612 5th Ave SW LLC, INET Portals LLC, Lora & Graham Budd (Lora Budd)

I am an owner of 612 5th Ave SW LLC, which owns the commercial property at 612 5th Avenue SW, Olympia, Washington. I am also a co-owner of INET Portals LLC, doing business as AestheticsPro, which leases and operates from that property under a lease extending through September 30, 2029.

I am submitting these comments on behalf of both the property-owning LLC and the tenant business.

We were informed on October 8, 2026, that the updated project design proposes acquiring and ultimately demolishing our building. Page 44 also states that the building may be used as a construction office before demolition. Page 12 acknowledges that full construction funding has not been secured.

Please address the following questions in the Final SEIS or identify the supporting documents that provide the answers:

Why is removal necessary? What engineering analysis demonstrates the need to acquire and demolish our building? Please quantify the water-quality, habitat, channel-flow, and flood-storage benefits attributable specifically to its removal.

What alternatives would preserve the building? What designs retaining the building have been evaluated and why were they rejected? Could shoreline modifications, a partial acquisition, or an easement achieve the project's objectives while allowing AestheticsPro to remain?

How does construction-office use affect the acquisition decision? Is the building needed for restoration independently of its potential use as a construction office? What other construction-office locations were considered, and could using another location avoid or postpone displacement?

What funding exists for this property? What funds are currently appropriated and available for appraisal, acquisition, and business relocation? Please distinguish available funding from requested or anticipated funding.

What happens if construction funding is delayed or never secured? Would the state acquire the property and displace AestheticsPro before sufficient funding is secured for the work requiring its removal? How would prolonged vacancy, deferred demolition and interim property maintenance be addressed?

What is the property-specific timeline? Please distinguish the anticipated dates for acquisition, required vacancy, construction-office occupancy and demolition. Can AestheticsPro continue occupying the building while funding and permits remain uncertain? How would the existing lease through September 30, 2029, be addressed?

How were business displacement impacts evaluated? Page 44 concludes that adverse impacts on existing or future land uses are not expected. What analysis supports that conclusion regarding an operating business that must relocate? Please address replacement-office availability, necessary buildout, employee access, IT and utility continuity, and disruption during the move.

What specific mitigation is proposed? Beyond the general reference to RCW 8.26, what measures will address the displacement of AestheticsPro and protect business continuity? Please identify the acquisition and relocation contacts and explain when a property-specific relocation plan will be developed.

Because the proposed acquisition directly affects our property and operating business, I request written answers before November 9, 2026, so we can provide informed supplemental comments. If that is not possible, please identify when answers will be available and consider extending the comment period.

Please include these comments in the administrative record, address them in the Final SEIS, and notify me when the Final SEIS and responses to comments are published.

This submission does not constitute consent to acquisition, demolition, entry, or termination of the existing lease.

Lora Budd

On behalf of 612 5th Ave SW LLC and
INET Portals LLC dba AestheticsPro