



# Meeting Agenda

## City Council

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Information: 360.753.8244

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**Tuesday, March 3, 2020**

**5:30 PM**

**Council Chambers**

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### Study Session

**1. ROLL CALL**

**2. BUSINESS ITEM**

- 2.A** [20-0231](#) Review and Discussion of Responses to Request for Qualifications for 3900 Boulevard Road Property

**Attachments:** [Link to Boulevard Rd. Web Page](#)

**3. ADJOURNMENT**

*The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council meeting, please contact the Council's Executive Assistant at 360.753.8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.*



## City Council

### Review and Discussion of Responses to Request for Qualifications for 3900 Boulevard Road Property

**Agenda Date:** 3/3/2020  
**Agenda Item Number:** 2.A  
**File Number:**20-0231

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**Type:** study session **Version:** 1 **Status:** Study Session

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#### **Title**

Review and Discussion of Responses to Request for Qualifications for 3900 Boulevard Road Property

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Review and discuss Request for Qualifications for the property at 3900 Boulevard Road. No action requested.

#### **Report**

##### **Issue:**

Discussion and review of responses to the 3900 Boulevard Road Request for Qualifications

##### **Staff Contact:**

Mike Reid, Economic Development Director, Community Planning and Development, 360.753.8591

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

Mike Reid, Economic Development Director, Community Planning and Development

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

On January 6, 2020, the City issued a Request for Qualifications to solicit development interest in the 10-acre parcel of City-owned property at 3900 Boulevard Rd. Responses were due on February 3, 2020. The Request for Qualifications identified a project vision and submittal requirements aimed at determining the development history, capacity, and experience of interested parties. Staff will be presenting an overview of the responses and a proposed interview/selection process. Staff will be seeking additional clarity from Council about weighting and priority of desired outcomes from the development. The four responses received were from South Puget Sound Habitat for Humanity, Commercial Property Services, Fourth Street Housing LLC, and Romano Capital.

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

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**Type:** study session **Version:** 1 **Status:** Study Session

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The property has been of significant neighborhood interest due to it's connection to previous development proposals and adjacency to LBA Woods. The City developed a project website and video: [Olympiawa.gov/Boulevard](http://Olympiawa.gov/Boulevard)

Project information including RFQ, Responses and additional materials can be found on the project website.

**Options:**

Discussion only; No action requested.

**Financial Impact:**

Property has been appraised with a value of \$2,160,000

**Attachments:**

[Link to Boulevard Road Development web page](#)

[Home](#) » [News & Information](#) » [Construction News](#) » [3900 Boulevard](#)

## 3900 Boulevard Road Development

 Navigation  
[Construction News](#)


### What's happening?

In 2016, the City purchased 72 acres on Boulevard Road. The intent was to preserve 59 acres for park property, use 3 acres for the future extension of Log Cabin Road to Wiggins Road, and develop the 10 acres at 3900 Boulevard Road into multi-family housing and neighborhood-oriented commercial use.

#### [Elements of a successful project: Our vision...](#)

- Housing for a mix of income levels with emphasis on median-income families.
- Environmental sustainability in development, design, and construction.
- Support and participation by the existing neighborhoods in the design and development of the project.
- Quality design that reflects the character of the surrounding area.
- Inclusion of a neighborhood commercial and community benefit element is encouraged.
- Performance and timeliness of the developer/builder is critical.

The City is seeking a well-qualified developer with an established track record of delivering high quality and affordable housing options for the development of the 10 acre parcel. Four parties submitted proposals by the RFQ deadline. You can view each below.

### RFQ Submittals

- [Fourth Street Housing](#)
- [Commercial Properties Services](#)
- [Romano Capital](#)
- [South Puget Sound Habitat for Humanity](#)

### RFQ Timeline (Tentative)

- RFQ available: Monday, Jan. 6, 2020 by 5 pm
- Interested respondents site tour: Wednesday, January 15 at 2. More information coming soon.
- RFQ due: Monday, Feb. 3, 4 p.m.
- Notification of short list respondents: Monday, Feb. 17
- Council presentation and review of RFQ responses: Tuesday, March 3

### Related Documents

GET CONSTRUCTION PROJECT UPDATES ON TWITTER

**RFP & RFQ**

ARE YOU INTERESTED IN BEING CONSIDERED FOR A PROJECT?

**Contractors**

LEARN ABOUT THE CITY'S SMALL WORKS & CONSULTANT ROSTER

### City Calendar

- 2/27** - 6:00 p.m.  
[Yelm Highway Community Park Public Meeting #2](#)
- 2/27** - 6:30 p.m.  
[Design Review Board](#)
- 3/2** - 6:00 p.m.  
[2828 Martin Way Public Meeting](#)
- 3/2** - 6:30 p.m.  
[Olympia Planning Commission](#)  
**\*\*CANCELLED\*\***
- 3/3** - 5:30 p.m.  
[Study Session](#)

→ [View full calendar...](#)

### City Updates

**PARKING IMPROVEMENTS EFFECTIVE MAY 8, 2020** Learn about important changes to the parking system including citation increases, loading zone requirements, ADA time limits, and more. [Go to the Parking Improvements page...](#)

**OLYMPIA'S NEXT CITY MANAGER** The City is seeking a dynamic, seasoned executive to serve as Olympia's next City Manager. Take a short (two question) survey to tell us what qualities, skills and abilities you think are necessary for success in the position. Survey closes Monday, March 9, 2020. [Take the survey...](#)

**2020 TRAFFIC WRAP VOTE** Tell us which designs by local artists you would like to see decorate 10 more of our old, ugly traffic control boxes. [Vote now at Engage Olympia!](#)

**HELP IDENTIFY ADA BARRIERS IN OLYMPIA** We are developing an ADA (Americans with Disabilities Act) Transition Plan and need your help identifying barriers related to: City services, programs & activities; City buildings & facilities; and Public right-of-way (streets & sidewalks). [Share your input at Engage Olympia...](#)

**2020 CENSUS** The 2020 Census

### 3900 Boulevard Road Appraisal

- [Staff Report: Land Acquisition](#)
- [Staff Report: Rezone](#)

### Questions?

Contact Mike Reid, Economic Development Director at 360.753.8591 or [mreid@ci.olympia.wa.us](mailto:mreid@ci.olympia.wa.us)

is fast approaching. Learn everything you need to know about why it matters and how to be counted at [trpc.org/946/Census](http://trpc.org/946/Census).

#### **3900 BOULEVARD**

**DEVELOPMENT** The City is seeking a well-qualified developer with an established track record of delivering high quality and affordable housing options for the development of the 10 acre parcel at 3900 Boulevard. [More...](#)

#### **SHORT TERM RENTAL**

**REGULATIONS** Tell us what you think about each of the draft approaches to regulating short term rentals at [Engage Olympia](#).

#### **EXPLORE THE CITY BUDGET**

You can now view the City's real-time budget and financial information online, anytime at [OlyFinance](#).

#### **2020-2025 PRELIMINARY CFP**

The [2020-2025 Preliminary Capital Facilities Plan](#) is now available.

#### **MEETINGS** [Agendas and Minutes](#)

for City Council and most advisory committees.

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