



Meeting Minutes

Community & Economic Revitalization Committee (CERC)

City Hall
601 4th Avenue E
Olympia, WA 98501
Information: 360.753.8244

Monday, November 23, 2015

5:30 PM

Room 112

Special Meeting of the Council to Conduct Business of the CERC

1. ROLL CALL

Present: 3 - Chair Nathaniel Jones, Councilmember Jim Cooper and
Councilmember Julie Hankins

OTHERS PRESENT

Mayor Stephen H. Buxbaum
Community Planning and Development Director Keith Stahley
Deputy Director Leonard Bauer
Economic Development Director Renée Sunde

2. CALL TO ORDER

Mayor Pro Tem Jones called the meeting to order at 5:33 p.m.

3. APPROVAL OF MINUTES

- 3.A** [15-1143](#) Approval of August 24, 2015 Community and Economic Renewal
Committee Meeting Minutes

The minutes were approved.

4. COMMITTEE BUSINESS

- 4.A** [15-1123](#) Status Report and Update on Water Street Redevelopment Area
Request for Proposal (RFP) Process

Ms. Sunde presented the Committee with a status report and update on the Water Street Redevelopment Area Request for Proposal (RFP) process. The City has targeted an area that totals approximately one acre between 4th Avenue and 5th Avenue east and west of Water Street - the Water Street Redevelopment Area (the Area) - for redevelopment. The City released an RFP in July of 2015 for developers interested in the area, and is modifying the RFP based on the information received through property owner outreach efforts with a Request for Letters of Interest and Qualifications (hereafter letters of interest). She indicated there will be an extension on the deadline and the Letters of Interest will be due December 15, 2015. The next step, once a developer has been selected, will be to begin dialogue between the developer, property owner and City.

Councilmember Cooper inquired about the switch from RFP to letters of interest and how that might enable the City to receive more interest from developers.

Councilmember Hankins expressed appreciation for this new process and the attention to learning what needs to be done to ensure a solid foundation to work on future projects.

Ms. Sunde answered questions from the public about input received from developers on gaps in the information available to them about property owner interest and engagement. She explained the City has enlisted help from a local real estate broker to provide intermediary services between developers and property owners, the process for media notification, and other parts of the process.

The report was received.

4.B [15-1137](#) Update on Kaiser-Harrison Opportunity Area Plan

Mr. Bauer provided summaries of the first two completed steps in the project: a market analysis and interviews with property owners, neighbors and other interested parties.

Discussion:

- Olympia School District involvement.
- Outcome recommendations to Comprehensive Plan zoning and text amendments to Planning Commission in 2016.
- Need for zoning flexibility and stormwater considerations.
- Uncertainty of freeway on ramp funding.
- Public workshops planned.
- Engagement efforts with Homeowner Associations have not elicited adequate responses.
- Planning for continuity between residential and commercial.

Mr. Stahley and Ms. Sunde discussed current contract negotiations with the Economic Development Council (EDC).

Ms. Sunde outlined some results from business owner interviews conducted in partnership with EDC and the Olympia Downtown Association.

The report was received.

5. ADJOURNMENT

The meeting was adjourned at 7:03 p.m.