



# Meeting Minutes

## Community & Economic Revitalization Committee (CERC)

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

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**Monday, June 13, 2016**

**5:30 PM**

**Council Chambers**

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**1. CALL TO ORDER**

Chair Jones called the meeting to order at 5:31 p.m.

**2. ROLL CALL**

**Present:** 3 - Chair Nathaniel Jones, Committee member Jim Cooper and  
Committee member Julie Hankins

**OTHERS PRESENT**

Community Planning and Development Director Keith Stahley  
Economic Development Director Renée Sunde  
Senior Planner Joyce Phillips  
Senior Planner Linda Bentley

**APPROVAL OF AGENDA**

Chair Jones asked to reorder the Committee Business on the agenda. The order was presented as follows:

- Item 4.B
- Item 4.A
- Item 4.C

**The agenda was approved as amended.**

**3. APPROVAL OF MINUTES**

- 3.A** [16-0748](#) Approval of May 16, 2016 Community and Economic Revitalization  
Committee Meeting Minutes

**The minutes were approved.**

**4. COMMITTEE BUSINESS**

- 4.A** [16-0728](#) Review Draft Community Renewal Plan and Draft Downtown  
Redevelopment Request for Proposal

Ms. Sunde and Mr. Stahley presented a report. The City closed on the purchase of the former Griswold's Property located at 308-310 4th Avenue East on June 2, 2016. A draft Request for Proposals (RFP) has been completed that will seek proposals to

partner in a mixed-use development of the subject property. The City is most interested in proposals that will return this property to productive economic use quickly. At the same time, the City is interested in the longer-term vision for the surrounding properties and sees redevelopment of the former site as being catalytic for future downtown redevelopment and in strong alignment with the Downtown Strategy.

As a next step in the City's Community Renewal Area (CRA) plan process, a draft CRA Plan has been completed that will comply with Community Renewal Law (Chapter 35.81.RCW). This plan will build on previous planning efforts that recognized blight and determined a boundary in downtown Olympia, through a resolution adopted on February 2, 2015, to improve the situation. The Plan may include a consecutive number of identified CRA projects (i.e. Projects #1, Former Griswold's site; Project #2, Water Street Redevelopment Area).

The City hosted a Neighborhood Meeting on June 8, 2016 at City Hall and feedback has been considered in the draft CRA Plan and Redevelopment RFP. There is interest from neighbors as the City looks to redevelop this property. Downtown businesses surrounding this project will benefit from removal of a blighted building that has not been available for community use and replacing with an attractive building in Olympia's historic downtown. The Subject property is not on the historic register or within a historic district but is of historic interest because it once housed a movie theater. A Public Hearing has been scheduled for July 12, 2016.

**The discussion was completed.**

#### **4.B**     [16-0712](#)     Kaiser-Harrison Opportunity Area Plan Update

Ms. Phillips presented an update. The Kaiser-Harrison Opportunity Area subarea planning process was conducted based on direction provided in the 2013 Investment Strategy and the Economy chapter of the Comprehensive Plan. The Investment Strategy recommended that the City:

- Remove barriers for mixed use development.
- Fund infrastructure improvements.
- Consider zoning changes that allow retail and residential uses, such as High Density Corridor.

The Comprehensive Plan called for follow-up planning work to be conducted in these opportunity areas to encourage growth in targeted areas. The City began this work for the Kaiser-Harrison area in mid-to-late 2015 by updating the market study that had been conducted in 2013 and by interviewing stakeholders within the study area and surrounding area, as well as Intercity Transit staff. In early 2016, public workshops and meetings were conducted in order to get a better sense of the types of development the neighborhoods desired for this area. Over the months of February and March, there were six public meetings to gather community input. The majority of public comments received were fairly consistent. People generally wanted the area to be bicycle and pedestrian friendly with connections to nearby trails and uses such as

parks; urban design elements such as awnings, outdoor seating, public gathering spaces and a Pacific Northwest architectural style; a mix of retail, office, and residential uses; a broader variety of housing, specifically including cottage and mixed use housing; a neighborhood park that people could walk, bike, or drive to; and to have more public transportation throughout the area. Based on the Comprehensive Plan, updated market study, and the public comments received, the preferred alternative was developed. Proposed amendments to the Comprehensive Plan and the development regulations are being proposed in order to implement that preferred alternative. This includes amendments to the text of the plan and development regulations in the Olympia Municipal Code, as well as amendments to the Future Land Use Map, Zoning Map, and the Design Review Map. The Planning Commission held a public hearing on June 6, 2016, allowing for written comments through June 10, 2016. The Commission will begin deliberations on June 20, 2016 and will make a recommendation to the City Council.

**The discussion was completed.**

**4.C**      [16-0684](#)      Status Reports and Updates

Ms. Sunde gave a briefing on her attendance of the International Council of Shopping Centers (ICSC) RECon 2016 convention in Las Vegas.

Ms. Sunde presented an update on the Water Street Redevelopment Area.

Member of the public, Roger Horn, stated he felt there wasn't sufficient amount of time given in the RFP process for Water Street. Ms. Sunde explained the reason behind the timeline for that project.

Ms. Phillips indicated the sign code revision process will begin in September of this year.

Member of the public, Connie Phegley, brought up her concerns about the lack of availability of small business startup space. Ms. Sunde indicated this is being considered during the redevelopment process. Mr. Stahley and Committee member Cooper shared examples of other community successes with mixed use property development.

**The report was received.**

**5.      ADJOURNMENT**

The meeting was adjourned at 6:54 p.m.