



Meeting Minutes - Draft

City Hall
601 4th Avenue E
Olympia, WA 98501

Community & Economic Revitalization Committee (CERC)

Information: 360.753.8447

Monday, June 1, 2015

5:30 PM

Council Chambers

Special City Council Meeting to Conduct Business of the CERC

1. ROLL CALL

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

OTHERS PRESENT

Community Planning and Development Director Keith Stahley

2. CALL TO ORDER

Mayor Pro Tem Jones called the meeting to order at 5:31 p.m.

3. APPROVAL OF MINUTES

- 3.A [15-0554](#) Approval of April 22, 2015 Community & Economic Revitalization Committee Meeting Minutes

The minutes were approved.

4. COMMITTEE BUSINESS

- 4.A [15-0539](#) Debrief Community Renewal Area Open House and City Council Workshop

The committee discussed the events of the open house and the following City Council study session. The community voiced support for the project as a whole, but there were some issues expressed. In particular, there was some frustration over not being able to ask questions of everyone together and over not selecting the Griswold block as their CRA area.

The discussion was completed.

- 4.B [15-0540](#) Review Community Renewal Area Request for Proposal Document and Process

The Committee reviewed the Community Renewal Area requirements and the pro forma of Griswolds block. Griswold as an option becomes less viable the lower the rent would be and some owners are interested in pursuing their own development in that area.

Mr. Stahley presented an explanation of the CRA plan. With responses to the RFP, the City will receive a set of plans and direct market feedback from a developer about what will work in this situation. The City's urban design team would provide technical assistance. The City will be looking for very specific sets of information focusing more directly on approach and vision. The proposals will be presented at an open house event to allow questions and communication with the community. With a successful response and proposal selection, the City will enter into a development agreement. The overall timeline has been revised to begin development around April 2016 instead of January/February, to allow for more time to process before beginning.

The Committee began their discussion of the review. The Committee discussed the historical policy for the fountain block area and the Parks Department's money that was used to procure the property of the fountain block and on the west side. The discussion included review of the maps in the paperwork, the importance of being clear about what is expected and desired of the public for this process, and whether the balance between residential and commercial for this CRA should be explicit or decided by the developer. It was discussed how best to convey the City's openness to both mixed-income options as well as non-mixed income.

The RFP was edited to reflect the discussion.

It was noted that whatever is submitted, the Committee will still vet the design, so what is received can be modified to fit the project goals more closely.

Mr. Stahley asked the Committee if there was any interest in discussing other areas, but consensus was that other areas could be included through other projects, such as the Downtown Strategy.

Mayor Pro Tem Jones opened the floor to public comment.

Citizen Bob Jacobs commented on the mixed-use language in the paperwork. He responded to the Committee's inquiry of previous visions for the fountain area, citing that the original intent was for a completely open area with potential for a few small buildings that would serve the immediate area to the fountain, with none bigger than a single story. Conflict could arise from having tall buildings directly next to the fountain, including noise issues if housing is placed directly next to such a highly trafficked park. He expressed the importance of the community being involved from early on to help ease controversy.

Citizen Joe Illing expressed his support for having a festival street as an option and agreed with concerns over conflict between housing and the fountain if the two are directly next to each other, but did note the benefit of housing near to parks. A suggestion was made to consider some examples set in Portland that incorporate patio space for entertaining instead of fully constructing a second story. Additional suggestions included spreading the mixed-income goals using the entire downtown

instead of trying to spread them within the limited CRA area and to consider adding the word "Capital" into the CRA name.

Citizen Chris Goddard suggested that public involvement be held with importance and started the right way. It was also suggested that the verbiage used in the RFP about mixed-income be removed to lessen confusion and promote responses.

The Committee discussed the verbiage about heights and considered expressing some limitations in the RFP in a more narrative way to convey the vision instead of just imposing limitations.

The RFP was approved as amended and referred to the City Council.

5. ADJOURNMENT

The meeting was adjourned at 6:51 p.m.