

**PORT OF OLYMPIA COMMISSION
MINUTES OF JOINT MEETING WITH CITY OF OLYMPIA**

March 20, 2006

CALL TO ORDER

The Joint Meeting of the Olympia City Council with the Port of Olympia convened at 6:30 p.m. on Monday, March 20, 2006 in the City Council Chambers.

Councilmembers in attendance were Mayor Mark Foutch, Mayor Pro Tem Laura Ware, Doug Mah, TJ Johnson, Karen Messmer, Jeff Kingsbury and Joe Hyer.

Port Commissioners in attendance were Chairman Steve Pottle and Bob Van Schoorl. Commissioner Telford was absent.

East Bay and the 17 Acres

City Manager Steve Hall gave a summary of the city hall project. He indicated that the City Council would be choosing a development partner and then proceed with the partner to select a site in downtown Olympia. He said that a site on the Port owned property along State Avenue was one of the four possible sites under consideration.

Kari Qvigstad, Port Marketing & Business Development Director, gave a presentation on the Port's planning process for the East Bay Development. She characterized the Port's objective for this area as making it a gateway destination development that would bring visitors to the neighborhood. A key objective for the Port includes realigning the road system to support a wide mixture of future uses including open space, retail, office, and housing. She noted that the East Bay Planning could include the possibilities for siting both a new City Hall and the Hands On Children's Museum.

Commissioner Pottle indicated that there needs to be a definition of what is meant by an "18 hour a day" downtown. Commissioner Pottle described the past accomplishments on various areas of the Port and described plans for next steps including rail improvements, marina expansion, and a new restaurant on the north end of the Port. He stated that transportation was a big issue; the proposed development would add 1,250 feet of water front access; Weyerhaeuser plans to ship 70-100 million board feet of lumber, the Port offices would be moved and that construction of a parking structure is an important issue for the Port.

Discussions among City Councilmembers and Port Commissioners included the discussions about an "18 hour a day" downtown, impact of truck traffic on housing, the compatibility of a "working" port with surrounding uses, the use of rail and the location of the spur rail line, the ability of public investments to spur private investments, etc.

Commissioners and Councilmembers discussed the goals and values relevant to the possibility of siting City Hall on Port land. While the objectives varied in some respects, the participants felt that an assessment of a City Hall project should be done by the City's development partner to determine whether the interests of both groups could be accommodated.

Transportation & Parking

Randy Wesselman, City Transportation staff provided some background information and overview of truck routes on Plum Street, traffic volumes, and past studies on truck route alternatives.

Commissioner Pottle talked about the importance of rail traffic and that the Port had recently obtained a \$2.7 million Federal grant for rail infrastructure. He stated that it would be helpful if the City and the Port jointly looked for funding. He stated that they need to come up with a transportation plan to deal with growth. The Port has authorized \$200,000 for architectural, engineering and design work for a parking garage. Also the Port anticipates up to 40 barges carrying logs to the use the Port.

Discussions among City Councilmembers and Port Commissioners included clarification of the truck traffic numbers. Randy Wesselman clarified that according to the materials submitted by the Port, there

were an estimated 300 truck trip-ends (going and coming), which amounted to 150 trucks per day.

Participants also agreed to ask staff to work jointly to reexamine alternative truck routes and their respective impacts. The City had budgeted funds for this activity a couple of years ago and the Port officials indicated it could also support this work.

Parking is critical to future development of Port property. Too much land is dedicated to surface lots. The Port has launched a \$200,000 study and pre-design effort to move forward with structured parking in the market district. Port officials indicated that discussions about possible DASH shuttle parking at the Farmers Market were ongoing between IT and the Market district board, which controls use of the parking

Communication

There was discussion among the City Councilmembers and Port Commissioners on how to better communicate between the two governing bodies. There was general consensus that more frequent meetings would be useful if they were on specific projects such as the Hands-On Children’s Museum, City Hall, Parking Garage and Transportation Planning. There was a suggestion of a Port Commissioner could meet more frequently with the General Government Committee of the City Council, and then forward the more important policy matters to the full Council and Board. Commissioner Van Schoorl agreed to be the Port’s representative to the General Government Committee.

Councilmember Mah asked the Port to provide input in to the State General Administration on their draft Capital Master Plan. He also asked for the Port’s support on the Percival Landing project.

ADJOURNMENT

The meeting ended at 8:30 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer