



STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(SEPA DNS)

Community Planning & Development
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Project Name: Housing Action Plan

Project Number: 21-1702

Description of Proposal: The Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types.

Location of Proposal: City-Wide

Proponent: Amy Buckler, Program and Planning Supervisor, Community Planning and Development, City of Olympia

Lead Agency: City of Olympia

SEPA Official: Nicole Floyd, AICP, Principal Planner. Phone 360.570.3768, Email: nfloyd@ci.olympia.wa.us

Date of Issue: **4/7/2021**

Threshold Determination: The lead agency for this proposal has determined that this action is not likely to have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the environmental checklist and related information on file with the City. This information is available to the public on request.

This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

Comments regarding this Determination of Non-Significance (DNS) should be directed to the SEPA Official at the address above. If conditions are added, deleted or modified during or following the 14-day comment period, a revised threshold determination will be issued.

COMMENT DEADLINE: 4:00 p.m., April 21, 2021

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia Municipal Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by a \$1,000.00 administrative appeal fee.

Issued by:

Nicole Floyd, Senior Planner, AICP, SEPA OFFICIAL

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. **You may also attach or incorporate by reference additional studies reports.** Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Housing Action Plan. This project is funded by a grant from the Washington State Department of Commerce pursuant to HB1923.

2. Name of applicant: [\[help\]](#)

City of Olympia, Community Planning and Development Department

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Amy Buckler, Strategic Projects Manager
(360) 280-8947 abuckler@ci.olympia.wa.us
601 – 4th Ave East
PO Box 1967
Olympia, WA 98507*

4. Date checklist prepared: [\[help\]](#)

March 2021

5. Agency requesting checklist: [\[help\]](#)

City of Olympia Community Planning and Development Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*A public hearing before the City of Olympia Planning Commission is scheduled for May 17, 2021.
The City Council will consider the final housing action plan in June of 2021.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes, the proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element and future work plans and budgets.

The needs and strategies identified in the Housing Action Plan will inform the next periodic update to the Comprehensive Plan Housing Element. The Comprehensive Plan periodic update will at minimum follow the process required by the Growth Management Act in RCW 36.70A and WAC 365-196, including a public hearing by the Planning Commission and environmental review.

The proposed housing action plan identifies a variety of housing actions the City could take in the future, including making new or updated policies, regulations, investments and partnerships. Some of these actions are already underway. Any specific regulatory changes proposed for consideration will require a formal legislative decision-making process to consider an ordinance update at that time. Consideration of regulatory changes that affect land use development would also require a non-project SEPA review and public hearing by the Planning Commission. Financial investments and/or partnerships to spur development of housing would require a decision by the City Council.

The City's work plan of housing actions will evolve as new opportunities present themselves. The City is monitoring proposals under consideration by the Washington State Legislature that may offer new tools. Additionally, other planning efforts such as the Regional Climate Mitigation Plan or a planned action for the Capital Mall High Density Neighborhood could result in new housing actions. The City may want to amend the housing action plan in subsequent years to update actions.

The City also plans to monitor and report on progress toward meeting housing goals. For example, the City will report on the number of housing units permitted and the percentage restricted for low income households. Also, working from the baseline data compiled in the Housing Needs

Assessment the City will continually monitor demographic and market data to better understand local housing conditions and trends in order to inform future decision making.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Background environmental information was completed to inform the development of the housing action plan, including:

- *A Regional Housing Needs Assessment to identify trends and data on demographics, housing and income in Olympia, Lacey and Tumwater;*
- *A Gap Analysis to understand the amount and the type of housing needed over the next 25 years (included in the Housing Needs Assessment); and*
- *A Landlord Survey to gain a better understanding of the local rental market.*

Some of the proposed actions would help implement provisions of the Comprehensive Plan related to accommodating additional residential development, especially in three identified high density nodes as well as in existing neighborhoods through infill development. A Draft Supplemental Environmental Impact Statement (DSEIS) and Final Supplemental Environmental Impact Statement (FSEIS) were completed for the Olympia Comprehensive Plan Update, January 2014. The Comprehensive Plan was adopted in December of 2014.

The Regional Housing Needs Assessment identifies the projected population and number of housing units needed to accommodate the population through 2045. That data will inform the periodic update to the Comprehensive Plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Yes. At any given time there are land use and building permit applications in review for development projects throughout the city. Also, some of the potential actions identified in the Housing Action Plan are already underway for consideration by the City of Olympia. The Land Use and Environment Committee has a variety of housing actions on their 2021 work plan and will further consider the action details and make a recommendation to the City Council. For example, the Committee will consider tenant protection policies and expanding the multifamily tax exemption 12-year affordable housing program. In order to galvanize affordable housing, the City Council is also expected to consider a recommendation from the Home Fund Advisory Board on a Home Fund grant award, as well as select a development partner to build housing for middle income families on a 10-acre property owned by the City along Boulevard Rd.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City Council approval or modification of the proposed Housing Action Plan is required to close out the grant commitment. The proposal will be considered by the City Council after the Olympia Planning Commission conducts a public hearing on the proposed action plan.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state Growth Management Act to take actions to increase residential building capacity. These actions include developing a housing action plan “...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market” (RCW 36.70A.600).

The proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element and future work plans and budgets.

The proposed Housing Action Plan identifies 7 housing needs:

- **Affordability.** Reduce the cost of housing for low-income and cost burdened households
- **Supply.** Increase the inventory of housing for all households.
- **Variety.** Increase the variety of housing sizes and types.
- **Seniors.** Increase the stock of housing options needed for aging seniors.
- **Improvements.** Maintain the existing housing stock, including improving energy efficiency and air quality.
- **Stability.** Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.
- **Supportive Housing.** Increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities.

The proposed Housing Action Plan identifies six strategies for meeting housing needs:

1. *Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.*
2. *Make it easier for households to access housing and stay housed.*
3. *Expand the overall housing supply by making it easier to build all types of housing projects.*
4. *Increase the variety of housing choices.*
5. *Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.*
6. *Establish a permanent source of funding for low-income housing.*

These strategies are generally consistent with the City’s Comprehensive Plan. However, the needs assessment points to a greater need for emphasis on increasing the supply of permanently affordable housing for households that make 80 percent or less of the area median income. Since the last Comprehensive Plan this need has grown more apparent, and the proposed Housing Action Plan guides the City to explore use of a variety of tools that would enable the City to be more proactive in this arena.

Overall, a variety of actions are proposed for further consideration that aim to increase housing supply, affordability/ stability and diversity of housing types. The type of actions generally include:

- *Investments and Partnerships*
- *Policy/ Regulations*
- *Land Use Regulations*

- *Planning*
- *Civic Engagement*

In and of itself, the adoption of this plan will not result in land use development or have environmental impacts. Actions that involve changes to land use regulations will require a non-project SEPA review to assess impacts. Actions, such as investments, that ultimately lead to housing development, would be subject to land use development codes in place at that time.

The City has identified, through its comprehensive plan areas where housing development should occur at varying densities. Implementation of the three high density nodes and infill strategies are included in the City's adopted comprehensive plan and are key strategies to meeting the city's projected population growth within the existing urban growth boundary. The Housing Action Plan does not propose changes to this. However, the proposed actions aim to help us implement our land use plan and increase housing development.

Responses to questions in Section B recognize that this proposal is the action of placing actions on an agenda for future consideration – not of adopting any specific changes to regulations, policy or making specific investments at this time. Many responses will be general in nature because the action of placing an action on a work plan agenda does not have specific impacts (for example, no housing units or parking spaces will be created or eliminated; no runoff will be generated) on a specific piece of property.

Section D is the supplemental section for non-project actions such as this. It is also filled out and is more specific to a non-project action like this proposal.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposed housing action plan would apply citywide. Certain actions proposed for the future may be applied only to a particular area (e.g., Capital Mall High Density Neighborhood area) whereas others are for a particular issue (e.g. parking).

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Portions of the City are flat, rolling, hilly, and/or contain steep slopes.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Slopes in the city limits and Urban Growth Area (UGA) vary between 0% to greater than 40%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

There are several soil types across the City of Olympia and its UGA. According to the US Department of Agriculture's Natural Resources Conservation Service Soil Maps, the most predominate soil types are Alderwood Gravelly Sandy Loam (0-30% slopes), Nisqually Loamy Fine Sand (0-15% slopes), and Yelm Fine Sandy Loam (0-30% slopes). Other less predominate soil types present include Cagey Loamy Sand, Everett Very Gravelly Sandy Loam, Giles Silt Loam, Indianola Loamy Sand, Kapowsin Silt Loam, Norma Silt Loam, and Schneider Very Gravelly Loam. Additional soil types are present as well.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

According to the Washington Geologic Information Portal, accessed via the Washington State Department of Natural Resources website, there are two seismogenic faults that cross the City of Olympia area. Both run in a diagonal fashion, northwest to southeast and are named Olympia Structure Class B. The portal maps the approximate ground response to earthquakes by identifying liquefaction susceptibility. The majority of the Olympia area is identified as having a low to moderate susceptibility. Portions of the city (primarily near Puget Sound) are identified as having high susceptibility, while other areas are considered low or very low susceptibility.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

This is a non-project action. There is no filling, excavation, or grading proposed related to the adoption of the housing action plan.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion will not occur because there is no clearing or construction proposed.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not Applicable – there will be no change in the amount of impervious surfaces as there is no construction proposed. Additionally, the action plan does not propose any changes be made to maximum amount of building coverage, hard surfaces coverage, or impervious surface coverage anywhere in the city.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None needed at this time. For future development proposals, the city has adopted erosion control standards as well as provisions to protect critical areas, which include geologically hazardous areas (landslide hazard areas).

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

There will be no emissions to the air as a result of adopting a housing action plan.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No, there are no off-site sources of emissions or odor that will affect adoption of a housing action plan.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Throughout the city, there are surface waters in the form of lakes, streams, wetlands, and Puget Sound. If ultimately implemented, future actions proposed in the housing action plan would be applied to various areas of the city or citywide.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No – adoption of the housing action plan will not require any work over, in, or adjacent to water sources.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None – there is no dredging or construction occurring as a result of adopting the housing action plan.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No – adoption of the housing action plan will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Portions of the city are designated as 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, the proposed housing action plan will not involve any discharges of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No – groundwater will not be withdrawn for any purpose as a result of adopting the housing action plan.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

None – adopting a housing action plan will not result in any runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ✓ deciduous tree: alder, maple, aspen, other
- ✓ evergreen tree: fir, cedar, pine, other
- ✓ shrubs
- ✓ grass
- pasture

- ✓ crop or grain (*generally personal or small scale gardens*)
- ✓ Orchards, vineyards or other permanent crops (*generally personal or small scale gardens*)
- ✓ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ✓ water plants: water lily, eelgrass, milfoil, other
- ✓ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

The proposed non-project action does not include any construction or development that would impact any listed threatened or endangered species. Potential impacts of future, specific regulatory changes will be addressed through additional non-project environmental reviews. Potential impacts of future, specific development, including where city investment is made, will be addressed through regulations and/or project specific environmental review.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None associated with the adoption of this housing action plan.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

A review of maps on the Thurston County Noxious Weeds and Lakes Management website shows the following noxious weeds are present in the city and urban growth areas: common fennel, common reed, giant hogweed, gorse, knapweed (meadow), knotweed (Bohemian, giant and Japanese), loosestrife (purple), pampas grass, poison hemlock, shiny geranium, spurge laurel, tansy ragwort, wild chervil, and yellow flag iris.

Additional noxious weeds that are present in Thurston County include: blueweed, Brazilian elodea, bugloss (annual), bugloss (common), butterfly bush, Dalmation toadflax, hawkweed (common, mouseear, orange, wall, yellow, and yellow devil), knapweed (diffuse, spotted), knotweed (Himalyan), parrotfeather, perennial pepperweed, perennial sowthistle, rush skeletonweed, sulfur cinquefoil, thistle (Italian, Scotch, slenderflower, and variable-leaf milfoil).

*For a list of Noxious Weeds currently present in Thurston County, Washington, visit:
<http://www.co.thurston.wa.us/tcweeds/weed-list.htm>*

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

According to the Washington State Department of Fish and Wildlife's Priority Habitat and Species Maps, the following wildlife specific are present in this area: Mazama Pocket Gopher (habitat in City Limits, habitat and sightings in Urban Growth Area), Oregon Spotted Frog, Olympic Mudminnow, Steelhead, Fall Chinook, Fall Chum, Resident Coastal Cutthroat, Coho, Surf Smelt, Big Brown Bat, Yuma Myotis (bat), California Myotis (bat), Purple Martin, and the Townsend's Big-Eared Bat.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The City of Olympia is located in the Pacific Flyway, which extends from Mexico northward into Canada and the State of Alaska.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

None.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No, adoption of the proposed housing action would not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None associated with the proposed Housing Action Plan.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None – adoption of a housing action plan will not require special emergency services.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None. Potential impacts of future, specific regulatory changes will be addressed through additional non-project environmental reviews. Potential impacts of future, specific development, including where city investment is made, will be addressed through regulations and/or project specific environmental review.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None. Adoption of a housing action plan will not create noise.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None. Potential noise impacts may occur during future development proposals and will be addressed through City regulations and/or specific environmental review.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The city contains lands that are designated in the Comprehensive Plan for, and zoned for, residential, commercial, mixed use, and industrial uses. Those designations are not anticipated to change as a result of the adoption of the Housing Action Plan.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The proposed housing actions would apply in various areas across the city or citywide. Portions of the city have been used for farming or forestry in the past.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There are a wide variety of structures throughout the city including public, commercial, residential, light industrial, and mixed use buildings. Fences, bulkheads, boardwalks, and other structure types are also present.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No, not as a result of adopting the Housing Action Plan.

- e. What is the current zoning classification of the site? [\[help\]](#)

The City of Olympia includes residential, commercial, and industrial zoning classifications, including some mixed use zones. The zoning district boundaries are not proposed to change as a result of adopting the Housing Action Plan.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The City of Olympia includes residential, commercial, and industrial Future Land Use designations in its comprehensive plan. The Land Use and Urban Design chapter of the comprehensive plan includes a Future Land Use Map that shows the location of Future Land Use designations that include residential, commercial, and industrial land uses.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The City of Olympia includes several shoreline designations from conservancy to urban uses.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, there are critical areas within the City of Olympia.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The Housing Needs Assessment projects that between 2020 and 2045 the residential population of Olympia and its urban growth area will grow from 66,790 to 87,670 people. This is generally

consistent with the rate of population growth planned for in the Comprehensive Plan. The population projection will be updated with the next periodic update due in 2025.

j. Approximately how many people would the completed project displace? [\[help\]](#)

Displacement of people will not result from adoption of a Housing Action Plan. However, the proposed plan does consider strategies to minimize displacement of low-income residents resulting from redevelopment.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

The Housing Action Plan identifies several actions the City could take to help mitigate or avoid displacement. Displacement refers to instances when households are involuntarily forced out of a home or area due to increasing housing prices or other economic or demographic changes. Physical displacement can occur when older housing stock that is naturally more affordable due to its condition is renovated or sold for redevelopment and existing residents are forced out and unable to afford to live in the new project. Another cause may be the expiration of an affordability covenant and resulting conversion of the unit(s) to market rate housing. Economic displacement occurs when a household relocates due to the financial pressure of rising housing costs.

The Housing Action Plan identifies two types of approaches to mitigating displacement:

- 1. Mitigation for individuals and families experiencing displacement*
- 2. Land use and development strategies to increase the supply of permanently affordable housing*

Mitigation for individuals and families experiencing displacement:

- Require developers to provide relocation assistance, which the City could also do*
- Down payment assistance program*
- Right to Return policy*
- Tenant Protection Enhancements*
- Rental Registration Program*
- Notice of Intent to Sell Ordinance*
- Tenant Opportunity to Purchase Ordinance*

Land use and development strategies that aim to increase the supply of permanently affordable housing

- Donating or leasing city-owned land or providing funding to non-profit and low-income housing developers to build or renovate low income affordable housing; or buy income restricted units proposed to be converted to market rate; or expand affordable home ownership opportunities*
- Offer density bonuses, fee waivers, 12-year Multifamily Tax Exemption or other incentives to build affordable housing*
- Require low-income housing units as part of new developments*
- Work with regional partners to develop a comprehensive funding strategy for affordable housing*

The above actions are proposed to be considered following adoption of the proposed Housing Action Plan.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

In preparation for preparing the proposed Housing Action Plan, staff completed a review of the City's Comprehensive Plan and Development Code. The Housing Action Plan is intended to guide future updates to the Housing Element of the Comprehensive Plan, future workplans and budgets. Some of the proposed actions may result in changes to land use regulations following a specific decision-making process, including SEPA review and a public hearing, to consider the proposed action.

While the strategies and actions proposed are generally compatible with the City's Comprehensive Plan, a stronger emphasis is placed on the City's role in encouraging the increased supply of permanently affordable housing for low income households. We expect the future periodic update to the Housing Element to more thoroughly discuss this role.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Adoption of a housing action plan in and of itself will not add or eliminate any housing units

To meet projected population growth, the Housing Needs Assessment projects that close to 14,000 new housing units will need to be created in Olympia and its urban growth area by 2045. As reported in the needs assessment, Thurston Regional Planning Council's land supply model estimates sufficient capacity in Olympia to accommodate this growth.

*It is difficult to project exactly how many of the newly constructed units will be high, middle or low-income housing. That is because over time as the existing housing stock ages and new units are created what is currently considered high, middle or low income housing may change. In addition, some low-income housing may be provided through subsidies in the form of housing vouchers (e.g., federal subsidies distributed through the Thurston County Housing Authority); in other words, market rate housing that is unaffordable to low income households could help fill gaps for low income households once a voucher is applied. Thus, Olympia cannot set a **construction** target for high, low and middle income housing.*

Olympia shares a housing market with Lacey and Tumwater. Between now and 2045 we expect to add close to 30,000 new households within the three cities. The following chart shows the income projection to 2045. The actions proposed in the Housing Action Plan aim to help address the need for households across all income levels.

Income (% of AMFI)	Number of Households in Lacey, Olympia, & Tumwater		
	2020	2045	Change
30% or less	6,200	9,300	3,100
< 30% up to 50%	5,500	9,900	4,400
< 50% up to 80%	8,500	14,800	6,300
< 80% up to 100%	5,100	9,100	4,000
< 100%	23,500	35,200	11,700
TOTAL	48,800	78,300	29,500

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Adoption of a housing action plan in and of itself will not add or eliminate any housing units. No actions are proposed that would specifically eliminate housing units. Some existing housing may be eliminated due to redevelopment.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The proposed Housing Action Plan report identifies over 50 potential actions the City of Olympia could take to help address housing needs and gaps in our community over the next 25 years. Any development of housing will be subject to land use regulations in place at the time of application, which provide a range of measures to reduce impacts to the environment.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

No structures are proposed at this time.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No specific construction is proposed, as this is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None associated with adoption of the Housing Action Plan.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None associated with adoption of the Housing Action Plan.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, because there is nothing proposed at this time that would create any light or glare or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None. See response in 11b, above.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are multiple recreational opportunities throughout the city, including parks and open spaces, the waterfront, and nearby forests.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No recreational uses would be displaced by this proposal to adopt a housing action plan.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Yes, there are multiple buildings, structures and sites city-wide. Inventories have been completed by the City for some areas and are included in City databases.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

There are landmarks in the city and the downtown has a rich history of use by Native Americans and other historic uses. The City of Olympia has a standard process to review for and protect cultural resources, which will not change as a result of adopting a housing action plan.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Implementation of any of the proposed housing actions would need to be consistent with city procedures around protection and preservation of archeological and cultural resources as well.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

All future development will be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a non-project action. Overall, the City has a network of 216 miles of urban streets from low volume residential streets up to major arterials. Interstate 5 and Highway 101 also run through the City.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Intercity Transit is the primary transit provider in the City of Olympia and its primary transit center is located in the downtown. Other service providers (e.g. Mason County Transit, Grays Harbor Transit) provide service to the city as well.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None, adoption of a housing action plan in and of itself will not create additional parking spaces, nor will any be eliminated. However, one of the proposed actions to encourage the development of all types of housing is to consider lowering the required minimum parking standard in frequent transit areas. This would enable more of the parcel's development to be devoted to dwelling units. Considering lowering parking minimums would require a specific land use code revision, including a non-project SEPA review and Planning Commission public hearing.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Not at this time, as a result of adopting a housing action plan.

Future housing development projects that this plan generally aims to encourage may require transportation improvements to streets, sidewalks, or bicycle lanes. These projects will be subject to the development standards in place at the time of application.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No, adoption of these the proposed housing action plan will not use water, rail, or air transportation. Streets, trails, sidewalks, rail lines, and water transportation are present in the city.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Adoption of a housing action plan in and of itself will not generate any vehicular trips. Future housing development projects that this plan generally aims to encourage may generate new vehicle trips. These projects will be subject to the development standards in place at the time of application.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No. No change is proposed that would have an impact on or affect the movement of agricultural or forest products.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None at this time.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No. The City is already planning to serve the existing community and our projected growth of 20,000 new residents within the existing city limits and urban growth area. This includes working with the Olympia School District and transit providers. This work occurs as part of the Comprehensive Plan and its periodic updates and the annual Capital Facilities Planning.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None at this time.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

A full range of urban utilities are available in the city, including electricity, natural gas, domestic water, refuse service, telephone, and sanitary sewer. There are some on-site septic systems in the city as well. Stormwater systems are also present. Prior to city approval for development provisions must be made to connect to utilities, in accordance with other city development standards.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No change in available utilities is proposed with this proposal.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Amy Buckler*

Name of signee, Position and Agency/Organization: Amy Buckler, Strategic Projects Manager, City of Olympia Community Planning and Development Department

Date Submitted: March 31, 2021

D. supplemental sheet for nonproject actions [\[help\]](#)
(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The adoption of a housing action plan will not result in an increase in the discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances; or the production of noise. Any impact of the future housing development projects that this plan generally aims to encourage will be assessed at the time of development and subject to regulations in place at the time of application. The Housing Action Plan does not propose any actions to amend these standards.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will not increase any impacts to plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life (such as the Critical Areas Ordinance, the Shoreline Master Program, tree standards and Low Impact Development Stormwater standards) will remain in effect and will apply to any/all future development proposals. The Housing Action Plan does not propose any actions to amend these standards.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All future development in the City will continue to be subject to existing city, state and federal regulations and/or any additional project-level environmental review. The city's critical areas ordinance and Shoreline Master Program include measures to protect and conserve plants, animals, fish, and marine life. The Housing Action Plan does not propose any actions to amend these standards.

3. How would the proposal be likely to deplete energy or natural resources?

Adopting a housing action plan in and of itself will not increase impacts to natural resources or deplete energy. The proposal does not recommend any changes to existing energy codes.

Proposed measures to protect or conserve energy and natural resources are:

Future housing development that this plan generally aims to encourage will continue to be subject to existing energy codes and other city, state and federal regulations and/or any additional project-level environmental review.

Under the State's Growth Management Act, Thurston County is accommodating a majority of our population growth in the urban areas of the county. Olympia's Comprehensive Plan calls for a significant portion of new residential development to occur within three identified High Density Neighborhoods (Downtown, around Capital Mall, and around the Pacific/Martin Way Triangle.) We are also planning for more infill residential housing to occur within Olympia's Low Density Neighborhood designation. These areas are already largely developed and a significant portion of new residential development will be in the form of redevelopment (e.g., on parking lots or conversions of vacant office or retail space) or infill to existing neighborhoods. This will help maximize infrastructure investments, make transit for efficient and preserve land in the rural area for things like agriculture, habitat and other critical areas.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Adopting a housing action plan will not increase such impacts. The proposed housing action plan does not recommend any actions that would affect existing measures to protect environmentally sensitive areas. The Shoreline Master Program provisions will not be amended by this action and will also remain in effect. The City's Historic Preservation measures will not be amended by this action and will also remain in effect.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future residential development will continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review. Those regulations are not proposed to be amended at this time and remain in full force and effect.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Adoption of the proposed housing action plan will not in and of itself result in changes to land and shoreline uses. Any future residential development that this plan generally encourages would be subject to existing land use and shoreline regulations in effect at the time of permit application.

The actions proposed for further consideration in the Housing Action Plan aim to implement the existing Comprehensive Plan. In particular one proposal is to complete a planned action to increase residential growth within the Capital Mall High Density Neighborhood Area. A variety of actions are proposed for further consideration that would involve changes to land use regulations, and these actions would require non-project SEPA review and a Planning Commission public hearing at such time. Examples include: allowing more housing types in commercial areas, making it easier to convert vacant commercial property to housing, reducing parking requirements,

changing land use review or street improvement thresholds, allowing medium density housing near identified neighborhood center areas or adopting form based codes.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None at this time.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Adopting a housing action plan in and of itself will not result in impacts to transportation or public services and utilities. The actions support implementation of Olympia's Comprehensive Plan which calls for a significant portion of new residential development to occur within three identified High Density Neighborhoods (Downtown, around Capital Mall, and around the Pacific/Martin Way Triangle.) We are also planning for more infill residential housing to occur within Olympia's Low Density Neighborhood designation. More people living in these areas can help support public transportation and make use of existing utility infrastructure in most cases.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment. The intent is to adopt provisions that are fully compliant with recent amendments to the Growth Management Act, in RCW 36.70A.600 and the City's adopted Comprehensive Plan.