

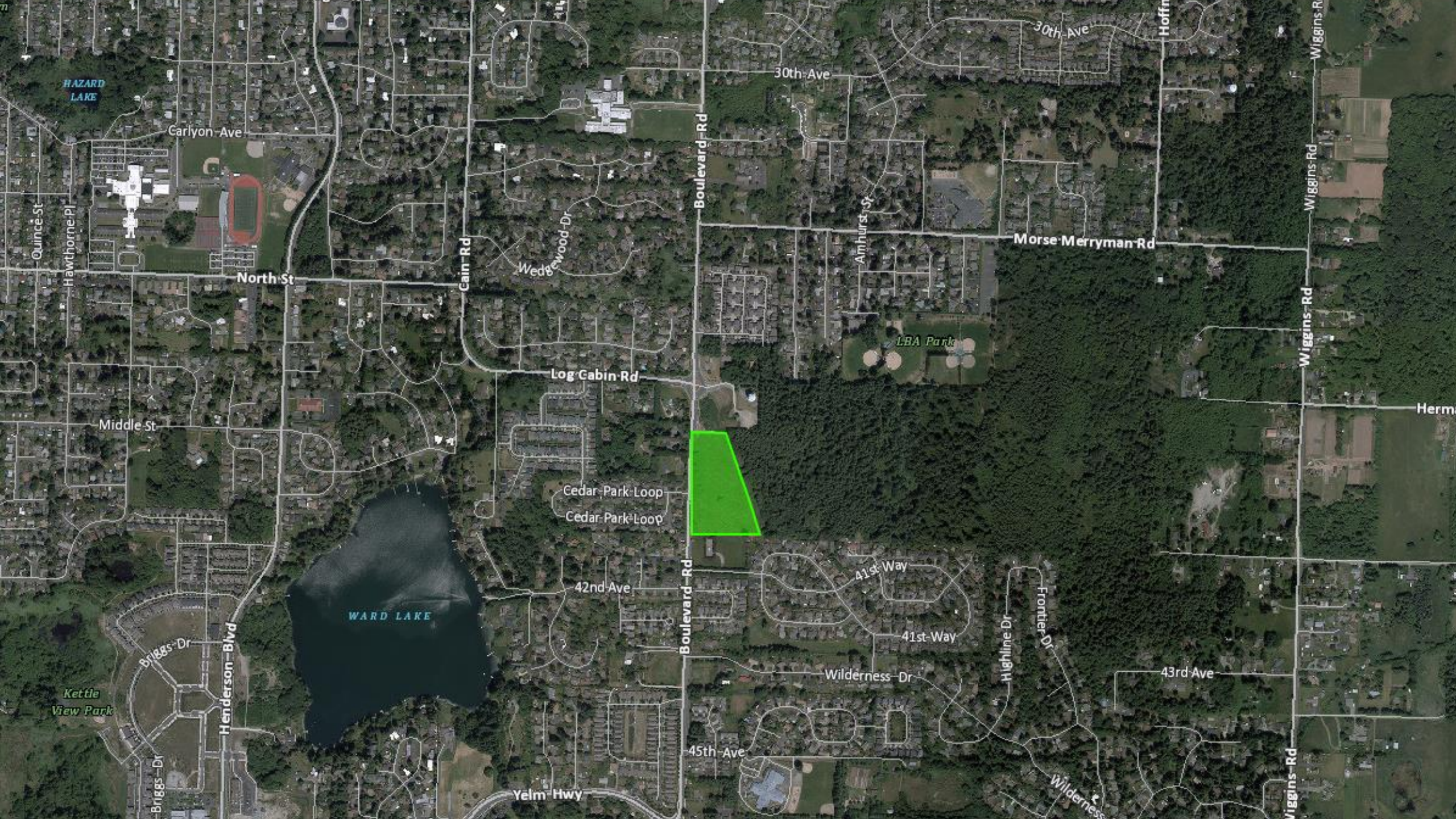


Boulevard Road Surplus Property

Boulevard Road Surplus Property

- Background/Context
- November 27 Council Study Session Recap/Synthesis
- Stakeholder Engagement Process





HAZARD
LAKE

Carlyon Ave

North St

Middle St

WARD LAKE

Kettle
View Park

LBA Park

Log Cabin Rd

Cedar Park Loop

Cedar Park Loop

42nd Ave

45th Ave

30th Ave

Morse Merryman Rd

43rd Ave

Wilderness Dr

41st Way

41st Way

Yelm Hwy

Boulevard Rd

Boulevard Rd

Cain Rd

Wedge
Wood Dr

Amhurst St

Highline Dr

Frontier Dr

Wilderness

Wiggins Rd

Wiggins Rd

Wiggins Rd

Herm

Background

“If the City exercises the option, the intent is to use this property for three primary purposes. The majority of the property (approximately 59 acres) would be dedicated to expanding the City’s inventory of park land. A much smaller portion of the property (approximately 2.8 acres) would be dedicated to the future extension of the Log Cabin Road from Boulevard Road to Wiggins Road, as outlined in the Regional Transportation Plan. **The remaining portion of the property (approximately 10 acres) is located adjacent to Boulevard Road and would be set aside for development of multi-family housing, and potentially some neighborhood-oriented commercial uses.**”

Staff Report

Approval of Resolution to Authorize Exercise of Option to Purchase Real Estate

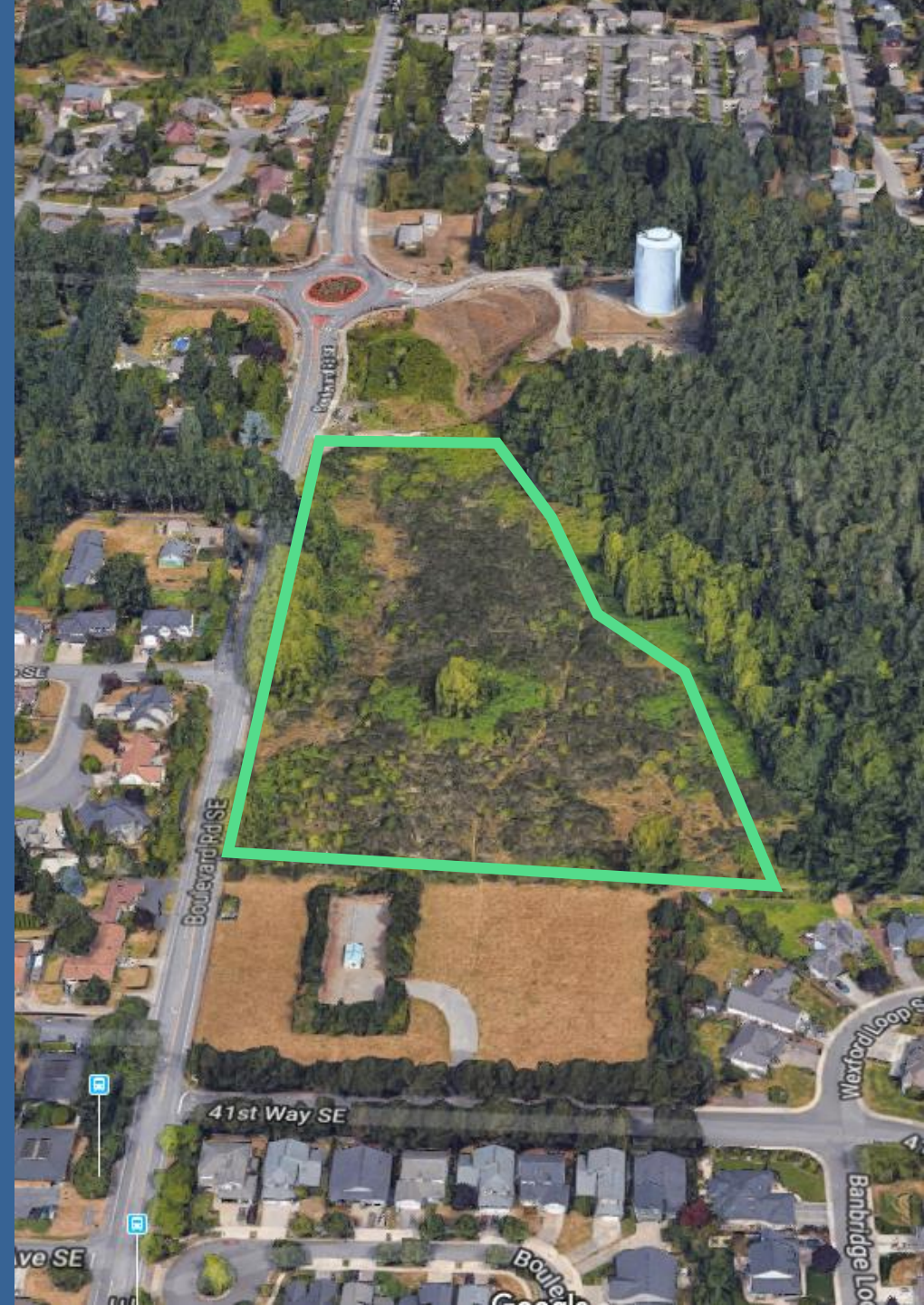
Owned by the

Dawley Trusts, Commonly Known as Bentrige

Agenda Date: 12/6/2016

Agenda Item Number: 4.F

File Number: 16-1315





Bentridge Master Plan

May, 2007

Legend

Housing	Site Detail	Site Detail
Bentridge Master Plan Site	Single Family Residences	Open Space
RM-18 (10 Acre Site)	Duplexes	Tree Tract
Proposed Site Plan	Townhomes	Water/Storm
	Apartments	Roads
	Commercial Building	
	Future Development	
	Parcel Lines	



1 inch = 100 feet

This map is intended for 22x34" landscape printing.
 The City of Olympia and its personnel cannot assume the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, easements and structures depicted herein are based on record information.



November 27 Council Study Session Feedback

Community Engagement:

- Incorporate adjacent neighborhoods, LBA Woods, and development subject matter expert into advisory committee.

Shared Objectives:

1. Exploring options for affordable homeownership is a plus
2. Housing mix for all income levels
 - Aiming at “Middle income”
3. Environmental Sustainability
 - Energy Conservation, District Heating and Cooling, Storm and waster water treatment

November 27 Council Study Session Feedback continued

4. Neighborhood Center concept worth exploring
 - Daycare, Wildwood Center as example
5. Performance of the Developer
 - Clearly articulated timing, build out, and expectations are important as part of selection process
6. Design
 - Transition from sidewalk to tree line
 - Align with scale of surrounding area
7. Ideals
 - Balancing objectives is necessary
 - Equity, Inclusion, and Access

Draft “Project Vision”

To create a platform for the development of a neighborhood that can meet and balance the varying housing needs of our community while incorporating sustainability, quality design, and some commercial or service needs and opportunities of the surrounding area.

Stakeholder Engagement

Intent: Include a work group made up of community members in the development of an RFP and selection process that achieves the City's desire for creating more housing, while taking into account other priorities expressed in the community vision.

Who:

- Planning Commission (2)
- Parks and Recreation Advisory Committee (2) (LBA Woods nexus preferred)
- Design Review Board (2)
- Bicycle and Pedestrian Advisory Committee (2)
- Adjacent Neighborhood representation (2)
- Real estate, construction, commercial development subject matter expert (2)

Work group members will also serve as hosts for additional meetings to learn from and include the perspective of additional stakeholders in the process.

Stakeholder Engagement

How: Staff proposes convening the work group for a total of four (4) work sessions using the following outline:

- Understand and confirm purpose/vision
- Learn about the site
- Dialogue on establishing priorities/objectives
- Finalize recommendations

The work group will also help host two (2) community engagement sessions:

- Information Open House (Purpose: Learn about the site and development potential using data, facts, and industry expertise)
- Neighborhood Conversation (Purpose: Identify neighborhood-specific concerns and priorities for development)

At the conclusion of the process, the work group will provide City staff and the City Council Land Use and Environment Committee a project vision and a recommended set of objectives to guide the RFP and selection process.

