



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360-753-8447

Meeting Minutes - Draft Land Use and Environment Committee

Thursday, July 26, 2012

5:30 PM

Room 207

1. Roll Call

Present: 3 - Chair Langer, Councilmember Roe and Councilmember Hankins

Staff Present

Public Works Director Rich Hoey, Planning and Engineering Manager Andy Haub, Program and Planning Supervisor David Okerlund, Associate Director David Hanna, Downtown Liaison Brian Wilson, Business Manager Karen Herald

Guests Present

Amy Tousley, Chair, Planning Commission

2. Call to Order

The meeting was called to order at 5:33 p.m. by Councilmember Langer.

The agenda was unanimously approved.

3. Approve Minutes

3.A 12-0169 Approval of June 21, 2012 Land Use & Environment Committee Minutes

The minutes were approved as presented.

4. Committee Business

Planning Commission Update, Amy Tousley, Chair, Planning Commission

Amy reported that we held the two public hearings on the Comprehensive Plan Monday and Wednesday this week. It was a great option for folks and gave them ability to ask questions. 60 people attended over both nights. Written comments are open until Friday, July 27, at 5:00 p.m. Oral testimony closed Wednesday, July 25. Topics heard were urban corridors and the potential for increased densities; connected streets policy, specifically southwest Olympia; view corridors, concerns about having so many corridors listed and whether that will impact what can be built. The Port of Olympia testified that the current draft has taken out the Port element and they would like to see something come back into the plan related to the Port. Some people commented on the SMP as well. There was a bit of confusion as a non-City issued notice went out by an unknown party to citizens advertising an SMP hearing on the night of the

Comprehensive Plan hearing. Four people came to discuss the SMP and were notified the SMP workshop is this Saturday, July 28. There were concerns about the schedule and the workload of tackling these two large projects. Other items discussed at the open houses include economic development, transit as it relates to urban corridors, historic preservation, impact fees, growth management compliance, urban agriculture, Ken Lake area concerns about low impact development, clustering, property rights concerns, density (too much or too little) and urban design. The Planning Commission will discuss the testimony and comments received at its August 1st and 8th meetings. Councilmember Langer confirmed he will attend the August 1st meeting. Overall the Commission felt good about the creative process. As issues come up they will come back to Land Use Committee.

Councilmember Langer asked if this approach was better than previous approaches. Amy answered that yes, it gave people more time dedicated to this topic and the ability to ask and have questions answered. Every meeting will include public input. Councilmember Roe asked if Amy would come to Land Use every month and give a progress update. She agreed.

4.A 12-0170

Wastewater Management Plan Update

Planning and Engineering Manager Andy Haub explained the City is in the process of scoping an update to the City's 2007 Wastewater Management Plan. Project Engineer II Steve Sperr is the lead on the project. Andy said the past 7-8 years the wastewater utility has been productive. They've implemented the program management approach and have accomplished a great deal under the 2007 plan. They are starting this planning process in good shape. They are not bringing a list of problems but a focus for the future.

Project Engineer II Steve Sperr spoke about what services the utility provides. The current plan is part of the Olympia Municipal Code and was consistent with the Comprehensive Plan of that time. The vision for the current update is to be consistent with the overall vision of a sustainable future. The goal is reliable service is provided at the lowest reasonable cost. We collect and convey all the wastewater in Olympia to LOTT for treatment.

What do we want to accomplish with the new plan? Stable and equitable rates, odor and corrosion control, repairs and replacement program/asset management/condition rating, infiltration and inflow, sewer extensions in non-sewer areas and areas with septic systems, coordination with LOTT on some of these long term issues, sea level rise, groundwater discharge, protecting infrastructure, and public education. Six general goals were established in three categories: environmental, economic and social.

The plan is used practically in the area of development; how development is impacted and how customers with septic systems come to us with their challenge of converting to sewer. Steve shared a septic to sewer flow chart used with customers to explain the process and options. During pre-submission conferences staff reviews plans of potential projects and advises them as to their options and recommendations. It costs \$15-30,000 for a residence to convert from septic to sewer.

Councilmember Langer asked about the public education and involvement piece and what the City would be doing in addition to what LOTT is already doing. Steve answered that we want the plan to be interactive, spatially-oriented and web-based, allowing people to drill down to where they live and see the infrastructure at that location. Steve mentioned a popular exhibit at the LOTT WET Center where you find where you live on

a map and “follow the flush”. Councilmember Langer asked if we planned to go out to the public and initiate information sharing. Steve answered there are opportunities to partner with LOTT including education for food service and commercial uses. Andy Haub said wastewater is not as strong in the education area as other utilities such as storm water. Where we interact most in the community is through individual contact. We receive many calls from septic owners requesting information about sewer. The educational component comes in when we talk about Budd Inlet and Henderson, the water quality dynamic and its relation to wastewater. Councilmember Langer asked how we could connect “the flush” with the impacts on groundwater and water quality. Andy said it is an emerging dynamic for the wastewater utility to be directly engaged in water quality as previously they were engaged in pumps, pipes and treatment facilities. Langer looks forward to see Olympia find ways to interlock with what LOTT is doing so that we don’t duplicate efforts but complement each other.

Steve Hall added that in this plan we’re collaborating with LOTT on pharmaceuticals and education on substances of emerging concern, as what goes down our pipes end up in their treatment facility. Langer reiterated we should piggyback on that work; on how we can keep these things out of the wastewater system.

Councilmember Hankins asked about the dual residential rates. Steve said we were looking into seasonal variations. They discussed the importance of public education.

He discussed the schedule of developing the plan. They will be coming back to Land Use Committee with a more substantive schedule sometime next year.

Councilmember Langer said we still don’t have a good handle on sea level rise and he is concerned. How do we do things now to save ourselves a lot of trouble later? One example is setbacks in the Shoreline Master Program (SMP). He would like to see this addressed very thoroughly in the new plan, as recent data points to sea level rise occurring sooner than previously thought. Steve said we do a risk analysis of critical infrastructure and some of that will change in the new plan, as far as risk of failure.

Councilmember Langer asked how much infiltration and inflow (I&I) is a problem in downtown. Eliminating as much I&I as possible will limit how much we have to spend at the end. Andy said we’ve done a lot of basic “nuts and bolts” things, we’ve upgraded a lot of pumps, structurally repaired a lot of pipes, and now we are at the point where we can really look at some of these long term issues and start contemplating how we respond to those key issues.

Councilmember Langer asked if this plan will address what is going on at LOTT in terms of what they do or is it just about Olympia’s side of the wastewater system in Olympia. Steve answered there is a lot of overlap. LOTT has the NPDES permit for discharging to Budd Inlet but the individual cities have their responsibilities as well. There is a joint responsibility.

4.B 12-0356

Site Search for New Off-Leash Dog Park - Status Report

Associate Director David Hanna updated the Committee on the status of the search for a new site for the off-leash dog park at Sunrise Park. A public meeting was held on March 22nd. From that time, Parks has accomplished quite a bit. They asked for a small group of people, representing dog owners and neighbors, and had a group of about 10 people who volunteered. This group has met 5 or 6 times and has gone from opposite sides to move to a cohesive solution. They have researched 20+ potential sites and talked to many groups for feedback and information. One suggestion was to

designate non-fenced areas of existing parks for an off-leash dog area during certain posted times/days. A group is researching that idea. They've talked to the County and the School District, Animal Services, taken the group on a tour of the top ten sites, and have spent time with Sound Hounds setting up the volunteerism infrastructure that could be put into place at a dog park.

There will be a public meeting August 22nd to bring the broader community along with the progress so far. The group is evaluating the sites to narrow to the top two to three sites. At that time we will dig deeper with the property owners. There is one very good option for a temporary relocation, a Westside location, which will be announced to the Land Use Committee prior to the August 22nd meeting. They also want to build optimism about the closure of Sunrise Park. The replacement site will most likely be leased and not purchased. The site does not have any immediate residents next to it. A public meeting will still be held, and then a design process will begin with construction being planned for early spring/summer 2013.

Councilmember Roe asked when the City is going to close Sunrise and move to the temporary location. David responded that we wouldn't close Sunrise until the temporary site is ready, and this has been communicated to the neighbors. She asked if there is a list available of the 20+ sites. There are five sites in NW Olympia that made the top seven. The top seven sites were briefly described as: 1. A gravel pit off of Cooper Point which we are having difficulty locating the property owner. 2. Site owned by a church on the Westside along Highway 101, a very beautiful site. The property owner is willing to discuss a possible lease approach. 3. A 4-acre parcel off Division Street that has been closed for a while. 4. A site at The Evergreen State College. 5. An Olympia School District owned site. 6. An Intercity Transit property off Martin Way on the NE side. 7. Property off Yelm Highway and Wiggins Road.

Councilmember Roe asked what the estimated cost is to move the dog park? David replied they've set aside \$100,000 in the CFP which would need to pay for any lease and improvements. Moving into a temporary location would have much less cost in improvements. Until we have a firm location however, that dollar figure cannot be confirmed. She asked why we would spend the money to move it to a temporary site. Steve Hall clarified that the temporary site could be five to ten years, we won't know until negotiations begin. This would allow us to look long term at other park sites we may need to purchase so we can have our own space designated for a dog park. The demand for a dog park is not just in the Westside; there is demand to have one at other locations as well.

Councilmember Roe asked if we've talked to the County dog park and issues they've had. They haven't had the same issues as their site is out in the country not next to any close neighbors. The Top Foods site was ruled out due to potential contamination.

Councilmember Hankins asked what the preferred time for a temporary site would be. David responded due to the number of large Parks projects on the horizon – Percival, Ward Lake – somewhere between 5-10 years would be ideal.

Councilmember Langer complimented staff on their ability to bring together all the groups to work together for a common goal.

4.C 12-0394

Status Reports and Updates - Oral Report

Downtown Liaison Brian Wilson gave an oral update on the Downtown Project:

Alcohol impact area – Continuing with data collection, monthly meeting with AIA task force, doing their survey of stores carrying these beverages. Still not seeing compliance with stores that sell these products. Police continuing to collect “has been drinking” data. A police volunteer is starting to analyze and compile this data. This will continue over the next 2-3 months. The voluntary period is over November 2. Staff will put together a report based on this data and present this to the Council.

Best management practices for bars and taverns – The bar and tavern owners all agreed and signed off on the practices and are the best management practices are hanging in their establishments. When their business licenses are due for renewal, a process is started where staff reviews from a police and code enforcement perspective and if there are no issues the license will be renewed. Councilmember Langer asked if the City can pull the business license if they are not compliant. Staff did not know but would find out. Councilmember Hankins asked if we could increase their license fees if they are not compliant. It is difficult to license the same types of businesses differently.

Downtown ambassador program – We have made a lot of great progress here. We have completed the contract and as of July 1st have been purchasing tools and supplies for the ambassadors. We opened the recruitment process and had to turn away motivated individuals due to the large response. The seven have been hired and have started their training. Brian spoke of some of the new hires and their passion for Olympia’s community. They will receive continuous on the job training. The Clean Team’s first day will be next Wednesday, August 1st. The Ambassadors’ first day will be Tuesday, July 31st. The ambassadors will be wearing bright blue polo shirts that say “Downtown Ambassador”. They also have hats and will stand out. The clean team will have t-shirts that say “Downtown Ambassador Program” and all-weather jackets. Doing our PR campaign now; will issue a press release next week; going on with Dick Pust tomorrow, July 27th. Councilmember Roe asked for the ambassadors to come to Council and Brian introduce them – in a month or so, schedule as a special recognition item. The Council will receive invites to clean or walk around with the downtown ambassadors, “Clean with the Stars” campaign. Councilmember Hankins suggested the Police could be involved as well, and the City Manager, to further make connections with the community.

Placemaking – The PBIA had two Request for Proposals (RFPs) for placemaking. We received 10 submissions; 2 parklets and 8 for TOPS (Transforming Our Public Spaces) installations. Councilmember Roe asked if no one was interested in a parklet in front of the new ice cream place downtown could the City put one in at that location. Brian responded there is a bulbout in front of the shop and three parking spots. Steve Hall responded at this time it is wise to stay with the partnership model with businesses. Councilmember Hankins asked about tree benches in that area and if they are permanent or moveable. Brian responded they are movable and he will look into it. The PBIA has approved the two parklets; one in front of Jake’s on 4th and one in front of Darby’s on 5th. They have two different approaches and will bring different concepts to parklets. The PBIA wasn’t sold on any of the 8 TOPS proposals. Some of the scopes were too large, and not following the “lighter, quicker, cheaper” approach. The PBIA may put out another RFP more focused on one area. Another idea is continuing with the fish mosaic work began at the Artesian Well, installing them in other locations around town. The PBIA Art Grant Committee thought it would be a great way to tie together the placemaking areas.

Councilmember Langer asked whether PBIA art grant money could be used for an

Artesian Well ground mural. Brian answered that is a possibility. We've been receiving negative feedback from well users about illicit and aggressive behavior in the lot. One concern is lack of lighting. There is no electricity in the lot. Staff is looking into the cost of lighting the lot and potentially using Parking funds. These issues should subside when the space is improved and turned into more of a park, a future project. Using the space for vendors and events could discourage illicit behavior. Patrol officers have been sitting in the lot while filing reports for increased presence. Adding features that are child- and family-friendly will encourage other user groups to frequent the space, such as a mural and other park-like features. Councilmember Roe asked about the timeframe for the redesign of the lot? Steve Hall answered next year. A redesign will be required for an alternate access point when the 4th Avenue entrance is sealed off. Lighting, vendors and police presence are the three things we are proposing at this time. The vendor idea is to open the north part of the lot up to food vendors. The first step to this is getting electricity installed in the lot.

Pedestrian interference ordinance – Brian has been contacted by concerned citizens and thinks we should have a public conversation; shifting it from a pedestrian interference ordinance conversation to an overall Downtown Project conversation, as all these items are interwoven. To educate the public and bring together all the components of the Downtown Project. Brian suggested a good time would be after construction of the placemaking features begin. Includes busking too. Councilmember Langer said it would be nice to identify some locations downtown where we would encourage busking, even a “busking allowed” sign. There is a performance space built in to the future Artesian project. This would be a good opportunity to approach possible misconceptions about busking. Councilmember Hankins said we need to be careful and clearly identify these allowed areas. The interference ordinance and the busking law could be confusing and need to be clearly defined and we are working with police to define it in a way to be able to enforce the interference ordinance. Councilmember Hankins said we need to better tell our story and pull all the items together so people see the project as a whole. Councilmember Langer would like to give an update on the Downtown Project at the next Council meeting. Councilmember Roe suggested a graphic of puzzle pieces – all the parts of the project – and how the pieces all fit together to create a welcoming downtown. Every time a portion of the project is complete, we can come back and place another puzzle piece, giving people a constant reminder that each piece contributes to the success of the project as a whole. Councilmember Langer said the Smith Building is part of this too, contributing to our downtown, and the CRA, Community Renewal Area.

Councilmember Roe mentioned several businesses that are leaving downtown, and is anyone doing any types of exit interview with these businesses to get feedback and find out what could be done differently, what may have kept them here in the City.

An audience member noticed an advertisement at a business for the Saturday market at the Artesian well. There was one last Saturday and there will be one in August too. Brian said it went well; it was the first event at the well site. Access to the well was maintained during the event. The Bike Stand let the vendors use their electricity. They will do this every other Saturday through September and at fall Arts Walk. Councilmember Langer will announce it when he reports about the Downtown Project. These events will help people view the space as an event space and more than just a parking lot.

5. Adjournment

The meeting was adjourned at 7:41 p.m.

Next meeting is scheduled for August 23, 2012.