

# Appendix B. Detailed Blight Findings

The purpose of the Community renewal Law is to eliminate or prevent blighted conditions and improve and revive blighted areas within municipalities through investment and economic development. This appendix describes the variety of existing blighted conditions within Downtown Olympia and the environmental and economic challenges that hinder the ability for the private sector to eliminate or prevent blight by investing in downtown Olympia, including:

1. Blighted and abandoned buildings
2. Confirmed and suspected contamination sites from prior industrial and commercial uses
3. Risks from sea level rise
4. The high cost of construction on the dredged fill due to the need for support piling
5. Aging infrastructure
6. Diversity of property ownership within the Community Renewal Area
7. Negative impacts caused by concentrations of homelessness
8. Negative impacts caused by crime
9. Excessive land covered by surface parking lots
10. High office vacancy rates

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The characteristics of blight identified in the Revised Code of Washington (RCW) are numerous, and include the following:

*Physical obsolescence of buildings.*  
*Inappropriate uses of land or buildings.*  
*Overcrowding of buildings.*  
*Inadequate street layout.*  
*Faulty lot layout (in relation to size, accessibility, or usefulness).*  
*Excessive land coverage*  
*Insanitary or unsafe conditions*  
*Existence of hazardous soils, substances, or materials.*  
*Diversity of property ownership.*  
*Tax delinquency exceeding the fair value of the land.*  
*Defective or unusual conditions of title.*  
*Improper subdivision or obsolete platting.*  
*Persistent and high levels of unemployment or poverty.*  
*Conditions that endanger life or property by fire or other causes.*

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## 1 Blighted Properties

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This section describes properties within the CRA with "health and safety" conditions characteristic of blight. The Department of Ecology has identified 166 properties in downtown that are confirmed or suspected sites with contamination (see Figure 14). Of these sites, there are four properties in particular that best meet the characteristics of blight:

- Reliable Steel – West Bay Drive
- Former Health Department property and Thurston County Housing Authority building on the Isthmus
- Capital Center property including vacant lot north of 4<sup>th</sup> Avenue on the Isthmus
- Griswald's property on 4<sup>th</sup> Avenue

## 1.1 Reliable Steel

Physical Address: 1218 West Bay Dr. NW  
Parcel Numbers: 91013500000 & 91013000000  
Property Owner: West Bay Reliable - 0508 LLC  
Property Owner Address: 1411 State Ave. NE Ste 100,  
Olympia, WA 98506  
Total Assessed Value (2014 Tax Year): \$462,900

### Current and Past Code Violations:

Trash & Debris on Building Exterior (16.06.030.307.1)  
Holes on Exterior Walls (16.06.030.304.6)  
No Exterior Doors (16.06.030.304.15)  
Rodent Infestation (16.06.030.308.1)  
Graffiti on Several Walls (16.06.030.302.9)  
Leaking Roof (16.06.030.304.7)

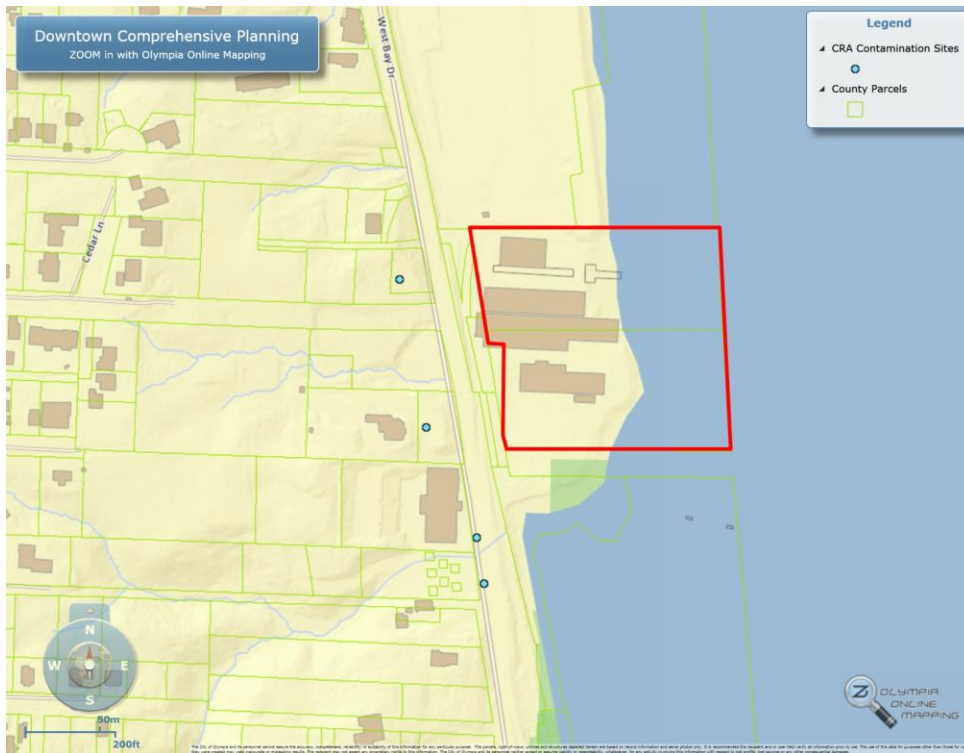
The entire property sits on fill. Sea level rise projections show that the majority of the parcel would be submerged at 19-foot tide levels. Contaminated soil has been located in four locations within 200 feet to the west and southwest of the parcels.



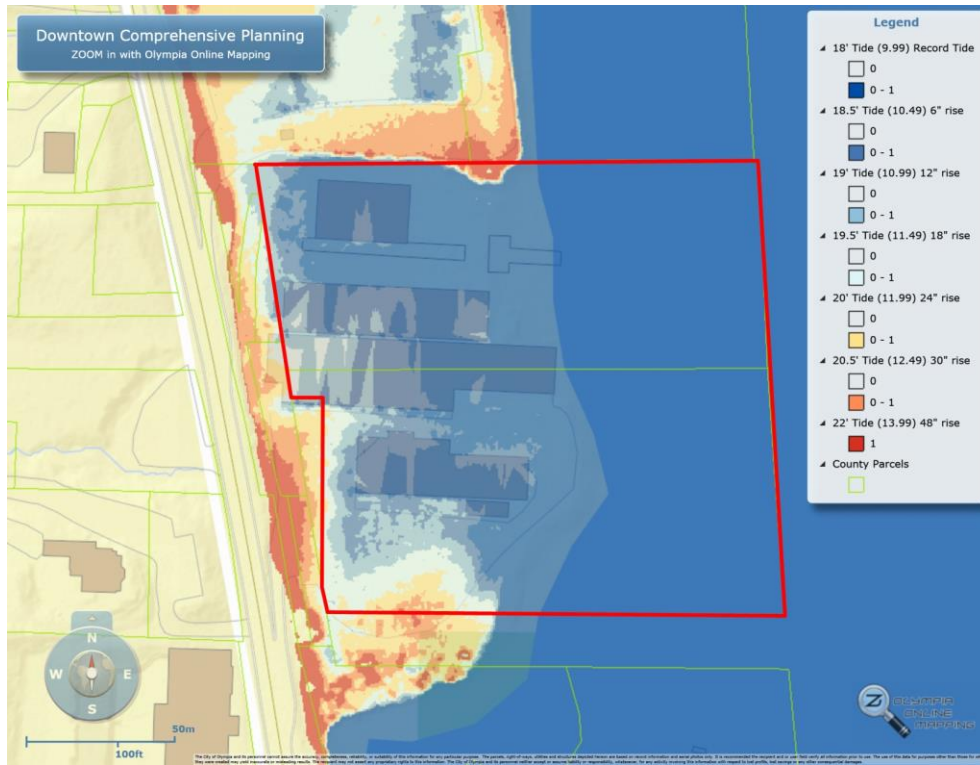
## Aerial View



## Soil Contamination



# Sea Level Rise



## 1.2 Capitol Center Properties

Physical Addresses: 410/411/420 4th Ave. W and 410 5th Ave. SW

Parcel Numbers: 91005301000, 91005700000, 91005600000, 91005502000, 91005201000

Property Owner: Capitol Center LLC (13930 92nd St. SE Ste. A, Snohomish, WA 98290)

Total Assessed Value (2014 Tax Year): \$4,656,150

### Current and Past Code Violations:

Trash & Debris on Building Exterior (16.06.030.307.1)

Holes on Exterior Walls (16.06.030.304.6)

Unsecure Exterior (16.06.030.304.15)

Broken/Boarded Windows (16.06.030.304.13)

Graffiti on Several Walls (16.06.030.302.9)

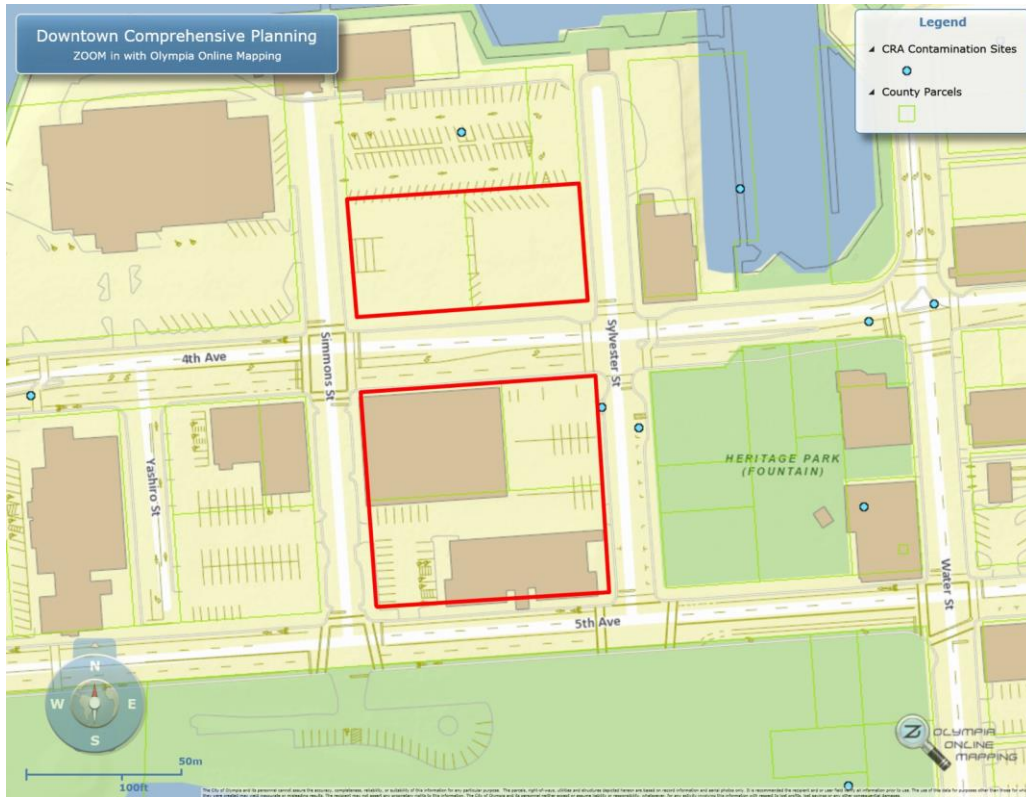
The entire property sits on fill. Sea level rise projections show that a small portion of the parcels on the north of 4th Avenue (parking lot) would be submerged at 18.5-foot tide level, about half at 19-foot tide levels, and the approximately 90% at the 19.5-foot level. The parcels on the south side of 4th Avenue would be 75% submerged at the 19-foot tide level. Contaminated soil has been located within 100 feet to the north of the parking lot on the north side of 4th Avenue, and in the northeast corner of the parcels south of 4th Avenue.



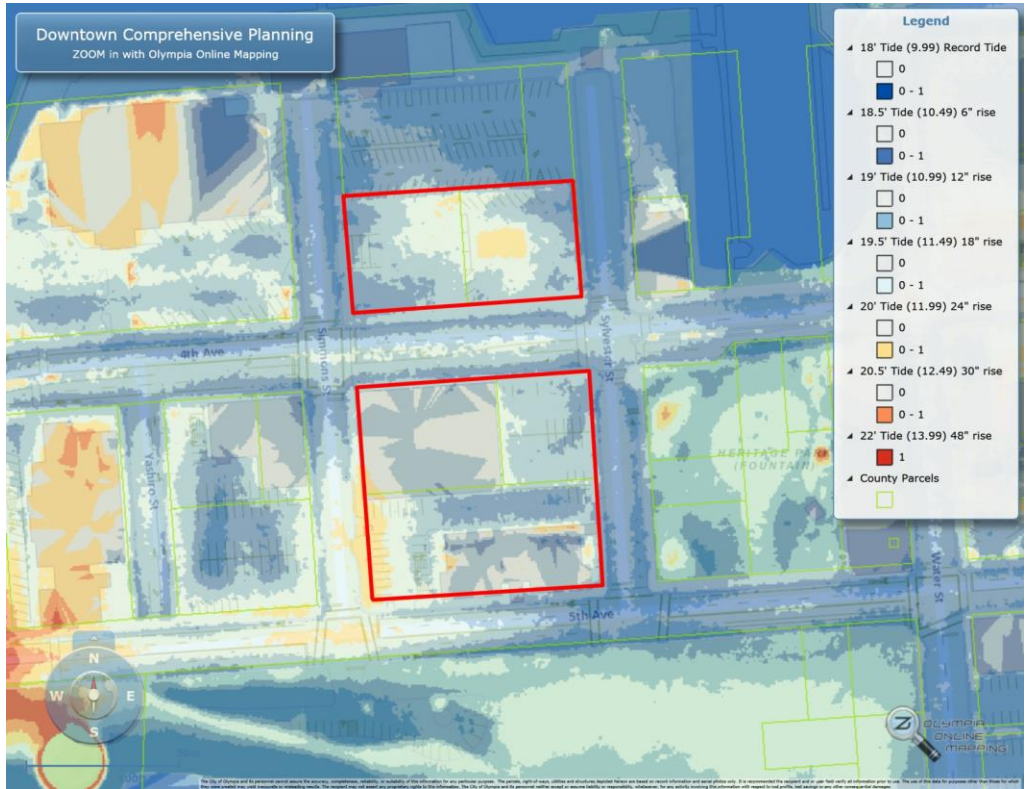
## Aerial View



## Soil Contamination



# Sea Level Rise



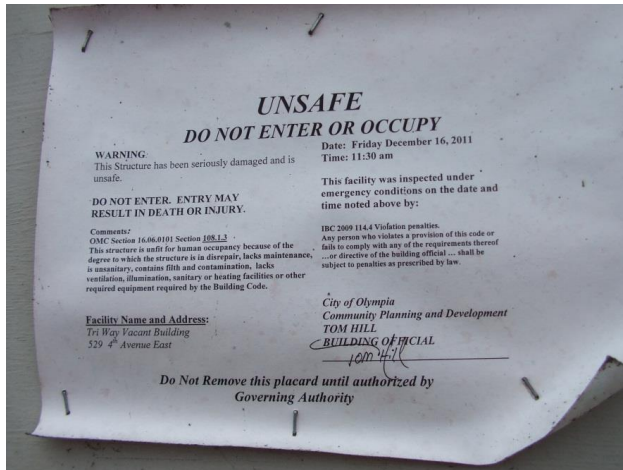
### 1.3 City-Owned Isthmus Property

Physical Addresses: 505/529 4<sup>th</sup> Ave. W  
Parcel Numbers: 91006800000 & 91006500000  
Property Owner: City of Olympia (PO Box 1967)  
Total Assessed Value (2014 Tax Year): \$3,531,000

#### Current and Past Code Violations:

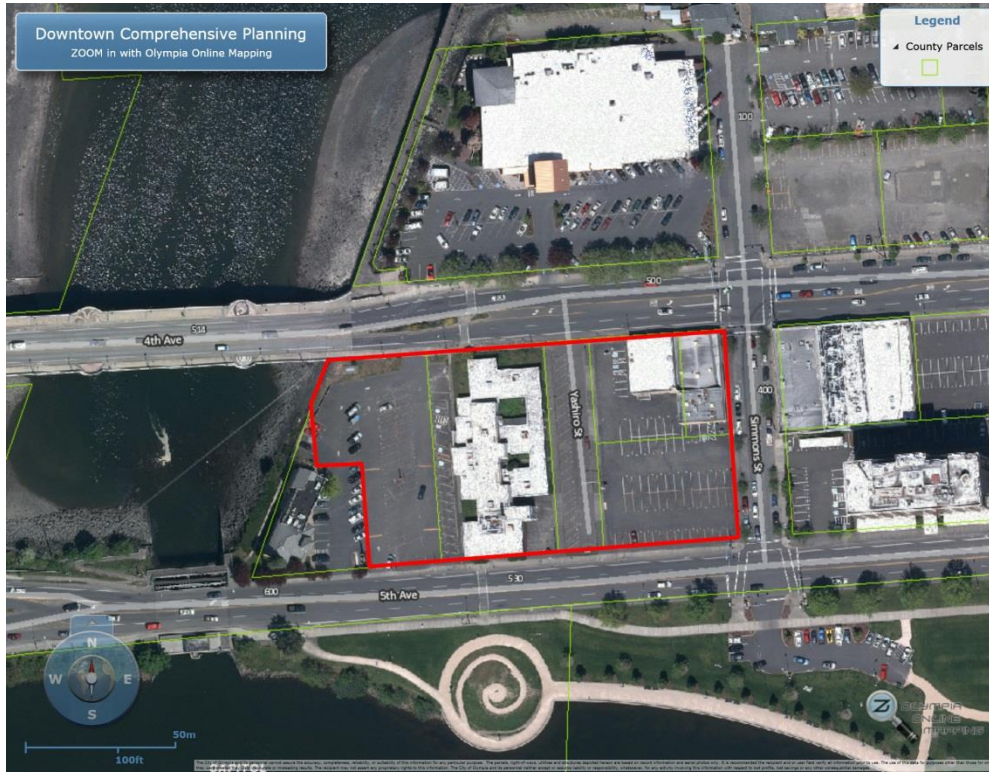
- Flaking Exterior Surface (16.06.030.304.2)
- No Roof (16.06.030.304.7)
- Holes, Breaks, Loose, and Deteriorating Exterior Wall (16.06.030.304.6)
- Missing/Boarded Windows (16.06.030.304.13)
- Graffiti on Several Walls (16.06.030.302.9)

The entire property sits on fill. Sea level rise projections show that nearly 90% of the east parcel would be submerged at the 19-foot tide level. The west parcel (old health department building) would be 75% submerged at the 20-foot tide level. Contaminated soil has been located within 25 feet to the north of the old health department building. City of Olympia staff is currently working on plans and specifications for demolition. The estimated cost of demolition is \$1,000,000. Staff are hopeful to start demolition in Spring, 2015.





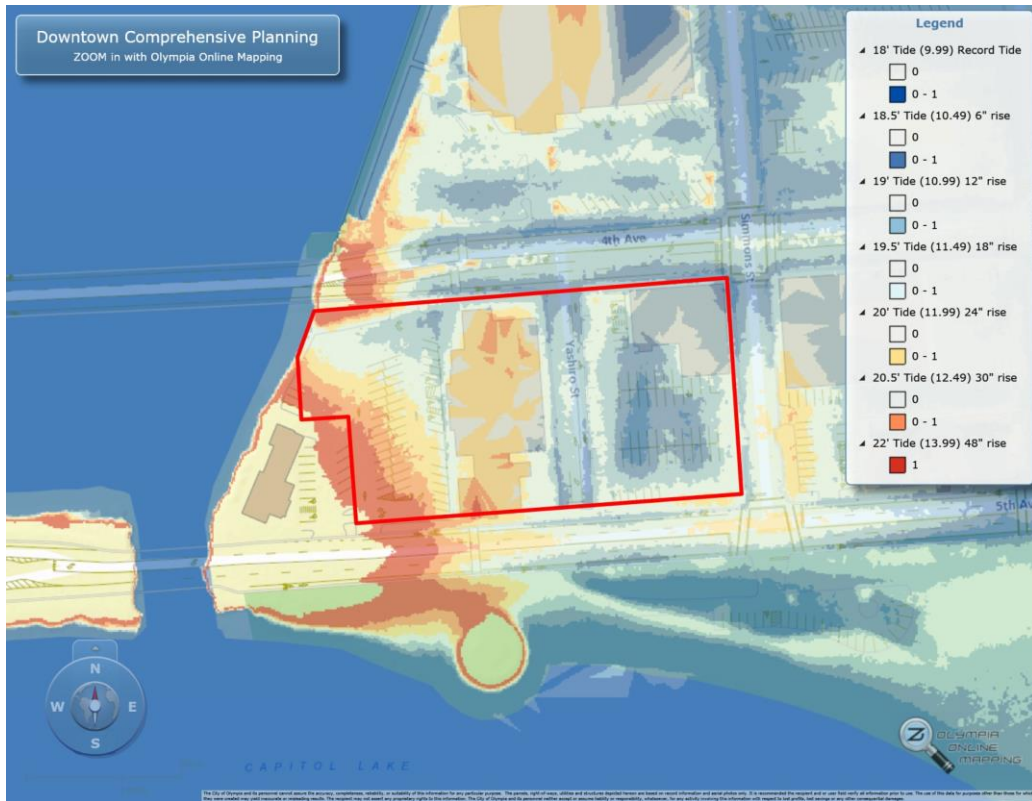
## Aerial View



## Soil Contamination



# Sea Level Rise



## 1.4 Griswold's Building

Physical Address: 308-310 4<sup>th</sup> Ave. E, Olympia, WA 98501.

Parcel Numbers: 78503300700

Property Owner: Clifford & Sean Lee (7925 Zangle Rd. NE, Olympia, WA 98506).

Total Assessed Value (2014 Tax Year): \$321,450

### Current and Past Code Violations:

Flaking Exterior Surface (16.06.030.304.2)

No Roof (16.06.030.304.7)

Holes, Breaks, Loose, and Deteriorating Exterior Wall (16.06.030.304.6)

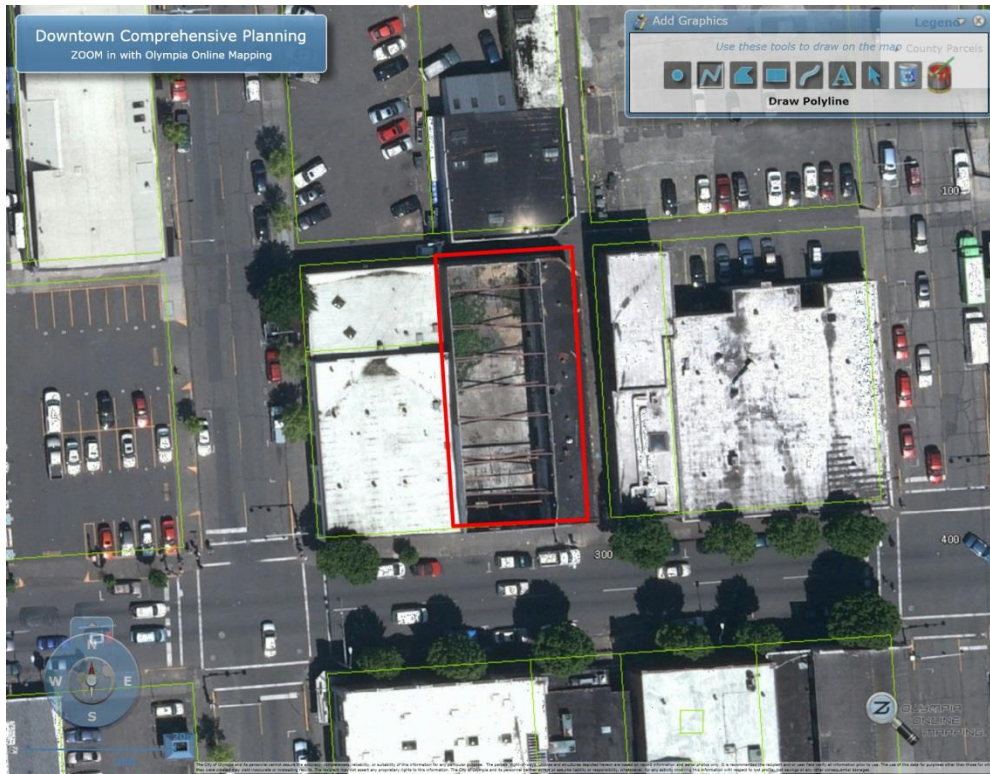
Missing/Boarded Windows (16.06.030.304.13)

Graffiti on Several Walls (16.06.030.302.9)

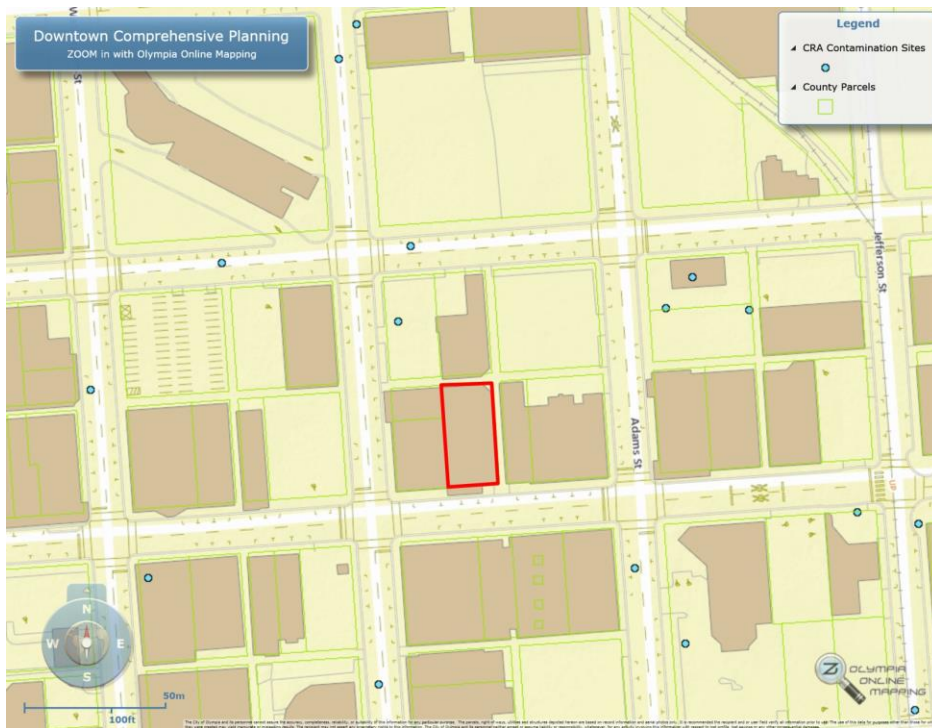
The parcel does not sit on fill. Sea level rise projections show that approximately 10% of the parcel would be submerged at the 20.5 feet tide level, and 90% at 22 feet. Contaminated soil has been located approximately 100 feet to the northwest of the parcel and 250 feet to the southeast.



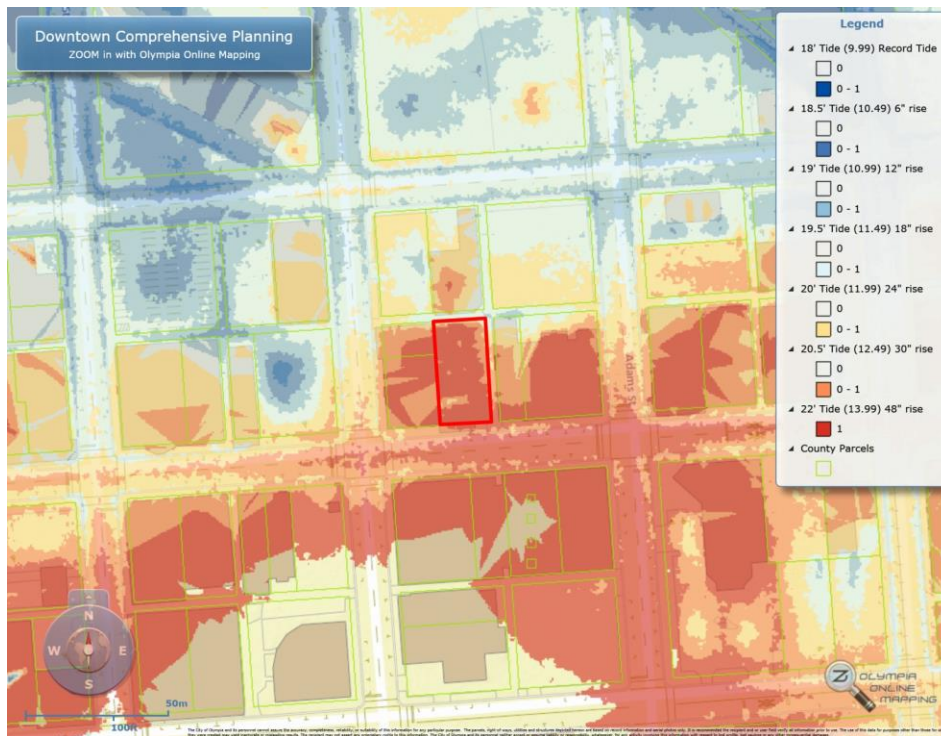
## Aerial View



## Soil Contamination



## Sea Level Rise

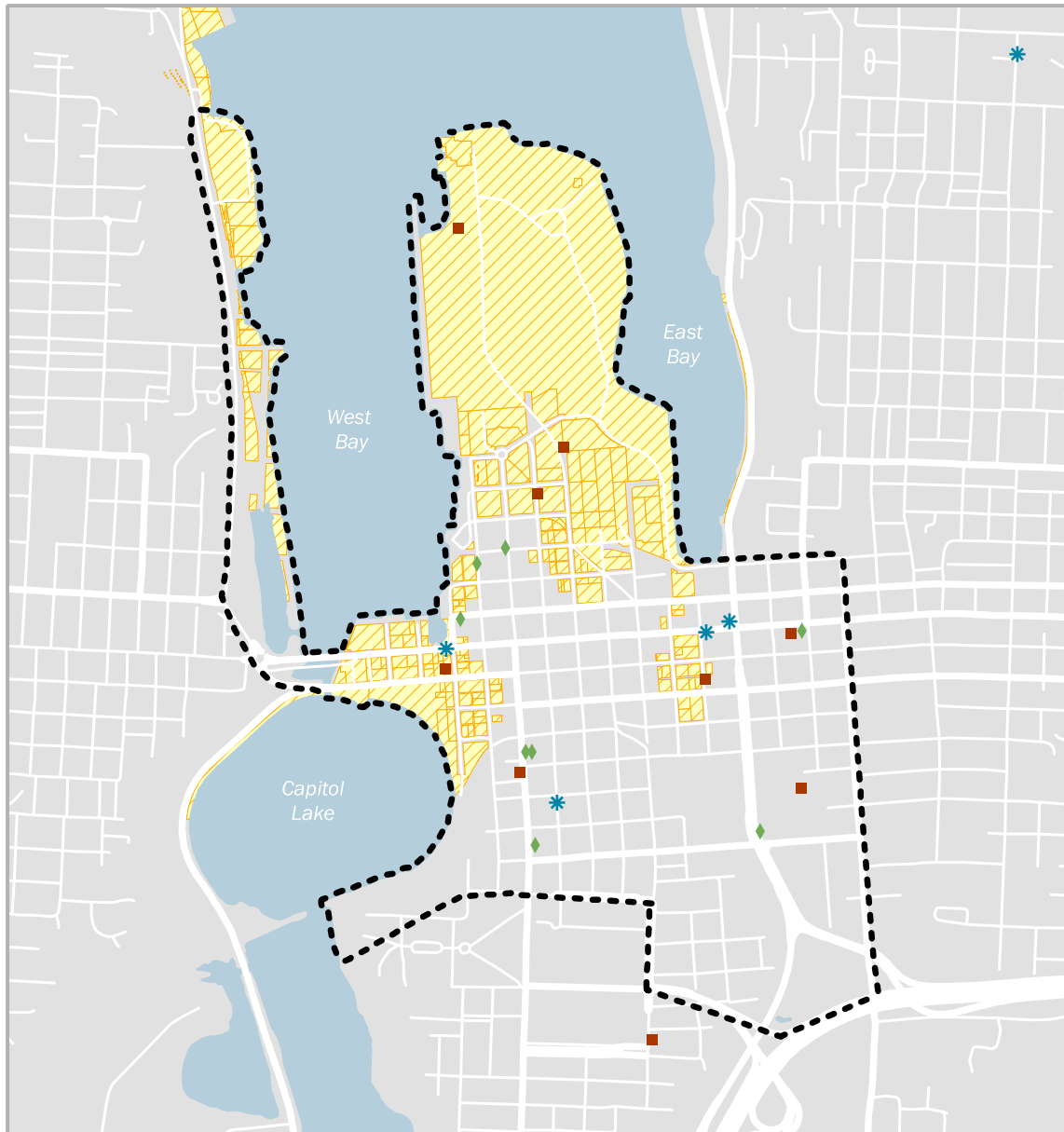


## 2 Soil Contamination



Downtown Olympia's past industrial and commercial uses and its history of development on fill make cleanup and redevelopment of the City's brownfield properties costly and time-intensive. Until the 1960s, Downtown Olympia's peninsula saw heavy use by lumber mills, welding shops, petroleum tank farms, and log yards. In addition numerous gas stations lined old Highway 99 that ran through downtown. The east side of the peninsula hosted a creosote wood-treating business known as Cascade Pole, now in long-term environmental cleanup as a superfund site costing over \$45 million to date.<sup>1</sup> Figure 1 shows 20 of these sites with environmental contamination in the CRA boundary that have not yet been cleaned up. This includes sites with confirmed or suspected contamination found in soils and groundwater from metals, petroleum products, and chlorinated solvents. Within the boundary of the CRA there are over 160 sites with confirmed or suspected contamination.

<sup>1</sup> City of Olympia Brownfields Grant Application for Isthmus Properties, December 2013.




Figure 1. Environmental hazards in Downtown Olympia, 2014



### Downtown CRA - Environmental Hazards

-  Downtown CRA Boundary
-  Parcels built on fill

#### Department of Ecology Toxics Sites

-  Confirmed and Suspected Contaminated Sites (CSCS)
-  Sites with Leaking Underground Storage Tank(s) (LUST)
-  Sites with CSCS and LUST

0                      0.25                      0.5 mi



Map date: 1/14/2014  
 Data from City of Olympia, Washington  
 Department of Ecology

**ECONorthwest**  
 ECONOMICS • FINANCE • PLANNING

Source: ECONorthwest with data from the Washington State Department of Ecology Integrated Site Information System.

<https://fortress.wa.gov/ecy/tcpwebreporting/reports.aspx>

Note: The map includes sites that are awaiting cleanup or have an unknown status. This map excludes sites that have been already cleaned up, including sites with the following statuses: No Further Action, Cleanup Started, Monitoring, and Reported Clean Up.

### 3 Risk of Flooding

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The relatively low elevation of Downtown Olympia makes it prone to flooding due to sea level rise. Much of Olympia's downtown lies only one to three feet above the current highest tides. Sea level is rising in Olympia by about one foot per century, due to post-ice age warming of the oceans and land subsidence.<sup>2</sup> Figure 2 and Table 1 show how much land would be affected under different levels of sea level rise. For properties prone to flooding, the City requires buildings be built an additional foot above the Federal Emergency Management Agency minimum finished floor elevation, which increases the cost of development for these properties.

**Table 1. Impact of sea level rise on community renewal area parcels**

	Percent of CRA acreage affected	Acres
Record tide	8%	51
6" sea level rise	13%	86
48" sea level rise	50%	324

Source: City of Olympia.

According to a 1993 City of Olympia report, the most significant impact of continued sea level rise would be increased risk of flooding due to a combination of higher flood tides, higher water table, and reduced surface drainage.<sup>3</sup> If the City takes no protection measures, the report surmises following impacts could happen:

- “The one foot sea level rise predicted by 2050 would result in ponding on some streets and flooding of low-lying structures during the extreme high tides that occur once or twice a year.”
- A two-foot rise would impact an even greater area. Pipes designed to convey stormwater away from downtown would be unable to discharge fast enough to prevent flooding during storms. At higher levels, flows would reverse and the sea would flow out of street drains and into the streets.
- A three-foot sea level rise, offered as a mid-range prediction by 2100, would overtop many places along the shoreline and flood most of downtown Olympia during extreme high tides. The wastewater system is combined with stormwater in much of the downtown. Higher sea levels would flow into the wastewater pipes through combined drains and infiltrate through pipe joints, challenging capacity at the LOTT regional wastewater treatment plant.”<sup>4</sup>

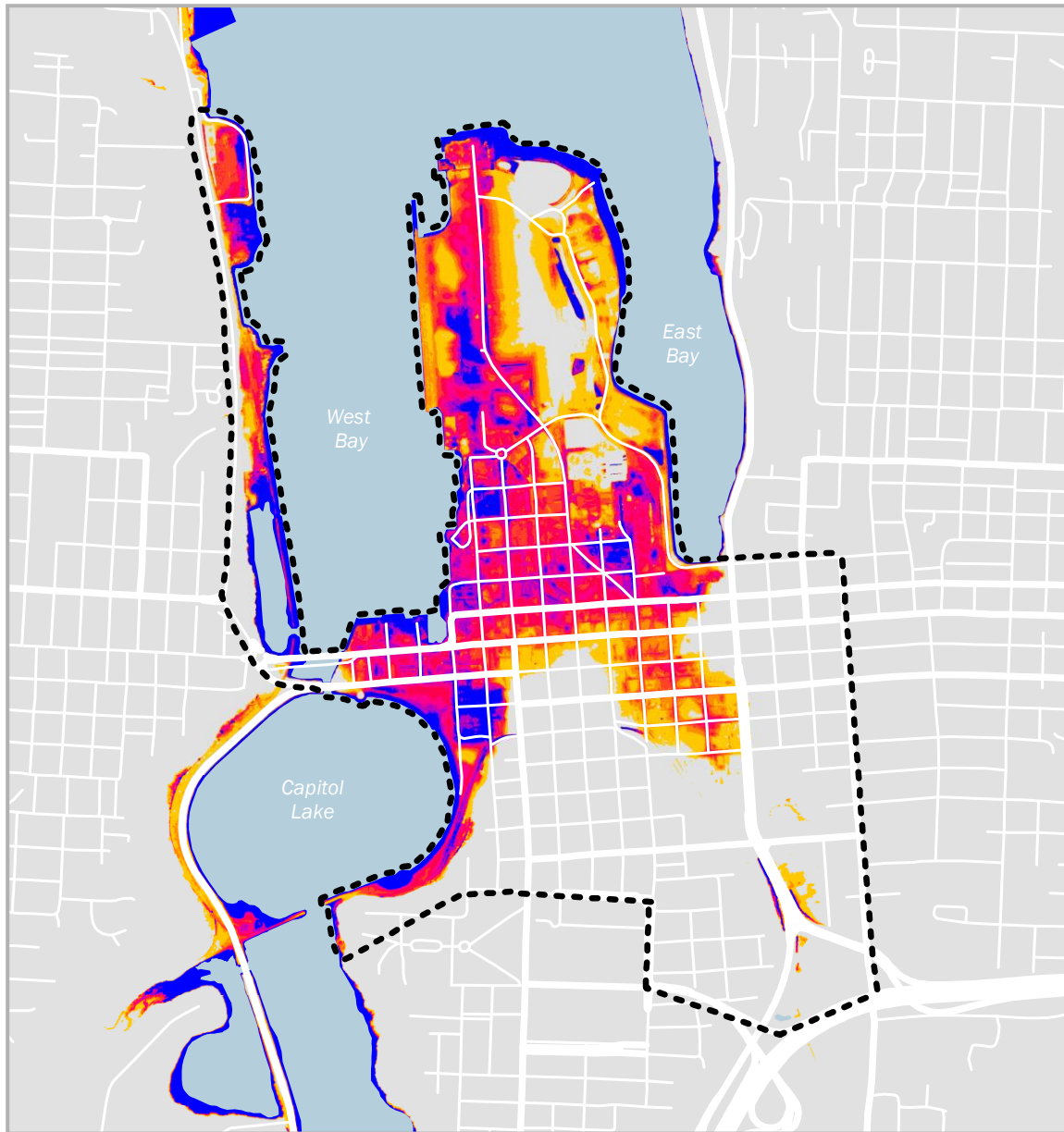
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<sup>2</sup> Climate Change – Olympia is Concerned. <http://olympiawa.gov/community/sustainability/climate-change/climate-change-olympia-is-concerned>

<sup>3</sup> Preliminary Assessment of Sea Level Rise in Olympia, Washington: Technical and Policy Implications.” City of Olympia. 1993.

<sup>4</sup> City of Olympia. Brownfields Grant Application for Isthmus Properties, December 2013.

Figure 2. Estimated flooding impacts of sea level rise in proposed CRA boundary



### Downtown CRA - Sea Level Rise

- Record tide
  - 6" sea level rise
  - 12" sea level rise
  - 18" sea level rise
  - 24" sea level rise
  - 30" sea level rise
  - 48" sea level rise
- Downtown CRA Boundary
  - Current waterbodies

0      0.25      0.5 mi

Map date: 1/3/2014  
Data from City of Olympia

**ECONorthwest**  
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Source: City of Olympia GIS Department, provided to ECONorthwest on January 3, 2014.



## 4 Development on Fill

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A significant portion of Downtown Olympia is built on fill or has native soils that are subject to liquefaction. Fill affects soil stability, and as a result development of these properties would require special engineering and structural support, which increase development costs. Figure 1 shows that a large portion of parcel acreage within the proposed CRA is fill. Over 225 acres, or 48% of parcel acreage within the proposed Community Renewal Area boundary is built on fill, which lies between four and eight feet of the ordinary high tide. By 1912, a dredging and filling effort to create the deep water harbor created about 22 blocks, anchored with wood pilings to hold the sediments. While the City has been successful in obtaining federal funding for brownfield cleanups, the City has had difficulty fully meeting its financial match obligations to mitigate these legacy brownfield properties without taxing the already stretched financial and public safety resources.<sup>5</sup>

## 5 Aging Infrastructure

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The age of public infrastructure can create difficulties in development feasibility for downtown, especially if the area is forecast to accommodate additional residents and businesses.

The complex, aging public infrastructure combined with existing periodic flooding and even greater future risks for sea level rise will tax pipes in Downtown Olympia, and could create water quality impacts to Budd Inlet. As periodic flood events affect streets and parking lots, water can enter Downtown's combined stormwater and wastewater pipe system. According to the 2013 Olympia Wastewater Management Plan, these flows could exceed the capacity of the existing pipes, creating public and environmental health concerns as well as affecting local businesses and the operation of the LOTT treatment facility.<sup>6</sup>

Though pipe maintenance and upgrades in this basin are costly, fixing and expanding the pipes will address sanitary sewer overflows, combined sewer overflows, and other pipe-related issues.

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<sup>5</sup> City of Olympia Brownfields Grant Application for Isthmus Properties, December 2013.

<sup>6</sup> 2013 Wastewater management plan. City of Olympia. [http://olympiawa.gov/city-utilities/wastewater/plans-and-studies/~media/Files/PublicWorks/Water-Resources/Draft%20Wastewater%20Plan/Wastewater%20Plan%20without%20Appendices\\_Final.pdf](http://olympiawa.gov/city-utilities/wastewater/plans-and-studies/~media/Files/PublicWorks/Water-Resources/Draft%20Wastewater%20Plan/Wastewater%20Plan%20without%20Appendices_Final.pdf)

## 5.1 Sewer System

The CRA contains more than 25,000 feet of sewer pipes that were installed before 1960. By length, 23% of the sewer system for which installation year is known was installed before 1960. An additional 46% was installed between 1960 and 1979.<sup>7</sup>

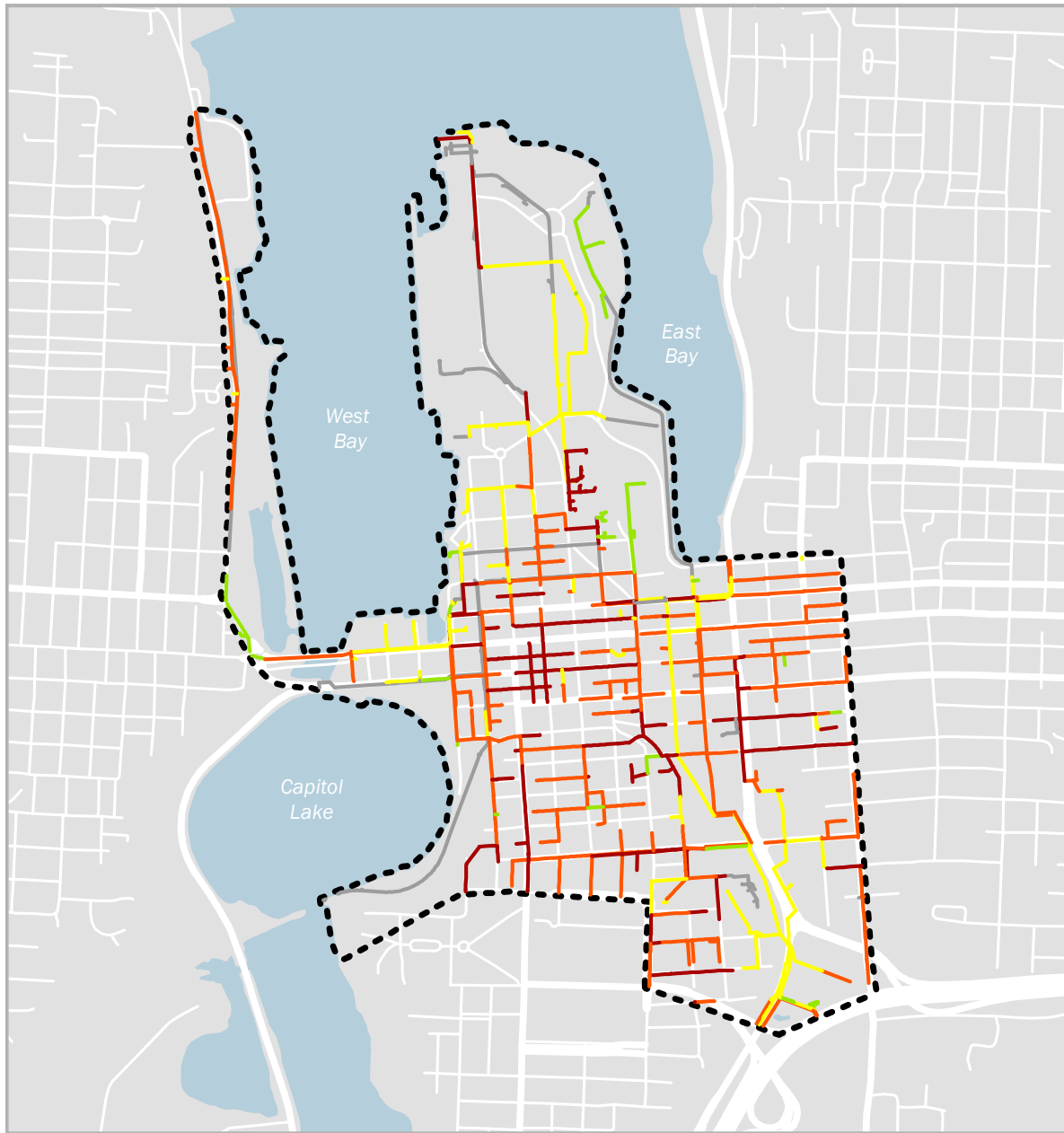
The sewer infrastructure in Downtown combines storm and wastewater flows in one pipe system that runs to the Budd Inlet treatment facility. During redevelopment and street retrofit project, the City identifies and evaluates potential separation projects, and selectively pursues these projects based on ease of implementation and costs. According to the Wasterwater Management Plan, while separation is “not a Utility priority, coordination with LOTT’s long-term capacity planning may result in future capital projects that have mutual benefits.”<sup>8</sup>

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<sup>7</sup> City of Olympia sewer infrastructure data, 2013.

<sup>8</sup> *ibid.*


Figure 3. Age of sewer system within the proposed CRA boundary, 2014



### Downtown CRA - Age of Sewer System

**Installation Year**

- No data
- Before 1960
- 1960 - 1979
- 1980 - 1999
- 2000 - 2013

 Downtown CRA Boundary

0      0.25      0.5 mi

Map date: 1/3/2014  
Data from City of Olympia

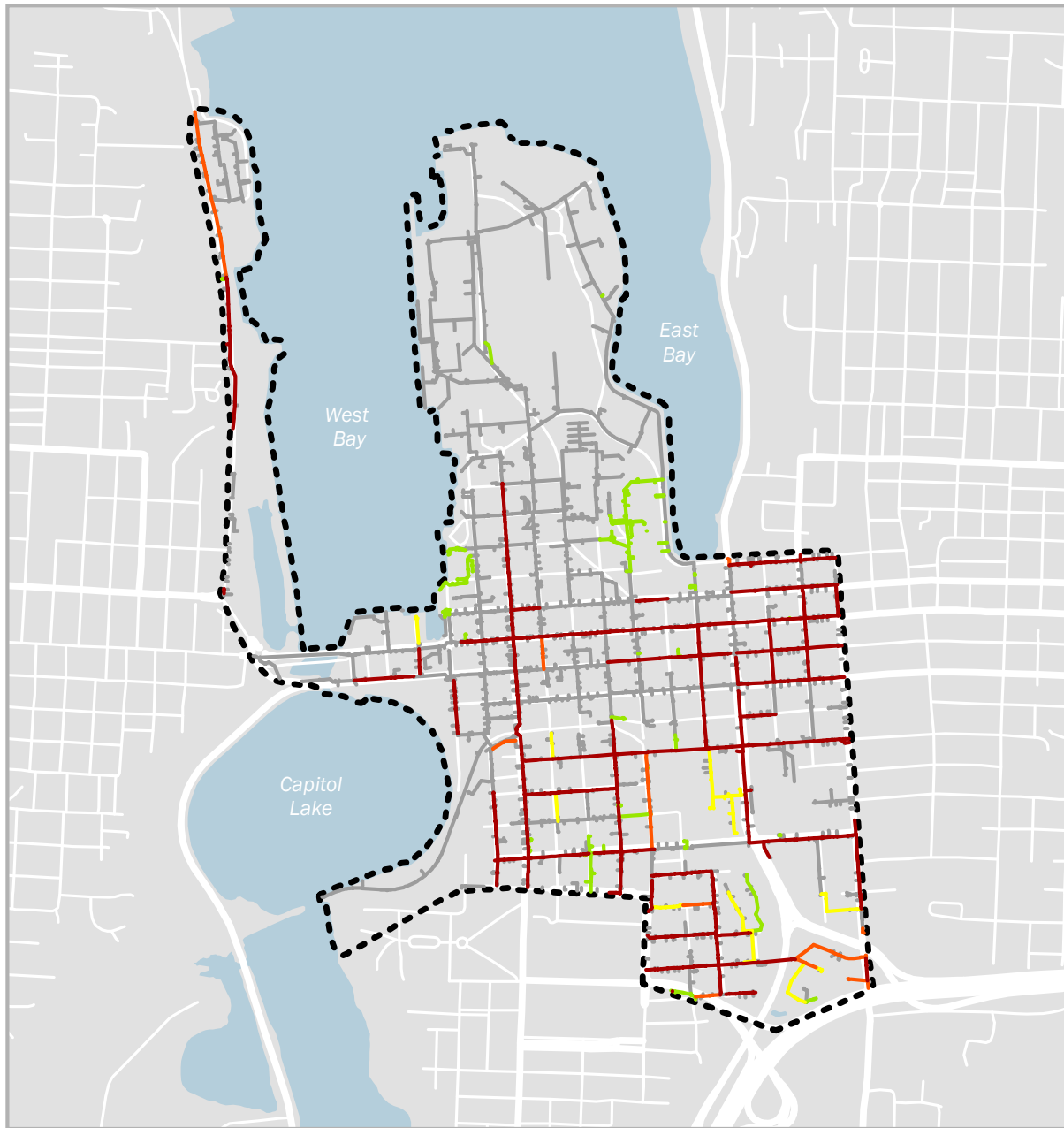
**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING |

Source: City of Olympia GIS Department, provided to ECONorthwest on January 3, 2014.

## 5.2 Water System

The CRA contains more than 38,000 feet of water pipes that were installed before 1960. By length, 22% of the water system in the CRA was installed before 1960. (An additional 37% was installed between 1960 and 1979). By length, 66% of the total water system does not have data about year of installation.

Figure 4. Age of water system within the proposed CRA boundary, 2014



### Downtown CRA - Age of Water Pipes

- Installation Year**
- No data
  - Before 1960
  - 1960 - 1979
  - 1980 - 1999
  - 2000 - 2013
- ⊞ Downtown CRA Boundary

0 0.25 0.5 mi

Map date: 1/3/2014  
Data from City of Olympia

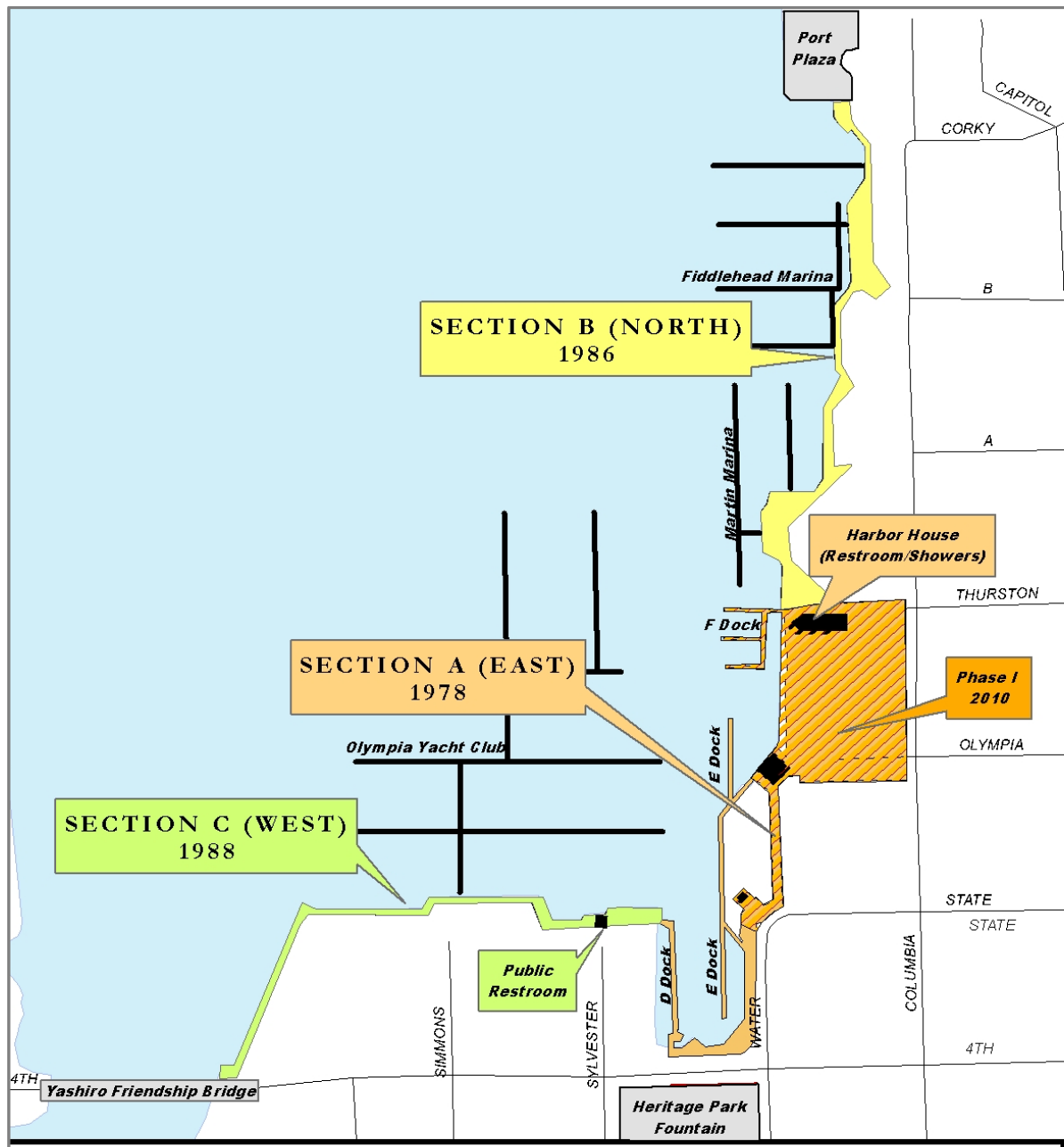
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Source: City of Olympia GIS Department, provided to ECONorthwest on January 3, 2014.

### 5.3 Percival Landing

The City’s waterfront boardwalk, funded in part by downtown businesses to create a linkage between downtown and the waterfront and promote downtown vitality, is deteriorating and in need of extensive repair or replacement. The 2014 Percival Landing Condition Assessment Report conducted for the City cited several bulkheads that need replacement and/or repair to maintain structural integrity and continued use of the structure. Additional floats will need to be replaced in the next five to ten years. The cost to make repairs and replacements over the next three to five years is estimated at \$6.9 million.

**Figure 5. Percival Landing Segments and Year Built**

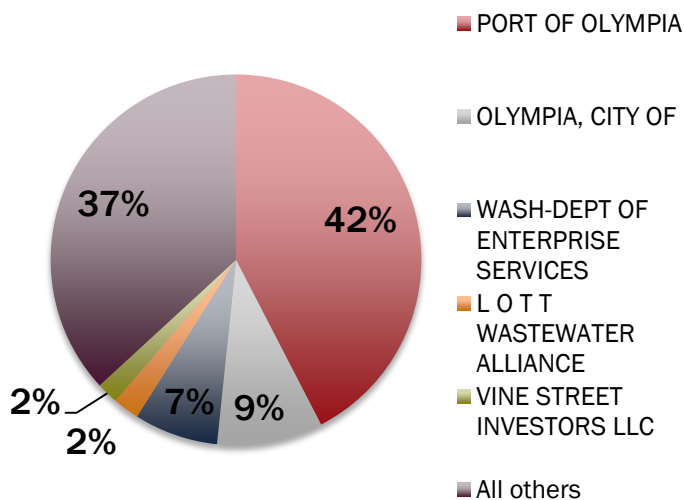


Source: City of Olympia

## 6 Diversity of Property Ownership

The amount of land owners within a community renewal boundary can affect how much coordination is required to achieve development goals. Within the CRA boundary, there are 985 parcels that are owned by 525 separate property owners. As shown in Figure 6, the Port owns 42% of the land within the CRA, followed by the City of Olympia, which owns about 9% of the total acreage. The twenty property owners with the most land holdings, shown in Table 2, own 72% of the land within the CRA.

Figure 6. Property Ownership within the CRA by acres



Source: Thurston County Assessor's Office, April 2013.

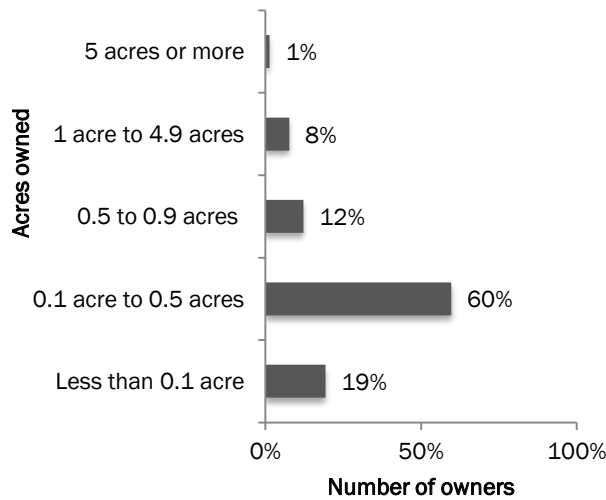
Table 2. Top 20 property owners, by acreage

Owner	Acreage owned
PORT OF OLYMPIA	244.7
OLYMPIA, CITY OF	53.2
WASH-DEPT OF ENTERPRISE SERVICES	42.4
LOTT WASTEWATER ALLIANCE	13.1
VINE STREET INVESTORS LLC	11.0
HARDEL MUTUAL PLYWOOD CORP	7.7
WEST BAY RELIABLE - 0508 LLC	6.9
UNION PACIFIC RAILROAD CO	4.2
VINE STREET ASSOC LLC	4.2
SHAUB PLUM STREET LLC	3.9
BURLINGTON NORTHERN INC	3.3
STATE OF WA - GAME DEPT.	2.9
CAPITOL WAY ASSOCIATES	2.8
VINE STREET ASSOCIATES LLC	2.7
USA-POSTAL SERVICE	2.6
LOTT ALLIANCE	2.5
VINE STREET ASSOCIATES	2.4
PROJECT II LLC	2.3
CAPITAL SHORES INVESTMENTS LLC	2.3
WASHINGTON TRUST BANK	2.3

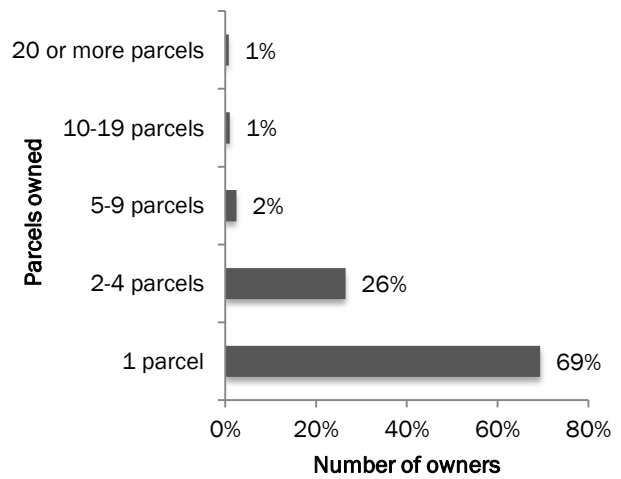
Source: Thurston County Assessor's Office, April 2013.

In addition to the major land holders, Figure 1 shows that 60% (313) property owners own between 0.1 acre and 0.5 acres of land within the CRA. The number of small-scale property owners complicates efforts to encourage coordinated redevelopment. In addition, the City will want to coordinate with the 30% (161) land owners who own multiple parcels within the District on future downtown planning efforts, shown in Figure 8.

**Figure 7. Property ownership by acreage, Downtown Olympia**



**Figure 8. Property ownership by acreage**



Source: Thurston County Assessor's Office, April 2013.

Source: Thurston County Assessor's Office, April 2013.

## 7 Concentration of Homelessness

Based on the 2013 Thurston County homeless count, 65% of the homeless counted were located in Olympia. The homeless counts in Table 3 show that homeless populations in Olympia have grown in the past several years. 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<sup>9</sup>.

Downtown Olympia has a concentration of homeless individuals due to the concentration of services there relative to other parts of Olympia and nearby communities. About half of shelters, transitional housing, and social services in Thurston County are located in Downtown Olympia. The need for shelter beds and transition housing exceeds the number available. As a result, sidewalks, parks, and the library downtown end up serving as unintended homeless facilities. Downtown also serves as a gathering spot and provides a community for those who are homeless.<sup>10</sup> According to prior input from various developers, the concentration of homelessness within downtown creates another challenge to creating downtown investment and redevelopment.

<sup>9</sup> City of Olympia Brownfields Grant Application for Isthmus Properties, December 2013.

<sup>10</sup> 2014 Thurston County Homeless Census Report



**Table 3. Homeless counts in Thurston County, January 2013**

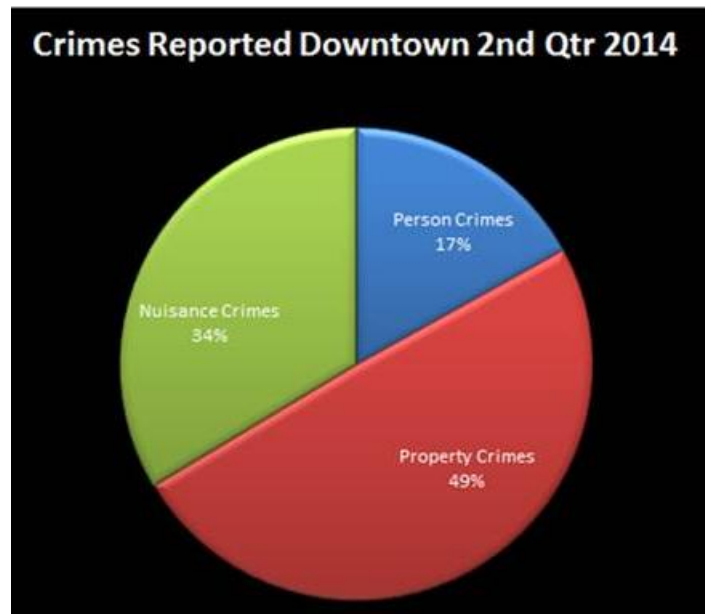
	Olympia	Lacey	Tumwater	Rural	County total	2006 baseline	% change
Homeless	447	13	6	220	686	441	56%
Students	440	276	133	179	1123	675	72%
Families with children	Data not divided into local towns				277 of 98 families	151	55%

Source: 2013 Thurston County 'Point in Time' Homeless Census Report, March 2013.  
<http://www.commerce.wa.gov/site/1064/default.aspx>

## 8 Crime

Stakeholders within downtown Olympia see a strong connection between civil, safe, and comfortable streets and a vibrant retail district. Property crimes are the most common types of crimes reported in the downtown. Vehicle prowls, theft, and vandalism are the three most reported crimes downtown.

**Figure 9. Types of Crime in Downtown Olympia**



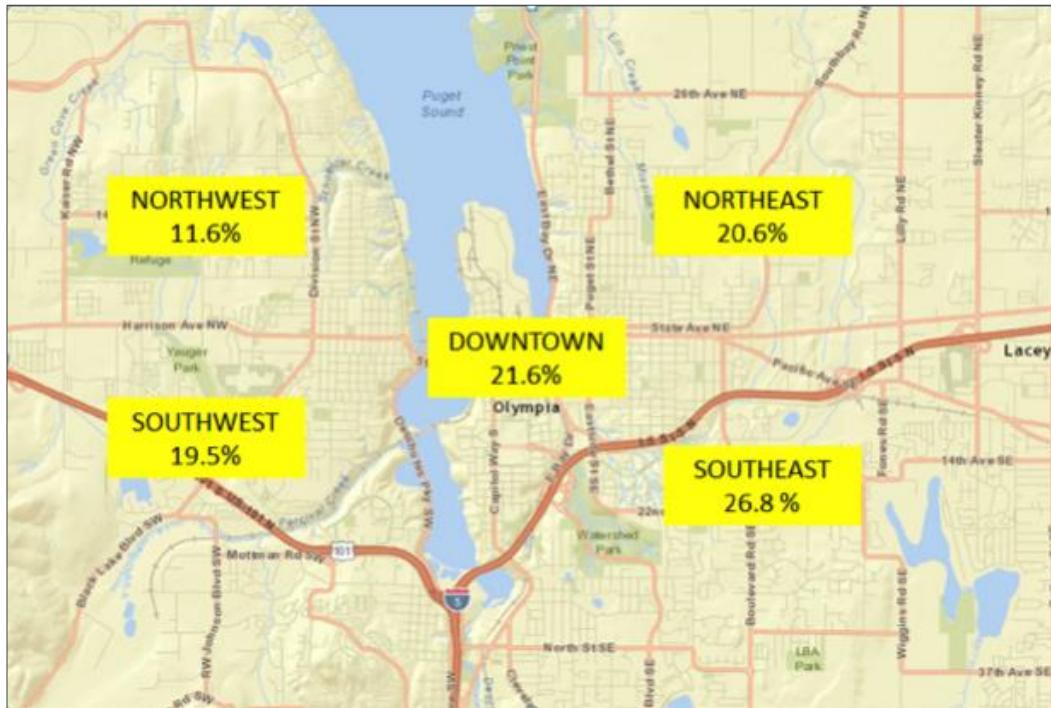
### Top 10 Crimes Reported

1. Vehicle Prowl
2. Theft
3. Malicious Mischief (Vandalism)
4. Assault/Disturbance
5. Auto Theft
6. Narcotics/Paraphernalia
7. Trespass
8. Suspicious Circ
9. DUI
10. Disorderly Conduct

Source: City of Olympia

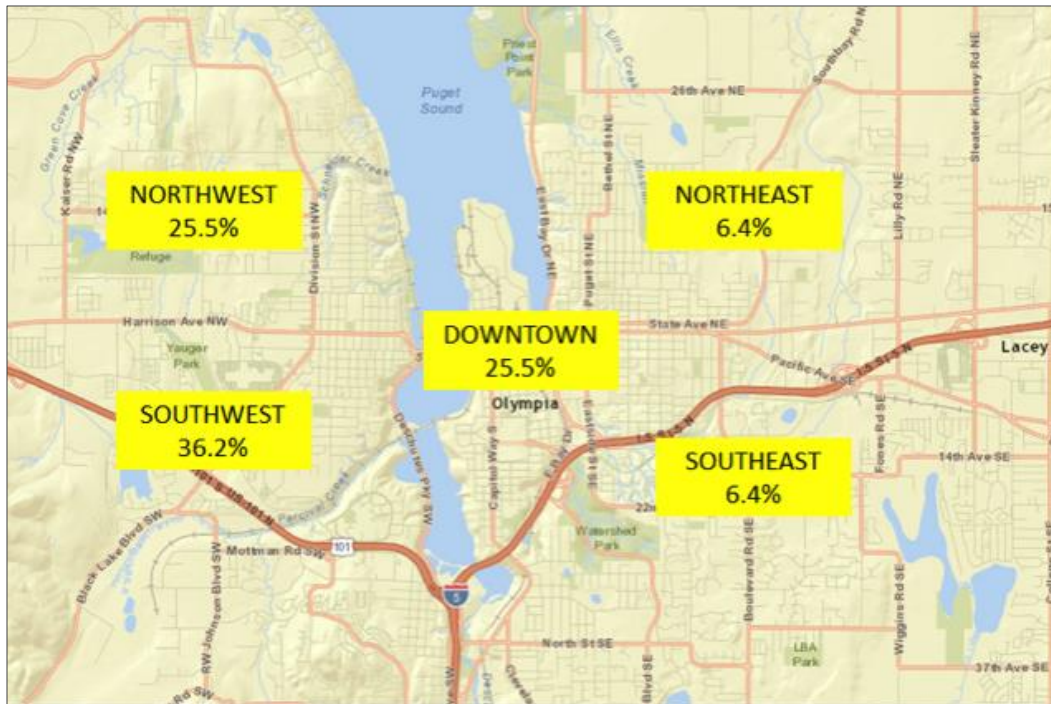
There is a higher share of the top types of crime reported downtown compared to other parts of Olympia. This is especially true the smaller area and population of downtown compared to the rest of the city. In 2014, Downtown Olympia has the second most vehicle prowls, and robberies, and the largest share of aggravated assault in the city.

**Figure 10. Vehicle Prowls by Area, 2014**



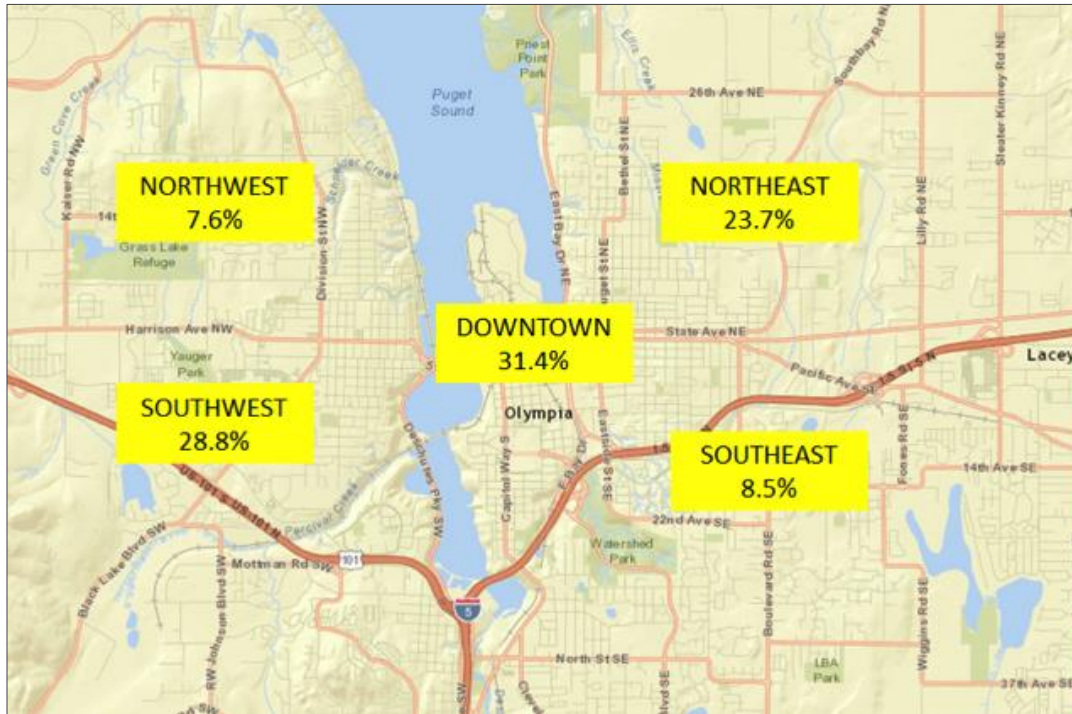
Source: City of Olympia

**Figure 11. Robberies by Area, 2014**



Source: City of Olympia

**Figure 12. Aggravated Assault, 2014**



Source: City of Olympia

## 9 Excessive Surface Parking

There are 21 acres of surface parking in downtown, and surface parking is the single largest land use within the downtown core. Figure 13 shows that almost 90% of surface parking in downtown is private lots. Many of the surface parking lots are also confirmed or suspected contaminated sites.

**Figure 13. Surface Parking and Uses in Downtown Olympia**



Business Type	Area (sq ft)	Percentage
<b>Total Street Level Area:</b>	<b>2,850,638</b>	<b>100.00%</b>
Vacancy:	166,902	5.85%
Retail (General):	373,269	13.09%
Theatre Performance:	53,088	1.86%
Coffee House Café:	19,184	0.67%
Restaurant Bakery:	181,915	6.38%
Bars:	48,101	1.69%
Residential:	215,602	7.56%
Retail (Gallery)	33,529	1.18%
Government:	791,686	27.77%
Professional:	448,533	15.73%
Light Industrial:	124,734	4.38%
Auto Service:	97,744	3.43%
Financial:	163,596	5.74%
Religious:	69,853	2.45%
Hotel (1st Floor Only):	62,895	2.21%

Parking Type	Area (sq ft)	Percentage
<b>Total Parking Lot Area:</b>	<b>929,659</b>	<b>100.0%</b>
City Managed (Monthly Fee)	39,480	4.2%
City Managed (Daily Fee)	33,102	3.6%
City Managed (Free)	22,765	2.4%
Private (Pay Lot)	248,654	26.7%
Private (Patron Only)	585,658	63.0%



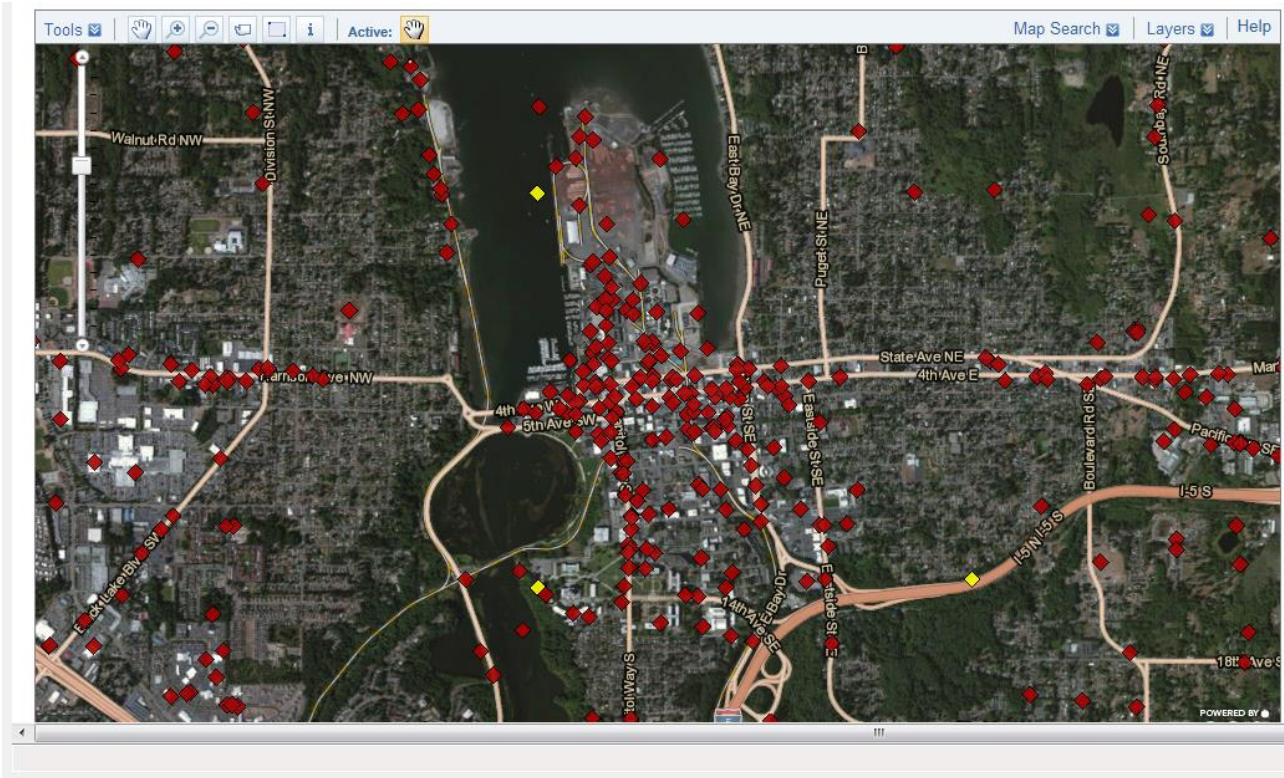
Street Level Use Business Type	
Auto Service	Professional (Trade, Service)
Bar	Religious Spiritual
Coffee House Cafe	Residential
Financial (Bank)	Restaurant Bakery
Government	Retail (Gallery Antiques)
Hotel	Retail (General)
Light Industrial	Theatre Performance
	Downtown Parking
	Vacant Space

The City of Olympia cannot ensure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using this data without proper care may result in the user incurring liability for any damages, including consequential damages. The user may not assert a proprietary right in this information. The City of Olympia shall not be liable for any errors or omissions in this information, nor for any damages resulting therefrom.

02 - 2010

Source: City of Olympia, 2010

**Figure 4. Confirmed and Suspected Contaminated Sites**



[Source WA Department of Ecology](#)

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 4<sup>th</sup> Avenue on the Isthmus.
  - d. Griswold’s property on 4<sup>th</sup> 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.

**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. Work with City Council to prepare, review and consider 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

