



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Meeting Minutes - Draft City Council

Information: 360-753-8447

Tuesday, January 8, 2013

5:30 PM

Room 207

Special Meeting - Study Session

1. ROLL CALL

Mayor Buxbaum called the meeting to order at 5:30 p.m.

Present: 6 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Julie Hankins, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Karen Rogers

Excused: 1 - Councilmember Jim Cooper

STAFF PRESENT

City Manager Steve Hall, Assistant City Manager Jay Burney, City Attorney Tom Morrell, Community Planning and Development Director Keith Stahley

GUESTS

Erin Christensen - Mithun Architects, Jason Steiner - Mithun Architects

2. BUSINESS ITEMS

2.A 13-0012 Downtown Computer Modeling and Visualization

Attachments: [1. Mithun proposal](#)
[2. Mithun Summary](#)

Ms. Christensen provided a brief overview of the downtown visualization project and process. She highlighted that Mithun has used the data provided by the City to generate a three dimensional representation of the City. She noted that using this data Mithun had generated several scenarios that illustrate the existing built development, the development envelop based on the existing development regulations, development envelop based on the shoreline regulations proposed by the Planning Commission, and the development envelop based on the shoreline regulations proposed by City Council during their October deliberations. Additionally, she noted that Mithun had generated a series of viewshed studies based on these different development scenarios.

Mr. Stienen provided City Council with a demonstration of the model. He demonstrated each of the scenarios that Mithun had generated, and moved the view location around the model to provide Council with different perspectives from throughout the community.

Mayor Pro Tem Jones asked for clarification about the viewshed studies and Councilmember Roe asked to Mr. Steiner to zoom in on West Bay Drive. Councilmembers spent several minutes reviewing the model in this area and noted some discrepancies between the model and the existing development and perceived lot lines and rights-of-way locations.

Mr. Steiner noted that the model is designed to use the lot locations as they exist in the data base and the building envelopes generated represent a maximum building envelope - not necessarily what would ultimately be built.

Mr. Stahley stated the contract provides for two days of training for six City staff members. He said that staff and the Mithun team would use this time to focus in on West Bay Drive and East Bay and see if a more realistic development illustration could be developed for these areas. Following this training, staff will work with the Mithun team to determine what, if any, additional work is necessary for use by the City Council as they finalize their deliberation on the Shoreline Master Program.

The report was received.

3. ADJOURNMENT

The meeting was adjourned at 6:35 p.m.