

**PORT OF OLYMPIA COMMISSION
MINUTES OF SPECIAL MEETING
WITH OLYMPIA DOWNTOWN ASSOCIATION**

October 22, 2003

CALL TO ORDER

President Pottle called the meeting of October 22, 2003, to order at 6:35 p.m. at the Water Street Café in Olympia followed by welcome and introductions. Commissioners Telford and Van Schoorl were also in attendance.

Members of the Olympia Downtown Association were: Kerry McHugh, Ray Ward, Kevin Stormans, Jeanne Carras, Jeff Bean, Joe Hyer, Jeff Trinin, Paul Seabert, Donnel Deul, Blake Lindskog, and Connie Lorenz.

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

No members of the Public attended the meeting.

OLYMPIA DOWNTOWN ASSOCIATION REPORT

Kerry McHugh gave a Recap of the Olympia Downtown Association (ODA) history and support of issues vital to downtown. She noted that the current goal is to create a "Vision for Downtown". This will be the focus of ODA's Board Charge on November 18th. Ms. McHugh indicated they were trying to determine how do we get a vision going? Do we use the media? Do we participate in studies?

Ms. McHugh indicated that the ODA President, Ray LaForge will be continuing meetings with Bob Ritter of The Olympian, to discuss a preliminary visioning process. Ms. McHugh noted that the ODA wants market rate (affordable) housing downtown, perhaps a campus branch could be downtown, but regardless, the ODA wants to have a vision that's cohesive together with the Port. She noted that perhaps ODA will draft a new mission statement - the current one is 10+ years old.

Ms. McHugh also reported that there would be a soft opening of the Olympia-Yashiro Friendship Bridge on December 13th.

PARKING ISSUES

Jeff Trinin reported that the ODA is a long-time advocate for more parking - in particular, several small parking garages downtown. Sites have been identified and submitted to the City Council. He noted that the two main ones are the City lot in back of Olympia Federal Savings and the lot by Mills & Mills. ODA is suggesting raising parking meter and ticket prices as an additional funding source.

Commissioner Steve Pottle commented that the Port is running out of space - now it's all about parking. He noted that some people are opposed to parking garage. Commissioner Pottle suggested that maybe a facilitator could pull groups together regarding parking, as there are many players in this stake and the Port alone can't decide.

CCS PROPERTY PURCHASE DISCUSSION

Jeff Trinin reported on the CCS property purchase and gave the following background information. He

noted that when Bread & Roses shut down, Catholic Community Services (CCS) stepped up with the Salvation Army to continue feeding those in need. Jeff Trinin said that last night 95 meals were served at the Salvation Army. CCS has asked the Salvation Army to extend this service for one year. In the meantime CCS has put money down for property located at Washington & A Street.

There are several issues that were discussed:

1. There will be "Change of Use" hearings announced and open for public comment.
2. Currently there are 3 feeding programs in Olympia: CCS, Salvation Army & Union Gospel (serving 3 meals 3x a day). (Some, 7 days a week).
3. Originally, CCS was just going to provide a kitchen/feeding program. Now plans are for kitchen, storage, mail, drop in, showers, et al. This is substantially different and we believe will attract people from outlying regions to our downtown for the "free services" potentially provided.
4. ODA members are currently serving on the "Feed the Hungry" task force. ODA has and continues to spend a great deal of time and energy in solving the potential feed the hungry needs. However, ODA was kept out of the loop for comment and/or feedback when CCS looked at and decided to put money down on the Washington Street site.
5. The Olympia Police Department Walking Patrol has seen an 80 percent decrease in aggressive behavior and loitering since Bread & Roses closed its doors.

Paul Seabert requested any data or reports on homeless issues Port Security has been involved with. Nick Handy mentioned they would take a look at the last 6 months and forward the information to the ODA.

Commissioner Steve Pottle commented that he did not feel that this type of facility should be built in a business development area that may be relocating roads, etc. The ODA agreed.

EAST BAY PLANNING

Ms. Andrea Fontenot provided a briefing on the East Bay planning. The presentation focused on the 17-acre master plan. Handouts were distributed and visual aids were presented. Ms. Fontenot noted that the next public workshop is scheduled for Nov. 13, 2003 (possible land uses based upon previous workshop and market demand), a third workshop is scheduled for December 11, 2003 (master plan alternatives for the property), and the final workshop, joint Commission and PAC meeting is scheduled for January 29, 2004 (12-member Port Commission and Planning & Advisory Committee will review and discuss the recommended alternative land uses and then seek additional public input). Ms. Fontenot indicated that NBBi, an experienced planning firm, and Civic Partners, a regional development firm were selected to assist with the planning process.

The Port requested the ODA members attend hearings indicating that it is important to get feedback from all angles.

The Port is interested in economic impact of a museum located on property. Connie Lorenz relayed information from a "Downtown Revitalization Forum" that a Children's Museum is a key for successful downtowns. A Children's Museum is a renewable resource and meets the criteria of "country-wide draw".

MARKET DISTRICT AND WEST BAY PLANNING

Mr. Nick Handy reported that the Fish & Wildlife (F&W) property is located on 3.5 acres that the port needs for the final build out of the Market District. The Port will be discussing exchanging properties options with F&W. The Port has shared the West Bay design with F&W and that option is attractive to F&W. The City may spend money to buy parcel on West Bay for a park (paid for by possible 2% utility

tax). Then the Port Commission will decide if they want to sell. Nick Handy showed models of economic possibilities that include acquiring F&W buildings and constructing a parking garage for the Market District.

There was a discussion regarding the link between the Port and downtown Olympia. They agreed that transportation is a key factor. Right now the break-even point for parking stalls is a \$60-\$80 per month rate. Planning calls for possible 600-700 stalls at Port. Are people going to want to be closer? Intercity Transit and use of railroad tracks for Trolley may be an option. The question arose: Should we have another RUDAT study?

The Port requested ODA to let them know of any Conditional Use Permit hearings, so they may attend.

BIG SKY AIRLINES

Commissioner Steve Pottle distributed a handout with new Big Sky Airlines Olympia-Spokane schedule changes effective November 1, 2003. He noted that the first flight of the day would be departing from Olympia rather than from Spokane. Commissioner Pottle indicated that changes were made in response to passenger needs and to better position aircraft in the event of fall and winter fog conditions.

ADJOURNMENT

President Pottle adjourned the meeting at 8:00 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer