



City Council

Approval of Interlocal Agreement with Thurston Regional Planning Council for the Martin Way Study

Agenda Date: 7/16/2013
Agenda Item Number: 4.C
File Number: 13-0542

Type: contract **Version:** 2 **Status:** Passed

Agenda Item:

Approval of Interlocal Agreement with Thurston Regional Planning Council for the Martin Way Study

Issue:

Approve the Interlocal Agreement for the Martin Way Study with Thurston Regional Planning Council (TRPC) and authorize the Mayor to sign the agreement.

City Manager's Recommendation:

Move to approve the Interlocal Agreement for the Martin Way Study with Thurston Regional Planning Council (TRPC) and authorize the Mayor to sign the agreement.

Staff Contact:

Sophie Stimson, Senior Planner, Public Works Transportation, 753.8497

Cari Hornbein, Senior Planner, Community Planning and Development, 753.8048

Presenter(s):

No presentation is planned, as this is a Consent Calendar item.

Background and Analysis:

Thurston County's 1993 Regional Transportation Plan included a vision of "high density corridors," connecting the cities of Olympia, Lacey and Tumwater. This concept of dense mixed-use areas with quality transit service was incorporated into the cities' and Thurston County's comprehensive plans. Nonetheless, during the last 20 years, such development in these areas has been minimal.

In 2009, TRPC convened an Urban Corridors Task Force composed of private and public agency representatives to explore issues related to these corridors. (Over the years, the term "urban corridors" has gradually replaced the term "high density corridors," but the concept is little changed.) The task force issued its final report in July 2012. Later in 2012, the Olympia City Council resolved to support the task force's recommendations. Concurrently, TRPC, supported by the three cities, sought funding from HUD to take some of the next steps recommended by the task force.

This HUD grant project includes studies of three urban corridor districts: 1) the Brewery district in Tumwater; 2) the Woodland district in Lacey; and 3) the Martin Way district in Olympia, west of Lilly Road.

Olympia's Martin Way study area is a centrally-located district where parcels remain undeveloped, possibly due to a lack of urban infrastructure. More extensive information regarding these and the many other aspects of this program can be found on TRPC's website at <http://www.trpc.org/regionalplanning/landuse/Pages/ucc.aspx>.

While Lacey and Tumwater are focusing on determining the appropriate new uses for vacated buildings where extensive public infrastructure is already in place, Olympia's study is to generally focus on three issues:

1. Why has development consistent with the urban corridors vision not occurred in the Martin Way study area? Is the lack of public infrastructure, such as streets and utilities, a significant barrier to the type of development envisioned?
2. If so, consistent with reasonably foreseeable market conditions what options are available and viable for funding such infrastructure?
3. And, if the public sector plays a role in funding such infrastructure, how might that role leverage the type of development, such as affordable housing, desired by the community?

TRPC and the City will be retaining a consultant to assist with answering these questions. Public Works staff will be identifying and estimating the cost of the infrastructure improvements planned for this area. Public outreach to various stakeholder including property owners, employees, and residents of the area is an ongoing part of this project. In addition to a final report, the concluding steps will include a presentation to the City Council anticipated in early 2014.

This Interlocal Agreement formalizes the roles and responsibilities of the City and TRPC for the implementation of the Martin Way Study.

Neighborhood/Community Interests (if known):

None specific to Olympia to date.

Options:

1. Approve the Interlocal Agreement with Thurston Regional Planning Council for the Martin Way Study.
2. Do not approve the Interlocal Agreement with Thurston Regional Planning Council for the Martin Way Study.

Financial Impact:

The City will receive an \$85,000 share of the HUD grant, to be matched by \$17,000 in City staff time.