



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, April 15, 2019

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [19-0365](#) Approval of April 1, 2019, Olympia Planning Commission Meeting Minutes

Attachments: [Draft April 1, 2019 Meeting Minutes](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

Estimated time: 90 minutes

6.A [19-0356](#) Update on the Olympia Sea Level Rise Response Plan (March 2019)

Attachments: [SLR Summary Handout_Final.pdf](#)
[Link to Olympia's Sea Level Rise Webpage](#)

Estimated time: 45 minutes

6.B [19-0357](#) Briefing on Affordable Housing Tools

Estimated time: 45 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS**9. ADJOURNMENT**

Approximately 8:30 p.m.

Upcoming Meetings

Next regular Commission meeting is May 6, 2019. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of April 1, 2019, Olympia Planning Commission Meeting Minutes

Agenda Date: 4/15/2019
Agenda Item Number: 3.A
File Number: 19-0365

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of April 1, 2019, Olympia Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, April 1, 2019

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 6 - Chair Carole Richmond, Commissioner Rad Cunningham,
Commissioner Joel Baxter, Commissioner Candi Millar, Commissioner
Tammy Adams and Commissioner Aaron Sauerhoff

Excused: 2 - Vice Chair Kento Azegami and Commissioner Paula Ehlers

Absent: 1 - Commissioner Travis Burns

1.B OTHERS PRESENT

City of Olympia Community and Development staff:
Senior Planner Stacey Ray
Homeless Response Coordinator Colin DeForrest
Program and Planning Supervisor Amy Buckler
Economic Development Director Mike Reid

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

[19-0322](#) Approval of March 4, 2019 Planning Commission Meeting Minutes

The March 4, 2019 Planning Commission meeting minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Commissioners shared announcements.

6. BUSINESS ITEMS

[19-0324](#) Briefing on Homelessness Response

Mr. DeForrest and Ms. Buckler shared a power point presentation on homelessness.

The information was provided.

[19-0323](#) Economic Development Briefing

Mr. Reid shared a power point presentation on economic development.

The information was provided.

7. REPORTS

Commissioners reported on outside meetings attended.

8. OTHER TOPICS

Commissioners discussed future retreat dates.

9. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Upcoming Meetings

Next meeting will be April 15, 2019.



Planning Commission

Update on the Olympia Sea Level Rise Response Plan (March 2019)

Agenda Date: 4/15/2019
Agenda Item Number: 6.A
File Number: 19-0356

Type: information **Version:** 1 **Status:** In Committee

Title

Update on the Olympia Sea Level Rise Response Plan (March 2019)

Recommended Action

Information only. No action required.

Report

Issue:

Receive a briefing on the Olympia Sea Level Rise Response Plan (March 2019)

Staff Contact:

Susan Clark, Senior Planner, Public Works/Water Resources, 360.753.8321

Presenter:

Eric Christensen, Engineering and Planning Supervisor, Public Works/Water Resources,
360.570.3741

Background and Analysis:

In early 2017, the City, the Port of Olympia and the LOTT Clean Water Alliance entered into an Interlocal Agreement to jointly fund and participate in a formal sea level rise planning process for downtown Olympia and the Port peninsula. A consulting firm, AECOM Technical Services, assisted with the planning effort, which concluded in spring 2019.

The Olympia Sea Level Rise Response Plan provides comprehensive short-term, mid-term and long-term strategies for minimizing and preventing flooding to downtown Olympia from rising sea levels. The Plan is organized into ten chapters addressing the following:

- Planning context
- Public engagement and outreach
- Climate science
- Vulnerability and risk
- Approach to adaptation
- Physical and operational strategies
- Governance and informational strategies

- Cost of adaptation
- Implementation and next steps
- Monitoring and action triggers

Draft plan public review and comment opportunities included:

- December 11, 2018 Community Meeting
- December 11, 2018 - January 25, 2019 public comment period
- February 26, 2019 Olympia City Council Public Hearing
- Public Hearing comment period (through March 6, 2019)

Additionally, the City issued a notice of State Environmental Policy Act (SEPA) Determination of Non-significance (DNS) for the Olympia Sea Level Rise Plan on February 13, 2019 and adopted the plan on March 19, 2019.

Staff will brief the Planning Commission on the contents of the Olympia Sea Level Rise Response Plan, with an emphasis on the plan's governance strategies. Governance strategies address flood vulnerabilities through policies, plans, coordination, guidelines, and regulations.

Neighborhood/Community Interests (if known):

Various community groups and other agencies are engaged in climate change and sea level rise issues. The City of Olympia Comprehensive Plan and Downtown Strategy support developing a sea level response plan. Citizens voiced their support for the sea level response planning process during four well-attended public meetings conducted during the 18-month planning process. Comments received at each public meeting are included in meeting summary reports that are available on the City's website. Coordination with the City's regional climate change mitigation planning is also occurring.

Options:

Information only.

Financial Impact:

None at this time.

City of Olympia Storm and Surface Water utility capital budget includes \$125,000 annually for continued planning and technical work associated with Plan implementation. Additional capital facility funding is provided annually for downtown flood reduction work.

Attachments:

1. Olympia Sea Level Rise Response Plan Overview
2. Link to Sea Level Rise Response Plan (March 2019)

Implementation and Next Steps

Chapter 9 includes the full list of adaptation strategies by type, phasing, and focus area.

Near-term implementation will focus on:

- Coordinating emergency response.
- Installing stormwater tide gates and valves.
- Formalizing collaboration and a governance structure.
- Initiating the Shoreline Master Program update.
- Refining the sea level rise and flood monitoring strategy.
- Monitoring new research on precipitation trends.

Monitoring and Action Triggers

Chapter 10 summarizes an approach to monitoring local environmental conditions, new sea level rise research and science, and storm event response.

Monitoring is an essential component of Plan implementation. There is uncertainty regarding the rate of sea level rise. Effective monitoring, evaluation, and decisions are needed to ensure that responses can be initiated before flood risks reach an unacceptable level.

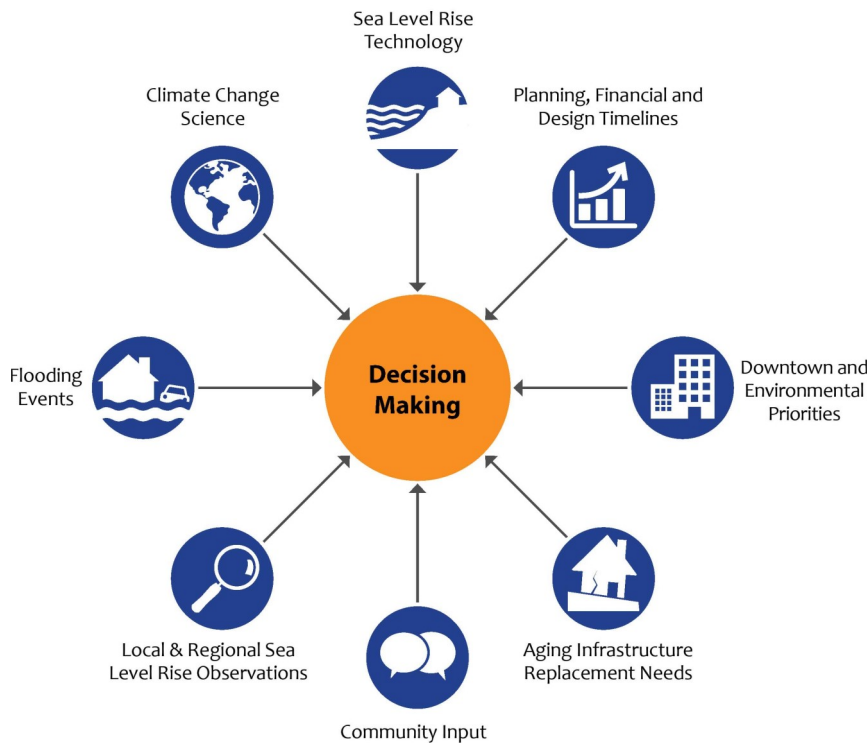
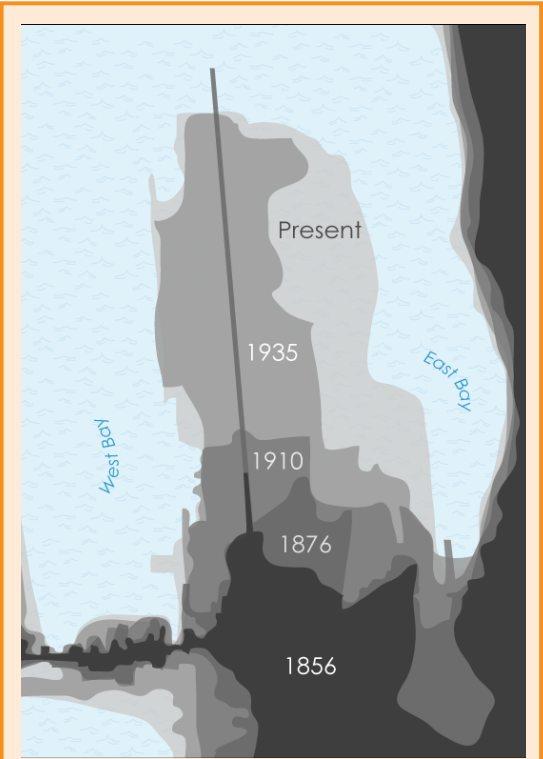


Figure 3. Decision Making Process



A History of Change

Recognition of the changes that have occurred in our community helps frame our perspective of future change. Downtown Olympia and its peninsula have changed dramatically over the past 150 years. Over this time, approximately 15 dredge and fill projects added over 430 acres and nearly two miles of shoreline to downtown. We can anticipate more change in the downtown landscape in the decades ahead. Sea level rise will be one of the drivers of change, but not the only driver.



February 2019

Why Develop a Sea Level Rise Response Plan for Downtown Olympia?

Downtown Olympia is the social, cultural, historic, and economic core of the city. While our downtown’s extensive shoreline helps make Olympia an extraordinary city, it also makes us vulnerable to flooding. In the coming decades, sea level rise could cause flooding downtown with property damage and loss of public services. At just 12 inches of sea level rise, a 100 year flood event could occur every other year.

It is this flooding risk that brought the City of Olympia (City), the Port of Olympia (Port), and the LOTT Clean Water Alliance (LOTT), collectively referred to as Project Partners, together to develop the Olympia Sea Level Rise Response Plan.

Future of Downtown Olympia

Planning to protect our downtown from sea level rise is a local government responsibility. This Plan provides a proactive and thoughtful path forward, but it is only an initial, incremental step and modest investment in preparing for sea level rise.

Proactive adaptation to sea level rise will be needed in the decades ahead to not only protect, but also to enhance our downtown and its shoreline. There is a lot of work to do to make our downtown stronger, safer and more vital. The preservation of downtown Olympia will require the community’s support and attention. Along the way, opportunities will exist to enhance the natural resources attributes of the shoreline.

The Importance of Governance Strategies

Without effective governance, the Sea Level Rise Response Plan is of little value to our community. The Project Partners understand the critical importance of establishing the governmental relationships and financial structure to support the timely implementation of this Plan. Many other governmental entities will need to be at the table. The Plan will be implemented over many decades and diligence needs to be sustained.

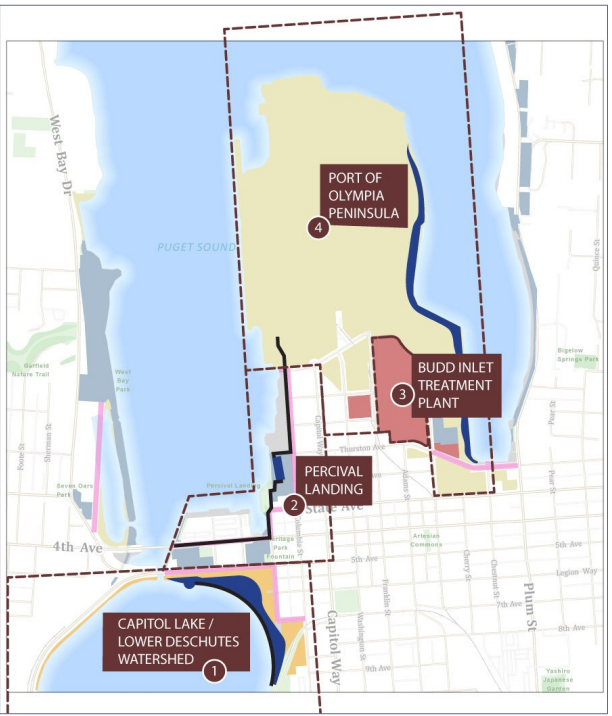
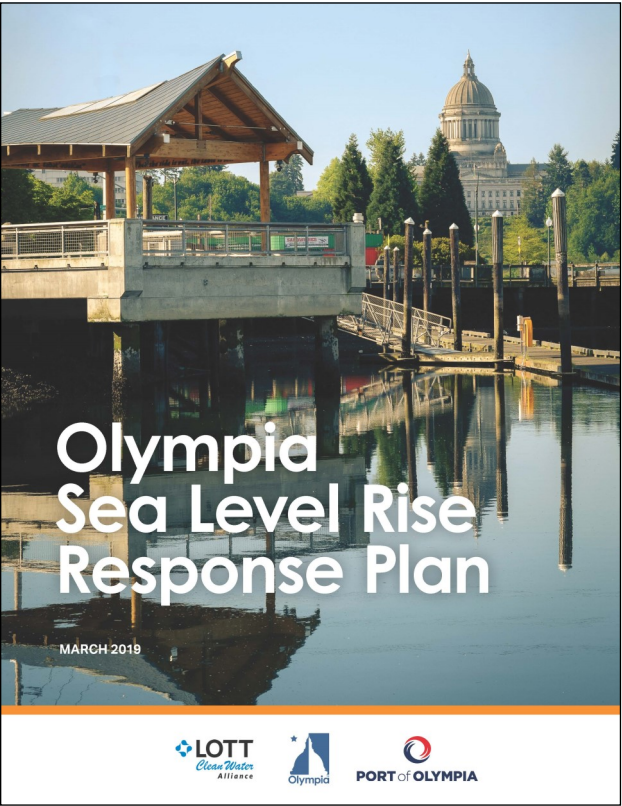


Figure 1. Olympia Sea Level Rise Response Plan Project Area and Focus Areas for Vulnerability and Risk Analysis and Adaptation Strategy Development.

Planning Context

Chapter 1 serves as the introduction to the Plan and planning process.

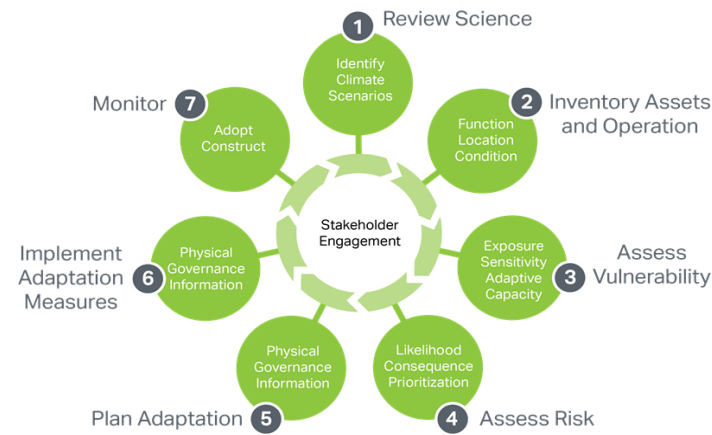


Figure 2. Sea Level Rise Adaptation Planning Process

Plan development followed sea level rise adaptation best practices and leveraged experiences and lessons learned from other cities, ports and wastewater treatment facilities throughout the country.

Engagement and Outreach

Chapter 2 summarizes engagement and outreach activities in support of the Plan.

Community engagement activities included E-newsletter project updates, four open house and community workshops, coordination with State agencies, workshops with Project Partner staff, briefings for local community groups and citizen advisory committees, a sea level rise walking tour event, conference speaking engagements, and school outreach events.

Climate Science for Olympia

Chapter 3 provides an overview of sea level rise science and projections.

The Plan considers Olympia-specific projections of sea level rise for the year 2100 of 36 inches (most likely) and 68 inches (high-range). These values take into account that downtown Olympia may subside (sink) by as much as 8 inches by 2100.

Vulnerability and Risk

Chapter 4 presents the findings of a vulnerability and risk assessment.

The vulnerability and risk assessment evaluated sea level rise impacts to key assets and services, including city facilities, fire and police, public works, transportation and parking, historic structures, LOTT, Port, State, County, federal, social services, community, and private utilities.

The vulnerability assessment identified what amount of sea level rise would expose assets to king tide and storm surge flooding. It identifies characteristics of assets that could make them more or less vulnerable to flood impacts. Sea level rise amounts of 0 to 68 inches were evaluated.

Assets along the Capitol Lake shoreline could be exposed to flooding today during a high flow event in the Deschutes River watershed. An extreme coastal storm surge event could also cause flooding along the Percival Landing and Isthmus shorelines. With only 6 inches of sea level rise, the portion of downtown Olympia that could be exposed to flooding during a 100-year coastal storm surge event expands dramatically.

In addition, flooding of the combined sewer system could convey floodwaters to the Budd Inlet Treatment Plant and overwhelm the plant, resulting in untreated or partially treated wastewater discharging directly to Budd Inlet through LOTT's marine outfalls.

The results of the vulnerability and risk assessment formed the basis for prioritizing and phasing the Plan's adaptation strategies.

Community Planning

In early 2017, Project Partners' planning and technical staff were tasked by their respective elected officials to develop a formal community plan that prioritized strategies and investments for best responding to sea level rise, while protecting downtown's economic, social, and environmental values.

Approach to Adaptation

Chapter 5 details the Plan's proposed approach to adapting to sea level rise.

Key assumptions that informed the Plan's approach to adaptation include:

- An incremental approach to protecting downtown is appropriate: near-term, mid-term and long-term actions are provided.
- Given the extensive infrastructure and investments made in our downtown, wholesale retreat is not a pragmatic strategy to pursue during the planning horizon.
- Our physical adaptation strategies are envisioned for construction on public rather than private property. With forethought, Olympia's shoreline can be improved both socially and environmentally.
- Coordination and collaboration across governmental entities, non-profit organizations and private property owners will be needed.

Physical and Operational Strategies

Chapter 6 presents physical and operational strategies.

Example physical and operational strategies include:

- Construct a berm at Heritage Park.
- Install raised planters along Columbia Street and 4th Avenue.
- Raise vulnerable Budd Inlet Treatment Plant components.
- Raise Billy Frank Jr. Trail.
- Prepare for and respond to flooding emergencies.

While the shoreline adaptation strategies in the Plan are valid from a present day engineering perspective, they are conceptual and will continue to be improved upon as we learn more and work with others.

Governance and Informational Strategies

Chapter 7 presents governance and informational strategies.

Informational strategies address knowledge gaps in our understanding of flood vulnerabilities.

Key governance and informational strategies include:

- Develop a governance structure and organization for managing our response.
- Investigate long-term financing mechanisms.
- Develop and implement a sea level rise community and stakeholder strategy.
- Continue regional efforts to develop an overarching climate change policy.

Cost of Adaptation

Chapter 8 provides generalized costs for the Plan's physical strategies.

Estimated total costs range from \$190M to \$350M. Costs would be spread out over decades and shared by the Project Partners, other stakeholders, and the community. Funding may come from a mix of federal, State, County, and City sources.

Phased Implementation

Olympia's sea level rise response will be phased over decades. However, early phases will need to be planned and implemented to support later phases, so that future strategies build upon near-term actions. This approach will be necessary both pragmatically and financially. With this in mind, early phases may be resource intensive as the foundations of subsequent phases are developed. Investments in adaptation will be made when sea level rise science and monitoring demonstrates the need.





Planning Commission

Briefing on Affordable Housing Tools

Agenda Date: 4/15/2019
Agenda Item Number: 6.B
File Number: 19-0357

Type: discussion **Version:** 1 **Status:** In Committee

Title

Briefing on Affordable Housing Tools

Recommended Action

Information only. No action requested.

Report

Issue:

Discussion of existing affordable housing programs in Olympia and discussion of potential changes and areas for consideration in the future.

Staff Contact:

Cary Retlin, Home Fund Manager, Community Planning & Development, 360.570.3956.

Presenter(s):

Cary Retlin, Home Fund Manager

Background and Analysis:

There are a number of programs and services related to affordable housing development available to developers. Some of those programs and services have existed for years, others are brand new. This presentation will include an overview of incentives and fund sources including the Multi-Family Tax Exemption, Community Development Block Grants and the Home Fund. Staff will talk about the status of those tools, potential opportunities to improve their effectiveness, and opportunities to add new tools.

Future work with the Planning Commission will include discussion of growth and development including growth forecasts, trends, density and development fees - so those topics will not be covered in this conversation.

Neighborhood/Community Interests (if known):

Neighborhoods, downtown businesses and residents have been very interested in homelessness and affordable housing efforts in Olympia.

Options:

N/A - informational only

Financial Impact:

N/A

Attachments:

None.