



City of Olympia

City Hall
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Olympia, WA 98501

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Meeting Minutes Community Economic & Revitalization Committee (CERC)

Wednesday, April 16, 2014

6:30 PM

Council Chambers

CERC/CAC/Property Owner Follow-up Meeting

1. CALL TO ORDER

Mayor Buxbaum called the meeting to order at 6:39 p.m.

2. ROLL CALL

Present: 2 - Mayor Stephen H. Buxbaum and Councilmember Julie Hankins

Excused: 1 - Mayor Pro Tem Nathaniel Jones

OTHERS PRESENT

CAC Members

Renee Sunde
Stuart Drebeck
Paul Knox
Connie Phegley
Jim Randall
Mike Reid
Rob Richards
Lori Drummond
David Schafert
Camron McKinley

Property Owners

Leo Rancour
Kevin Stormans

Facilitators (Staff)

Keith Stahley
Leonard Bauer

3. COMMITTEE BUSINESS

3.A [14-0304](#) Community Renewal Area Urban Design Workshop

Mayor Buxbaum welcomed those in attendance to the second design workshop. He reminded the group that it has been 18 months of work and conversations with the Citizens Advisory Committee (CAC), in small and large groups, and the CAC agreed to try this approach in carrying out the Community Renewal Area (CRA) work.

The Mayor introduced Community Planning and Development (CP&D) Deputy Director Leonard Bauer. Mr. Bauer participated in the April 5 design workshop so he facilitated the meeting. Mr. Bauer reviewed the agenda for the meeting and presented background information on the project. He explained the polling and visual preference survey that will be done by this group when they receive instructions via email within several days. He divided the participants into two groups and gave instructions for the Mapping Exercise. The group exercise began at 7:05 p.m.

The groups regathered for presentations at 8:15 p.m.

Table 1 -- Key recommendations:

1. On the City-owned property create a mixed use project (office space for ImageSource) interlaced with park.
2. To the greatest extent possible move Percival Landing onto land and complete the link between 4th and 5th Ave
3. Build a library on the Capital Center block, with a plaza in front and a coffee shop or other small shops on the southeast and southwest corners.
4. Close the street between the new library and Heritage Park.
5. Redevelop shops and restaurants east of the existing fountain. Explore renovations to the Traditions building as the first option before tearing down and redeveloping.
6. Convert the Image Source building to an interpretive center featuring environmental and Native American exhibits and activities (possible partnership with Squaxin Tribes?).
7. Possibly increase 35' height limit on block between 4th and 5th, south of Bayview Market, to make housing over retail feasible and keep the 35' height limit on the remainder of the isthmus.
8. Focus on housing just east of the isthmus, across Water Street.
9. Move the Yacht Club off the water.
10. Create a parking structure south of the Yacht Club and front the parking structure with retail space.

Table 2 -- Key recommendations:

1. Acquire the ImageSource Building and move the park to the west. Create access to the shoreline here.
2. On the City-owned property, create a mixed use project (office space for ImageSource) interlaced with park.
3. To the greatest extent possible move Percival Landing onto land and complete the link between 4th and 5th Ave.

4. Consider retail space along the north side of the Bay View.
5. Move the Yacht Club off the water and into a new mixed use building; Yacht Club on the ground floor with high end residential above.
6. Create a parking structure south of the Yacht Club and front the parking structure with retail space. Note that the 60% lot coverage was identified as a possible limitation and should be considered for elimination.
7. Include a public restroom in the parking structure.
8. Create a pocket park at the corner immediately north of the Oyster House.
9. Create a parking lot in the right-of-way.
10. Create mixed use along Water Street and turn it to a one-way street south bound.
11. Adaptively reuse the Capitol Center building for a hotel and parking.
12. Consider that 35 feet may be too low to allow economically feasible redevelopment.

Mr. Bauer summarized next steps: The maps will be sent to the consultants and they will present two scenarios that reflect ideas from the mapping exercise. They will then prepare a feasibility study and cost estimates, all at a very high level. On May 13 the results will be presented to the CERC and CAC.

The scenarios will then be presented to a broader public for comments and to City Council on June 10.

The discussion was completed.

4. ADJOURNMENT

The meeting adjourned at 8:30 p.m.