



## OPEN HOUSE

December 3<sup>rd</sup> and 4<sup>th</sup>, 2014

Public Comments Recorded at Information Stations

### WHICH CRITERIA ARE IMPORTANT TO YOU?

#### **Public Involvement:**

Engage the community in a collaborative and proactive process.

24 DOTS

#### **Impactful Projects:**

Proposals that will have a broad and lasting impact on other nearby properties and areas as well as the broader downtown.

26 DOTS

#### **Return on Investment:**

Use our limited resources to achieve long-term benefits.

15 DOTS

#### **High Quality Design:**

Create well designed projects that are sensitive to their surroundings.

24 DOTS

#### **Comments:**

- Sustainable Design Efficient/Renewable energy.
- Low impact development/Green Stormwater Infrastructure.
- Mixed Use, Livable/Walkable.

#### **Property Owner Participation:**

Property owners are engaged in the process.

21 DOTS

#### **Timeliness:**

Results can be seen in the near future.

13 DOTS

#### **Partnerships:**

Between the City, property owners and community.

16 DOTS

## **Implements the Comprehensive Plan:**

Select projects that...

- Address the waterfront as a priceless asset,
- Increase downtown commercial vitality,
- Enhance public spaces,
- Include public art,
- Include residential development,
- Enhance landscaping and/or
- Caters to a regional market

17 DOTS

## **TELL US WHAT YOU THINK – GENERAL COMMENTS ABOUT THE PROCESS**

### **Comments:**

- Something more than a park on the Isthmus.
- City could help developers with sidewalks, sewer and water expansion. Street Trees – Amenities that benefit all citizens.
- Art space, Market rate housing.
- Market rate housing, art space, private partnerships to redevelop, pharmacy downtown.
- I understand that Oly is going to implement its low impact storm water one year early-next year. This will be a potential game changer for urban infill, but not in a good way and how will you integrate storm water into this RFP/Q process.
- Market Rate Housing – Build high end housing in/on view properties next to boat harbors and grocery stores and markets, restaurants... They will come to town to live and support.
- Focus on the core for now! Table the isthmus until more are at the table. (Another community member agreed with this comment)
- Remove 2 stories off Capital Center Building; create Art Center for Community and housing for artists.
- Change traffic from one way to two way. Redevelop Griswold's. More retail.
- The majority of the isthmus should remain public space, with small parts in minimal commercial/retail.
- Why has the city characterized the CRA as a “planning tool” when it is actually an implementation tool?
- If the city is funding projects, it should get an equity interest in them.

- Keep the center of the isthmus between 4<sup>th</sup> and 5<sup>th</sup>, in public ownership and no more than 35' high.
- Make the core of the downtown priority.
- The CRA should begin the process with a small project like the Griswold's property – not the isthmus.
- Master Plans DON'T WORK. Please refer to "THE OREGON EXPERIMENT" by Christopher Alexander.
- The community wants a park on the isthmus. City Council elections showed that.
- The CRA should not be used for the isthmus which is planned for Civic space.
- Senator Fraser + Reps. Hart and (???) Was not able to read name) are ready to assist the City into a Capital Budget Appropriation to purchase and demolish the Capital Center Building.
- The CRA should not focus on the isthmus.
- What about the blight?
- GRISWOLD'S! (Several Yeses and check marks from community members)
- No subsidies to private parties.
- Stop listening to those against everything.
- Please consider having the beginning CRA project in some area other than the isthmus, which is sure to be a controversial area in which to begin something smaller would be better.
- CRA Boundary way too big.
- Is the CRA process putting the cart before the horse? How can a CRA plan be credibly implemented before the downtown master plans have been established?
- Maintain bio system health and beauty that Olympia is in the heart of in all that is planned.
- Develop higher density housing and encourage infill.
- Work with Port to develop human oriented uses on Port property...housing, businesses for instance.
- Ensure optimal infrastructure for cyclists and pedestrians.
- Ensure optimal infrastructure for public transportation.
- If a business site has safety issues, and is not the property owner, how does the problem get addressed?
- Allow taller buildings downtown, market rate housing and more housing and employment opportunities for future forthcoming growth.

### **CRA PROCESS TO DATE – PRINCIPLES EXERCISE**

**Create vibrant mixed-use areas that combine housing, retail, office and park space.**

## 45 DOTS

**Create an extraordinary pedestrian environment public art, public gathering spaces, outdoor dining, street vendors, performance space, retail and restaurants.**

## 49 DOTS

### **Comment:**

- Development Integrated into down Plan that supports retail, pedestrian friendly, compatible with historical buildings and environmental assets.

**Look at how to eliminate blight and stimulate reinvestment.**

19 DOTS

**Consider redevelopment concepts from an economic perspective.**

21 DOTS

**Consider existing business and property owner's needs, so they can grow and prosper.**

34 DOTS

## **WHAT PROJECTS ARE NEEDED?**

Comments:

- Integrate Steele site since this site will be fully engulfed by predicted sea level rises, minimal on shore development would be most economical. The ultimate project could be on underwater parks on sea level rise will fully engulf this site (in ? years). In the interim before sea level rise, a service on shore line parks might work on this site.
- Waterfront park all the way to Tugboat Annie's.
- Market Rate – More housing – new library.
- Homeless Shelter.
- Ball fields – Arboretum (?)
- Connect HOCM to downtown more. Less negative stories in Olympian about downtown.
- Make 5<sup>th</sup> Ave pedestrian/bike ONLY! Mixed use housing/office/retail.
- Public Restrooms. (3 check marks by this comment)
- Redevelop Griswold's please.
- More Retail. Market Rate Housing. (2 check marks by this comment)

- Basketball Hoops.
- Community Art Center and Art space. Affordable Housing for Artists to enhance neighborhood.
- Art space. Affordable – live/studio building for artists and their families with creative businesses on 1<sup>st</sup> floor.
- Public space on old health building property with appropriate small commercial/retail sites.
- Look at the empty lots throughout the downtown area. Review possibilities to build mixed use structures. Make it financially possible to bring in investors.
- This is where it all started and can start here again.
- Outdoor permanent music venue.
- CRA Great Idea. Need renewal in Olympia.
- A bigger library with flexible space, outdoor movie screen, community garden, digital media lab, and big children's area!
- Remove the Capital Center Building and replace it with public open space: A park or library. That building is Blight!
- Extension of Capitol Campus, Artesian Well, Carousel, Squaxin Island Museum.

December 3, 2014 – Which Areas Need Improvement?



December 4, 2014 – Which Areas Need Improvement?



The largest clusters of dots were focused on the Isthmus and the 300 block of 4<sup>th</sup> Avenue.

## Notes from the December 3, 2014 and December 4, 2014 CRA Open House Events

### Jay Reich:

Here are a few questions/issues that were raised to me:

1. What do you mean by blight?
2. How are we going reach out to and attract developers?
3. Some businesses in the downtown are doing fine, why are you being so gloomy?
4. You should emphasize the somewhat perilous long-term financing situation of city government, e.g. revenues v. cost, the backlog of basic infrastructure maintenance (potholes).
5. Developers measure success by profit, how will the City measure success?
6. Will we run projections on how development will increase tax revenues (and how much of these incremental revenues will be available for general services)?
7. How can we reestablish trust and transparency among community groups in light of past history, i.e. developers, open space advocates, etc. Several people raised these issues with me, but it wasn't clear they were talking to each other.
8. Some people are fearful of condemnation or eminent domain (same thing).
9. Some people thought we should emphasize design (as it relates to walkability, reducing crime) and have more exciting graphics.
10. Some thought that there needed to be a generational change of downtown property ownership, i.e. some people were sitting on significant amounts of property that had great development potential.
11. Concern was expressed about how the City was projecting itself, i.e. moving periodically from encouraging any development to throwing up roadblocks to development (e.g. large impact fees) and hoping for a more even handed, transparent stance.
12. Some were concerned about the City giving property or assets away to developers.
13. Does the comp plan provide enough guidance to a CRA Plan?

### Amy Buckler:

Key conversation bits:

1. Please better define what you mean by a downtown "strategy" (I responded – a 5-year schedule of S.M.A.R.T. (Specific, Measurable, Attainable, Reliable, Timely) actions to implement the CP/ move downtown revitalization forward
2. Questions about whether funding the Downtown Plan (Strategy) will really occur

3. Concern about the Comp Plan Update not expressing a vision for downtown (Although 26 pages were removed from the existing plan, there are still key downtown goals and policies in the Land Use, Transportation and Economy chapter and a few other scattered bits)
4. Talked to folks from the Art Space Alliance quite a bit. As they move forward with Phase II they are looking for opportunities to gain support from the City of Olympia (Two opportunities they can look into are the CRA RFP and the Action Plan which has a partnership focus.)
5. How will this next downtown plan be different than the past 20-years (If you don't want a plan to sit on the shelf, you have to be updating it regularly – we have to respond to evolving market demands. We are always planning and implementing at the same time, that is the reality.)
6. Want to see better public process (i.e., intense, visual charrette oriented public process that results in action) – fear that this next process will just be more talk, talk, talk
7. Not understanding the relationship between the CRA boundary and the opportunity sites
8. Concern/questions/interest about rehabilitation of existing buildings in the downtown – the cost, requirements, situations where business owners rather than landlords have to do upgrades, need to allow innovative concepts
9. City needs to approach rehabilitation from less of a regulatory perspective and more of a 'your project sounds like it's in line with our vision/what can we do to help' perspective – long litany of requirements are a scary turn-off for people who might otherwise take a chance
10. Questions about utility infrastructure (water, sewer) and what the thresholds and requirements to upgrade parts of those systems – if at all – when a project comes in
11. What is happening with the Greening Capitol Way project?
12. Interest in more light industrial/manufacturing and art-oriented uses in the downtown
13. Maintain our pristine environment and keep reiterating the community's environmental values

### **Leonard Bauer:**

Being the “greeter”, I talked with people mostly on their way in and their way out. Probably most important overall reaction I received from attendees was that they were very thankful for the chance to get the entire picture of the process – where we've been and where we're going – and for the format of allowing for one on one conversations and an opportunity to provide comments.

Other highlights of individual conversations:



1. Still a few people feeling that the downtown plan should precede the CRA to better inform the RFP, though they seemed resigned to them running concurrently and better understood how they might work together.
2. Lots of thanks for the city “doing something” to improve downtown.
3. A number of questions about whether the RFP would accept proposed projects throughout the entire CRA boundary or focus on some portion of it. Pretty mixed opinions from those folks on that question, with some concerned that including the isthmus would potentially be too controversial and bog down the process.

**Keith Stahley:**

1. Questions about the relationship of the CRA and the Port. Why is the Port included?
2. Suggestion that the City share the RFP with developers as a draft to get feedback about the approach and what might incent them to participate.
3. Suggestion that the RFP may be premature given the status of the 123 4<sup>th</sup> Avenue project. The City might want to wait until the project is finished before launching the RFP.
4. Concern about the use of condemnation authority and the broad geographical boundary included in the CRA.

**Lorelei Juntunen:**

- Generally very positive conversations -- lots of people enthusiastic about supporting downtown
- Several comments regarding: let's stop planning and start doing!
- Several comments about the Port and it's role -- are they at the table? Do they have any interest in redeveloping?
- Strong interest in redevelopment on the Isthmus, and Griswold's

Discussion name: Downtown Community Renewal Area	Discussion close date: 2014-12-21	
CRA Guiding Principles	Answer	User ID
	CRA not a planning tool, but a development tool. Olympia current CERC process violates State CRA law, etc. and can result in audit exceptions to be paid for out of other unplanned revenue sources.	Jeffrey Jaksich
	I agree with most of the comments above. In addition, most of the CRA "goals and tools" will destroy the history of an area, its uniqueness, in particular as it affects the middle class and working poor. Like, "if the people are out of bread, let them eat cake". How many more parks do we need downtown? The Artesian Well has been ruined since "turning it into a park". If you count the number of people sitting on the sidewalk, DT is an "extraordinary pedestrian environment" for some.	Bill Thomas
	I think the three most important principles are mixed use development, evaluation of redevelopment from an economic perspective and consideration of existing business and property owner needs.	Clydia Cuykendall
	I think the time has come to but the rising sea level fabrications behind us with dealing with downtown Olympia, if anyone believe this, why would they build City Hall and the Hands all Over Children center at 1 foot above sea level. To end most problems downtown (Quit giving liquor licenses to everyone that can rub 2 nickles together	Corey Shupp

	<p>Clean up those who loiter, vandalize, destroy, and deface the properties in downtown. I live downtown and the blight of downtown are the people that darken it. It's getting more unsafe and uncomfortable to walk around and live downtown. Albeit, some of these people need help, many others are drug dealers/seekers, prostitutes, and gang want-to-be's. And yes, Olympia has prostitutes. One lived two doors down from me before being caught and evicted. Downtown is worse than many people acknowledge or think it is. Transients from other cities are now coming to Olympia because of weak law enforcement. Wake up Olympia!</p>	<p>Max Johnson</p>
	<p>Lets be honest the city is broke and nothing can be done to fix the problem until the city is willing to let itself evolve. The history is great but at the moment it is trapped in the past that is only nostalgic to certain groups and does not fully represent the full diversity of Olympia. You need to be able to permit new money into the city, outside of recycling the same money. Also, you will not be able to update/build anything within the city until you are willing to find a way to generate revenues (which is why I recommend new money). Otherwise, the city will just end up surviving year to year, borrow, and eventually just decline. This is an embarrassment considering it is the state capitol with over forty state run agencies in the downtown itself. It appears that we all agree the need to eliminate the shenanigans in the downtown. But that will not happen until the city is willing to address why homelessness, crime is there in the first place. (Note: the city is broke) I understand in giving the people a voice in how the city is run but should this not be the job of the political.</p> <p>Olympia was also a growing city in the 1990s and Lacey only had 19,000.</p> <p>What happened? Because now in less than twenty years Lacey is almost the size of Olympia. Why? Because Lacey was willing to adapt to changes and promote itself, had a strategy, and went out and executed.</p>	<p>Steven Po</p>

	<ol style="list-style-type: none"> <li>1. Look at how to eliminate blight and stimulate reinvestment.</li> <li>2. Create vibrant mixed development</li> <li>3. Consider redevelopment from an economic perspective</li> </ol>	John Saunders
	<ol style="list-style-type: none"> <li>1. Eliminate blight &amp; stimulate reinvestment</li> <li>2. Consider currently property owner &amp; business owner needs</li> <li>3. Create vibrant mixed-use areas</li> </ol>	Brittany Yunker
	<ol style="list-style-type: none"> <li>1. Consider existing business and property owner's needs, so they can grow and prosper.</li> <li>2. Create an extraordinary pedestrian environment: public art, public gathering spaces, outdoor dining, street vendors, performance space, retail and restaurants.</li> <li>3. Create vibrant mixed-use areas that combine housing, retail, office and park space.</li> </ol> <p>The transient and illegal/dangerous activity isn't something this conversation should be considering. However there should be tandem efforts with Law Enforcement, Department of Health, local government and non-profit aid and assistance, and other entities that can address the complex issues of the transient community. The community (those here and otherwise) should look to and support the multitude of resources and agents who can and should address those needs. It really does take a village.</p>	Kristina Packard
	i agree the liquor license thing is out of control. after 6pm the only places open downtown serve alcohol.	jessica hatfield
	i don't know if you need to CREATE either a vibrant mixed use space or pedestrian environment. i think that already exists. it just all hides below a layer of filth that no one will allow to be scrubbed away. the social services downtown is ridiculous, enabling criminal behavior to flourish. that reduces people wanting to walk around downtown which will decrease the "mixed" use as certain businesses/and bars in particular get the bulk of traffic from those that don't mind the downtown scene. if the street culture and permissiveness of drugs was addressed i believe that would eliminate blight and stimulate reinvestment. but	jessica hatfield

	what we have is the tyranny of the minority. there's money to be spent - the mall is packed. but downtown exists only for a small percentage of the total population.	
CRA Focus Areas	Answer	User ID
	CRA CERC area way too big. CRA CERC area makes no sense in terms of City of Olympia's limited resources. Operating budget is not sustainable and cannot meet the redevelopment \$ needs in the excessively broad area.. ..	Jeffrey Jaksich
	The abandoned buildings on the isthmus. Abandoned buildings and vacant lots on 4th and State east oh Adams	John Saunders
	The CRA should focus on the crime corridors (see Chief Roberts statistics).	Clydia Cuykendall
	4th Ave, East of Adams St, across from Jakes.	Brittany Yunker
	The area likes to promote new but it is not truly representing new. If the city were able to cut the cost on a lease, would anyone be interested in creating solar panel roads or sidewalks downtown? This would cut cost on the city and eventually return the cost/generate revenues, and there would be some of those non-service jobs generated for maintenance, billing, etc.	Steven Po
	That whole area of 4th is undesirable for the majority of people. Walking down forth yesterday every second store had a smoker standing out the front. Friendly as they may or may not be, it is not an environment I want to walk through, let alone have my kids go through. That along with the people hanging out spitting on the sidewalk made me realize why most people favor the mall. I love downtown and want to support it, but this area in particular is just plain nasty.	Nathan Allan

	<p>get rid of the mistake on the lake!!! that building is empty and an eyesore that ruins the view from the capitol. the front of jake's is a joke. the ugly rainbow mural across the street from it is no better. the building on the corner of 4th and franklin can't keep a business going to save it's life, maybe turn it into something useful like a job search center. the library is hideous and outdated and small and smells like poop, probably because people poop all over it. the farmer's market is okay but could really use better shelter and cover since it's now officially open year-round. the heat lamps don't really cut it when both ends of the building are wide open. get some retractable covers that keep it warm. the poor employees are obviously freezing all day. stop whatever happens here in the summer when the whole town is invaded by insane people, either trashy ones at lakefair or stoned ones at hemp fest or druggie ones for... summer in olympia, free needles to everyone! i wish i had never moved to this god-forsake "state capital" and i can't wait to get out. all the hippies will be glad to have me gone, ill tell ya. try to run this place off the tax dollars of the street kids, have fun!</p>	jessica hatfield
CRA Projects	Answer	User ID
	Griswald's is fine using HUD 108 Loan, etc. No public funds should be used. the same is true for Vine Street's property.	Jeffrey Jaksich
	Not sure how to answer as I don't know what projects can be considered.	John Saunders
	I believe the City of Olympia should look at the poor quality of docks Percival Landing is for boaters. After visiting the San Juan Islands and cities of Port Townsend and Anacortes this summer, we returned to our home port of Olympia for our employment expecting a similar friendliness to boaters. Instead, we found unfriendly Harbor Patrol enforcing laws against anchoring and a public dock at Percival Landing full of noise, theft, and trash. Since we could not anchor due to the City's Harbor Patrol we ended up at the Percival Landing dock. While moored there our dinghy was	April Abrain

	<p>stolen and set on fire, right in front of our state's capital! And the shower facilities were not cleaned at all during the time we stayed at the docks. And it took us days to figure out how to get the code to use the shower. And we could not find any laundry services. A truly horrible experience for us, yet we were not alone, all the other boaters at the dock we spoke to were very frustrated and stated their disappointment with Percival Landing. Alternatively, Olympia could offer better services at Percival Landing and increase revenue for the city by offering these services to the boating community - who moor there and spend money in the city for goods and services. For instance, in Roche Harbor on San Juan Island, many boaters anchor and use the dinghy docks which offers showers, laundry, mail services, and fuel. In Anacortes, the city provides a dinghy dock for those anchored and the marinas know boaters bring money to a community, they all keep their doors to laundry, showers, and bathrooms open for all to use. In Port Townsend, also a similar hospitality to the boating community, and they also have a very large population of homeless who also use the facilities too, but they remain open nevertheless.</p>	
	<p>The isthmus is an obviously blighted area and should be re-developed after the existing buildings are demolished early next year... not necessarily as a park.</p>	<p>Clydia Cuykendall</p>
	<p>What April suggests is something I would consider but for me the city needs more trade. Meaning, the port needs to have a certain push. Recommend new money to the area and trying to get more private sector jobs, and not the kind of private sector jobs that are service related. On the personal note, I would like to see a sports bar downtown and making it more diverse. Yes Olympians you see yourself as diverse but it truly does not represent the complexity of the population as a whole.</p>	<p>Steven Po</p>

	<p>Parks, open space, active street life and arts are all valuable. BUT without a community of folks living in market rate downtown housing, the majority of people downtown after business hours will be transients. Good land uses displace the less desirable ones. The recent opening of a business in the former Sears store and the construction of lodging at Columbia and 4th will bring much needed energy and positive influences to the area.</p> <p>The city has a transient problem downtown because teh city has provided so many resources there for the transients. Move the support facilities to a better location (by the Holly Motel?) where there is good parking and transportation and the downtown will be a better place (my value judgement). At the same time, those needing social services will continue to get access to them.and those with</p>	Bill Koss
	<p>Pretty much all of 4th avenue should be a priority since it's a Main Through street. When I drive down 4th I want to cry. I remember the city when I was a kid I wish it could get back to that!</p>	AMA Colt
	<p>do more sting operations with the cops to shut down all of the places where sex trafficking, prostitution, drugs and crime run rampant. everyone knows that motel on capitol is where everyone gets drugs, there's been busts there before. that house across from the library was busted and full of drugs but what about the other two houses on adams street that the dealers were seen going in to? the state troopers that "patrol" sylvester park in the summer are USELESS, they pulled me over for driving TOO SLOW and the next day i saw a nice looking dad in a brand new car with two kids in tbe back pulled over across from the lake while sylvester park is filled with people passed out, camping out, yelling, screaming, all darn day. you're punishing the people that pay the taxes and vote for you idiots to keep scratching your asses - oh wait that would involve you getting OFF your asses to even reach them.</p>	jessica hatfield