
Neighborhood Meeting Date: July 12, 2017

CITY OF OLYMPIA, WASHINGTON NEIGHBORHOOD MEETING SUMMARY

AGENDA TITLE: *Views on 5th – Mixed use project at 410 5th Avenue SW*

MEETING LOCATION: City Hall, Council Chambers

PROJECT PLANNER: *Nicole Floyd, Senior Planner*

MEETING SUMMARY:

With approximately 75 people in attendance Keith Stahley, Director of Community Planning and Development provided a general overview of the meeting agenda, project scope, and public process. He noted that the neighborhood meeting is not a required meeting, but is commonly provided as a courtesy to the community to enable early coordination and information sharing between the project proponent and the adjacent community members. He informed the audience that the focus of the meeting was intended to focus on the specific project being proposed rather than on other possible uses for the site and that the meeting is intended to provide an opportunity for interested parties to ask questions and familiarize themselves with a project proposal, public process, and design team.

Ron Thomas, of Thomas Architecture Studio presented a PowerPoint slideshow of the proposed project including the adaptive reuse of the existing 9-story tower, and construction of two additional buildings with ground floor retail, live/work units, and upper story residential units. Unique features of the project include the “woonerf” or pedestrian alley running east to west, automated parking, and various architectural elements intended to update the existing tower and improve cohesiveness within the existing streetscape. The presentation included discussion of how the tower would be retrofitted to comply with sea level rise requirements, earthquakes / liquefaction and other current building code requirements. He pointed out that the existing tower is currently a legally established non-conformity due to its height and per code is allowed to remain at its current height, but cannot be expanded in a way that would increase the non-conformity. The two new structures proposed are being designed to ensure compliance with the 35’ height limit.

Leonard Bauer, Deputy Director of Community Planning and Development facilitated the question and answer portion of the meeting, which lasted approximately 1 hour. On the few occasions conversation drifted to discussion of other potential uses for the site such as a park, however Mr. Bauer reminded the audience that the focus of this meeting was to address this project specifically. Questions and statements about the project included a broad range of topics, such as, but not limited to:

- Applicability of Multi-Family Tax Exemptions – Project is outside the established zone
- Anticipated target market for project – Market rate housing
- Anticipated infrastructure and traffic impacts – project must meet the Olympia Municipal Code and Engineering Design and Development Standards
- Possible impacts related to Sea Level Rise and liquefaction – project must meet the Olympia Municipal Code and International Building Code.
- If the project will be required to pay impact fees – yes.
- Anticipated construction timeline – 2018

Nicole Floyd, Senior Planner for Community Planning and Development wrapped up the meeting by providing a general overview of the project review process and community engagement points within that process. She identified the website created for the project where updated information would be available. She discussed the upcoming Design Review Board meeting scheduled for August 10, 2017 and stated that the Board would review the projects design against the specific design criteria in OMC 18.100 and would then provide a recommendation to the Hearing Examiner regarding the proposed

projects compliance with these specific code sections. Community members were invited to provide written comments directly related to design to the Board for review, however verbal testimony would not be taken at the meeting. General comments about the project (outside design features) would be forwarded to the Hearing Examiner.

She noted that following the City's review, the Final step in the project review would be a public hearing where the Hearing Examiner would review the project against all applicable codes and ordinances, solicit public input, and make a final decision on the project. The public comment period would remain open up to and through the public hearing, which had not yet been scheduled. All written comments would be forwarded to the Hearing Examiner for review prior to a decision being rendered on the project.