



City Council

Approval of a Resolution Authorizing a Grant Agreement with the Washington State Department of Ecology for the Boulevard Nursery Contaminated Soil Stockpile Removal Project

Agenda Date: 1/31/2023
Agenda Item Number: 4.F
File Number: 23-0077

Type: resolution **Version:** 1 **Status:** Passed

Title

Approval of a Resolution Authorizing a Grant Agreement with the Washington State Department of Ecology for the Boulevard Nursery Contaminated Soil Stockpile Removal Project

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve a Resolution authorizing a grant agreement between the City of Olympia and the Washington State Department of Ecology for the Boulevard Nursery Contaminated Soil Stockpile Removal Project.

Report

Issue:

Whether to approve a Resolution approving a grant agreement between the City of Olympia and the Washington State Department of Ecology for the Boulevard Nursery Contaminated Soil Stockpile Removal Project.

Staff Contact:

Darian Lightfoot, Director of Housing and Homeless Response, 360.280.8951

Presenter(s):

Darian Lightfoot, Director of Housing and Homeless Response, 360.280.8951

Background and Analysis:

In 2021, the owner of 2021 Boulevard Rd received funds from the City of Olympia's EPA Brownfield grant to review the site and determine contamination. The soil on the site was determined to be contaminated due to plant nursery operations and organochlorine pesticide use over many years. This has prevented the site from being developed and stalled the lot from becoming a useful space for the

neighborhood.

In 2022, City staff partnered with a potential affordable housing developer to apply for a grant through the Department of Ecology and was awarded the funds to remediate the soil to allow for affordable housing development. The land has yet to be officially sold to the developer therefore the City has executed a Temporary License to Contract with the landowner to allow for the site to be cleaned and then immediately sold to the developer.

This site is on the Department of Ecology's priority list for remediation, and they are eager to see the lot cleaned and become a safe and healthy place for people to live. The goal of this project is to have the soil removed from the location and tested again for harmful chemicals and given the greenlight to develop. The site would then be processed through the Voluntary Cleanup Program and be awarded a "No Further Action" allowing for development and eventual contribution to the City's affordable housing stock.

Climate Analysis:

The remediation of the soil is a carbon emitting process that requires many trips of large vehicles to remove the soil. The site will then create many greenhouse gasses to develop the site into housing. Once occupied, the site will be a net contribution to the community providing dense housing and access to public transportation, all goals outlined in the Transportation and Land Use sections of the plan.

Equity Analysis:

Granting these funds is one step in the long process of creating affordable housing. This action shows the community and developers that the City is willing to remain creative when supporting affordable housing development. This potential developer is an average resident looking to make a difference in the community and was unable to apply for the Ecology grant without a backing organization. The City stepped in to help administer the funds and appeal to the state that this was a worthy project. The completion of this project is still several years out but the housing crisis needs all hands on deck to make an impact and this project is a great example of that as housing insecure residents are some of the most vulnerable in the community.

Neighborhood/Community Interests (if known):

This site is a .9-acre parcel on the east side of Olympia that is currently undevelopable for valuable neighborhood use due to the contamination. Once remediated, the site is intended to be developed into affordable housing serving adults with disabilities which is a high priority for the City and residents.

Options:

1. Approve the Resolution authorizing the grant agreement with the Department of Ecology to remediate the contaminated soil at 2021 Boulevard Rd
2. Approve the Resolution with amendments authorizing the grant agreement with the Department of Ecology to remediate the contaminated soil at 2021 Boulevard Road.
3. Take no action.

Financial Impact:

The Department of Ecology awarded the City of Olympia \$131,250 for a remediation project on 2021 Boulevard Rd. This project does not require a local match and includes 5% administrative allowance

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of \$6,562 for project staff to charge time against. There are no other financial impacts included in this project.

Attachments:

Resolution

Agreement

Project Agreement

Remediation Agreement