



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8447

Meeting Agenda City Council

Tuesday, January 6, 2015

7:00 PM

Council Chambers

1. ROLL CALL

1.A ANNOUNCEMENTS

1.B APPROVAL OF AGENDA

2. SPECIAL RECOGNITION - None

3. PUBLIC COMMUNICATION

*(Estimated Time: 0-30 Minutes) (Sign Up Sheets are Provided in the Foyer)
During this portion of the meeting, citizens may address the Council regarding only items related to City business, including items on the Agenda, except on agenda items for which the City Council either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days. Individual testimony is limited to three minutes or less. In order to hear as many people as possible during the 30-minutes set aside for Public Communication, the Council will refrain from commenting on individual testimony until all public comment has been taken. The City Council will allow for additional testimony to be taken at the end of the meeting for those who signed up at the beginning of the meeting and did not get an opportunity to speak during the allotted 30-minutes.*

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

4. CONSENT CALENDAR

(Items of a Routine Nature)

4.A [15-0013](#) Approval of December 16, 2014 City Council Meeting Minutes

Attachments: [Minutes](#)

4. SECOND READINGS - None

4. FIRST READINGS

4.B [15-0020](#) Approval of Revised Ordinance Adopting the 2015 Utility Rates and General Facilities Charges

Attachments: [Ordinance amending 4.24.010\(B\)](#)

5. PUBLIC HEARING

5.A [15-0019](#) Public Hearing and Approval of Ordinance Amending the 2015 Ad Valorem Tax

Attachments: [Amended Ordinance](#)
[Prior Staff Report regarding 2015 Ad Valorem Tax Ordinance](#)
[Schedule of Preliminary Estimated 2015 General Fund Revenue by Type](#)

6. OTHER BUSINESS

- 6.A [15-0029](#) Review of Proposed Resolution Establishing a Community Renewal Area (CRA)

Attachments: [CRA Draft Resolution 01.06.2015](#)
[CRA Moving Forward With CRA](#)
[CRA Process Timeline](#)
[CRA Open House Notes All](#)

- 6.B [15-0042](#) Annual City Council Retreat Agenda

7. CONTINUED PUBLIC COMMUNICATION

(If needed for those who signed up earlier and did not get an opportunity to speak during the allotted 30 minutes)

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

8.B CITY MANAGER'S REPORT AND REFERRALS

9. EXECUTIVE SESSION

- 9.A **15-0039** Executive Session Pursuant to RCW 42.30.110 (1)(b) - Real Estate Matter; and Executive Session Pursuant to RCW 42.30.110 (1)(i) - Litigation or Potential Litigation Matter

9. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council meeting, please contact the Council's Secretary at 360.753-8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

City of Olympia

City Council

Approval of December 16, 2014 City Council Meeting Minutes

Agenda Date: 1/6/2015
Agenda Item Number: 4.A
File Number: 15-0013

Type: minutes **Version:** 1 **Status:** Consent Calendar

Title

Approval of December 16, 2014 City Council Meeting Minutes



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Meeting Minutes - Draft City Council

Information: 360.753.8447

Tuesday, December 16, 2014

7:00 PM

Council Chambers

Last Meeting of the Year

1. ROLL CALL

Present: 7 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Julie Hankins, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Cheryl Selby

1.A ANNOUNCEMENTS

Mayor Buxbaum announced the General Government Committee met earlier this evening. He also announced free parking downtown at the 2- and 3-hour meters during this holiday season and noted Thurston County Commissioner Karen Valenzuela's service and end of term.

1.B APPROVAL OF AGENDA

The agenda was approved.

2. SPECIAL RECOGNITION

2.A [14-1238](#) Proclamation Honoring Connie Lorenz

Councilmember Roe read the proclamation and Connie Lorenz accepted it. Ms. Lorenze introduced the incoming Executive Director for the Olympia Downtown Association, Vida Zvirzdys-Farler.

The recognition was received.

3. PUBLIC COMMUNICATION

Councilmember Langer reported on the Land Use & Environment Committee's discussion and recommendation regarding the possible closing of the Artesian Commons park. He reiterated the well itself will not be closed to the public. He said no decision will be made at tonight's meeting and this item will be placed on a future agenda for deliberations. He noted there has been a huge spike in criminal activity in this area and individuals are not safe.

Jeff Bert, David Rauh, Sarah Adams, Jim Broman, Alex Talberg, Rob Richards,

Hannah Phillips, Rowan Alexander, Esmerelda Osmarati, Sam Gray, Scott Young, Connie Phegley, Georgene Abbott, Kristopher Donnelly, Jessica Wienadt, Cole Ketcherside, Cody Kamstra, Tonia Feagle, Jeff Blahlac, Jeffrey Trinin, and Ron Nesbitt spoke.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

Councilmembers discussed the Artesian Commons Park and the Land Use and Environment Committee's work on the topic, but no action was taken.

4. CONSENT CALENDAR

- 4.A** [14-1236](#) Approval of December 4, 2014 Special City Council Meeting Minutes for the Community Renewal Area Open House

The minutes were adopted.

- 4.B** [14-1239](#) Approval of December 9, 2014 City Council Meeting Minutes

The minutes were adopted.

- 4.C** [14-1240](#) Bills and Payroll Certification

Payroll check numbers 87472 through 87523 and Direct Deposit transmissions:
Total: \$3,787,456.30; Claim check numbers 3453482 through 3654749: Total:
\$6,820,738.45.

The decision was adopted.

- 4.D** [14-1234](#) Approval of Amendment to the City Manager's Employment Contract

The contract was adopted.

- 4.E** [14-1210](#) Approval of Special Historic Tax Valuation for 115 20th Avenue SW

The decision was adopted.

- 4.F** [14-1222](#) Approval of Woodbury Crossing Phase 3 Final Plat

The decision was adopted.

- 4.G** [14-1232](#) Approval of Memorial Clinic Easement, including an Easement Release

The decision was adopted.

- 4.H** [14-1237](#) Approval of Multi-family Housing Limited Property Tax Exemption Agreement for 600 Franklin Street SE

The contract was adopted.

4. SECOND READINGS

- 4.I [14-1145](#) Approval of Amendment to Ordinance 6924 (2014 Operating Budget)
The ordinance was adopted on second reading.
- 4.J [14-1146](#) Approval of Amendment to Ordinance 6925 (2014 Capital Budget)
The ordinance was adopted on second reading.
- 4.K [14-1147](#) Approval of Amendment to Ordinance 6926 (2014 Special Funds)
The ordinance was adopted on second reading.
- 4.L [14-1053](#) Approval of Ordinance Amending Transportation Impact Fees
The ordinance was adopted on second reading.
- 4.M [14-1164](#) Approval of Ordinance Adopting 2015 Park Impact Fee Rate Adjustment
The ordinance was adopted on second reading.
- 4.N [14-1173](#) Approval of Ordinance Amending School Impact Fees
The ordinance was adopted on second reading.
- 4.O [14-1151](#) Approval of an Ordinance Regarding the Timing of Impact Fee Payment
The ordinance was adopted on second reading.
- 4.P [14-1197](#) Approval of Ordinance Updating Obsolete and Outdated Sections of the Olympia Municipal Code and Correcting Scrivener Errors
The ordinance was adopted on second reading.
- 4.Q [14-1200](#) Approval of Ordinance Adopting the 2015 Utility Rates and General Facilities Charges
The ordinance was adopted on second reading.
- 4.R [14-1159](#) Approval of Ordinance Appropriating 2015 Special Funds
The ordinance was adopted on second reading.
- 4.S [14-1193](#) Approval of Ordinance Adopting the Olympia Comprehensive Plan Update

The ordinance was adopted on second reading.

- 4.T [14-1192](#) Approval of Ordinance Adopting the 2015 - 2020 Capital Facilities Plan (CFP) and Appropriating Funds for 2015

The ordinance was adopted on second reading.

- 4.U [14-1188](#) Approval of Ordinance Adopting the 2015 Operating Budget

The ordinance was adopted on second reading.

Approval of the Consent Agenda

Councilmember Cooper moved, seconded by Mayor Pro Tem Jones, to adopt the Consent Calendar. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer, Councilmember Roe and Councilmember Selby

4. FIRST READINGS - None

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6.A [14-1227](#) Approval of the 2015 Parking & Business Improvement Area (PBIA) Budget

Ms. Mary Corso, PBIA Chair, reviewed the various aspects of the proposed budget. Downtown Liaison Brian Wilson also provided some background information. Mayor Buxbaum noted the money is contributed by downtown businesses.

Councilmember Roe moved, seconded by Councilmember Hankins, to approve the recommended 2015 PBIA budget. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer, Councilmember Roe and Councilmember Selby

- 6.B [15-0005](#) Annual Construction Update and Year End Highlights

City Engineer Fran Eide reviewed the 2014 Public Works construction projects through a power point presentation, and Assistant City Manager Jay Burney provided a presentation on the Year End Highlights.

The report was received.

6.C [14-1233](#) Recognition of Community Participation in the Comprehensive Plan

Community Planning and Development Director Keith Stahley noted the Council approved the Comprehensive Plan this evening. He briefly reviewed the history of bringing this forward over the last seven years. He thanked all those who worked so tirelessly throughout the process.

CP&D Deputy Director Leonard Bauer recognized Nancy Lenzi for her efforts as well.

Mayor Buxbaum recessed the meeting for 10 minutes to celebrate the work on the Comprehensive Plan and invited everyone to enjoy cake and pie.

The recognition was received.

7. CONTINUED PUBLIC COMMUNICATION**8. REPORTS AND REFERRALS****8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS**

Councilmembers reported on meetings and events they attended.

Councilmembers agreed to forward discussion of the downtown plan and the Artesian Commons area to the upcoming Council retreat.

8.B CITY MANAGER'S REPORT AND REFERRALS

Mr. Hall recommended Kendra Dahlin to facilitate the Council Retreat. Council agreed.

9. ADJOURNMENT

The meeting adjourned at 10:57 p.m.



City of Olympia

City Council

Approval of Revised Ordinance Adopting the 2015 Utility Rates and General Facilities Charges

Agenda Date: 1/6/2015
Agenda Item Number: 4.B
File Number: 15-0020

Type: ordinance **Version:** 1 **Status:** 1st Reading-Consent

Title

Approval of Revised Ordinance Adopting the 2015 Utility Rates and General Facilities Charges

Recommended Action

Committee Recommendation:

N/A

City Manager Recommendation:

Move to approve on first reading and forward to second reading the revised ordinance adopting 2015 utility rates and charges.

Report

Issue:

On December 16, 2014, City Council approved an ordinance adopting the 2015 utility rates and general facility charges for Drinking Water, Wastewater, Storm and Surface Water, and Waste ReSources Utilities. After the approval, staff identified a minor omission in the wastewater rate charges. The attached ordinance corrects the omission (see page 5).

Staff Contact:

Andy Haub, P.E., Director, Public Works Water Resources, 360.753.8475

Presenter(s):

Consent Item - No Presenters

Background and Analysis:

The rate ordinance adopting the 2015 Wastewater Utility rates intended to enact a two percent across-the-board rate increase. The two percent increase is consistent with City Council and Utility Advisory Committee recommendations.

After Council adoption of the ordinance, staff realized that a component of the wastewater rate was omitted from the ordinance. The two percent rate increase was not applied to the consumption-based wastewater rates for non-single family accounts. The revised ordinance corrects the omission with the following change in the Olympia Municipal Code:

Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of ~~\$2.75~~ \$2.81 per 100 cf. for local collection system.

Note: ERU stands for Equivalent Residential Unit and c.f. is cubic feet

Neighborhood/Community Interests (if known):

A typical residential customer in 2015 will see a 4 percent, or an \$8.58, increase in their bi-monthly bills (\$4.29/month).

Options:

1. Move to adopt the attached revised ordinance approving the 2015 Wastewater Utility rates.
Implications: Enacts ordinance consistent with City Council intentions.

2. Leave the consumption-based wastewater rates for nonresidential accounts at the 2014 level.
Implications: 1. Inconsistent with 2015 rate calculations.
2. Reduces anticipated revenue for 2015.

Financial Impact:

The proposed change is consistent with City Council and Utility Advisory Committee recommendations for 2015 utility rates.

Attachment:

Revised 2015 Utility Rates Ordinance

Ordinance No.

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING
SUBSECTION 4.24.010B OF THE OLYMPIA MUNICIPAL CODE RELATING TO THE
LOCAL COLLECTION SYSTEM RATE PER EXCESS ERU.**

WHEREAS, the City Council adopted Ordinance No. 6943 on December 16, 2014, relating to utility fees and charges, amending Subsections 4.24.010A, 4.24.010B, 4.24.010C, and 4.24.010D of the Olympia Municipal Code, on December 16, 2014; and

WHEREAS, Subsection 4.24.010B failed to contain a six cent rate increase per excess ERU for nonresidential accounts for local collection system, which was inadvertently omitted from Ordinance 6943; and

WHEREAS, this Ordinance is adopted pursuant to Article 11 Section 11 of the Washington State Constitution and any other applicable authority; and

WHEREAS, this Ordinance is supported by the staff report, attachments, documents on file with the City, and the professional judgment of staff;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC Subsection 4.24.010(B). Subsection 4.24.010(B) of the Olympia Municipal Code is hereby amended to read as follows:

B. WASTE WATER (SEWER)

LOTT joint facilities	\$36.06	OMC 13.08.190
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Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of \$4.01 per 100 cf. for LOTT joint facilities.

Local collection system per ERU	\$19.67 per ERU	OMC 13.08.190
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Nonresidential accounts shall be billed one (1) ERU minimum per month. ERU charges in excess of one (1) ERU shall be billed at the rate of ~~\$2.75~~2.81 per 100 cf. for local collection system.

Waste Water (Sewer) general facility charge, assessed and payable as provided in OMC 13.08.205:	\$3,342.44 per ERU	OMC 13.08.205
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Waste Water (Sewer) general facility charge for properties on combined stormwater and sewer systems, assessed and payable as	\$1,439.53 per ERU
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provided in OMC 13.08.205:

2015 LOTT capacity development charge	\$5,136	OMC
	per ERU	13.08.210
Reconnection charge	\$26.78	OMC
		13.08.230
Tapping fee	\$107.10	

Section 2. Severability. The provisions of this ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances, shall be unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This ordinance shall be in force and effect five days after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY (ACA)

PASSED:

APPROVED:

PUBLISHED:



City of Olympia

City Council

Public Hearing and Approval of Ordinance Amending the 2015 Ad Valorem Tax

Agenda Date: 1/6/2015
Agenda Item Number: 5.A
File Number: 15-0019

Type: ordinance **Version:** 1 **Status:** Public Hearing

Title

Public Hearing and Approval of Ordinance Amending the 2015 Ad Valorem Tax

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

After holding a Public Hearing; move to suspend the Council rules and approve the ordinance on first and final reading.

Report

Issue:

Shall Ordinance 6933, an ordinance setting the ad valorem tax for 2015 be amended to reflect additional taxes available to be levied by the City?

Staff Contact:

Dean Walz, Fiscal Services Director, Administrative Services Department, 360.753.8465

Presenter(s):

Dean Walz, Fiscal Services Director, Administrative Services Department

Background and Analysis:

November 25th, 2015 the Council approved Ordinance 6933 setting the amount of taxes to be assessed for 2015. The ordinance levied \$13,446,604.09 for the general levy. The general levy is based on taxes to be generated from a 1% increase in the previous year's levy plus taxes from new construction, increases in State assessed utilities values and annexations. Our tax estimate is based on information from the county. Since the time of the adoption of Ordinance 6933, the county has notified that in addition to increases in new construction and increases in State assessed utility values, the City also had annexation values added to the total valuations. The City relies on the county to provide the amount of added value due to annexation. Annexed areas are not necessarily added to the City's values for the year following an annexation due to timing of the annexation and the flow of paper work through the State and County.

In mid-December the City was notified by the County that was \$45,904,741 of the City's total values was from annexations. This information had not previously been communicated to the City. The City is allowed to add to its levy additional tax above the 1% tax increase limit for annexed areas. The additional tax amount the City could receive from the additional annexed values is \$107,714. The County will allow the City to amend its ordinance and file an additional levy certification if it is filed by January 7th, 2015. The original ordinance included estimates. The actual increase in taxes for the 2015 budget based on actual levy calculations including additional taxes from annexed values would be \$107,904.74 if the ordinance is adopted. These are the two annexations in 2013 and the 2014 annexation.

The Council is requested to pass the attached amending ordinance on first and final reading following the public hearing regarding the possible amendment of the Ordinance.

Neighborhood/Community Interests (if known):

N/A

Options:

- 1) Approve the ordinance which will provide an additional \$107,904.74 in taxes.
- 2) Do not approve the ordinance.

Financial Impact:

Will generate an additional \$107,904.74 in taxes for the General Fund. This amount has not been included in the 2015 operating budget. The Council may amend the 2015 budget to allocate these funds or allow the funds to accumulate in the General Fund, fund balance. The decision on allocating the funds does not need to be made at this time.

AN ORDINANCE SETTING THE AD VALOREM TAX AMOUNT AND AMOUNT OF INCREASE FOR THE BUDGET YEAR 2015, AMENDING ORDINANCE NO. 6933.

WHEREAS, the City must identify in the ad valorem tax ordinance the amount and percentage increase compared to the previous year; and

WHEREAS, the City issued bonds to pay for a Fire Station, Fire Training Facility, and Equipment, such bonds approved by voters in 2008; and

WHEREAS, the City of Olympia has been advised by the Thurston County Treasurer and the Assessor that the City of Olympia is eligible for a refund levy of \$43,926.83; and

WHEREAS, the Olympia City Council held a public hearing on November 18, 2014, to consider the City of Olympia ad valorem tax levy for 2015 collections; and

WHEREAS, the City Council, after the hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Olympia requires an increase in property tax revenue from the previous year, in addition to the increase resulting from additions of new construction and improvements to property, and any increase in the value of state-assessed property, in order to discharge the expected expenses and obligations of the City in its best interest; and

WHEREAS, the Olympia City Council passed Ordinance No. 6933 on November 25, 2014, setting the ad valorem tax amount and amount of increase for the budget year 2015; and

WHEREAS, the City has been advised by the Thurston County Assessor's Office that the City has newly annexed areas which may be included in the calculation of the 2014 levy for 2015 taxes; and

WHEREAS, the Olympia City Council held a public hearing on January 6, 2015, to consider amendments to Ordinance 6933, which includes the areas added by annexation in the City's calculation; and

WHEREAS, the City is required to certify the amount to be raised by taxation on assessed valuation with the clerk of the county legislative authority by November 30, but has been advised by the Thurston County Assessor's Office that the City may re-certify by January 7, 2015;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL, ORDAINS AS FOLLOWS:

Section 1. An \$84,791.57 increase in the regular property tax levy is hereby authorized for the 2015 levy, which is an increase of 0.64256 percent from the previous year.

This is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, and any annexations that have occurred and refunds made.

Section 2. There is hereby fixed as the amount of property tax collections necessary to raise an amount equal to the estimated expenditures less the total estimated revenue from all sources other than ad valorem taxation, the following sum:

OLYMPIA	AMOUNT
General Levy (Regular Property Tax Levy)	\$13,446,604.09

	<u>13,554,508.83</u>
Excess Levy (Fire Station Bonds)	1,191,510.00
Administrative Refund Levy	43,882.27
Regular levy, refund State assessed utilities	44.56
Excess levy, refund State assessed utilities	4.22
	<u>\$14,682,045.14</u>
	<u>14,789,949.88</u>

Section 3. On or before the 30th ~~7th~~ day of ~~November, 2014~~ January, 2015, the City Clerk shall file with the Clerk of the Thurston County Board of Commissioners a certified estimate of the total amount to be raised by the ad valorem tax levied herein on property within the City of Olympia.

ADOPTED THIS _____ day of January, 2015.

MAYOR

MAYOR PRO-TEM

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



ASSISTANT CITY ATTORNEY

Passed:

Approved:

Published:



City of Olympia

City Council

Approval of 2015 Ad Valorem Tax Ordinance

Agenda Date: 11/25/2014
Agenda Item Number: 4.E
File Number: 14-1088

Type: ordinance **Version:** 2 **Status:** 2d Reading-Consent

Title:

Approval of 2015 Ad Valorem Tax Ordinance

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager's Recommendation:

Move to approve on 2nd reading the 2015 Ad Valorem Tax Ordinance

Report

Issue:

Shall the ordinance be approved?

Staff Contact:

Dean Walz, Fiscal Services Director, Administrative Services Department, 360.753.8465

Presenter(s):

Dean Walz, Fiscal Services Director, Administrative Services Department,

Background and Analysis:

The City is required to adopt a property tax levy ordinance and file a levy certification with the County by November 30, 2014. If no certification is filed, the County will levy the lesser of the amount levied for 2014 or any other legal limit which may be applied to the levy.

A public hearing on General Fund revenues sources, including property tax, is required prior to the adoption of the property tax levy (RCW 84.55.120). Schedule of proposed 2015 General Fund revenues is attached. Notice of the hearing was published on November 4 and November 11, 2014.

The 2015 general levy is based on a 1% increase over the previous highest legal levy, plus estimated amounts for new construction, a contingency, and a refund levy to be collected in 2015. To increase the levy beyond these limits requires voter approval (levy lid lift).

A contingency of \$25,000 is included because the final values and changes in State assessed properties (utilities) are not known at this time. The maximum the City can collect in property taxes is

limited to the lesser of the legal limit or the amount specified in the authorizing ordinance.

Once a levy is set there may be adjustments made which lower the amount of taxes to be collected, e.g. lower assessed valuations. The amount not collected due to adjustments can be added to the next year's levy as a refund levy.

Estimated Regular Levy for 2015 Collections -

The estimated regular levy for 2015 collections is \$13,490,486.36 including new construction, a refund levy, and contingency. The estimated rate per \$1,000 of assessed valuation is \$2.3820. The current rate is \$2.4839. The decrease in rate is due to an assessed value increase of 6.6% and an increase of 2.2% in taxes including new construction, refund levy and the contingency. Assessed value for 2015 tax collections is estimated at \$5.66 billion - an increase of \$350 million. Preliminary estimated increase in assessed valuation from new construction (included in above) is \$55.86 million.

The maximum regular levy rate is \$3.325, assuming the Timberland Library District levied its full levy capacity of \$0.50 per \$1,000 of assessed value. The current levy rate of the District is \$0.416.

Additionally, the City will collect property tax to pay debt service on bonds issued with voter approval to fund fire facilities and equipment. (In 2008 voters approved an excess levy to pay for a fire station, fire training facility, and equipment. Bonds were issued in 2009.) This levy for 2015 will be \$1,191,510. Estimated levy rate is \$0.210. The 2014 levy for the fire bonds is \$0.228. The tax levy to pay the debt service on the fire bonds is not part of the public hearing.

The ordinance approving the levy must include the amount and percentage of change compared to the prior year levy (2014). The comparison is based on the highest legal levy.

\$13,151,328.80	Highest legal levy (provided by Assessor's Office)
13,282,842.09	101% of above
<u>Less 13,198,050.52</u>	2014 levy
84,791.57	Increase of 0.64256% (amount provided by Assessor's Office)

Neighborhood/Community Interests (if known):

N/A

Options:

Approve or do not approve the ordinance.

Financial Impact:

The proposed ordinance will provide an increase in the general levy of \$267,394:

\$13,282,842.09	1% increase over highest legal levy.
\$ 138,761.87	New construction
\$ 43,882.27	Refund levy
<u>\$ 25,000.00</u>	Contingency pending final values from the County.
\$13,490,486.23	

<u>\$13,198,050.52</u>	2014 levy
\$ 292,435.71	Increase

SCHEDULE OF PRELIMINARY ESTIMATED 2015 GENERAL FUND REVENUE BY TYPE

Property Tax	\$10,187,486	15.8%
Sales Taxes	18,683,610	28.9%
Business Taxes	4,990,000	7.8%
Utility Tax, Private	4,946,860	7.6%
Utility Tax, Municipal	4,102,150	6.3%
Licenses & Permits	2,966,634	4.6%
Intergovernmental	1,844,647	2.9%
Charges for Service	13,081,895	20.2%
Fines & Forfeits	1,084,500	1.7%
Other Revenue	2,694,264	4.2%
Total Revenue	\$ 64,582,046	

A contingency of \$25,000 is proposed to be included in the actual levy ordinance to be presented to the Council. The contingency will allow the City to collect the full amount available if there are increases in new construction values or valuation of utilities, which is provided by the State but not currently available.



City of Olympia

City Council

Review of Proposed Resolution Establishing a Community Renewal Area (CRA)

Agenda Date: 1/6/2015
Agenda Item Number: 6.A
File Number: 15-0029

Type: decision **Version:** 1 **Status:** Other Business

Title

Review of Proposed Resolution Establishing a Community Renewal Area (CRA)

Recommended Action

Committee Recommendation:

The Community and Economic Revitalization Committee (CERC) considered the proposed Resolution on December 15th and moved to forward the proposed Resolution to City Council for its consideration as an Other Business item at the January 6, 2015 City Council Meeting.

City Manager Recommendation:

Consider the proposed CRA Resolution and direct staff to schedule a public hearing on the proposed CRA Resolution and provide notice to the community and potentially interested parties.

Report

Issue:

Review and approve a Resolution establishing a Community Renewal Area in downtown Olympia.

Staff Contact:

Keith Stahley, Director Community Planning and Development Department 360.753.8227.

Presenter(s):

Keith Stahley, Director Community Planning and Development Department

Background and Analysis:

In the *Moving Forward with CRA* document (**Attachment 2**) that City Council approved on November 3, 2014 included a two-step process for putting the CRA into effect. The first step is the consideration and adoption of a resolution (**Attachment 1**). The resolution establishes the CRA and directs the City Manager to take certain actions related to preparation of the required CRA Plan. The proposed resolution sets the stage for the second step by directing the City Manager to develop the request for proposals (RFP), determine what incentives the City might make available and develop a process for evaluating proposals. This work is all associated with the RFP. The CERC has considered a draft of the RFP and will be prepared to present their recommendations at subsequent City Council meetings before moving forward with this process. The results of the RFP will feed directly into the required Community Renewal Plan that is the second step in the CRA process. The

Community Renewal Plan must also be approved by City Council following a public hearing.

The City hosted two well attended CRA Open House Events on December 3, 2014 and December 4, 2014. These events were held to provide an opportunity to inform the public about the CRA process and potential next steps and gather input and feedback about the CRA. Approximately 40 people attended each of these events and a broad range of feedback was received (**Attachment 3**).

The CERC feels that it is time to move the proposed resolution forward to a public hearing.

Next steps in the process include (**Attachment 4**) holding the public hearing on the CRA Resolution and finalization of the Draft RFP document and process by the CERC for consideration by the full City Council.

Options:

1. Provide feedback and direction to staff on the proposed CRA Resolution and direct staff to schedule a public hearing on the CRA Resolution and provide notice to the community and potentially interested parties.
2. Provide feedback and direction on the proposed CRA Resolution and refer it to the CERC for additional review and consideration.

Financial Impact:

None.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF OLYMPIA, WASHINGTON DETERMINING THAT CERTAIN PROPERTY WITHIN THE CITY BE DESIGNATED AS A COMMUNITY RENEWAL AREA SUITABLE FOR A COMMUNITY RENEWAL PROJECT OR PROJECTS; DIRECTING THAT REQUESTS FOR PROPOSALS AND QUALIFICATIONS BE PREPARED AS A PRELIMINARY STEP TO PREPARING A COMMUNITY RENEWAL PLAN FOR THE AREA.

WHEREAS, under Chapter 35.81 (the “Community Renewal Act”) the City is authorized to undertake certain community renewal activities within areas of the City designated as “blighted”; and

WHEREAS, the City of Olympia, Washington, desires to encourage and assist with the redevelopment of approximately 650 acres of property within its downtown; and

WHEREAS, the City Council held a public hearing regarding downtown conditions and considered documents placed in the record and the testimony it received; and

WHEREAS, the findings of blight made this in resolution are supported by documents on file with the City of Olympia as well as the testimony of consultants and City staff, among others at the public hearing; and

WHEREAS, the City of Olympia respects property rights and wants to work with the property owners within such area in a cooperative fashion;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Findings. The City makes the following findings:

A. The area depicted in Exhibit A attached hereto and incorporated by reference (the “CRA”) is a blighted area as defined in RCW 35.81.010(2) because various conditions related to property within the CRA substantially impair or arrest the sound growth of the City, retard the provision of housing, constitute an economic and social liability and are detrimental, or constitute a menace, to the public health, safety, welfare, or morals given the present condition and use of the property. Examples of these conditions include the following:

1. Blighted and abandoned buildings;
 - a. Reliable Steel – West Bay Drive.
 - b. Former Health Department property and Thurston County Housing Authority building on the Isthmus.
 - c. Capital Center property including vacant lot north of 4th Avenue on the Isthmus.
 - d. Griswold’s property on 4th Avenue.

- e. Partially developed Vine Street Property located 415 Capitol Way.
2. Known and unknown soils contamination from prior industrial uses;
 - a. There are eight sites with confirmed or suspected contamination.
 - b. There are eight additional sites with leaking underground storage tanks.
 - c. There are four additional sites with both leaking underground storage tanks and confirmed or suspected contamination.
 - d. There are other sites within the CRA boundary that have been identified by the Department of Ecology as known or suspected sites of contamination.
3. Risks from flooding;
 - a. Due to its relatively low elevation, parts of the CRA are prone to flooding. Rising sea levels will only increase the risk of flooding.
 - b. The impact of continued sea level rise depends on the amount of sea level rise combined with higher tides, higher water tables and reduced surface drainage.
 - c. Numerous stormwater outfalls and combined stormwater/sewer systems only increase the CRA's vulnerability to flooding and sea level rise.
4. The high cost of construction on the dredged fill due to the need for support piling;
 - a. Overall 225 acres, or 48% of parcel acreage within the CRA is built on fill.
 - b. Much of the development in this area requires pilings.
5. Aging infrastructure;
 - a. The CRA contains more than 25,000 feet of sewer pipes that were installed before 1960.
 - b. The CRA contains more than 38,000 feet of water pipes that were installed before 1960.
 - c. The Percival Landing, the City's waterfront board walk funded in part by downtown businesses to create a linkage between downtown and the waterfront and to promote downtown vitality, is deteriorating and in need of extensive repair or replacement.
6. Diversity of property ownership within the CRA;
 - a. Within the CRA, there are 985 parcels that are owned by 525 separate property owners.
 - b. Within the CRA, sixty percent (313) property owners own between 0.1 acre and 0.5 acres of land.
7. Negative impacts caused by concentrations of homelessness;
 - a. On January 24, 2013, the homeless count showed a 56% growth in homeless individuals over the first count taken in January, 2006 and a 72% increase in homeless students and families.
 - b. Within the CRA, average incomes are lowest in the City.
8. Negative impacts caused by crime;
 - a. Nuisance crimes are higher within the CRA than in other parts of the community.

- 9. Excessive land covered by surface parking lots;
 - a. Approximately 40% of downtown is covered by surface parking lots.

- 10. High office vacancy rates;
 - a. The State of Washington’s contraction of its workforce and consolidation of its workforce from leased to owned facilities has depressed office lease rates in downtown.

Section 2. Community Renewal Area. The area described in Exhibit A is hereby declared to be a “community renewal area” as defined in RCW 35.81.015(5) and the rehabilitation, redevelopment or combination thereof of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Olympia.

Section 3. Community Renewal Agency. Pursuant to RCW 35.81.150, the City Council elects to have the Council exercise community renewal project powers under Chapter 35.81 RCW.

Section 4. Direction to the City Manager. Authorizes the City Manager or his designee to:

- A. Prepare, for City Council review and approval, forms of requests for qualifications and requests for proposals from property owners within the CRA, property developers and other qualified groups to determine feasible rehabilitation and redevelopment opportunities within such area.
- B. Prepare for City Council review and approval, a list of assets and various incentives that the City could consider making available to property owners, developers and other qualified groups to implement community renewal projects within the CRA.
- C. Prepare for City Council review and approval, criteria and a process for evaluating proposals and qualifications to select one or more partners to work with the City to rehabilitate and redevelop property within the CRA.

PASSED BY THE OLYMPIA CITY COUNCIL this ____ day of _____, 201__.

MAYOR

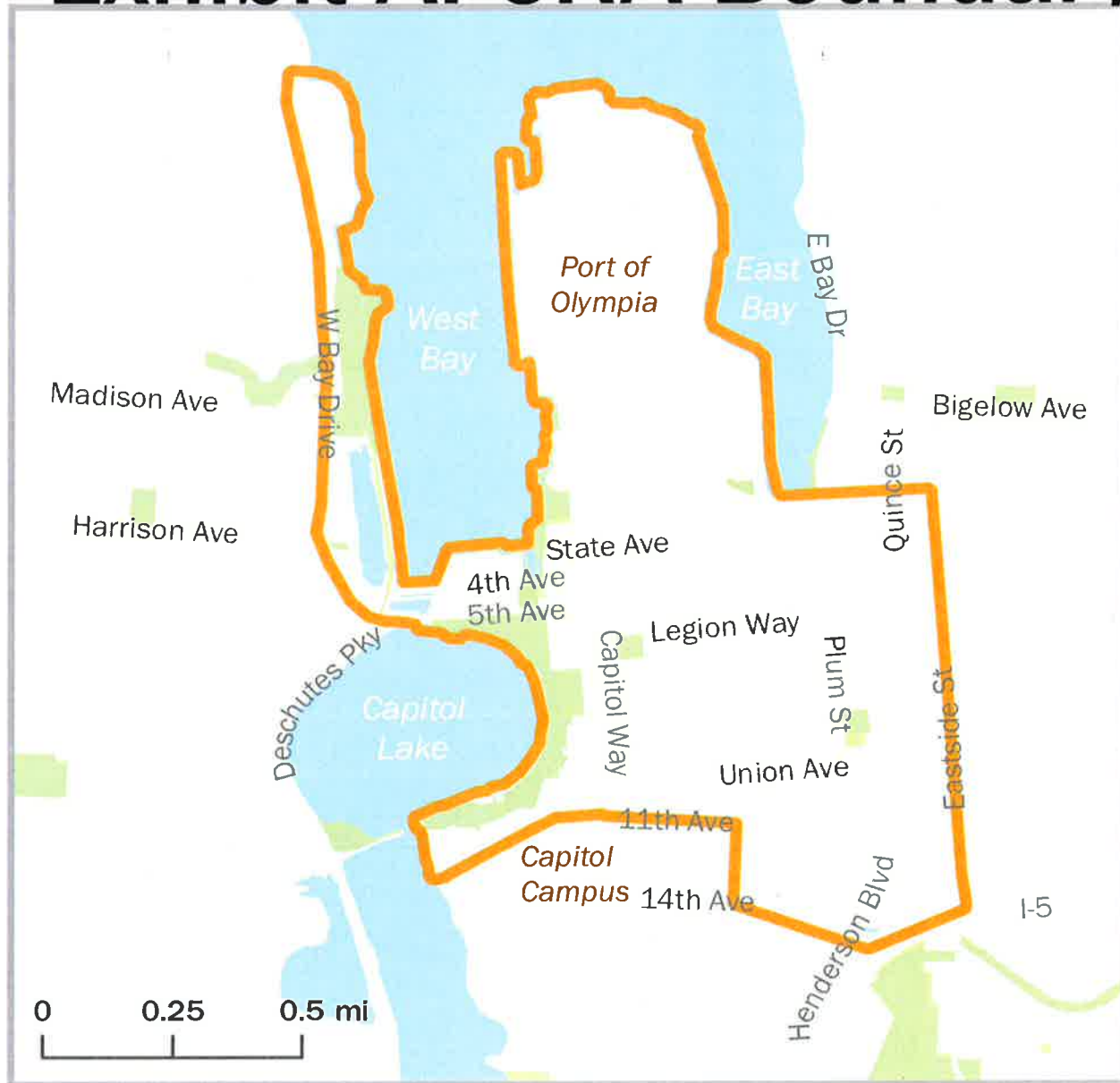
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibit A: CRA Boundary



MOVING FORWARD WITH CRA

Context

City leadership has given significant attention to important social, environmental, and built environment issues affecting Downtown Olympia through initiatives such as the downtown project, walking patrol, alley lighting, public art, and the shoreline master program. Investments such as the new City Hall, Hands on Children's Museum, and Percival Landing renovations further emphasize commitments to a revitalized downtown. These efforts have contributed to a new sense of optimism in downtown best exemplified by the number of new housing units that are under construction.

The Community Renewal Act provides the City with new tools to pair with the Grow Olympia Fund to encourage private sector participation in downtown renewal and to shape development in furtherance of the City's goals of creating a safe and welcoming downtown for all and increasing commerce and private investment. A Community Renewal Area (CRA) is a means to increase commercial activity in the downtown and stabilize the City's revenue base by encouraging and ensuring quality development through public/private partnerships. Economic development should not compromise social, environmental, and urban design goals, but must be a complementary and necessary part of a larger strategic vision for the City's future. Without this economic development component, the City may have the vision for a vibrant downtown but will lack the means to carry it out.

The City, together with a Citizens Advisory Committee (CAC) composed of local residents, business owners, and real estate professionals, has been studying the feasibility of establishing a CRA downtown. The study findings indicate that there are opportunities for development in Downtown Olympia, but there are a number of market and other challenges to realizing these opportunities. The study found that properties downtown were blighted and that a CRA is an option for addressing the challenges facing development downtown. In addition, the CAC also agreed that a CRA was a tool the City should consider for helping revitalize downtown.

Process

The next steps for the City Council are to confirm that community renewal work should continue, agree upon a work program for implementing a CRA planning process, and coordinate continued work toward adoption of a CRA resolution and Community Renewal Plan with other important decisions regarding the future of downtown. The recommended approach is for the City Council to establish a Community Renewal Area downtown and then release a request for proposals or qualifications (RFP/Q) to invite private sector participation in downtown renewal.

The following sections outline this process in more detail.

Goals of the Process

- To engage the public and other stakeholders in positive conversations about the future of downtown
- To move forward, build on the momentum of CAC conversations and focus discussion on downtown renewal
- To test specific development outcomes for market feasibility, and determine what the City can contribute to encourage development
- To engage property owners and developers in community-supported downtown investment
- To proceed with the Downtown Master Plan on a separate but coordinated track
- To develop a CRA Plan(s) that is properly vetted and widely understood
- To build trust and support among the citizenry in City decision making and for renewal

Principles for a Community Renewal Plan and RFP/Q process

- Encourage all stakeholders to engage in an open and transparent process, providing a mechanism by which ideas for reinvestment can be evaluated in the context of desired-community outcomes
- Ensure that development supports public goals and values (CAC conversations about development on the Isthmus provide a useful starting point for this conversation)
- Clearly articulate the role that the City can play in supporting private reinvestment
- Ensure that City resources are invested prudently
- Ensure that new development and partnerships positively contribute to the City's fiscal position
- Ensure that development proposals are responsive to the market
- Engage property owners and developers in overcoming blight Downtown

Proposed Next Steps

The CERC evaluated several options for moving forward with a CRA Plan. The CERC's proposed approach is presented here for discussion and consideration. The CERC agreed on this approach because it: (1) moves forward in the near-term to establish the foundation for a CRA Plan; (2) creates a framework that articulates and protects public goals while allowing private partner participation in overcoming blight and stimulating downtown commerce; and (3) creates opportunity for coordination with the downtown planning process without tying the CRA Plan process to a lengthy timeline.

The immediate next step is to draft a resolution for Council consideration that:

- Takes into consideration public input, gathered through an open house style meeting to inform the public, property owners, and other stakeholders about the objectives and benefits of the CRA, to be held prior to adoption of the resolution
- Makes findings of blight and the need for renewal
- Establishes a Community Renewal Area encompassing the downtown (as reflected on the attached map), which identifies City-owned property and prominent redevelopment opportunities
- Authorizes the development of an RFP/Q process for subsequent City Council review and approval that encourages proposals with respect to blighted properties, clusters of properties or small areas such as the Isthmus

The RFP/Q process will invite private sector participation in a public/private partnership with the City that will ensure quality development in furtherance of City goals and values. The review of responses to the RFP/Q will be designed to build trust in the City Council's selection of a partner(s) and will include opportunities for public review of all responses and additional public participation following selection of a preferred partner(s).

Additional decision-making regarding the scope and work plan for the RFP/Q process is needed. Based on the CERC's thinking and consultant/staff input, the following questions require further consideration:

1. Overall approach to solicitation

Recommendation: Proceed with development of RFP/Q to solicit partnership interest from developers, property owners, individuals or interest groups willing to make proposals consistent with City goals and engage in public outreach and interaction. Following the RFP open house, the City Council would select from among respondents a partner or partners to, solicit more detailed design and financial analysis. Consider providing technical assistance (design, financial evaluation) to those selected to provide detailed analysis. Process may result in one or several partners being selected, on one or more sites. Attention should be given to the City's capacity to move forward with more than one site at a time in the selection process.

2. Who makes decisions to select partners?

Recommendation: Council, but based upon advice from a committee that includes community members and other stakeholders.

3. Approach to clarifying possible City role and other financial resources?

Recommendation: Consider developing the RFP/Q in conjunction with NDC to identify appropriate alternative financing mechanisms, clarify the City's role in supporting those mechanisms, and recruit potential developers to respond. Identify a set of possible City contributions to public/private partnerships to enhance feasibility (examples: City

property that can be sold, traded or co-developed, contributions to public parking, facilitated permitting, etc.).

4. **What factors might RFP/Q selection criteria include?**

Recommendation: While this will require significant discussion to determine, preliminarily, consideration of respondent approach to and track record in engaging the public in their development process, financial and/or fiscal feasibility, and overall alignment of the development proposal with downtown development goals should be included among the criteria.

Following selection of a partner(s), the City will negotiate possible public/private partnerships in the form of enforceable development agreements for City Council review and approval that will define public and private roles, obligations, and responsibilities. Additional opportunities for public outreach and engagement will be identified through this process.

Ultimately, the City will develop a Community Renewal Plan (CRP) for City Council consideration that may incorporate the proposals from the successful RFP/Q process. Approval of the Community Renewal Plan requires a public hearing prior to City Council approval.

Timeline

The timeline for the process has several milestones, which are listed below. The entire process will likely take approximately ten to twelve months.

- CRA Open House
- Council Passes Resolution establishing a CRA
- NDC conduct a Community Redevelopment Finance Symposium
- RFP/Q drafted and released
- Conduct Respondent Conference
- RFP/Q proposal(s) selected
- Development of CRA Plan and developer agreements
- Adopt CRA Plan and developer agreements

CRA Process Timeline:

	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
RFQ/P		Draft and Council review	NDC Finance Seminar			Release and Bidder's Conf	Responses due		Selection	Negotiations			Possible development agreement in place
CRA Resolution and Plan		Council adopts resolution								Draft of Plan	Final Council review		Final Plan adopted
Public Outreach	CRA Open House	Public hearing On Resolution		NDC Finance Seminar		Bid Conference		Open house on responses			Public review draft available		Public hearing
Downtown Plan		Scoping						Plan underway					

CRA Process Timeline Detail:

OPTION B		
Inputs needed	Event	Date
Final work plan; description of options	CERC	October 14, 2014
Final work plan; CERC recommended options	City Council	October 28, 2014
Council decision on approach and timeline	Council	November 3, 2014
CRA open house	Public and Stakeholders	week of November 17
First draft of resolution and RFQ/P	CERC	December
Final draft of resolution and RFQ/P	CERC	December/January
Final Council review of resolution and RFQ/P	City Council	January
Develop approach and recruit participants	NDC Public Finance Seminar	January/February
Final RFQ/P	RFQ/P release date	March
Inputs from NDC re: financing; other data re:public contributions	Bidder's conference and resource fair	March
	RFQ/P responses due	May
	Open house to review responses	June
	Successful respondent(s) selected; enter negotiations	July
Draft CRA Plan	CERC	August
	Open House	August
Final draft of CR Plan	CERC	September
Final Council review draft	City Council	October
Final public review draft	City Council	November
Final version of plan	City Council	November

Proposed CRA Boundary



	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
RFQ/P		Draft and Council review	NDC Finance Seminar			Release and Bidder's Conf	Responses due		Selection	Negotiations			Possible development agreement in place
CRA Resolution and Plan		Council adopts resolution								Draft of Plan	Final Council review		Final Plan adopted
Public Outreach	CRA Open House	Public hearing On Resolution		NDC Finance Seminar		Bid Conference		Open house on responses			Public review draft available		Public hearing
Downtown Plan		Scoping						Plan underway					



OPEN HOUSE

December 3rd and 4th, 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 4th and 5th, 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 5th 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 1st 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 4th 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 4th 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"> 1. Look at how to eliminate blight and stimulate reinvestment. 2. Create vibrant mixed development 3. Consider redevelopment from an economic perspective 	John Saunders
	<ol style="list-style-type: none"> 1. Eliminate blight & stimulate reinvestment 2. Consider currently property owner & business owner needs 3. Create vibrant mixed-use areas 	Brittany Yunker
	<ol style="list-style-type: none"> 1. Consider existing business and property owner's needs, so they can grow and prosper. 2. Create an extraordinary pedestrian environment: public art, public gathering spaces, outdoor dining, street vendors, performance space, retail and restaurants. 3. Create vibrant mixed-use areas that combine housing, retail, office and park space. <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 the 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 the back pulled over across from the lake while sylvester park is filled with people passed out, camping out, yelling, screaming, all damn 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



City of Olympia

City Council

Annual City Council Retreat Agenda

Agenda Date: 1/6/2015
Agenda Item Number: 6.B
File Number: 15-0042

Type: decision **Version:** 1 **Status:** Other Business

Title

Annual City Council Retreat Agenda

Recommended Action

Committee Recommendation: N/A

City Manager Recommendation:

Move to adopt the proposed agenda for the City Council's Annual Retreat

Report

Issue:

The City Council has set its annual retreat for Friday, January 9, and Saturday, January 10, 2015. The retreat facilitator has spoken with each Councilmember and the City Manager about possible topics and priorities for the retreat. The facilitator is still working on a draft agenda. The draft retreat agenda for discussion and subsequent adoption will be presented on Tuesday evening for Council consideration.

Staff Contact:

Steve Hall, City Manager, 753.8370

Presenter(s):

Steve Hall, City Manager

Background and Analysis:

Annually the City Council holds a retreat to consider priorities for the upcoming year, and discuss other issues or topics of importance to the Council and the community. The 2015 retreat is scheduled for Friday, January 9 from noon till 5pm and Saturday, January 10 from 9 am till 5pm at the Fire Station Headquarters at 100 Eastside Street in Olympia.

Kendra Dahlen has been engaged as the retreat facilitator to assist the Council and staff with the conduct of the meeting. Based upon conversations with Councilmembers and the City Manager, Ms. Dahlen will propose a retreat agenda for consideration.

Changing Council Meeting Structure: One additional topic that came up as a result of Council interviews was the possibility of changing the City Council regular meeting schedule to allow more

study session time during the calendar year to allow in-depth discussion of major issues.

This became particularly apparent as Council and the facilitator considered what to try to squeeze into the proposed agenda. Essentially, there were too many major items deferred to the retreat given the time allotted. Consequently, the Mayor, Mayor Pro Tem, and City Manager discussed the idea of changing the Council meeting schedule for 2015 to allow more study session time.

There are several options to consider, each of which could be discussed by the full City Council or referred to General Government Committee for consideration. Two options are:

1. Hold regular Council Business Meetings on the 1st and 3rd Tuesdays of each month. On the 2nd and 4th meetings, begin with a Study Session from 6:00 - 8:00 pm, followed by a regular Business Meeting
2. Reserve one Tuesday per month for Study Session only, perhaps beginning at 6:00 pm and ending at 10:00 pm. There would be no regular Business Meeting of the Council on these nights.

A decision on the precise restructuring of Council meetings is not required tonight and could be referred to a Council Committee or future discussion. However, to provide a possible place for discussion items deferred from the retreat, we have cleared the entire meeting on January 13 to be a potential Study Session night. If acceptable, Council can determine what items might be considered on that night.

Neighborhood/Community Interests (if known):

The City Council Annual Retreat is a public meeting. Members of the public and the press are welcome to attend

Options:

1. Adopt the retreat agenda as proposed
2. Modify and adopt the proposed agenda

Financial Impact:

There is no cost for the adoption of the retreat agenda. Typically, costs for the retreat facilitation, follow up report, meals, and related costs are about \$9,000.