

**PORT OF OLYMPIA COMMISSION
MINUTES OF JOINT WORK SESSION WITH THE CITY OF TUMWATER**

May 27, 2003

CALL TO ORDER

Mayor Osgood called the meeting of May 27, 2003, to order at 5:30 p.m. at the Comfort Inn in Tumwater. Commissioners Pottle, Van Schoorl, and Telford were in attendance. Attending from the City of Tumwater were Mayor Ralph Osgood, Council Member Ed Stanley, Council Member Pete Kmet, Council Member Chris Parsons, Council Member Bruce Zeller, Council Member Karen Valenzuela, Council Member Wayne Williams, and Council Member Chris Parsons.

Staff in attendance from the Port were: Executive Director Nick Handy, Administrative Manager Jeri Sevier, Property Director Heber Kennedy, Public Works Director Andrea Fontenot, and Airport Manager Doug Sandau.

Staff in attendance from the City were: City Manager Doug Baker, Roger Gellenbeck, Jay Eaton, Rick Sapp, John Carpenter, Mike Matlock, and Tim Smith.

WELCOME AND INTRODUCTORY REMARKS

Mayor Ralph Osgood and Port Commission President Steve Pottle provided a welcome with the indication that periodically it is good for the two governmental bodies to get together to discuss mutual interests.

OLYMPIA REGIONAL AIRPORT

Big Sky Passenger Service Report

Mr. Doug Sandau, Olympia Regional Airport Director, Port of Olympia, gave a report on air service at the Olympia Regional Airport. Mr. Sandau indicated that while other markets are in decline, the air service at Olympia continues to increase. The airline Big Sky indicated that they need the planes to be 50 percent full to break even. They are getting close, but still not quite there. He commented that the Olympia Regional Airport has applied for a grant that will help Big Sky continue service. Mr. Sandau noted that the take off's and landing's at the airport increase annually by 10 percent. Commissioner Steve Pottle announced that staff would be meeting with Big Sky on June 3rd to discuss how to increase the usage.

Airport Runway Relocation Update

Mr. Sandau provided an update on the relocation project at the Olympia Regional Airport. He indicated that this project was started in March 1999 to shift the runway 758 feet south. Mr. Sandau noted that the SEPA study was issued and found no significant impacts. He noted that since the federal government is involved with providing funding for this project a federal level of SEPA/NEPA is required. Those will be final on June 17th and available for review and comment.

Mr. Sandau noted that during this project, the Port has held over six public hearings. The actual breaking ground on the project is expected to begin next year.

Commissioner Van Schoorl commented that the Port has worked with the city and county to try and get a 35 mph curve in the road and has been unsuccessful. The county and city is requiring a 50 mph curve and therefore the road must be designed to meet those standards. Commissioner Van Schoorl asked the City Council to reconsider that request for safety reasons.

Airport Fire Service

Mr. Sandau reported to the council and commission on the fire support needed for the airport and air service at the airport. He noted that currently the requirement is to have a three-minute response time for 30 passengers and above and we currently work with the city fire personnel for field support. Mr. Sandau noted that there is a new proposed rule that would require on site fire support for 10 passengers and above. He indicated that in the event that rule was to be approved, staff is currently working with the city on alternatives and joint opportunities for fire support.

TUMWATER TOWN CENTER

Development Activity Update

Mr. Roger Gellenbeck, Director of Development Services from the City of Tumwater reported on the development activities under permit review or under construction. Mr. Gellenbeck reported on the major projects underway including Home Depot on Littlerock Road, Kurt Meier Office Building on Linderson Way, Point Plaza East on Capitol Boulevard, Town Center East, New Market Office Buildings on Airdustrial, Herb Simon Office Buildings on Airdustrial and the General Administration buildings on Linderson Way.

Storm Water Management

Mr. Heber Kennedy, Properties Director at the Port of Olympia, introduced an idea for the City of Tumwater to consider a regional storm water disposal system where as the storm water runoff would be routed to Port property and be contained in a catchment basin. Mr. Kennedy noted that the Port has property in the approach zone at the north end of the airport that has a limited use. He explained that the conveyance lines would all flow to the galleries on the property and save millions on the project. Council member Kmet asked that this proposal be referred to the Public Works committee for further review.

Tumwater Center Street Planning

Mr. Michael Matlock, Planning and Facilities Director and Tim Smith, Senior Planner from the City of Tumwater provided an update on the Tumwater Town Center Street Plan. They reported they held an open house on December 5, 2002 and had the participants prioritize the streetscapes and the district character, they indicated the results of that prioritization placed a high priority on pedestrian friendly, family oriented, and open to mixed use. Mr. Matlock indicated the City held another open house on March 6, 2003 where they received feedback on the alignment of the streets and the character of the streets. He reported on the feedback preferences. Mr. Matlock reported that the City will be holding another open house on June 5th for a presentation on the street development scenario and the discussion of the streetscape features.

Tumwater Boulevard

Jay Eaton, Public Works Director from the City of Tumwater provided an update on the Tumwater Boulevard construction project. Mr. Eaton indicated the boulevard would be four lanes with an attractive landscaped medium separating the lanes. The boulevard will also have a round-a-bout at the intersection of New Market. Mr. Eaton commented that the construction process has been slowed to allow for research on an alternative proposal to take the L & I traffic off Airdustrial/Linderson. Mr. Eaton announced that the name change from Airdustrial Way to Tumwater Boulevard will take place on July 1, 2003. Public notification went out the beginning of 2003.

Structured Parking

Mr. Nick Handy, Executive Director, Port of Olympia reported on the Port's research for structured

parking. Mr. Handy indicated that the only way to create urban density is by using parking garages. He indicated that the Port has been working with a consultant to look at parking garage structures and Port staff is working with City staff looking at different models.

ADJOURNMENT

President Pottle and Mayor Biles adjourned the meeting of May 27, 2003 at 8:20 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer