

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF OLYMPIA, WASHINGTON DETERMINING THAT CERTAIN PROPERTY WITHIN THE CITY BE DESIGNATED AS A COMMUNITY RENEWAL AREA SUITABLE FOR A COMMUNITY RENEWAL PROJECT OR PROJECTS; DIRECTING THAT REQUESTS FOR PROPOSALS AND QUALIFICATIONS BE PREPARED AS A PRELIMINARY STEP TO PREPARING A COMMUNITY RENEWAL PLAN FOR THE AREA.

WHEREAS, under Chapter 35.81 (the “Community Renewal Act”) the City is authorized to undertake certain community renewal activities within areas of the City designated as “blighted”; and

WHEREAS, the City of Olympia, Washington, desires to encourage and assist with the redevelopment of approximately 650 acres of property within its downtown; and

WHEREAS, the City Council held a public hearing regarding downtown conditions and considered documents placed in the record and the testimony it received; and

WHEREAS, the findings of blight made this in resolution are supported by documents on file with the City of Olympia as well as the testimony of consultants and City staff, among others at the public hearing; and

WHEREAS, the City of Olympia respects property rights and wants to work with the property owners within such area in a cooperative fashion;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Findings. The City makes the following findings:

A. The area depicted in Exhibit A attached hereto and incorporated by reference (the “CRA”) is a blighted area as defined in RCW 35.81.010(2) because various conditions related to property within the CRA substantially impair or arrest the sound growth of the City, retard the provision of housing, constitute an economic and social liability and are detrimental, or constitute a menace, to the public health, safety, welfare, or morals given the present condition and use of the property. Examples of these conditions include the following:

1. Blighted and abandoned buildings;
 - a. Reliable Steel – West Bay Drive.
 - b. Former Health Department property and Thurston County Housing Authority building on the Isthmus.
 - c. Capital Center property including vacant lot north of 4th Avenue on the Isthmus.
 - d. Griswold’s property on 4th Avenue.

- e. Partially developed Vine Street Property located 415 Capitol Way.
2. Known and unknown soils contamination from prior industrial uses;
 - a. There are eight sites with confirmed or suspected contamination.
 - b. There are eight additional sites with leaking underground storage tanks.
 - c. There are four additional sites with both leaking underground storage tanks and confirmed or suspected contamination.
 - d. There are other sites within the CRA boundary that have been identified by the Department of Ecology as known or suspected sites of contamination.
3. Risks from flooding;
 - a. Due to its relatively low elevation, parts of the CRA are prone to flooding. Rising sea levels will only increase the risk of flooding.
 - b. The impact of continued sea level rise depends on the amount of sea level rise combined with higher tides, higher water tables and reduced surface drainage.
 - c. Numerous stormwater outfalls and combined stormwater/sewer systems only increase the CRA's vulnerability to flooding and sea level rise.
4. The high cost of construction on the dredged fill due to the need for support piling;
 - a. Overall 225 acres, or 48% of parcel acreage within the CRA is built on fill.
 - b. Much of the development in this area requires pilings.
5. Aging infrastructure;
 - a. The CRA contains more than 25,000 feet of sewer pipes that were installed before 1960.
 - b. The CRA contains more than 38,000 feet of water pipes that were installed before 1960.
 - c. The Percival Landing, the City's waterfront board walk funded in part by downtown businesses to create a linkage between downtown and the waterfront and to promote downtown vitality, is deteriorating and in need of extensive repair or replacement.
6. Diversity of property ownership within the CRA;
 - a. Within the CRA, there are 985 parcels that are owned by 525 separate property owners.
 - b. Within the CRA, sixty percent (313) property owners own between 0.1 acre and 0.5 acres of land.
7. Negative impacts caused by concentrations of homelessness;
 - a. On January 24, 2013, the homeless count showed a 56% growth in homeless individuals over the first count taken in January, 2006 and a 72% increase in homeless students and families.
 - b. Within the CRA, average incomes are lowest in the City.
8. Negative impacts caused by crime;
 - a. Nuisance crimes are higher within the CRA than in other parts of the community.

- 9. Excessive land covered by surface parking lots;
 - a. Approximately 40% of downtown is covered by surface parking lots.

- 10. High office vacancy rates;
 - a. The State of Washington’s contraction of its workforce and consolidation of its workforce from leased to owned facilities has depressed office lease rates in downtown.

Section 2. Community Renewal Area. The area described in Exhibit A is hereby declared to be a “community renewal area” as defined in RCW 35.81.015(5) and the rehabilitation, redevelopment or combination thereof of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Olympia.

Section 3. Community Renewal Agency. Pursuant to RCW 35.81.150, the City Council elects to have the Council exercise community renewal project powers under Chapter 35.81 RCW.

Section 4. Direction to the City Manager. Authorizes the City Manager or his designee to:

- A. Prepare, for City Council review and approval, forms of requests for qualifications and requests for proposals from property owners within the CRA, property developers and other qualified groups to determine feasible rehabilitation and redevelopment opportunities within such area.
- B. Prepare for City Council review and approval, a list of assets and various incentives that the City could consider making available to property owners, developers and other qualified groups to implement community renewal projects within the CRA.
- C. Prepare for City Council review and approval, criteria and a process for evaluating proposals and qualifications to select one or more partners to work with the City to rehabilitate and redevelop property within the CRA.

PASSED BY THE OLYMPIA CITY COUNCIL this ____ day of _____, 201__.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibit A: CRA Boundary

