



# City of Olympia

City Hall  
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## Meeting Minutes Community Economic & Revitalization Committee (CERC)

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Thursday, May 29, 2014

6:30 PM

Room 112

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### 1. ROLL CALL

**Present:**

Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones and Councilmember Julie Hankins

**Staff Present:**

Paul Simmons, Director, Parks, Arts and Recreation Department  
Keith Stahley, Director, Community Planning and Development

**Planning Commissioners present:**

Kim Andresen  
Jerry Parker  
Roger Horn

**Others Present:**

Bob Jacobs  
Jerry Reilly

### 2. CALL TO ORDER

Mayor Buxbaum called the meeting to order.

### 3. APPROVAL OF MINUTES

- 3.A [14-0490](#) Approval of April 21, 2014 Community & Economic Revitalization Committee Meeting Minutes

**The minutes were approved.**

- 3.B [14-0520](#) Approval of May 15, 2014 Community Economic & Revitalization Committee Meeting Minutes

**The minutes were approved.**

- 3.C [14-0523](#) Approval of May 15, 2014 Joint CERC / CAC Meeting Minutes

**The minutes were approved.**

#### 4. COMMITTEE BUSINESS

- 4.A [14-0506](#) Consider Outcomes of the May 15, 2014 Citizens Advisory Committee (CAC) Meeting and Next Steps for Presentation to City Council on June 10, 2014

Mr. Simmons presented an overview of funding sources associated with the purchase of the Isthmus property. He focused on explaining the Recreation and Conservation Office (RCO) Grant and the potential impact of accepting the grant on our flexibility going forward.

Mr. Simmons handed out a chart explaining the various funding sources.

Mayor Pro Tem Jones asked what the timing is of moving forward with the RCO Grant. Mr. Simmons explained that the State is interested in resolving the issue soon. We need to know more about the design options. If the State is pushing, it may make sense to leave the money on the table. Mr. Simmons explained that an Environmental Protection Act grant is still pending and the Department of Defense may help in the demolition so the loss of the grant may be offset to some extent.

Mayor Buxbaum asked what sort of additional public input is needed. Mayor Pro Tem Jones responded that money is scarce and we should think about it before we rescind the grant. Mayor Buxbaum explained the scenarios developed in order to move forward will require flexibility.

Mayor Pro Tem Jones asked about the other funding sources and the constraints associated with them such as the Conservation Futures funds. Mr. Simmons responded that there is more flexibility with those funds than the RCO grant. They are more likely to be proportional as opposed to RCO that controls the entire property.

Mayor Pro Tem Jones stated that he would like to understand what the drop dead date is and what the impact is on this project if we wait.

Councilmember Hankins said that she was afraid that the RCO grant will limit our flexibility and that we will need the maximum amount of flexibility going forward.

Mayor Buxbaum stated that he felt we had a good recommendation from staff and RCO is not a good fit. He added that he would like more information about the feasibility gap. He said he felt that we are making progress and he did not want to slow it down.

Mayor Pro Tem Jones said he had concerns about the parking facility and the amount of retail. He felt it was important to resolve whether we were trying to create a neighborhood or a destination.

Mayor Buxbaum said there was a need for a broader communication about what we

are talking about. The Mayor asked Jerry Reilly about his views. Mr. Reilly responded that there has been consensus that there will be a larger civic space. If there is not going to be a larger space, there will need to be a clear explanation and justification of why we are moving away from it.

Mayor Buxbaum added that we will need to be able to explain what our limitations are.

Mayor Pro Tem Jones said we need to engage the larger public and that at some point soon we will need to move beyond the CAC. Mayor Buxbaum said we need to check back to map the stakeholder groups and their perspectives.

Mayor Pro Tem Jones stated we are still trying to figure out how to work together.

Councilmember Hankins said we need the CAC to help us design our public outreach and tell our story. How do we bring everyone along on this journey?

Mayor Buxbaum added that we will need to work with the CAC on how to tell the story and to invent the larger public participation process. What's the story?

Discussion on the Community Renewal Area (CRA) would come later.

Mayor Buxbaum asked about the minimum requirements for a CRA plan. What level of precision and detail do we need? He thought we might need some legal direction from Foster Pepper.

**The decision was discussed and closed.**

**4.B**     [14-0514](#)     Discussion and Guidance on Scope for Development Roundtable

Mayor Pro Tem Jones asked if Council should be involved or should this be a CERC hosted event.

Mayor Buxbaum noted that investment is constrained. He recommended that the roundtable be focused on the future and to keep it positive. He thought the roundtable should also be an opportunity to educate the participants and make sure everyone has the same data. He remains interested in creating a learning community and building goodwill.

Commissioner Parker noted a number of pro forma have been done for downtown Olympia. They could be used to help inform the participants and start the discussion.

Commissioner Andresen added that the success of the meeting will largely depend on the tone of the meeting. If the door is open and we reach out and invite them in, they will bring good things to the table.

Commissioner Parker asked if the intention was to create an ongoing dialogue or is this roundtable a stand alone event.

Mayor Buxbaum said that the CERC is responsible for implementing the Investment Strategy report and that is an ongoing process. We will need to stay on top of changing conditions and engage with stakeholders in a proactive conversation.

Commissioner Parker asked what the target area should be?

Commissioner Andresen said that we need to understand the market.

Commissioner Horn noted the work that MJR had done on the Woodland Square is in Lacey and this might serve as a model. They are developing a form based code.

Mayor Buxbaum responded that a similar approach might work for the Division and Harrison Opportunity Area.

The Committee agreed that staff should refine the scope to focus more on the positive aspects of investing in Olympia and return with a revised scope.

Commissioner Hankins added that we need to focus on building relationships. What has worked well and why did it work? What brought you here? Why did you choose to invest here?

**The decision was discussed and closed.**

- 4.C**     [14-0516](#)     Consider revisions to the Goals and Policies of the Capital Facilities Element of the Comprehensive Plan to Address Recommendations Contained in the *Investment Strategy: City of Olympia Opportunity Areas Report*

Mayor Pro Tem Jones said he liked the work included in the support materials and said he had a few improvements to the proposed goals and policies he would like the Committee to consider. He suggested that in item 2.3 we strike "urban expansion" and replace it with "urban development." He recommended that in 3.1 we strike "growth" and replace it with "development."

Mayor Pro Tem Jones suggested that the Committee expand its focus to also consider the goals and policies in the Land Use Element. He wants to ensure that the planning policies are realized to the greatest extent possible and recognizes that the CFP is one of the primary tools that the City has to do that. He would like to see a stronger linkage to land use.

Councilmember Hankins asked how this would affect Martin Way.

Mayor Buxbaum added that our investments won't create a market. He hopes that our planning can anticipate changes and help to shape the investment. He said that we need to be clear in advance what the constraints, interests, and goals are.

Mayor Pro Tem Jones noted the Corridor Study by TRPC and that the area might best be suited for multiple family development. He said that we need to consider the western end of Martin in the area of Boulevard Road as another opportunity area. He said he thought there were similar constraints there as with the Division and Harrison opportunity area. He thought the City should consider if there is an action that the

City can take to help this area get unstuck.

**The decision was discussed and closed.**

**5. ADJOURNMENT**

Mayor Buxbaum adjourned the meeting.