



Destination Waterfront Subcommittee

Port of Olympia Citizens Advisory Committee

Background and Recommendations

Presentation to the Port of Olympia Commissioners

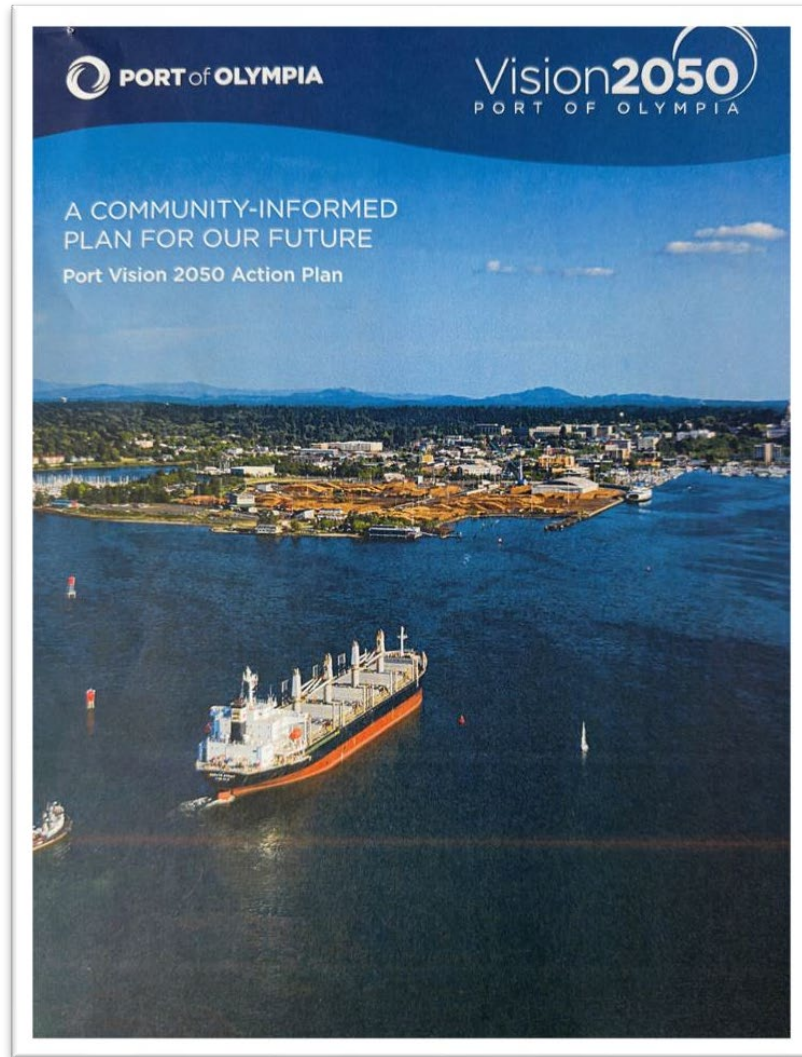
Destination Waterfront (DW) Subcommittee Members



- Debby Pattin
- Quentin Phillips
- Darlene Kemery



Vision 2050



These recommendations are tied to the Vision 2050 Master Plan, items number 12 through 18 and items 53, 54 and 58.

Action Plan Items

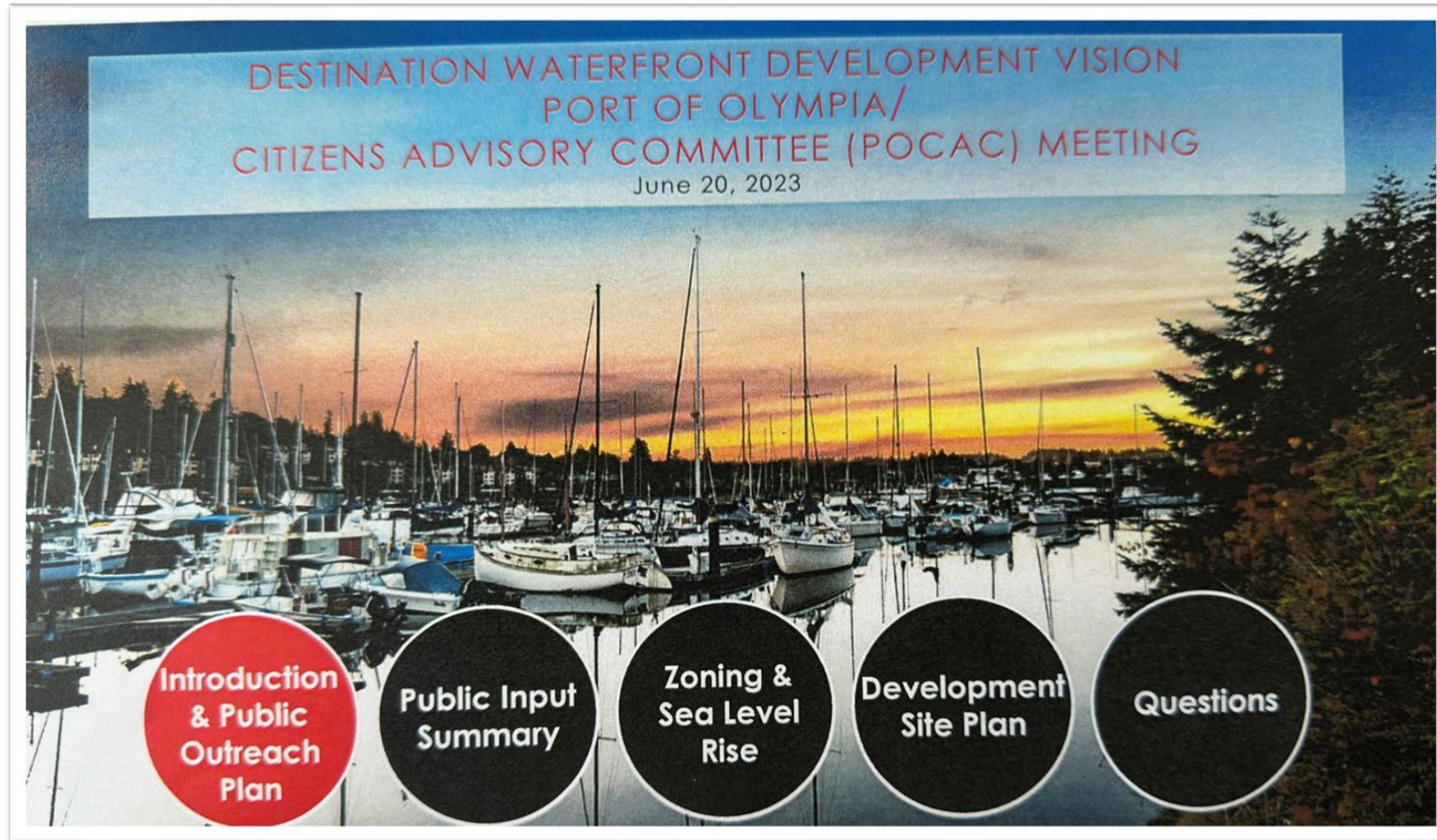
Marina and Boatworks

- Add amenities and access to water along peninsula
- Enhance connection between Swantown and core downtown area

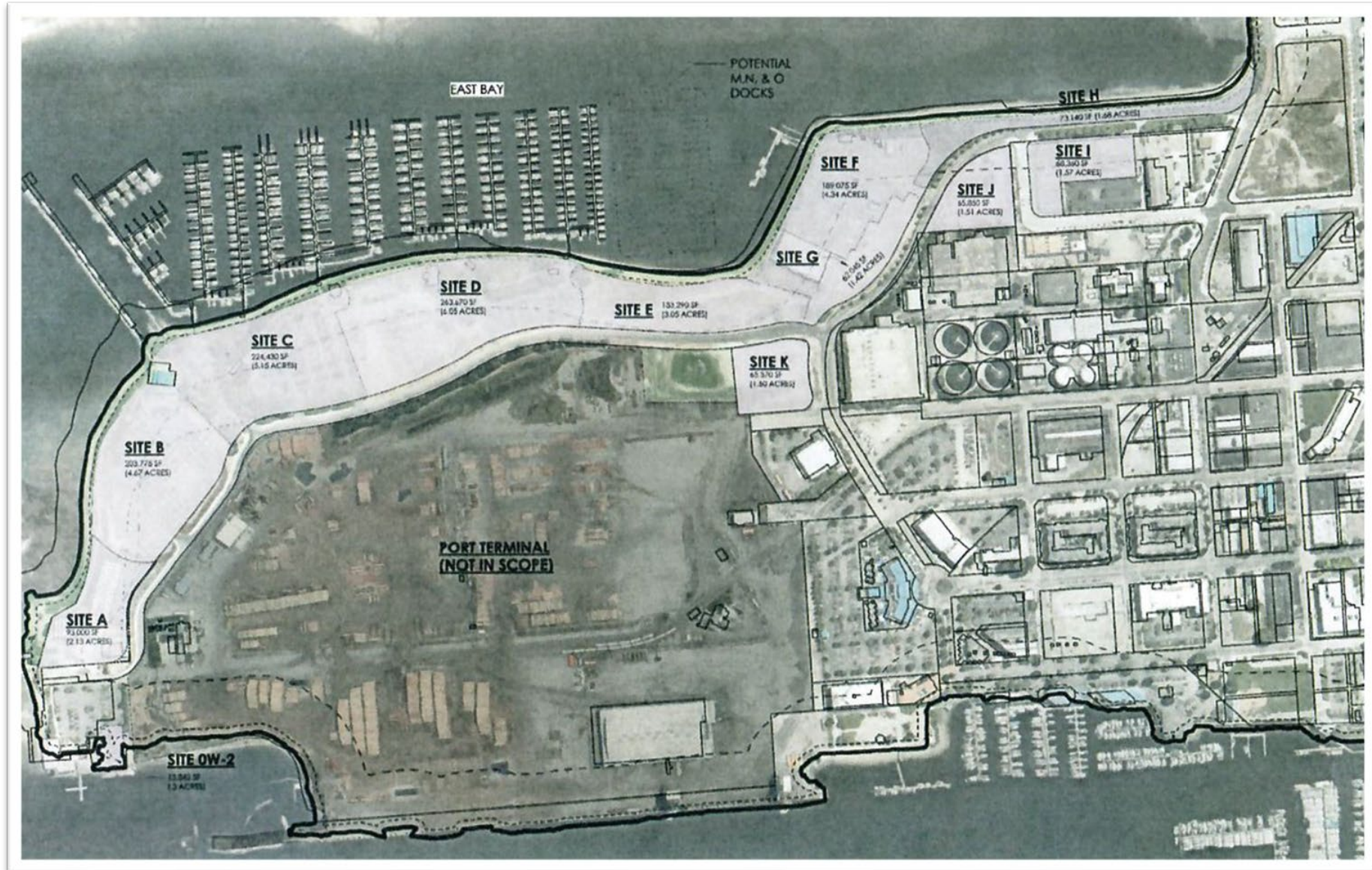
Destination Waterfront

- Establish **subcommittee under POCAC** to develop **waterfront destination opportunities**

Destination Waterfront Development Vision



Destination Waterfront Planning Area

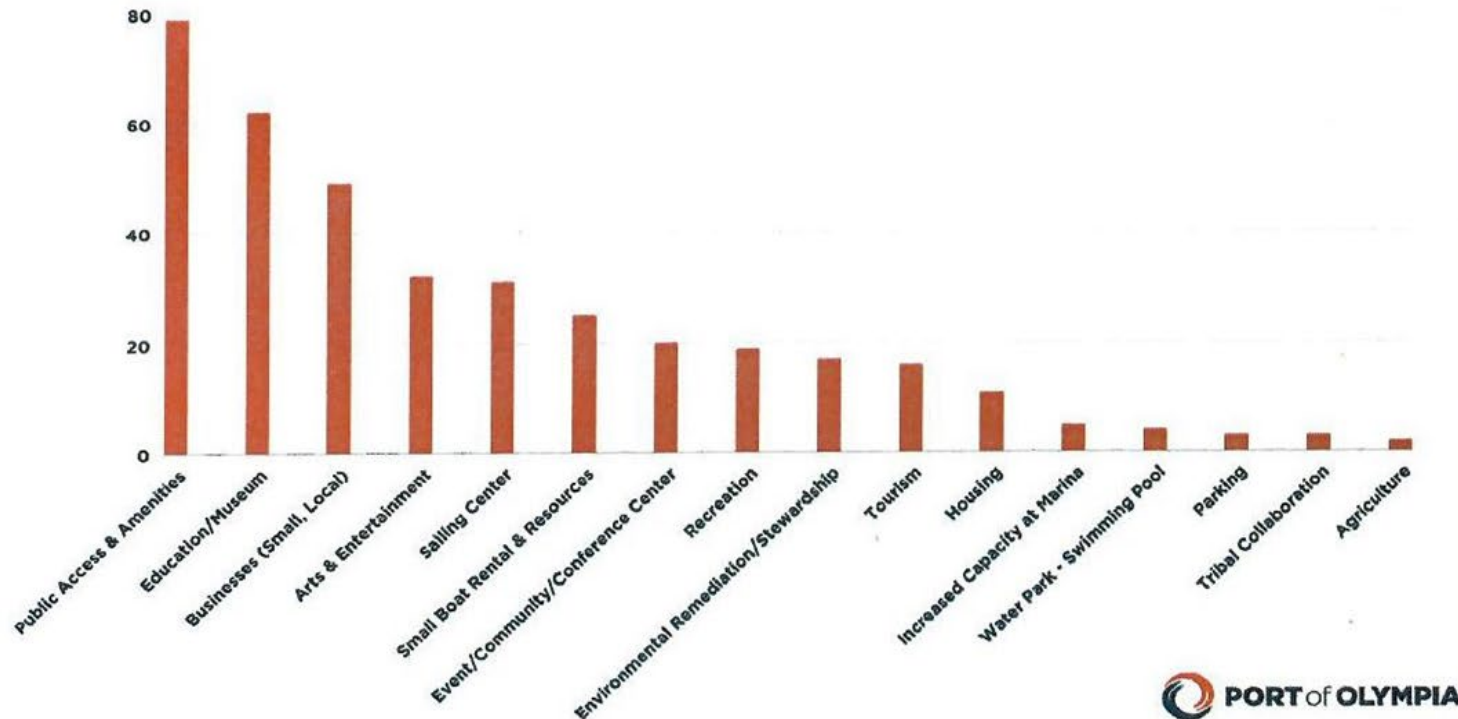


Source:
Destination
Waterfront
Development
Vision survey
information

Community Feedback – Survey #1

Q#7

What Opportunities Would Benefit the Community



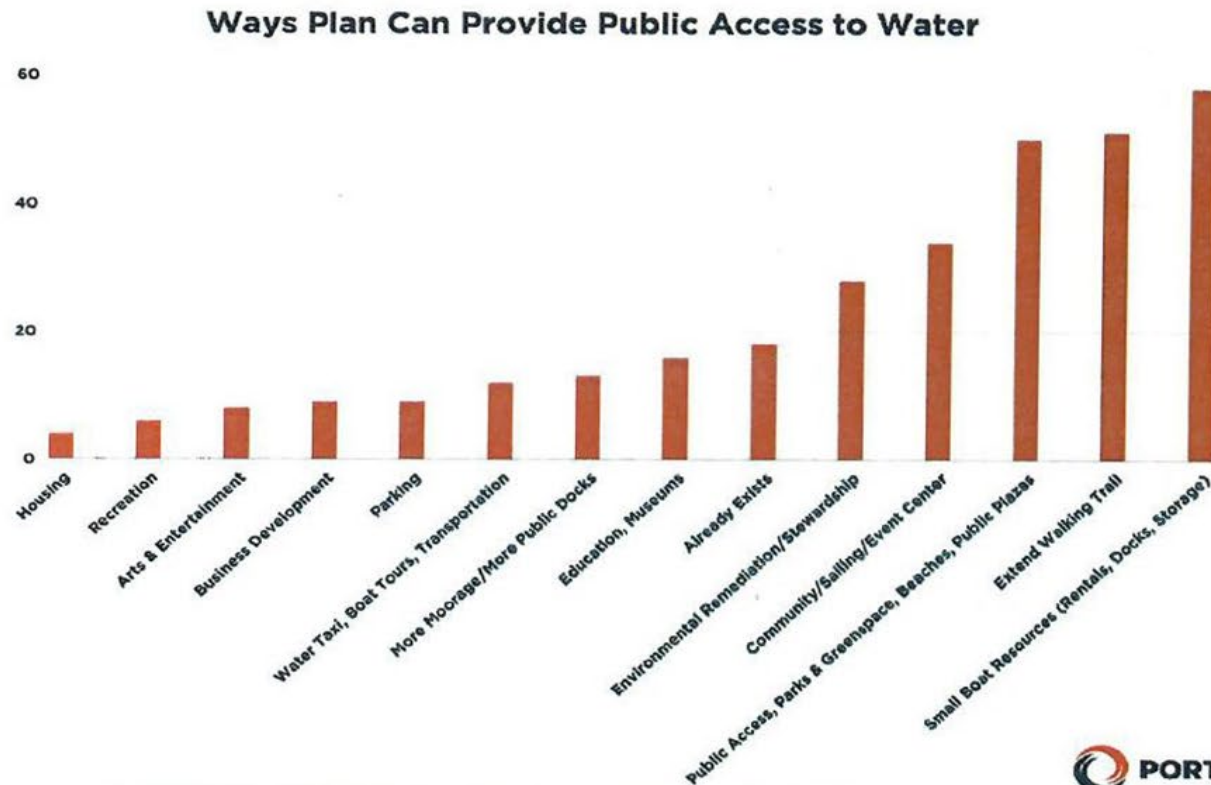
Question 7 Takeaways:

- Public access & amenities
- Education/ museum opportunities
- More small local businesses
- More arts & entertainment venues
- Sailing/boating center/ boat rental & resources

Source:
Destination
Waterfront
Development
Vision survey
information

Community Feedback – Survey #1

Q#5



Question 5 Takeaways:

- Small Boat Resources
- Extend Walking Trail
- Incorporate public access, parks, greenspace, plazas
- Community/sailing/ event center
- Consider Environmental Remediation/ Stewardship

Source:
Destination
Waterfront
Development
Vision survey
information

Destination Waterfront (DW)

Outcome Statement

- The Port Peninsula develops as a **Destination Waterfront** that offers **restaurants, recreation, public art, visitor accommodations and gathering places** while ensuring **connectivity** with the water, nearshore and the existing downtown core.
- The Port of Olympia Destination Waterfront features an **inviting and walkable environment** that is home to at least **one anchor hospitality tenant, Swantown Marina offices**, and a mix of mission driven and **small business enterprises**.
- There are **public amenities, interpretive and educational displays** and opportunities for both **active and passive recreation** with an emphasis on **view preservation**.
- Standards for adaptation to **sea level rise** have been developed and implemented, and **environmental cleanup and restoration efforts** are well underway.

The POCAC DW Subcommittee Assignment

What low-cost, interim steps can be taken to make progress in implementing the plan that will demonstrate to Thurston County citizens that the Port is committed to providing public access and other amenities?



Both above photos courtesy the Port of Olympia website

Destination Waterfront (DW) Recommendations

- **Billy Frank, Jr. Trail** enhancements
- Develop partnerships with the City of Olympia and **water-craft community groups** to explore opportunities for **community amenities**
- **Billy Frank, Jr. Park** and **North Point Community Event Center** improvements (Holbrook Building)



Photo courtesy of www.olympiacommunitysailing.org

Billy Frank, Jr. Trail Enhancements

○ The Objective:

- Improve and enhance the Billy Frank, Jr. Trail that originates at the south end of the planning area and ends at the north end of the peninsula

○ Status:

- Port Staff are installing Billy Frank, Jr. kiosks and signs
- North end of trail not connected to the parking lot
- Surface is uneven in places and may not be ADA accessible
- Directional information and signage lacking

○ Recommended Commission Action:

- Take steps to improve signage, landscaping, connect to parking lot on north end, and make ADA accessible if necessary



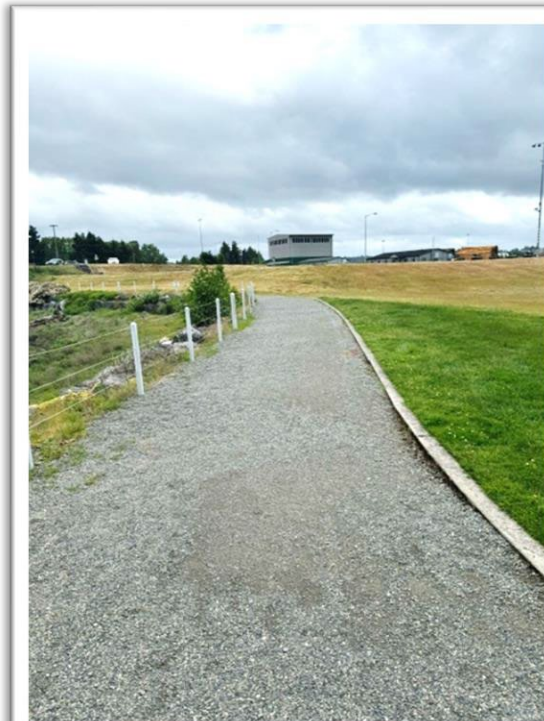
Photos courtesy of the Port of Olympia

The Billy Frank Jr.,
Trail follows the east
side of the Peninsula
and is colored yellow
on the map.

The north section
ends at Billy Frank Jr.
Park.



Billy Frank, Jr. Trail



Photos by Quentin Phillips

Boating and Sailing Community Amenities

○ Objective:

- The Port will work with partner organizations to develop recommendations for the location and features of a center that would provide water access to small sailboats, kayaks, canoes, paddleboards, Dragon Boats, and other watercraft

○ Status:

- DW committee met with Olympia Community Sailing, South Sound Sailing Society, City of Olympia staff, and Port staff to identify short and longer-term options. Boating community will work with Port staff to develop boat storage options and other amenities.
- Port has installed Paddleboard and Kayak stands at Swantown Marina

○ Recommended Commission Action:

- Have a work session with the Olympia Community Sailing and other groups to learn about their plans
- Explore with the City of Olympia options for cooperation

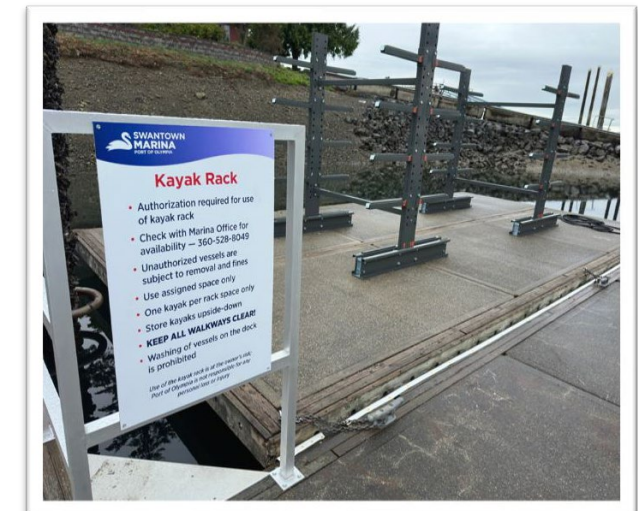


Photo by Bob Butts

Billy Frank, Jr. Park & North Point Community Event Center Improvements

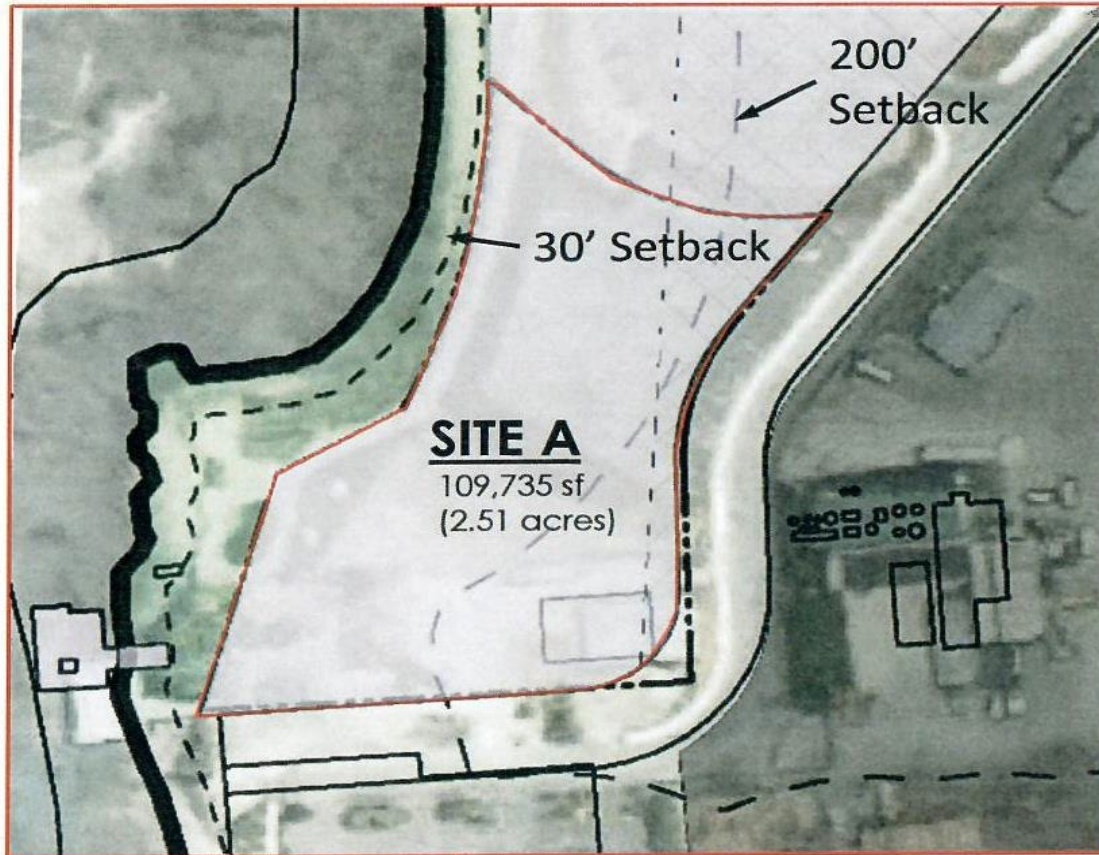
○ Recommended Commission Action:

- Create an enhanced Billy Frank Park and develop a Community Center to maximize the public's enjoyment and access to the Billy Frank, Jr. Park (Site A).
- Enhance the area with additional **landscaping** and other enhancements such as **picnic tables and children play structures** to encourage family usage
- **Connect the Billy Frank, Jr. trail** to a designated parking area
- Consider constructing a **small amphitheater** on the asphalt area
- Consider building a **bathroom**, potentially using existing plumbing in the Holbrook building
- Obtain public input into what amenities they would like, that fall within the DW Development Vision, in a Park, Trail, and Community Center.



Photo by Quintin Phillips

“Site A” in the Destination Waterfront Plan



Site A:

Area:
109,735 sf (2.51 acres)

Current Use:
Parking / Office Building / Undeveloped

Zone:
Urban Waterfront (UW)
Industrial (I) *partial

Allowable Height:
UW-40 = 40'-0"
25' within 75' of Ordinary High Water Mark (OHWM)

Building Setback:
None

Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%

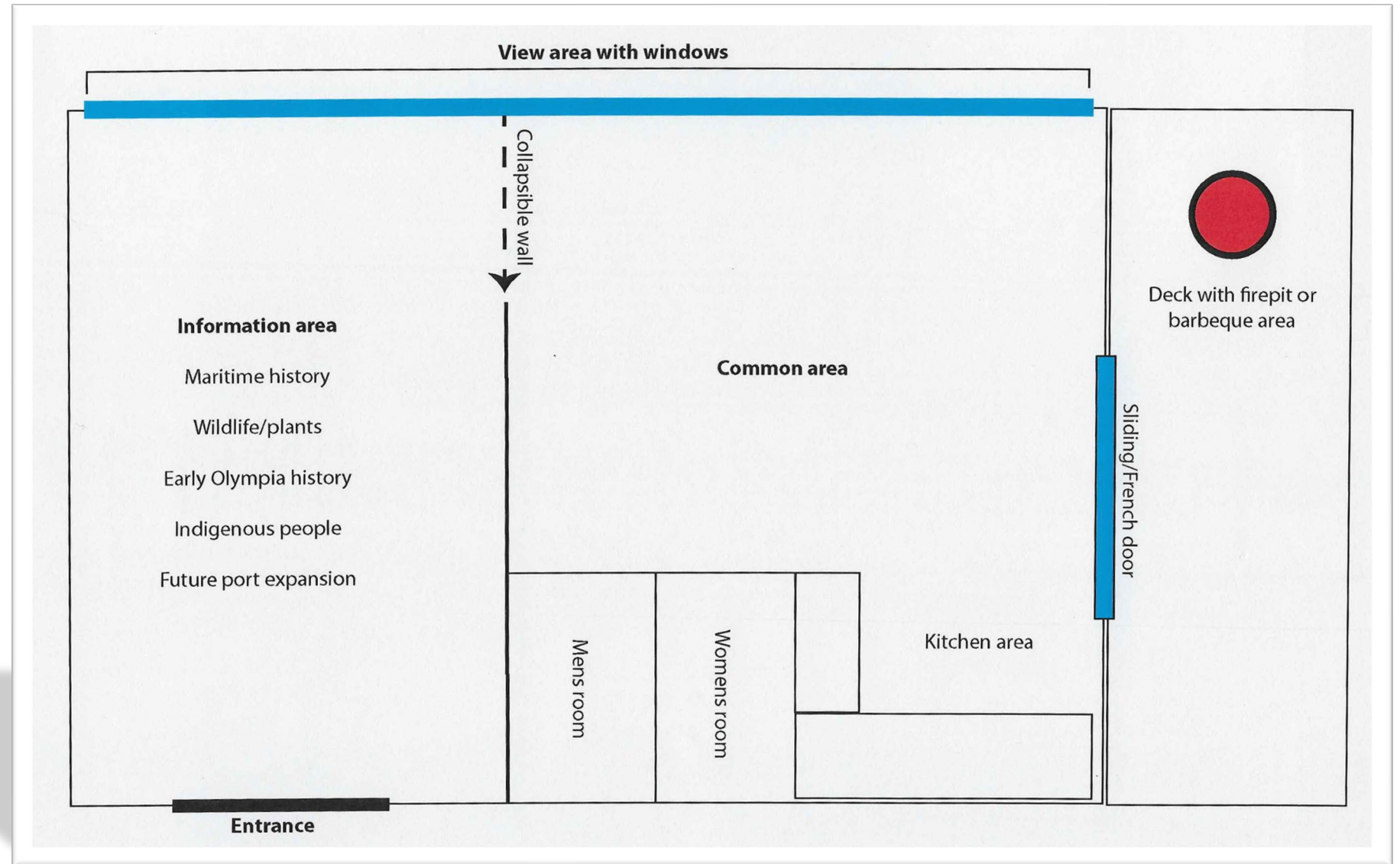


Inset of above from
orange section on small
map to the right.

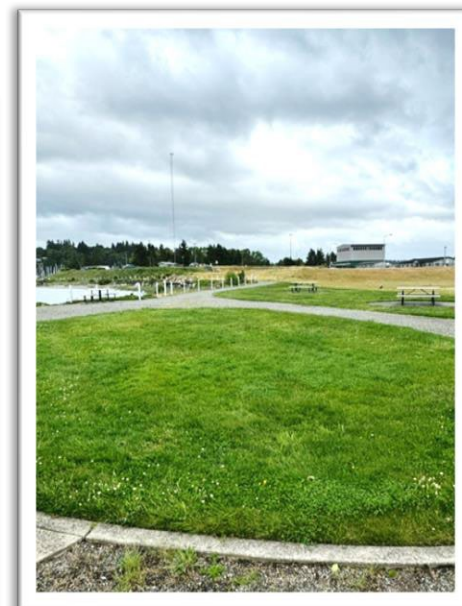
DW Vision for a Community Center



Pictured right is the Holbrook Building as it stands today.



Rendering of proposed cultural and community amenities for the Holbrook Building.



Photos by Bob Butts
and Quentin Phillips

The North Point Area
BEFORE installation of
new signage





Educational signage posted at the Billy Frank Jr. Park

The North Point Area
AFTER installation of
new signage



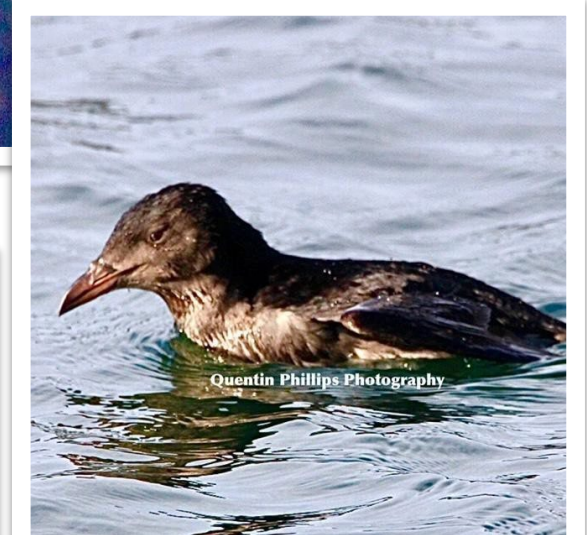
New Black Hills Audubon
Society wildlife signage;
photo by Quentin Phillips

»»» All photos
were taken
from the
North Point
area.



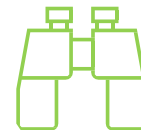
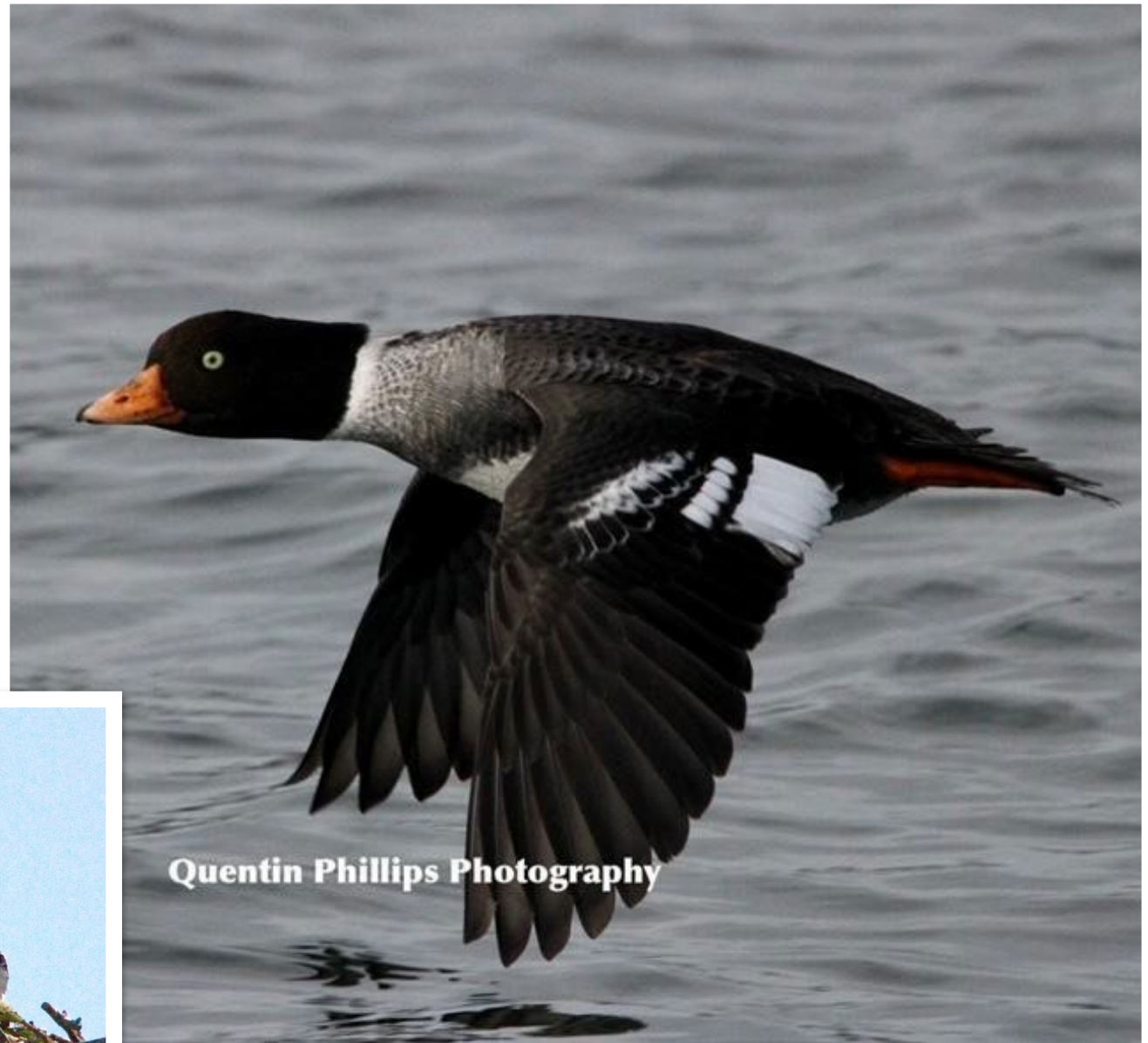
"I think that if
[one] ever
found a place to
live easy and
happy..."





...that Eden is on Puget Sound."





Words by Judge Francis B. Henry, 19th century folk song about the Pacific Northwest titled "Acres of Clams" sung to the tune of "Old Rosin the Beau."

Other Ports Recognize the Benefits

Why haven't we?

A growing number of Ports are recognizing the benefits of providing enhanced water access, picnic areas, restaurants, and other public amenities.

- Provides **direct, tangible benefits to Port taxpayers**
- Increases **tourist revenue** for area businesses, which **creates jobs**
- Provides **Port lease revenues**



Duwamish River People's Park and Shoreline Habitat
Photo courtesy of www.portseattle.org/peoplespark

○ *Examples include the urban, working waterfront Ports of:*

- Bellingham
- Everett
- Vancouver
- Tacoma
- Silverdale
- Seattle
- And non-urban but very busy working river port of Kalama

Most of these public amenities are on sites that were formally contaminated and remediated.

Port of Bellingham

The Port of Bellingham is developing 33 acres of parks and trails as well as 6 acres of restored public beach.

Portal Container Village [video](#)

(1 minute and 16 seconds)



Port of Bellingham Portal Container Village, a public / private venture with food trucks, shops, dirt bike course, brewery tasting room, wine tasting room, and restrooms.

Photo and video courtesy of www.portofbellingham.com

Port of Everett

The Port of Everett has six parks and plazas.

The two-acre Boxcar Park is the newest park and incorporates the historic Weyerhaeuser building (red roof, on right), which is now a coffee and whiskey bar.



Rendering of the Port of Everett's Boxcar Park

Courtesy of Seattle Daily Journal of Commerce, March 23, 2023



Boxcar Park

Photo courtesy of Caroline L., [yelp.com](https://www.yelp.com), March 30, 2023

Port of Kalama

The Port of Kalama created the Westin Amphitheater adjacent to Marine Park, one of three parks at the Port.

Two of the parks have ball fields.
All three parks are on the river and have restrooms.

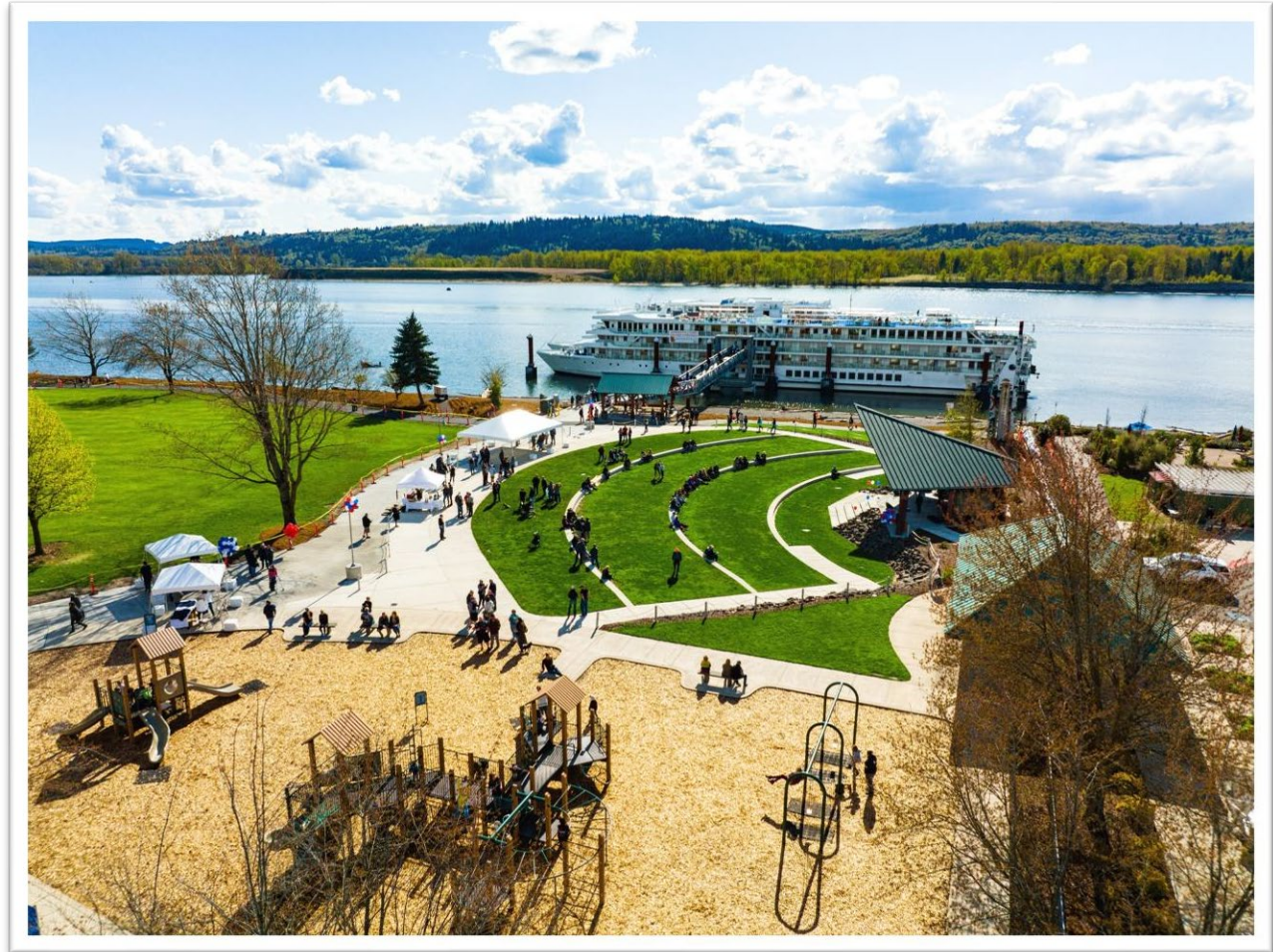


Photo courtesy of www.portofkalama.com

Port of Vancouver

The Port of Vancouver has partnered in a private/public partnership to create a master plan including 7.3 acres for a *new* community park.



Photo courtesy of [City of Vancouver](#)

Port of Tacoma

The Port of Tacoma's Dick Gilmur Habitat Restoration and Kayak Launch is a concrete ramp that allows easy access for the public to bring their kayaks to the shores of Inner Commencement Bay or to walk along the shoreline.

The Julia Gulch is 31 acres of forested open space, purchased by the Port of Tacoma to serve as a buffer from the Port's industrial area and residential NE Tacoma. Julia Gulch contains a network of urban trails where people can discover native plants in an urban oasis.



Photo courtesy of Port of Tacoma Kayak Launch



Photo courtesy of Tacoma's Julia Gulch

Port of Silverdale

The Kitsap County's playground lays adjacent to the main pier. Kids enjoy the many activities in the playground as well as beach combing on the shores.

The park also has several barbecues, gazebo, and covered area for parties.



Photo courtesy of [Port of Silverdale](#)

Port of Seattle

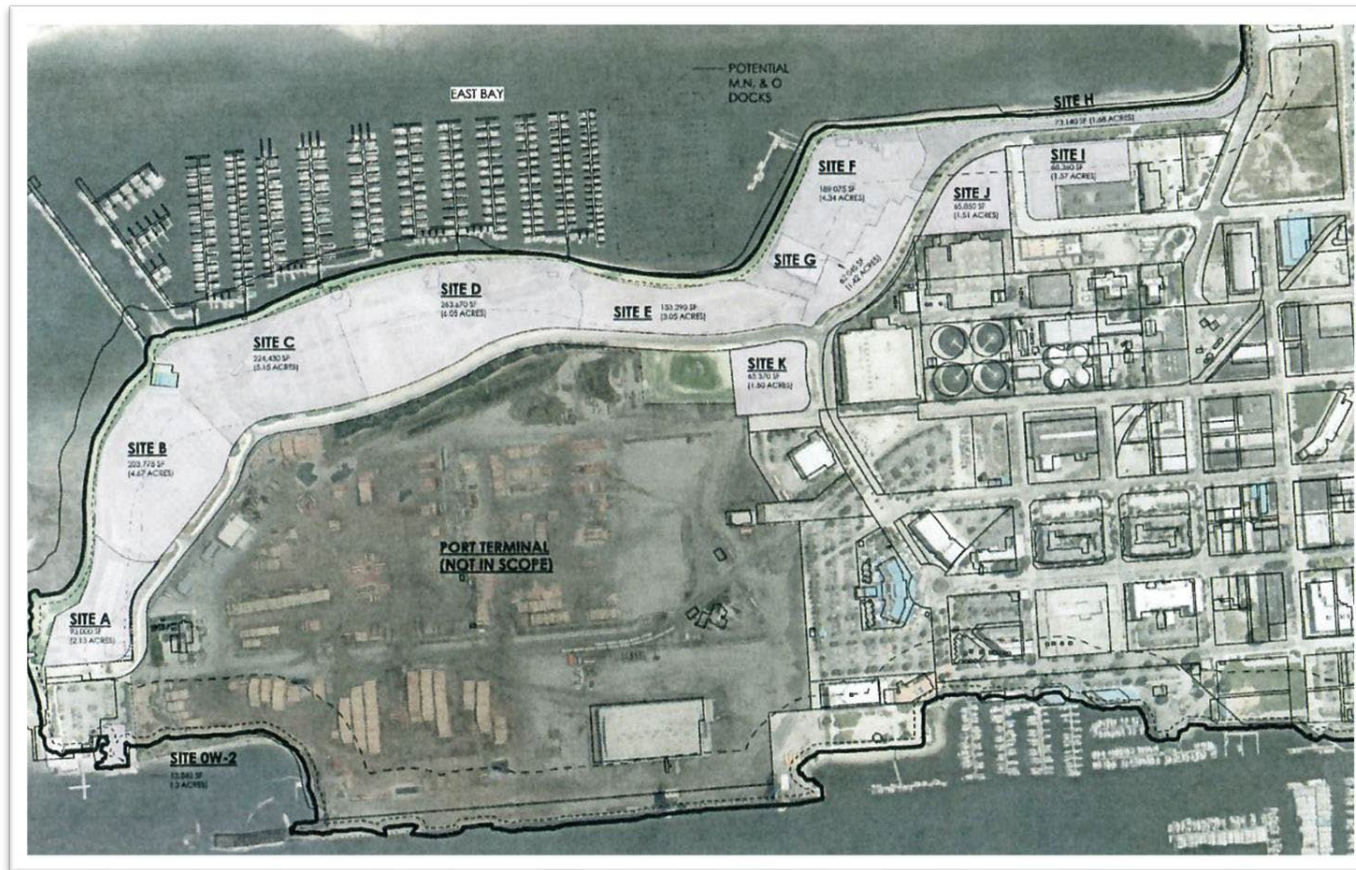
The Port of Seattle has more than 60 parks and public access sites, including scenic bike and pedestrian trails, picnic areas, habitat restoration sites, fishing piers, and shoreline access.



Photo courtesy of www.portseattle.org

Revisiting Our Question

What low-cost, interim steps can be taken to make progress in implementing the Destination Waterfront plan that will demonstrate to Thurston County citizens that the Port is committed to providing public access and other amenities?



Questions?

We appreciate your time.

Sincerely,
The Destination Waterfront Subcommittee