



Meeting Agenda

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, March 21, 2017

5:30 PM

Council Chambers

Study Session

1. ROLL CALL

2. BUSINESS ITEM

2.A [17-0265](#) Isthmus Update and Schedule

Attachments: [Map](#)

[Parks Planning & Design Major Work Efforts](#)

[CP&D Major Planning Projects](#)

[Isthmus Planning Handout](#)

3. ADJOURNMENT

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City Council

Isthmus Update and Schedule

Agenda Date: 3/21/2017
Agenda Item Number: 2.A
File Number: 17-0265

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

Title

Isthmus Update and Schedule

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Evaluate and discuss options for long-term planning, continued blight removal, and proposed interim improvements on the Isthmus.

Report

Issue:

Whether City staff should maintain the current work plan schedule of scoping the Isthmus Master Plan in 2017, and then begin that public process in 2018. Other items for consideration, is whether the staff should move forward with short-term improvements in 2017 to improve the appearance of the City-owned Isthmus properties while the long-term vision is being developed and eventually realized.

Staff Contact:

Paul Simmons, Director, Parks, Arts and Recreation Department, 360.753.8462
Keith Stahley, Director, Community Planning and Development, 360.753.8227

Presenter(s):

Paul Simmons, Director, Parks, Arts and Recreation Department,
Keith Stahley, Director, Community Planning and Development,

Background and Analysis:

The City of Olympia has a long history of making investments on the Isthmus. This effort dates back to the early 1990's when the City purchased the former Elk's Building and Capital Marine Building. Acquiring those properties allowed for the development of the Heritage Fountain, which was dedicated on May 10, 1996. The City also acquired properties adjacent to the Heritage Fountain: the former GHB Building in 1995, followed by the Little Da Nang Building in 2008.

In 2013, the City made another substantial investment by acquiring an additional 2.3 acres located on

the west side of the Isthmus. Since that time, the City has successfully demolished four blighted buildings located on the Isthmus: the former Housing Authority Building, County Health Building, GHB Building, and Little Da Nang Building. Collectively, over the last thirty years the City has invested over \$5 million in acquisition, demolition, and development of the City-owned Isthmus properties. This effort was also supported by a \$100,000 donation from the Olympia Capitol Park Foundation.

Although the City has been successful in demolishing the blighted buildings, the foundations of the two former county buildings remain and little work has been done to improve the aesthetics of the properties. The current work plans for the Parks, Arts & Recreation Department and the Community Planning and Development Department identify a timeline of scoping the Isthmus Master Plan in 2017, and subsequently beginning that public process in 2018. Scoping will include clarification about whether this planning process will focus solely on City-owned properties, or will include the privately owned property on the Isthmus as well.

The proposed timeline is based on workload capacity issues for staff in both departments, and also in response to previous concerns from members of the public that too many planning processes at once can overwhelm and detract from public participation. This approach takes into consideration the timing of several planning projects that will help inform the Isthmus Master Plan; such as the Downtown Strategy, Sea Level Rise Plan, and West Bay Park and Restoration Master Plan. There is also new ownership of the Capitol Center Building, and they are in the early stages of preparing plans to redevelop the property. The outcome of their redevelopment will impact future uses on the Isthmus and should be considered in any Isthmus planning process.

In 2016, members of the City Council Finance Committee inquired about the timeline for next steps related to the Isthmus properties, and expressed concerns with the proposed timing of the Isthmus Master Plan process and the current appearance of the City-owned properties. Additionally, at the 2017 City Council Retreat, some Council members expressed additional concerns with the proposed timeline outlined in the staff work plan.

In response to concerns expressed at the Finance Committee meeting and the City Council retreat, staff has developed a series of options for the City Council to evaluate and discuss for moving forward.

Neighborhood/Community Interests (if known):

Historically, the Isthmus has been at the forefront of several community discussions related to the CRA (Community Renewal Area), Downtown Strategy, and various park planning efforts. The purpose of the Isthmus Master Plan will be to facilitate a public visioning process for the Isthmus properties. At this point, continued blight removal and interim improvements have not been discussed further at the community level.

The Olympia Capitol Park Foundation made a contribution of \$100,000 to support previous efforts of blight removal and demolition.

Options:

Option 1 - Stay the course - Begin scoping the Isthmus Master Plan in 2017, start the public process in 2018. No interim improvements.

Option 2 - Continue blight removal with interim improvements; and stay the course scoping the Isthmus Master Plan in 2017, start the public process in 2018.

Option 3 - Expedite the long-term planning. Scope the Isthmus Master Plan now, and begin the public process late in 2017. This option would require further delay of the West Bay Park and Restoration Master Plan.

Financial Impact:

The 2015 Capital Facilities Budget allocated \$670,000 for the project titled "Isthmus Remediation". These funds may be allocated towards any continued blight removal, interim improvements, or additional park planning efforts.

Attachments:

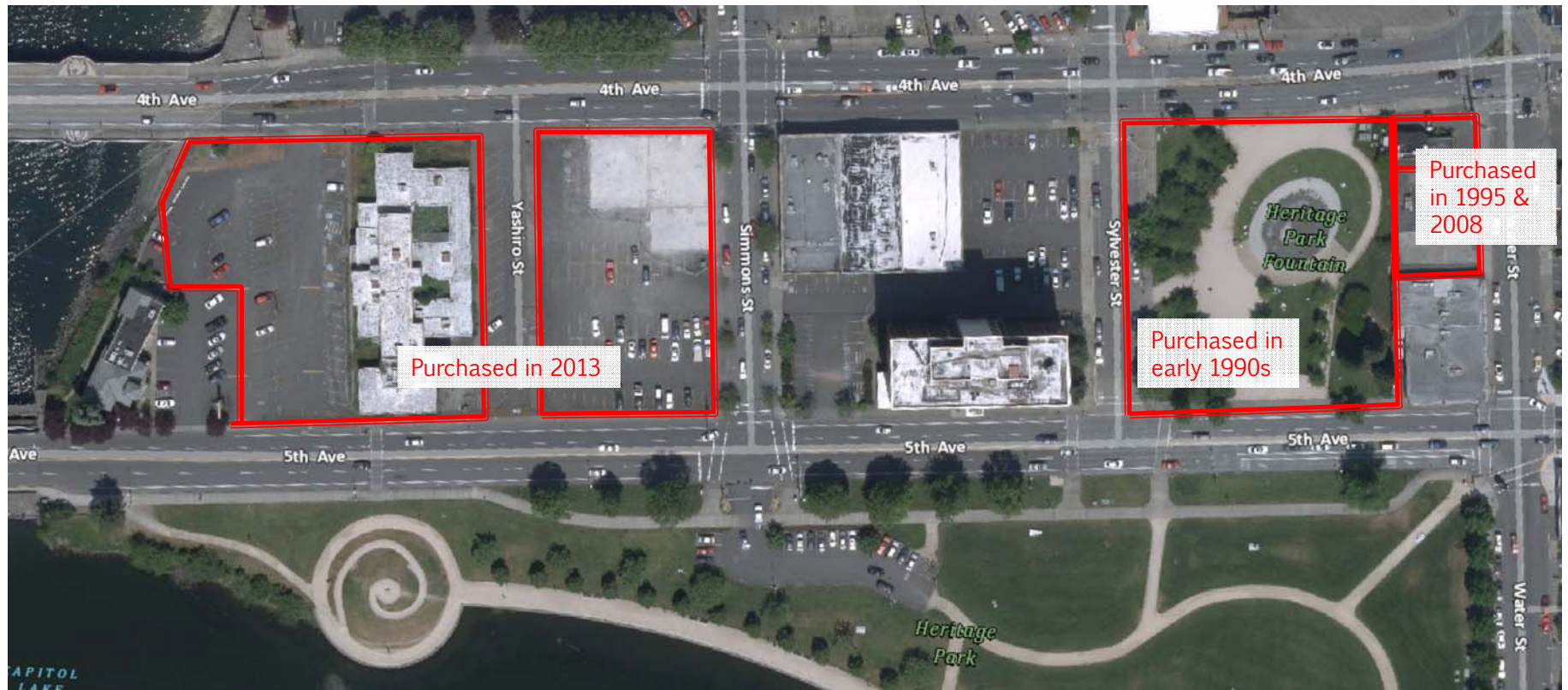
Site Map

Parks Planning & Design Work Plan

Community Planning and Development Major Planning Projects











Isthmus Planning Handout

City-Owned Isthmus Properties





Parks Planning and Design Major Work Efforts - 2017

Work Efforts	ESTIMATED TIMELINE												Expected Outcome in 2017	Staff Contact
	2017													
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
Land Evaluation Acquisition Framework (LEAF)													Council Approved Tool to Prioritize Land Acquisitions	Laura Keehan 360.570.5855 lkeehan@ci.olympia.wa.us
Property Acquisitions													Park Properties Acquired to Meet Park Plan Goals	Jonathon Turlove 360.753.8068 jturlove@ci.olympia.wa.us
Olympia Woodland Trail Property Donations													Expanded Olympia Woodland Trail Corridor	Laura Keehan 360.570.5855 lkeehan@ci.olympia.wa.us
Lilly Road Property Donation													Donated Property for Future Neighborhood Park	Jonathon Turlove 360.753.8068 jturlove@ci.olympia.wa.us
Maint. Center Feasibility Study (Partnering w/ PW)													Completed Maintenance Center Feasibility Study with Collocated Parks and PW	Jonathon Turlove 360.753.8068 jturlove@ci.olympia.wa.us
ADA Transition Plan													ADA Transition Plan for Park System Complete	Jonathon Turlove 360.753.8068 jturlove@ci.olympia.wa.us
West Bay Park and Restoration Master Plan													Master Plan Complete in 2018	Laura Keehan 360.570.5855 lkeehan@ci.olympia.wa.us
Kaiser Woods Bike Park Feasibility Assessment													Feasibility Assessment	Sarah Giannoblile 360.753.8020 sgiannob@ci.olympia.wa.us
Percival Landing Bulkhead Design													Completed Design	Kip Summers 360.753.5834 ksummers@ci.olympia.wa.us
Grass Lake Trail (Kaiser to Harrison) Design													Completed Design	Kip Summers 360.753.5834 ksummers@ci.olympia.wa.us
Artesian Commons Design Concepts													Completed Design	Sarah Giannoblile 360.753.8020 sgiannob@ci.olympia.wa.us
Off Leash Dog Area Concept Plan													Concept Plan	Sarah Giannoblile 360.753.8020 sgiannob@ci.olympia.wa.us
Woodruff Park Sprayground Design & Construction													Design in 2017, Construction in 2018	Kip Summers 360.753.5834 ksummers@ci.olympia.wa.us
Margaret McKenny Playground Design & Construction													New Playground	Sarah Giannoblile 360.753.8020 sgiannob@ci.olympia.wa.us
Capital Asset Management Program (CAMP)													Yauger and Stevens Field Light Replacement, Priest Point Restroom Roofs and Septic System, Ellis Cove Trail Repairs, Friendly Grove Tennis Re-Paint, Olympia Center Alley Repair	New Project Engineer Position
Smoke Free Parks Initiative													Adopted Smoke Free Parks Ordinance	Jonathon Turlove 360.753.8068 jturlove@ci.olympia.wa.us
Percival Landing 24 Hour Restroom													CPTED Assessment. Pending Council Direction, Restroom Improvements	Jonathon Turlove 360.753.8068 jturlove@ci.olympia.wa.us

Last updated
January 26, 2017

Key

Land Acquisition



Plans & Studies



Park Design



Park Development



Major Maintenance (CAMP)



Council Briefing or Action



Public Involvement



	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Expected Adoption	Action Area
Action Plan olympiawa.gov/actionplan Leonard Bauer 360.753.8206 takeaction@ci.olympia.wa.us			Community Conversation										Ongoing	
Community Renewal Area olympiawa.gov/CRA Renée Sunde 360.753.8591 CRA@ci.olympia.wa.us													Ongoing	DT
CAO- Locally Important Species olympiawa.gov/CAO Linda Bentley 360.570.3746 lbentley@ci.olympia.wa.us	Open House												4/2017	Env
Downtown Strategy olympiawa.gov/DTS Amy Buckler 360.570.5847 DTS@ci.olympia.wa.us		Open House											4/2017	DT
EDDS (Eng Design & Dev Standards) olympiawa.gov/EDDS-updates Steve Sperr 360.753.8739 ssperr@ci.olympia.wa.us											Public Hearing		12/2017	Econ
Housing (Infill) Opportunities Leonard Bauer 360.753.8206 lbauer@ci.olympia.wa.us			Open House										08/2017	CSH
Joint Plan - Urban Growth Area Joyce Phillips 360.570.3722 jphillip@ci.olympia.wa.us	Schedule being coordinated with Thurston County —Schedule TBD												TBD	Env
Parking Strategy olympiawa.gov/parking Karen Kenneson 360.753.8017 parkingservices@ci.olympia.wa.us													6/2017	DT
Sea Level Rise olympiawa.gov/sealevel Andy Haub 360.570.3795 ahaub@ci.olympia.wa.us													10/2018	DT
Short-term Rental Policies Stacey Ray 360.753.8046 sray@ci.olympia.wa.us													6/2017	NBHD
Sign Code Update olympiawa.gov/signcode Joyce Phillips 360.570.3722 jphillip@ci.olympia.wa.us													07/2017	Econ
Storm & Surface Water Plan olympiawa.gov/stormwater Susan Clark 360.753.8321 sclark@ci.olympia.wa.us													12/2017	Env
Transportation Master Plan Sophie Stimson 360.753.8497 sstimson@ci.olympia.wa.us													2019-20	Env
US 101/West Olympia Access Project olympiawa.gov/WestOlyAccess Randy Wesselman 360.753.8477 westolyaccess@ci.olympia.wa.us													Complete	Econ
West Bay Park & Restoration Plan Laura Keehan 360.570.5855 lkeehan@ci.olympia.wa.us													12/2018	Env

Key

Anticipated Public Engagement Opportunities
 Project Timeline

Action Areas

CSH

 —Community, Safety & Health

DT

 —Downtown

Econ

 —Economy

Env

 —Environment

NBHD

 —Neighborhoods

Check out the online calendar to learn about events and other public involvement opportunities at olympiawa.gov/calendar

Digital copy available at olympiawa.gov/plansinprogress

Last updated 1/3/2017

LAND USE

Parcels on the isthmus are owned by both the City and the private sector, with opportunities including mixed use development and park space. The process should determine:

- How the City-owned land should be used,
- How that relates with plans of private property owners, and
- Whether there are public/private partnership opportunities.

CIRCULATION

Special considerations include:

- Calming of E-W traffic
- Access/turning movement on the N-S streets
- Pedestrian and bicycle safety at the intersections on Water Street
- A trail connection to West Bay Park

DESIGN & ENVIRONMENTAL ENHANCEMENT

- This is Downtown's western gateway and a prominent visual element viewed from the Capitol Campus to the water.
- Special street design opportunities on Water Street between 4th and 5th Ave in association with a potential CRA redevelopment project. Overall on Water Street, the pedestrian experience should be improved with streetscape designs that draw from the character of the waterfront from Percival Landing south toward Heritage Park, the Capitol Campus, and the western portion of Downtown.
- Shoreline restoration

RELATIONSHIPS WITH OTHER EFFORTS

- Sea Level Rise Response Plan
- West Bay Park Master Plan
- Water Street Redevelopment Plan
- Transportation Master Plan
- Potential rehabilitation of the privately owned 9-story building
- State's decision on Capitol Lake