

TO: City Council  
FROM: Brad Medrud, Community Development Director  
DATE: June 2, 2026  
SUBJECT: Service Provider Agreement with ICF Environmental Inc. for the Bush Prairie Habitat Conservation Plan - Phase 4 Amendment 1

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1) Recommended Action:

Authorize the Mayor to sign the Service Provider Agreement with ICF Environmental Inc. for the Bush Prairie Habitat Conservation Plan - Phase 4 Amendment 1 for the Bush Prairie Habitat Conservation Plan.

The agreement was recommended for approval on the consideration calendar at the May 20, 2026, General Government Committee meeting.

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2) Background:

Working together with the Port of Olympia and large group of stakeholders, the City is working on the HCP Phase 4 Grant tasks and looking to complete the implementation tasks of the HCP Phase 3 Grant by preparing the Bush Prairie Habitat Conservation Plan (HCP) with consultant assistance from ICF Environmental Inc. The HCP is required as part the City and Port's incidental take permit application with U.S. Fish and Wildlife for the Olympia subspecies of the Mazama pocket gopher, the streak-horned lark, the Oregon spotted frog, and the Oregon vesper sparrow.

The goal of the HCP is to allow responsible growth to occur in the City, while providing superior species protection over what an ad-hoc, case by case permitting approach is currently providing. It is the intent of the HCP to cover all actions by private and public landowners that require City development approvals.

The HCP will allow operations and maintenance, recurring activities, and development to occur in some areas frequented by endangered species, offsetting any habitat loss with other, contiguous mitigation sites.

If the Bush Prairie HCP were not completed, development in a large portion of the City from small additions to single-family houses to larger development, as well as the City and Port's ongoing operations and maintenance activities would require individual HCPs and incidental take permits U.S. Fish and Wildlife.

The amendment to the HCP Phase 4 Service Provider Agreement with ICF Environmental Inc. will extend the term of the agreement, provide additional services described in the Service Provider Agreement, and increase the compensation paid to the consultant for providing the additional services for public engagement as well as completing the HCP and the NEPA/SEPA Environmental Review process during the extended term to allow the City and the Port to complete the HCP.

The General Government Committee was briefed on the service provider agreement on May 20, 2026, and requested that it placed on the Council consideration calendar to allow for additional information to be provided on how the costs for the agreement would be shared with the Port of Olympia and when those costs are expected to occur.

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3) Policy Support:

Comprehensive Plan Conservation Element Goal C-1: Support active measures to protect and enhance Tumwater's natural environment.

Comprehensive Plan Conservation Element Policy C-15.2: Protect, preserve, and restore habitats for species identified as endangered, threatened, or sensitive by the State or federal government, giving special consideration to measures necessary to preserve or enhance suitable habitat.

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4) Alternatives:

None.

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5) Fiscal Notes:

The attached amendment to the Service Provider Agreement is part of the Phase 4 HCP federal grant administered by WDFW and an internally funded work program task.

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6) Attachments:

- A. Service Provider Agreement with ICF Environmental Inc. for the Bush Prairie Habitat Conservation Plan Phase 4 Amendment 1
- B. Presentation