

October 31, 2013

City of Olympia  
Community Planning and Development  
P.O. Box 1967  
Olympia, WA 98507-1967

Re: Planned Action SEPA

Dear Keith Stahley:

First and foremost, a sincere “thank you” to you and Leonard Bauer for taking the time to discuss development strategies and opportunities with Jeff Smith, Clarita Mattox, and myself on October 10, 2013.

As an outcome of our discussion I would like to submit this letter as invitation to the City of Olympia to join with the Port of Olympia in exploring the potential of a Planned Action SEPA for the remaining undeveloped Port owned properties in downtown Olympia.

From the Department of Ecology’s SEPA handbook:

*In 1995, the legislature authorized a new category of project action in SEPA called a "planned action." Designating specific types of projects as planned action projects shifts environmental review of a project from the time a permit application is made to an earlier phase in the planning process. The intent is to provide a more streamlined environmental review process at the project stage by conducting more detailed environmental analysis during planning. Early environmental review provides more certainty to permit applicants with respect to what will be required and to the public with respect to how the environmental impacts will be addressed.*

In the recent report provided to the City of Olympia by EcoNorthwest a series of barriers to new development in downtown Olympia were identified. Two of the identified barriers were “Complexity and cost of new construction” and “Lack of community consensus and strategy.” It is our opinion that a Planned Action SEPA would provide some considerable relief from these two development barriers and thus making Port properties more viable and attractive for investment in new development.

The Port’s intent of pursuing a Planned Action SEPA are fivefold:

- 1) Reduce barriers to development on Port property by providing certainty to the development marketplace and thus creating a platform for investment in downtown Olympia.
- 2) Utilize the Planned Action SEPA process to obtain and affirm the community’s vision for the Port owned properties.

*Our mission is to create economic opportunities by connecting Thurston County to the world by air, land, and sea.*

- 3) Identify mitigation and public investment opportunities including but not limited to the East Bay shoreline stabilization and enhancement initiative as described in the current draft Shoreline Master Program.
- 4) Strengthen the relationship between the City and the Port through collaboration on this planning effort.
- 5) Generate revenue and job growth for the City, the Port, and the broader Thurston County community.

If the this concept is received well and considered to be a worthy priority by the City of Olympia the Port is prepared to adequately budget and resource this project in 2014.

Attached is a map identifying the properties that the Port would like to consider for a Planned Action SEPA.

Sincerely,



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Mike Reid  
Senior Manager, Business Development