for CAO Updates, Western Washington (2016) Ecology publication #16-06-001, as amended or revised, are applied. Examples of these measures include directing lighting away from wetland, locating noise generating activities away from the wetland, and densely planting the buffer to act as barrier to pets and human disturbance.*

At this point we are in the final stages of review to determine if the project can be recommended approval. The city will be recommending approval of a 25% wetland buffer reduction with conditions.

Please let me know if you have further questions.

Best regards,

Jackson Ewing | Senior Planner

City of Olympia Community Planning & Development Department
P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967
(360) 570-3776
jewing@ci.olympia.wa.us

**All correspondence to and from this address is a public record*

From: Carp, Lizzie (ECY) <lcar461@ECY.WA.GOV>
Sent: Thursday, January 22, 2026 4:25 PM
To: Jackson Ewing <jewing@ci.olympia.wa.us>
Cc: Zach L <zleclair@gmail.com>; Clare Follmann <clarefollmann@gmail.com>; Pete Hamar <phamar@protonmail.com>
Subject: Springwood Gardens plat Project (25-0980)

Hi Jackson,

A few Olympia residents (copied) reached out to me with concerns about the Springwood Gardens plat Project (25-0980), for which I provided a short SEPA comment last year. As we talked through their concerns, I noticed that a wetland buffer reduction was proposed in the southwest part of the property. I found in CAO section 18.32.535.G.1.a. that buffers are only eligible for 25% reduction when there is a “relatively undisturbed, vegetated corridor at least one hundred (100) feet wide is protected between the wetland and any other priority habitats as defined by the Washington State Department of Fish and Wildlife. The corridor must be protected for the entire distance between the wetland and the priority habitat by legal protection such as a conservation easement.”

From my brief review, it didn't look like there were any legally protected undisturbed corridors between this wetland and any other priority habitat. I let the folks I talked to know that I'd reach out to you and ask whether the City considers the proposal to meet the buffer reduction requirements.

Thanks,
Lizzie

Lizzie Carp (she/her)
President – WFSE Local 872
Wetland/Shoreland Specialist
WA Department of Ecology | Southwest Regional Office | Shorelands & Environmental Assistance
Program
(564) 200-4184 | lizzie.carp@ecy.wa.gov

Jackson Ewing

From: Nicole Floyd
Sent: Monday, March 17, 2025 6:35 PM
To: Jackson Ewing
Subject: FW: ORCAA Comments on SEPA#202500910

Follow Up Flag: Follow up
Flag Status: Completed

From: SEPA <SEPA@orcaa.org>
Sent: Monday, March 17, 2025 8:42 AM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Cc: sgreene@ahbl.com; Bryson Downs <Bryson.Downs@orcaa.org>
Subject: ORCAA Comments on SEPA#202500910

Good Morning,

Olympic Region Clean Air Agency (ORCAA) reviewed the SEPA for the Springwood Gardens Plat on 1609 Springwood Ave NE in Olympia, WA. The Environmental Checklist states that, "all structures currently on-site will be demolished." ORCAA has the following comments for the applicant:

ORCAA regulations require an asbestos survey for all demolition projects. Demolition projects by definition also include renovations performed to load-bearing structural members on the current building as part of a remodel. Prior to any demolition project, the following must be completed:

- A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector;
- If asbestos is found during the survey, an ORCAA Asbestos Removal Notification must be completed and all asbestos containing material must be properly removed prior to the demolition; and,
- If the structure is 120 sq. ft. or greater, an ORCAA Demolition Notification must be submitted regardless of the results of the asbestos survey. There is a mandatory 14-day waiting period after ORCAA receives notification, so we recommend the applicant complete the Demolition Notification promptly after receiving the survey.

**These requirements are specific to ORCAA and are not synonymous with any city or county permitting jurisdiction requirements*

Helpful Links:

- A list of certified asbestos contractors is available at <https://www.orcaa.org/asbestos-demolition/asbestos-service-providers/>
- The Demolition Notification form is available at <https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/>

- If applicable, the Contractor Asbestos Removal Application is available at <https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/>

If you have any questions or concerns regarding the process, please contact Bryson Downs at bryson.downs@orcaa.org or by calling our main office at 360-539-7610.

Additionally, for construction projects please refer to this [guide](https://wsdot.wa.gov/sites/default/files/2024-09/Handling-FugitiveDust-%20from-ConstructionProjects-Guide.pdf) for handling fugitive dust from construction projects: <https://wsdot.wa.gov/sites/default/files/2024-09/Handling-FugitiveDust-%20from-ConstructionProjects-Guide.pdf>.

ORCAA’s general standards and regulations apply and can be found at www.orcaa.org. Please feel free to contact me with any questions or concerns.

Thank you for the opportunity to comment.

Best Regards,

Abi Roberts, Engineer I

+++++

Olympic Region Clean Air Agency



2940 Limited Lane NW

Olympia, WA 98502

Office – (360) 539-7610 x 106

www.orcaa.org

Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

Jackson Ewing

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Friday, March 21, 2025 12:56 PM
To: Jackson Ewing
Cc: Doyle Foster
Subject: RE: City of Olympia - Notice of Land Use Application, Anticipated SEPA Determination and Public Meetings - Springwood Gardens 25-0980

Follow Up Flag: Follow up
Flag Status: Completed

Hello Jackson,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project (SEPA) for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. We also strongly recommend that the applicant and contractors have a copy of the Inadvertent Discovery Plan (IDP) on the project site at all times. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
 Archaeologist
 FAA Certified (Section 107) sUAS Remote Pilot
 Cultural Resource Department
 Squaxin Island Tribe
 200 S.E. Billy Frank Jr. Way
 Shelton, WA 98584
 Phone: 360-432-3998
 Email: sdinubilo@squaxin.us
 Office Hours: 7:30 am to 4:00 pm

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1] of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

From: Tressa Pagel <tpagel@ci.olympia.wa.us>
Sent: Monday, March 10, 2025 8:35 AM
Cc: Kenneth Haner <khaner@ci.olympia.wa.us>

Subject: City of Olympia - Notice of Land Use Application, Anticipated SEPA Determination and Public Meetings - Springwood Gardens 25-0980

The City of Olympia has issued the following **Notice of Land Use Application, Anticipated SEPA Determination and Public Meetings** for the project known as **Springwood Gardens** located at **1609 Springwood Ave NE**.

PROJECT: 25-0980

See the above attachments for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **Jackson Ewing, Associate Planner, 360.570.3776, jewing@ci.olympia.wa.us**

Tressa Pagel | Program Specialist

City of Olympia

Community Planning and Economic Development

PO Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Phone: 360.570.3956

Email: tpagel@ci.olympia.wa.us