



# Meeting Agenda

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Heritage Commission  
Contact: Marygrace Goddu  
(360) 753-8031

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Wednesday, October 26, 2022

6:00 PM

Harbor House at Percival  
Landing

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1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [22-0982](#) Approval of September 21, 2022 Heritage Commission Meeting Minutes

Attachments: [9.21.22 Mtg Mins DRAFT](#)

4. PUBLIC COMMENT

5. ANNOUNCEMENTS

6. BUSINESS ITEMS

6.A [22-0977](#) Briefing on Olympia Strong: A Roadmap for Economic Resiliency

Attachments: [Article](#)  
[Timeline and Deliverables](#)  
[Link to Engage Olympia](#)

6.B [22-0983](#) Diversity, Equity and Inclusion in Historic Preservation

Attachments: [DEI Article](#)

6.C [22-0984](#) Commission Work Planning Preview for 2023

Attachments: [2022 OHC Workplan](#)

7. OTHER TOPICS

8. ADJOURNMENT

Upcoming

## Accommodations



City Hall  
601 4th Avenue E.  
Olympia, WA 98501  
360-753-8244

## Heritage Commission

### Approval of September 21, 2022 Heritage Commission Meeting Minutes

**Agenda Date:** 10/26/2022  
**Agenda Item Number:** 3.A  
**File Number:**22-0982

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**Type:** minutes **Version:** 1 **Status:** In Committee

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**Title**

Approval of September 21, 2022 Heritage Commission Meeting Minutes



# Meeting Minutes - Draft

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Heritage Commission  
Contact: Marygrace Goddu  
(360) 753-8031

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**Wednesday, September 21, 2022**

**6:00 PM**

**Council Chambers**

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### 1. CALL TO ORDER

Chair Davies called the meeting to order at 6:00 p.m.

#### 1.A ROLL CALL

Vice Chair Miller was excused (6:12 p.m.) after the approval of the July 27, 2022 meeting minutes.

**Present:** 6 - Chair Holly Davies, Vice Chair Garner Miller, Commissioner Audrey Henley, Commissioner Kenneth House, Commissioner Sharon Lumbantobing and Commissioner Andrea Pareigis

**Excused:** 4 - Commissioner Jessica Hull, Commissioner Stephen Scott, Commissioner Sarah Smith and Commissioner Gary Stedman

#### OTHERS PRESENT

City of Olympia Planning and Development Staff:  
Preservation Officer Margrace Goddu

Community Members:  
KGY Studio Owner Nick Kerry  
Reporter for the Olympian Rolf Boone  
Olympia-Rafah Solidarity Mural Project Lindsay

### 2. APPROVAL OF AGENDA

Noted the public hearing would not be held and business item 6.A. would be discussion only and added business item 6.C., Diversity Equity and Inclusion.

**The agenda was approved as amended.**

### 3. APPROVAL OF MINUTES

3.A [22-0855](#) Approval of the July 27 2022 Heritage Commission Meeting Minutes

Item 7, Reports, should be amended to include:

Heritage Review Committee (HRC) reported on a consultative review and recommended

future approval of plans to seek permit for demolition of a garage and replace with a historically compatible ADU of same footprint.

A site visit to the KGY Radio Station Building at 1700 Marine Drive NE, relative to a nomination received to place it on the Olympia Heritage Register. The committee will recommend listing to the full commission.

**The minutes were approved as amended.**

#### 4. PUBLIC COMMENT

Lindsay from the Olympia-Rafah Solidarity Project shared an invitation with the Commission to attend the October 7th launch of a project recently completed. Working with Evergreen State College students, they created four walking tours called "Hidden Histories" that showcase cultural and environmental themes: Tribal history, Olympia's China Towns, Olympia's Tidelands, and Capitol Lake/5th Avenue Dam. This work can be seen here: [artforces.com/hiddenhistories](https://artforces.com/hiddenhistories)  
<https://storymaps.arcgis.com/collections/c9a26fc751dc4e8caeb1096ac66b4631>

#### 5. ANNOUNCEMENTS - None

#### 6. BUSINESS ITEMS

- 6.A [22-0856](#) Discuss nomination of the KGY Radio Building at 1700 Marine Drive NW to the Olympia Heritage Register (20-4011)

Ms. Goddu provided a summary of the nomination and the Heritage Review Committee's recommendation for listing on the Olympia Heritage Register. Ms. Goddu explained the public hearing planned was removed from the agenda at the request of the Port of Olympia, who communicated concerns about the listing on September 16, 2022. The Commissioners discussed how to move forward at a future meeting with a public hearing.

**The Commissioners discussed how to move forward at a future meeting with a public hearing.**

- 6.B [22-0860](#) October Retreat Planning

Ms. Goddu shared a draft agenda for the commission's annual retreat scheduled for October 26th. Commissioners discussed the proposed agenda and made adjustments.

**The discussion was completed.**

- 6.C [22-0918](#) ADDED DURING MEETING - Diversity, Equity and Inclusion Discussion

Commissioner Henley shared an article by Christa Hillstrom from YES! online publication on the subject of Collective and Cooperative Commercial Building Ownership as a means for local populations to collaboratively assemble the resources to activate underutilized commercial properties for collective purposes. It was agreed that this article

would fit well with the topics for the October retreat and commissioners will read it in advance for discussion.

**The discussion was completed.**

## **7. REPORTS**

### **7.B Staff Report**

Ms. Goddu provided an overview of upcoming commissioner terms and fall events.

### **7.A Committee Reports**

Commissioner Pareigis, Marketing & Outreach Committee, reported on the progress of the Indie Market History project.

Ms. Goddu shared upcoming grant deadlines and Commissioner Davies offered to help with the grant writing.

## **8. OTHER TOPICS - None**

## **9. ADJOURNMENT**

The meeting adjourned at 8:17 p.m.



## Heritage Commission

### Briefing on Olympia Strong: A Roadmap for Economic Resiliency

**Agenda Date:** 10/26/2022  
**Agenda Item Number:** 6.A  
**File Number:**22-0977

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**Type:** report **Version:** 1 **Status:** In Committee

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#### Title

Briefing on Olympia Strong: A Roadmap for Economic Resiliency

#### Recommended Action

##### Committee Recommendation:

Briefing only. No action requested.

##### City Manager Recommendation:

Briefing only. No action requested.

#### Report

##### Issue:

Discussion about Olympia Strong, the public process to form a long-term economic resiliency plan with a goal to help residents, businesses, the broader community and the City organization weather challenging times and thrive.

##### Staff Contact:

Amy Buckler, Strategic Projects Manager, Economic Development, Office of Community Vitality,  
360.280.8947

##### Presenter(s):

Amy Buckler, Strategic Projects Manager

#### Background and Analysis:

In July, the City kicked off a public process for *Olympia Strong: A Roadmap for Economic Resiliency*. Olympia Strong will identify a long-term strategic framework and specific actions the City of Olympia and partners can take to achieve community-defined economic goals. With this planning effort we aim to expand upon the economic strengths and opportunities Olympians' value, elevate more people of all backgrounds and abilities into economic security, sustain economic growth, attract investment and generate revenue to fund community goals and needs.

Read the **attached article** from our Actually Olympia blog to learn more about this project, and what we are learning so far.

Olympia Strong will inform an update to the Economy chapter of the Comprehensive Plan. It will also identify a strategic framework and specific actions to inform the work of the City's Economic Development Department.

The final plan is expected to be complete in Summer of 2023. A timeline is attached.

At the meeting, staff will:

- Provide an overview of the project and emerging areas of focus
- Discuss what comes next in the process
- Engage Commissioners in a discussion about Olympia's economy and the role of heritage/historic preservation

**Neighborhood/Community Interests (if known):**

Approximately 500 people responded to an online survey in summer of 2022. The survey report is available at Engage Olympia.

**Options:**

1. Receive the briefing.
2. Do not receive the briefing.
3. Receive the briefing at another time.

**Financial Impact:**

The City Council has allocated \$100,000 toward development of Olympia Strong. \$90,000 has been allocated for consultant services and \$10,000 will go toward project staffing.

**Attachments:**

[Link to Article](#)

[Timeline](#)

[Link to Engage Olympia Webpage](#)



# Olympia Strong | Timeline





## Heritage Commission

### Diversity, Equity and Inclusion in Historic Preservation

**Agenda Date:** 10/26/2022  
**Agenda Item Number:** 6.B  
**File Number:**22-0983

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**Type:** discussion **Version:** 1 **Status:** In Committee

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#### **Title**

Diversity, Equity and Inclusion in Historic Preservation

#### **Recommended Action**

Information only. No action requested.

#### **Report Issue:**

Discussion of article "Collective/Cooperative commercial Building Ownership" by Christa Hillstrom, Yes! Magazine (yesmagazine.org), February 3, 2017

#### **Staff Contact:**

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development

#### **Presenter(s):**

Commissioner Audrey Henley

#### **Background and Analysis:**

The Commission continues a practice begun this year to examine topics related to diversity, equity and inclusion in historic preservation and heritage programming. This month Commissioner Henley leads with a print article and discussion about cooperative real estate development that seeks to promote collective local ownership as a means of community building and placemaking through preservation.

#### **Attachments:**

Print article: "Collective/Cooperative commercial Building Ownership" by Christa Hillstrom, printed in online edition of Yes! Magazine (yesmagazine.org). February 3, 2017

*This article is part of our state-by-state exploration of local solutions.* After years of brewing at home, Evan Sallee and his partners at Fair State Brewing, Minnesota's first consumer-owned beer cooperative, were finally ready to open a taproom in Minneapolis. They needed a spot that could accommodate brewing, with a storefront that invited people in off the street. That combination was hard to find until they looked at a space on Central Avenue in the city's Northeast neighborhood. At first they thought it wouldn't work. The wooden floors wouldn't support heavy equipment, and the back rooms were sorely in need of repair. In their experience, problems like these were deal breakers. But here, the landlords had prioritized renting to local entrepreneurs and would pay for the necessary renovations—in part, because they wanted to drink there themselves.

In their experience, problems like these were deal breakers.

“Our entire goal in creating it was to make it a central hub for community to get together,” Sallee said. The building wasn't held by absentee landlords or faraway developers, but by around 200 local people who owned the property collectively. They're part of the Northeast Investment Cooperative (NEIC), a first-of-its-kind co-op in the United States that pools members' money to invest in commercial real estate. They share profits, decision-making, and the community rewards of having, among other things, locally owned shops they want in their neighborhood. Around the country, property values have soared with a renewed interest in urban living—a trend that's created lucrative new markets for developers. As lease costs rise, local businesses are often shuttered and deep-rooted residents displaced. The resulting turnover has changed the character of many neighborhoods. The friends who founded NEIC didn't want that to happen in Northeast. Though they were initially concerned about their neighborhood's vacant and underused buildings, they also knew that larger developers would follow close behind the growing residential interest in the area. If local control of property could help support independent businesses, they wondered, perhaps there was a way to own it together.

They wondered, perhaps there was a way to own it together.

A longtime destination for working-class immigrants, Northeast is still dotted with Eastern Orthodox churches and the large husks of grain elevators that once drove the city's industry. Many people who grew up here still live here. “There was a lot more sense of place,” Recovery Bike Shop owner Seth Statmiller said, comparing it to the neighborhood where his previous shop was located. “People are here for their lives.” In Minneapolis, like in many cities around the country, rising real estate demand meant independent stores were gradually replaced by bank branches, phone retailers, and upscale restaurants. From 2014 to 2016, commercial rent rose by 8 percent—more than four times the rate of inflation. Nationwide, speculation-fueled rent increases are far outpacing the ability of small businesses to profit in sales from the growth, according to a report from the Institute for Local Self-Reliance (ILSR), a Minneapolis-based think tank. The result is that many businesses lose their leases to large national chains, whose brands give them leverage in rent negotiations.

Employee Dann Zinke works on a bike at Recovery Bike Shop. The store owners bought their building on Central Avenue with NEIC's help.

“Too often, what we are seeing is that local businesses and people are bringing neighborhoods back, and then the value that is created by them collectively is being siphoned off by a small number of investors who don't live in the neighborhood,” said Stacy Mitchell, co-director of the ILSR, pointing to the “loss of control” many Americans feel over their neighborhoods' waning affordability and increasing sense of sameness. “Owning commercial real estate is the ultimate way to guard against being at the mercy of those forces.” Before NEIC formed, the group behind it—some of whom knew each other through the local food co-op—wanted to get a foothold in the real estate market before this happened to their neighborhood. Board member Leslie Watson, one of the cooperative's architects, said they would bat ideas around when they ran into each other at neighborhood classes and meetings: What if they headed off rising costs by buying up houses together? Or maybe commercial real estate? And what if they did it as an official cooperative?

By late 2011, they settled on an investment model that didn't exist anywhere else in the country.

## OHC - DEI Discussion

Subject: Collective/Cooperative Commercial Building Ownership

Presented by: Commissionaire Audrey Henley

By late 2011, they settled on an investment model that didn't exist anywhere else in the country (another group had started a similar cooperative independently in Alberta, Canada). The 39 members had invested at least \$1,000 each, drawing on their expertise in cooperatives, law, finance, and other disciplines to develop it. In community meetings, members got to know longtime residents who remembered the area as a once-bustling shopping corridor and newer residents who were just settling in. They showed pictures of underutilized buildings for sale and asked residents what kinds of businesses they wanted to see there. Watson remembers one member identifying Central Avenue's potential as "a beautiful smile that's just missing a few teeth." Board member Jackie Francis and her husband, Justin, invested their entire savings of \$2,000 to become members after attending a community meeting. By the end of 2011, 90 members had committed to purchasing NEIC's first buildings. Stattmiller remembers the buildings as hideous, hulking eyesores with peeling yellow paint and a single rundown bathroom in one of the basements. "They wanted to basically buy the ugliest property on Central [Avenue] and do something with it," he said. As a cooperative, they pooled \$80,000 to buy two vacant buildings. In 2014—when NEIC had about 200 members—three businesses opened, employing 25 people between them: Recovery Bike Shop, which purchased one of the buildings with NEIC's help, and tenants Fair State Brewing and bakery Aki's BreadHaus. The idea was that when local people make long-term, collaborative decisions about the places they live in, neighborhoods would thrive. That NEIC was able to finance property cooperatively reflects Minnesota's deeply cooperative root system, which reaches back more than 100 years to producer-owned cooperatives that invested together in grain elevators, then used those connections to form vast sellers' cooperatives like Land O' Lakes. With more than 800, Minnesota has the largest number of co-ops in the country, a list that includes Fortune 500 companies.

With more than 800, Minnesota has the largest number of co-ops in the country.

This gives Minnesota a relaxed regulatory environment for co-ops. While securities laws designed to protect small investors directly limit the amount of money that can be invested in businesses, Minnesota exempts investments in co-ops—which allowed NEIC to raise needed capital from members who contributed more than \$1,000. Only about half the states allow this exemption, and most cap the amount that can be invested. While NEIC has received a groundswell of interest in the model it pioneered—board members say they've had inquiries from about 70 groups around the country—adapting it elsewhere requires hacking the model to fit local needs.

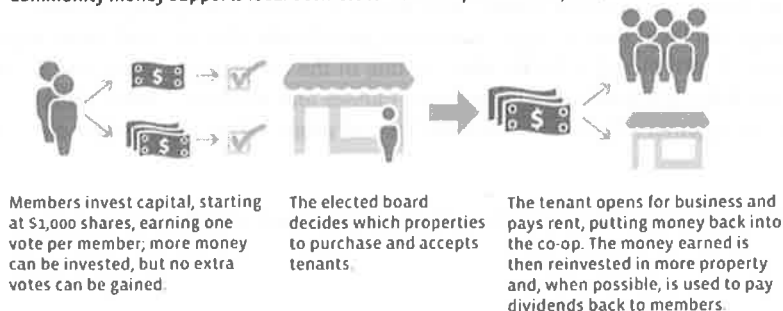
David Glick is on the steering committee of the NYC Real Estate Investment Cooperative (NYC REIC), a group that originated in Brooklyn with more than 400 members, inspired by the NEIC. "People had been talking about the need for something like this, but we didn't really have a name for it," he said. People in Glick's network started passing around a YES! article about what NEIC accomplished, and a Facebook group discussion led to an initial meeting that drew 350 people. As the New York group began navigating what that model would look like in a place with a vastly different legal and real estate landscape, they sent one member to Minneapolis to learn about NEIC's model. From there, they had to improvise.

People in Glick's network started passing around a YES! article about what NEIC accomplished.

Working with a much larger population in an area where property purchases could run well into the millions, they began crafting bylaws that differed from NEIC's. Whereas Northeast Minneapolis was working in an area on the cusp of gentrifying, in Brooklyn displacement had long been full-throttle, what Glick calls "extractive development on steroids." To attract a broader, more diverse membership, NYC REIC set membership dues at just \$10—within

### How to Build a Real Estate Co-op

Community money supports local businesses—and helps investors, too.



OHC - DEI Discussion

Subject: Collective/Cooperative Commercial Building Ownership

Presented by: Commissionaire Audrey Henley

easy reach for most residents. The bylaws, which are currently being written, aim for full democratic involvement: Members will vote not only on board members, as at NEIC, but also on investment decisions. Glick says the group anticipates this being a much longer process in New York, where it has had to navigate different restrictions on finance and a membership that didn't already know each other the way Northeast neighbors did. Diversity and representation are also among the challenges NEIC has identified. \$1,000 is a high bar to entry for many

in the neighborhood, and board members say they discuss it frequently. If their membership is not as diverse as the neighborhood, they wonder, what does that mean for a group whose goal is local decision-making? This is especially critical for a neighborhood on the rise, as Northeast is. Only one building is cooperatively owned, and the greater the interest in the area, the more appealing it becomes for traditional developers.

"We want to enhance what's already here, not push people out."

"We want to enhance what's already here, not push people out," board member Colleen O'Connor Toberman said about the prospect that giving the neighborhood an economic boost could also propel gentrification. To Minneapolis city council member Kevin Reich, the idea has been a "game-changer"—even in co-op-rich Minneapolis—that's influenced the city's support of cooperatives. The city had already earmarked funds for financing cooperatives, but "to have a cooperative that can actually support other cooperatives businesses was intriguing to us," Reich said. Reich, who has lived in Northeast since adolescence and helped launch the food co-op, said that this new energy influenced the city to this year launch a program that will fund the recruitment and training of new co-ops. Now in its first phase—educating new entrepreneurs about the possibilities of becoming co-ops—the city plans to start its first co-op training cohort next year. "Once you get into the nitty-gritty of a free market system, if you don't own it you don't have a say," Reich said. "You have to be the investor who says, we value that." So far, the community bottom line has been the biggest payoff for NEIC investors. In 2015, the co-op paid its first returns of a just over 4 percent capital credit allocation on basic \$1,000 investments and less on larger shares. That such dividends are modest and not guaranteed shows that investors' real interest is in the long-term life of the neighborhood. This fall, NEIC plans to invest in a second property two miles away—a former heating and air conditioning shop whose stone facade is just as dated as that of the last buildings. They're already fielding calls from prospective tenants.

**CHRISTA HILLSTROM** is a freelance writer and former YES! editor.





## Heritage Commission

### Commission Work Planning Preview for 2023

**Agenda Date:** 10/26/2022  
**Agenda Item Number:** 6.C  
**File Number:**22-0984

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**Type:** discussion **Version:** 1 **Status:** In Committee

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**Title**

Commission Work Planning Preview for 2023

**Recommended Action**

Information only. No action requested.

**Report Issue:**

Discussion on the 2023 Commission Workplan.

**Staff Contact:**

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923

**Presenter(s):**

Chair Davies

**Background and Analysis:**

The Commission's annual work plan is due in early March each year. This discussion will set the stage for continued discussion at November and January meetings, on updates to the work plan for 2023.

**Financial Impact:**

No financial impact

**Attachments:**

2022 Work Plan

# Olympia Heritage Commission

## 2022 WORKPLAN



### Mission:

“Identify and actively encourage the preservation of Olympia’s historic resources by maintaining, updating, and expanding the Olympia Heritage Register and reviewing proposed changes to Heritage Register properties; to raise community awareness of Olympia’s history and historic resources; and to serve as the City’s primary resource in matters of history, historic planning and preservation.” **(OMC 18.12.055)**

### Core Strategies:

Educate and Inspire	Preserve and Promote	Partner and Collaborate	Integrate Preservation Best Practices in Good Government	Review and Permitting
<ul style="list-style-type: none"><li>• Heritage Month</li><li>• Recognition Awards</li><li>• Special programs, events, tabling, tours</li><li>• Research and Interpretation</li></ul>	<ul style="list-style-type: none"><li>• Individual listings</li><li>• District listings</li><li>• Explore and encourage incentives</li><li>• Build trust with owners, developers, contractors, realtors, &amp; community</li></ul>	<ul style="list-style-type: none"><li>• ARCH</li><li>• Community &amp; Educational Org’s</li><li>• Heritage Org’s</li><li>• Local Businesses</li><li>• Build relationships with Tribes &amp; BIPOC community</li></ul>	<ul style="list-style-type: none"><li>• Input to City Planning efforts</li><li>• Diversity, Equity &amp; Inclusion</li><li>• Heritage Commission Development</li></ul>	<ul style="list-style-type: none"><li>• Timely review w/in permit process</li><li>• Guidance for homeowners and contractors</li><li>• Special Tax Valuation</li></ul>
<p>✓</p> <p>Marketing &amp; Outreach</p>	<p>✓</p> <p>Survey &amp; Designation</p>	<p>✓</p> <p>All Committees</p>	<p>✓</p> <p>Policy, Ordinance &amp; Guidance</p>	<p>✓</p> <p>Heritage Review</p>



# Heritage Commission 2022 Projects



**2022 Meeting Schedule:** 4<sup>th</sup> Wednesday at 6pm Mar 23, Apr 27, May 25, Jun 22, Jul 27, No Aug; Sept 28, Oct 26, Nov 23, and Dec 14 (2<sup>nd</sup> Wed)

Activity	Task Detail for 2022	Schedule	Budget
<b>Educate and Inspire: <i>Marketing &amp; Outreach Committee</i></b>			
Heritage Month 2022	Theme, Awards, Recognition Event, Publicity	March to May	-0-
LoveOly Presence	Plan and host heritage exhibit or activity	July or August	-0-
Olympia Indie Music History Research	Develop SOW and Contract for professional researcher to execute work under Thurston Heritage Grant.	Complete by December 2022	\$5000.00 grant; matched with in-kind hours by staff and commissioners
<b>Preserve and Promote: <i>Survey &amp; Designation Committee</i></b>			
Explore Fourth Avenue East Historic District	Talk with property owners, research properties and possible district boundaries.	March through December	-0-
Promote individual listings	Advocate for individual listing of key properties in downtown and related to Olympia Indie Music History project.	April through December	CPD administration funds markers
<b>Partner and Collaborate: <i>All Committees</i></b>			
Equity in ARCH Speaker Series	Develop and host a speaker series in collaboration with the Arts Commission to explore issues of Equity in Arts & Heritage in our community.	March through December	Arts Commission Funding
<b>Integrate Preservation Best Practices in Good Government: <i>Policy, Ordinance and Guidance Committee</i></b>			
Heritage Commission Training	Plan 2022 retreat and additional development training for OHC (Jurassic?)	Schedule Retreat and training	-0-
Equity in Historic Preservation Discussions	Continue discussions begun in 2021 on topics of equity, inclusion, and preserving places that hold intangible historic/cultural value such as legacy businesses and cultural landscapes.	Plan into regular OHC Meetings	-0-
<b>Review and Permitting: <i>Heritage Review Committee</i></b>			
Educate historic homeowners re permitting and Special Tax Valuation	Contact historic property owners with reminders about permit requirements via email and newsletter, start with SCNA.	Fall 2022	CPD operating funds if needed
2022 Special Tax Valuation Applications	Review and recommend approval by Council	Fall 2022	-0-