

JOINT OLYMPIA CITY COUNCIL
PORT OF OLYMPIA MEETING MINUTES
March 3, 2009, 5:30 p.m.

ROLL CALL

PRESENT: Mayor Doug Mah, Mayor Pro Tem Jeff Kingsbury, Councilmembers Craig Ottavelli, Rhenda Iris Strub, Karen Messmer, Joan Machlis, and Joe Hyer.

Port Commissioners: George Barner, Bill McGregor, Paul Telford

It is noted that because audio equipment was not functioning, no recorded record of the meeting is available.

East Bay Update

Ms. Kari Qvigstad, Port of Olympia, provided an update of East Bay where we have been and where we are going. She introduced Mike Reid, Project Manager. Kari indicated that the East Bay Development includes a seven-year vision and plan for the redevelopment of that area. The focus of the East Bay area is environment/education/economic development. The most critical thing currently happening is that the Port has received responses to an RFQ for developers to propose improvements to the Port properties on East Bay. The firms will now be working a more detailed proposal and in May there will be public input about the concepts about each developer. In July, the Port Commission is scheduled to enter into deliberations about which developer or developers to work with in order to redevelop East Bay.

Key elements of the redevelopment would be mixed use projects that support an 18-hour downtown, good design, capability of developers, parking, use of all six parcels, high level sustainability, good pedestrian access and connectivity, and market understanding.

Council and Port Commissioners discussed the RFQ process including possible naming of the new diagonal street in East Bay. One issue discussed with the possibility of new LED street lighting in the East Bay area which would use less energy. Port staff also brought up the issue of changing the City's electrical standards to allow less expensive and less energy consuming wiring systems for the Port East Bay property.

City Hall/Hands On Children's Museum Update

Mr. Rick Dougherty, Project Manager for the City, updated the group on the Hands On Children's Museum. He indicated that the Project Team had just finished a value engineering process today to look at efficiencies in the design and operation of the building. The land use application for the project will be submitted in the next two weeks - well ahead of the PFD deadline of December 31, 2009. Mr. Dougherty indicated that although there had been some challenges with the Department of Ecology on the East Bay interim order, DOE officials had indicated that this was a top priority and would be out for public comment by March 17.

From May through October the infrastructure for East Bay will be completed which will allow the final platting to occur. This paves the way for the City to purchase Lot 5 of the East Bay plat for the Hands on Children's Museum. Additional remediation of Lot 5 will be required by the City and Hands On Children's Museum after the Purchase and Sale Agreement is

completed. Construction work on the Hands On Children's Museum project is scheduled to begin late 2009 or early 2010 with occupancy planned in 2011.

City and Port officials talked about the process for the Interim Action Plan, the need for an industrial stormwater permit, and the short-platting process. Commissioner Telford indicated his nervousness about the deadline set for the Department of Ecology.

City Hall

Mr. Rick Dougherty updated the group on the City Hall project. He indicated that the old Safeway building had been demolished. Among other things, the City found an old abandoned car in the soil, plus additional environmental contamination. Hoffman Construction is intending to drive piles in April of this year with vertical construction in June or July.

Mr. Dougherty indicated that 85% of the deconstruction materials from the Safeway would be reused.

Council and Port Commissioners discussed the status of the railroad tracks on State and Jefferson and the requirement to build half of the streets.

The City Councilmembers expressed strong interest in seeing housing developed on the East Bay property. Port Commissioners and Councilmembers agreed that a follow-up meeting between the Commissioners and Councilmembers be held after the May 11 public Open House to discuss initial proposals from interested developers. Items for follow-up include: the short platting process, specific housing thresholds on the East Bay, modifying design and engineering standards that facilitate sustainability, and City efforts for street improvements on State Avenue that leverage Port investments.

Other Issues

Other issues discussed were the possibility of a dog park on airport property in Tumwater, finding a permanent site for the artesian well, possibly on Port land, and the ability to retain the image of the old working waterfront on either East Bay or West Bay.

The meeting adjourned at 6:55 pm.