



City of Olympia

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Meeting Minutes Community Economic & Revitalization Committee (CERC)

Thursday, May 15, 2014

4:30 PM

Room 112

1. ROLL CALL

Present: 3 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones and Councilmember Julie Hankins

1.A OTHERS PRESENT

City Manager Steve Hall
Community Planning & Development Director Keith Stahley
Consultant John Fregonese
Consultant Scott Fregonese
Consultant Lorelei Juntunen

2. CALL TO ORDER

Mayor Buxbaum called the meeting to order at 4:40 p.m.

3. APPROVAL OF MINUTES

3.A [14-0481](#) Approval of April 16, 2014 Community and Economic Revitalization Committee Meeting Minutes

Mayor Buxbaum moved, seconded by Councilmember Hankins, to approve the minutes. The motion carried by unanimous vote.

4. COMMITTEE BUSINESS

4.A [14-0461](#) (CERC) Review Outcomes from Isthmus Urban Design Workshops and Consider Next Steps in the Community Renewal Area Process

Mayor Buxbaum began the meeting by reminding the CERC that this is an opportunity to preview the scenarios created by Fregonese & Associates and the economic feasibility of those scenarios as prepared by ECONorthwest. The intent is not to choose between the three scenarios but to help the Citizens Advisory Committee (CAC) and community further their dialogue around community renewal and to understand market constraints, development constraints, and relationship constraints with each scenario.

Mr. Fregonese began his presentation by describing how the information from the design workshops was processed and scenarios created. He reviewed the top five guiding principles from the design workshops and presented elements the CAC agreed on and where there were differences:

Every Table:

- * Redeveloped the Yacht Club parking
- * Included a mix of uses on City-owned properties
- * Connected and extended Percival Landing

Majority of the groups:

- * Demolished the Capitol Center building
- * Redeveloped the Image Source building

There were differences on:

- * Location of park land
- * Mix of uses (focus on housing vs. civic vs. retail)
- * Some tables discussed height limit increase

Mr. Fregonese then presented the three scenarios titled the Base Case, Central Park, and Green Connections.

The Base Case is a large park on City-owned properties, limited streetscape enhancements, and an extension of Percival Landing. Everything is within current zoning with no parking variances and there is a 3-story building within the 35-foot height limit proposed on the vacant lot north of the Capitol Center building.

The **Central Park** design includes a Central park, streetscape enhancements, Percival Landing extension along the water and on the Capitol Center building block a festival street, which is a multiple use street with no curbs or gutter and is managed with bollards on Sylvester Street. Development in this scenario is residential with some retail along 4th Avenue, a mix of surface and structure parking, and a library or civic space at Simmons Street. The City would be responsible for property acquisition, demolition, and cleanup, demolition and cleanup on City-owned parcels, streetscape enhancements, park development, development subsidy, and participate in a partnership for parking.

Amenities included in the **Green Connections** scenario includes three parks, streetscape enhancement, a festival street, and Percival Landing extension along the water. It also includes development of mixed-use building for residential and retail along 4th Avenue and a mix of surface and structured parking. The City would be responsible for property acquisition, demolition, and cleanup, demo and cleanup on City-owned parcels, streetscape enhancements, park development, development subsidy, and participation in a partnership for parking structure.

The CERC discussed the scenarios and discussed how to capture feedback from the

CAC and the joint meeting. It was decided the CAC would be divided into smaller groups and answer the following questions:

1. Do these designs reflect the CAC's conversation and priorities for the isthmus?
2. Is this a reasonable range of choices?
3. What is missing?

Ms. Juntunen from ECONorthwest conducted a feasibility study on each scenario and presented rough costs by scenario. The numbers were divided into three categories:

Amenities = What is under public control such as parks on City-owned land, streetscape improvements, and demolition and brownfield cleanup on City-owned land.

Partnership-dependent = Purchase and site preparation on acquired parcels, shared parking structure, and parks on acquired land.

Feasibility gap = Revenues minus building development costs.

Mayor Buxbaum stated he would like to ask the CAC what policy issues they see that need to be addressed by City Council, what do we need to do on a policy level to best position ourselves for a Community Renewal Area (CRA), and what are the next steps to public engagement for confirmation of development options.

The decision was discussed and continued to the Community Economic & Revitalization Committee due back on 5/29/2014.

5. ADJOURNMENT

The meeting adjourned at 5:48 p.m.