

**TUMWATER HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
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CONVENE: 6:31 p.m.

PRESENT: Chair David Shipley and Commissioners Don Trosper, David Nicandri, Marnie Slakey, Alex Rossiter, Angela Jefferson, and Renee Radcliff Sinclair.

Staff: Parks and Recreation Director Chuck Denney, Parks and Recreation Manager Todd Anderson, Communications Manager Ann Cook, and Recording Secretary Tom Gow.

Others: Mayor Pete Kmet and Councilmembers Leatta Dahlhoff and Eileen Swarthout.

CHANGES TO AGENDA: Chair Shipley added an introduction of a new member to the agenda.

Commissioner Slakey asked about the status of a discussion on renaming the Henderson House. Director Denney advised that the renaming would be included on a future meeting agenda.

**APPROVAL OF
MINUTES – MAY 17,
2018:**

MOTION: **Commissioner Slakey moved, seconded by Commissioner Rossiter, to approve the minutes of May 17, 2018 as presented. Motion carried unanimously.**

NEXT MEETING DATE: Director Denney recommended scheduling a tour of the Historic Brewhouse during the next meeting on July 19, 2018. The Commission supported the recommendation.

PUBLIC COMMENT: There were no public comments.

SPECIAL ITEMS:

INTRODUCTION OF NEW MEMBER: Chair Shipley introduced recently appointed Commissioner Renee Radcliff Sinclair. He invited her to share information on her background and interest in serving on the Commission.

Commissioner Sinclair said she moved to Tumwater approximately three years ago. She serves as the President of TVW. She has lived in the state for nearly 30 years with many of those years spent in Snohomish County. She served in the Legislature in the 1990s and became acquainted with Commissioner Nicandri at that time. They worked together on several projects. Since moving to the City she has developed a strong appreciation for the history of the community.

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Commissioners provided self-introduction and shared information about their respective experience and background.

STATE OF THE CITY –
MAYOR PETE KMET:

Mayor Kmet presented the 2018 State of the City report for 2017.

Two main issues facing the City today are affordable housing and homelessness. The Council has spent several worksessions to learn about the cause of homelessness, available services, and the role the City could play to help address the issues. Mayor Kmet shared a picture of a former nuisance-plagued home off Z Street. The City partnered with Homes First to rehabilitate the house for affordable housing after the bank agreed to deed the property to Homes First. Homes First purchases homes through foreclosures or regular sales and then remodels/renovates the homes to provide affordable housing for families. Monthly rent and grants support home mortgages. When mortgages are paid, the monthly rent funds the capital account to acquire other homes.

Another major challenge facing the City is the parks system caused by the lack of maintenance because of other priorities. The City is at the point where more funding is necessary to hire staff and complete routine maintenance of parks and facilities. The Council established a Parks Task Force to study several funding models one of which could include a tax measure dedicated to parks. Park impact fees do not cover the entire cost of maintaining the park system. Issues facing the park system today are a combination of maintenance of existing parks and enhancement and improving parks.

Today, the City's budget is in good condition with a steady budget over the last several years. Challenges for all cities and counties is the increase cap on property tax of 1% each year. Property tax is a major component of the City's revenues. City expenses are increasing from 3% to 5% each year. It is a constant challenge to remain even. However, the new Toyota Dealership will help generate significant sales tax revenue. To continue maintaining existing programs and services each year, the City requires at a minimum \$500,000 to \$750,000 of additional revenue each year to cover expenses.

The Council's 2017-2022 Strategic Priorities serve as the basis for meeting City needs. The priorities include:

- Aggressively pursue targeted development opportunities
- Build a community recognized for quality
- Create and maintain a transportation system for all modes of

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travel

- Provide quality public safety services
- Refine and sustain a great organization
- Be a leader in environmental sustainability

Targeted development opportunities include the brewery warehouse and Capitol Boulevard. One important and major area along Capitol Boulevard is the site of the Washington State Department of Transportation facility. The Legislature appropriated funds for the department to move the facility to the City of Lacey near the Waste Recovery Center in the Hawks Prairie area. The move opens up 10 acres of land fronting Capitol Boulevard for potential redevelopment. The City's vision for the property is a mixed use project with housing and retail services. The City anticipates working with the state to attract a developer to create some of the development envisioned for the property. Some elements of the art deco buildings could be saved and preserved, as well.

Much of the strategy of the brewery is to attract and build from the brand of brewing history in Tumwater and attracting brewers and distillers to the City along with associated industries. The historic brewery has been privately owned for the last five years. George Heidgerken, the property owner, deeded the brew tower to the City. The owner of the historic brewery property has not pursued any development. The City received a grant and will continue to fundraise to preserve the structure and seismically retrofit the tower. The newer brewery located on the bluff is owned by a California developer. At the time of the purchase, the City was optimistic that the site would be redeveloped. However, no activity has occurred and the property has been prone to vandalism. The California developer who purchased the property, paid \$4 million as part of a bankruptcy sale. The property was selling for over \$50 million several years ago. The new owner spent a considerable amount of time meeting with local real estate companies and local businesses to generate some ideas for redevelopment, which led to some optimism that redevelopment might occur.

One large new development is the Craft District located off Capitol Boulevard near the entrance to Tumwater Valley Drive. The developer reached agreement with a distiller to construct a manufacturing facility. South Puget Sound Community College is constructing a training center focusing on brewing, distilling, and cider making. The training center is scheduled open and offer courses by this year's fall semester.

The long-term plan for Capitol Boulevard includes removal of the

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center turn lane and replacement with a narrow median and reclaim the space for bike lanes and wider sidewalks on both sides of the street. A series of roundabouts will be added at strategic locations to afford access to the opposite side of the street. The first phase of the work is the intersection of Troser Road and Capitol Boulevard, as well as the area of the interchange. The City successfully obtained a \$6.5 million state transportation grant to reconfigure the Capitol Boulevard and Troser Road interchange and provide another freeway entrance. The project includes the construction of two roundabouts to improve the movement of traffic and increase bicycle and pedestrian access. This year, the City will acquire right-of-way and finalize the design. Mayor Kmet described the new interchange configuration, location of the roundabouts, and properties the City would need to acquire. Construction is scheduled to begin in 2020 at one of the City's busiest intersections.

Other improvements along Capitol Boulevard include upgrading a pedestrian crossing at U Street and Capitol Boulevard and repaving some portions of Capitol Boulevard. Other future upgrades include crossings near Kentucky Fried Chicken/Brewery City Pizza and another crossing near the Washington State Library.

A newer residential subdivision is the Preserve, located south of the airport off Old Highway 99. The developer is beginning the next phase of several hundred new homes. Other development activities are a residential development along the Deschutes River near Munn Lake, two microbreweries, a bakery, and expansion of Alaffia in the Warehouse District.

The City's newest park, "Isabella Bush Park," is a 20-acre property converted to an educational garden for the Tumwater School District in partnership with Garden Raised Bounty (GRuB) for the "Tumwater Fresh" program. The summer program is in its third year with approximately 25 students completing the program. Most of the students were prone to drop out of high school, but because of the different type of educational setting, the students have excelled.

Parks and Recreation sponsor many events during the year. Last year, attendance to the City's 4th of July festival and fireworks was the highest to date. The golf course is the site of the Screen on the Green on Friday evenings during August. The City's annual Christmas Tree Lighting event attracted approximately 1,000 people last December.

The City continues to maintain the Henderson House and the Crosby House located in the City's Historic District. Recent improvements to the Henderson House include both front and back porches, a new

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walkway, and reconstruction and restoration of the firehouse shed.

Recently, the Council approved the placement of a ballot measure on the November ballot to seek voter approval of an increase in property tax to support the City's parks and recreation programs. Much of the revenue would focus on maintenance, increasing recreational programs, development of some new neighborhood parks and trails, and development of open space areas.

Commissioner Nicandri asked whether the funds would be used for capital or operational expenses, or both. Mayor Kmet said the funds would support both capital and operational costs. The proposal requests a property tax increase of .45¢ per \$1,000 of assessed valuation for the first five years increasing to .75¢ per \$1,000 of assess valuation to raise funds for a community center with land allocated for construction of a swimming pool in later years. The increase for a home valued at \$300,000 is approximately \$140 per year. After the sixth year, the increase would be \$225 per year.

Director Denney said that during the first five years, annual revenue would be approximately \$1.5 million. In the sixth year, annual revenue would total \$2.5 million each year. A community center is estimated to cost \$12 million.

Commissioner Nicandri asked whether the funds would displace the current parks and recreation funding included in the general fund. Mayor Kmet responded that the resolution passed by the Council included a commitment not to use the property tax revenue to supplant the existing parks and recreation budget.

Mayor Kmet said the City is focusing on a safe transportation system for all users for all modes of travel by improving multimodal transportation options through pedestrian and bike improvements, and trail extensions. This summer, the City used Transportation Benefit District funds to pave streets throughout the City. Another chip seal paving project is planned this summer. The City also received a grant to reconstruct Desoto Street.

Through a partnership with the Toyota Dealership, the City extended Tyee Drive from the Toyota property to Israel Road to include frontage improvements along Israel Road. Tyee Drive improvements include bike lanes, sidewalks, street lights, landscaping, and street trees. Toyota agreed to add a trail behind the dealership to provide residents with recreational opportunities. The half-mile multi-use trail is located on the north and west side of the property, which will eventually connect to the south.

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The City received a Safe Walk to Schools grant to upgrade sidewalks on Elm Street and Dennis Street near Peter G. Schmidt Elementary School. Additionally, the City participates with the Tumwater School District, Intercity Transit, and Thurston Regional Planning Council to teach students to ride bikes and walk safely, as well as participate in monthly events at several of the elementary schools.

The City's new Police Chief is Jon Weiks, who has been with the City over 20 years and was raised in Tumwater. Mayor Kmet reviewed some of the challenges the Police Department is experiencing in hiring and training new police officers.

The City conducts quarterly meetings with employees to keep them informed about City activities.

The old Trails End Arena will serve as the new location for Public Works, as well as providing space for Parks and Recreation facilities and maintenance staff.

The City's public safety levy in 2009 afforded the opportunity to hire nine firefighters in 2017. The addition of the firefighters enabled the City to staff the North End Fire Station full time. The City hired seven police officers and promoted two officers. The Fire Department ordered a new fire engine. Other recent improvements include re-roofing the Fire Station Headquarters building and improvements to the North End Fire Station.

Other public safety efforts include increased focus on several nuisance properties. The City is contending with a difficult situation off Troser Road involving the Franks property. Garbage and debris have been dumped on the property for some time. The Department of Ecology is partnering with the City to help offset the costs of cleaning the property. The City is working to secure permission to begin work on removing surface debris.

The City is now addressing code enforcement through the Police Department through a professional and systematic approach for addressing various code violations.

Commissioner Slakey commented on progress occurring at the Grange property with the new Starbucks. She asked about the status of the project and the anticipated date of completion. Mayor Kmet said the City worked closely with the owner to ensure the building was preserved. The owner has secured all required permits, which include a timeline for completion of the project. The negotiated development agreement between the owner and the City requires the

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owner to preserve the basic structure to the extent possible.

Mayor Kmet commented on the recent vote by a majority of citizens to ban fireworks in the City. The City plans to post signs in specific areas of the City reminding citizens of the new fireworks ban similar to the signs posted in the cities of Olympia and Lacey. The City is still hosting the 4th of July Parade, Artesian Festival & Thunder Valley Fireworks on July 4. Mayor Kmet distributed several of the signs to members and encouraged them to post the signs on their lawns. Thurston County has not banned fireworks. Fireworks stands will likely be featured in areas outside the three largest cities. The City is focusing in patrols to inform and educate citizens about the fireworks ban.

The City continues to focus on environmental sustainability. The City recently received recognition as *Tree City USA*. The City is also working on updating the City's Urban Forest Management Plan. The City also partnered with the cities of Olympia and Lacey and Thurston County to map carbon emissions to serve as the basis for development of a Climate Action Plan for the three cities. Thurston County recently joined the effort. Most carbon emissions are generated from power sources. The Council recently adopted some future goals for reduction in emissions to match some of the goals in the Paris Climate Accord. Other sustainability efforts by the City include upgrading all building HVAC systems, replacing fluorescent lights with LEDs, and purchasing electric vehicles.

Commissioner Rossiter asked whether the City plans to replicate the basins within the median along Tyee Drive to manage stormwater in other areas of the City. Mayor Kmet responded that the City's stormwater permit requires low impact development features to manage stormwater at the source of generation. Basins in the median along Tyee Drive will manage and infiltrate stormwater. The City plans to include those features in other areas of the City, however, maintenance of the systems is more expensive.

Mayor Kmet thanked Commissioners for their work and service on the Commission in support of the City's historic programs and facilities.

**ITEMS FOR
CONSIDERATION:**

**2019 TUMWATER
SESQUICENTENNIAL
CELEBRATION:**

Councilmember Swarhout reported that she and Councilmember Dahlhoff are serving as co-chairs to organize and coordinate sesquicentennial events in observance of the City's 150th birthday on November 25, 2019. The first meeting of the group was held in

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May with Mayor Kmet, Karen Johnson, and Councilmember Cathey to brainstorm some ideas. The group reviewed activities during the 1995 celebration. She invited Commissioners to participate in the planning process.

One of the options discussed was scheduling around the annual Cider Sunday event and the reopening of the Henderson House.

Commissioner Slakey supported the wall art suggestion as she visited the City of Toppenish in eastern Washington. The City features 74 historical wall murals. She suggested considering at least one historical mural on the retaining wall near the Falls Terrace Restaurant.

Chair Shipley agreed that the retaining wall along I-5 with historic artwork would improve the area since the state removed all the vegetation along the wall.

Councilmember Swarthout commented that Ms. Johnson recommended affording space for sidewalk displays for local artists. The Schmidt House was offered as one location, as well as the Henderson House.

Commissioners discussed and supported various projects included in the handout of ideas for celebrating Tumwater's sesquicentennial:

Chair Shipley asked whether the federal government would be involved in the naming of the Tumwater Post Office. Councilmember Swarthout said the City is submitting paperwork to the office of Congressman Denny Heck to rename the post office after Eva Hewitt. Mayor Kmet added that the post office is not officially renamed other than a plaque is installed with the name engraved.

Chair Shipley commented on the importance of including additional information about the individual in addition to the plaque. Mayor Kmet noted that should the City not have the ability to include more information, the City's right-of-way fronting the post office could include a historical marker with more information about Eva Hewitt.

Commissioner Trosper said the City and the Olympia Tumwater Foundation is working on the story mapping project. The online program includes a map of the Historic District and a video featuring specific sites. Currently, 15 original scripts are in production at TCTV. The project could be included in the sesquicentennial celebration.

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Councilmember Swarthout noted that smartphone apps are also available describing historic features of areas.

Commissioner Slakey referred to the fish hatchery and the trail projects incorporating historical elements and asked whether those projects would be completed by next year. Director Denney said hatchery construction is not scheduled until the end of the summer. Trail construction through Tumwater Falls Park is not scheduled to begin until spring 2019.

Chair Shipley inquired about the frequency of committee meetings. Councilmember Swarthout advised that a schedule of meetings would be established and published. All Commissioners are invited to attend.

Commissioner Trosper responded to questions about Cider Sunday. The event is sponsored by the Tumwater Historical Association with participation by other historical groups throughout the county. The event features the Tumwater Middle School Homesteaders.

Commissioner Slakey asked for the Commission to receive periodic updates on progress to date.

Commissioner Nicandri referred to an Oregon Trail Marker currently located below the Falls Terrace Restaurant. The marker designated the end of the Oregon Trail at Tumwater and was originally located near Henderson House and in approximate alignment of the Pacific Coast Highway into Tumwater (Old Highway 99). The alignment of Old Highway 99 from Tenino to Tumwater is the same alignment as it was in 1850. Old Highway 99 continued to a point west of the freeway near the current site of the restaurant supply store. Prior to the route as Pacific Coast Highway, the route was the original Oregon Trail. He recommended to the Council during his testimony, consideration for placement of a series of trailblazer signs near the southern limit of the City on Old Highway 99 denoting the route as the Oregon Trail, original alignment of the Pacific Coast Highway, and alignment of historic Route 99, which the states of California and Oregon still commemorate. However, Washington State does not commemorate the route. Additionally, markers could be installed identifying the boundary of the George Washington Bush farmstead and other pioneer farmsteads. He would like his suggestions included as part of the sesquicentennial celebration to promote tourism and tie to the larger regional history.

Councilmember Swarthout referred to the Mission Trail from Santa Barbara to San Jose. The trail is marked with a mission bell and a

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large overhead sign designating the trail. She suggested an option of duplicating the sign to designate the Oregon Trail route.

ADJOURNMENT: **Commissioner Slakey moved, seconded by Commissioner Trospen, to adjourn the meeting at 7:51 p.m. Motion carried unanimously.**

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net