



PORT of OLYMPIA



2026 Action Plan

POST-COMMISSION RETREAT DRAFT

Port of Olympia 2026 Action Plan

This action plan identifies major projects and efforts that align with the Port of Olympia’s Vision 2050 plan over the next year. Every day, our organization does the work necessary to operate a Marina, Airport, Boatyard, Marine Terminal, and Real Estate operation. The actions identified in this action plan are the initiatives that go above and beyond that day-to-day work.



Port of Olympia 2026 Action Plan

Vision 2050 Goals

1	Preserve and enhance Thurston County’s working waterfront and connection to global trade by diversifying Marine Terminal operations, improving communication and securing community support.
2	Make investments and improvements that ensure Swantown Marina and Boatworks remains a premier and priority destination for visitors and tenants alike.
3	Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility and maintaining a clean and safe environment.
4	Leverage the Port’s unique statutory authority to catalyze economic opportunities in partnership with local jurisdictions and economic development organizations.
5	Explore the potential for the Port to serve as a cruise ship destination and regional commuter node.
6	Maximize the economic and community value of the Olympia Regional Airport in accordance with FAA Master Plan regulations.
7	Emphasize sustainability in all planning and actions and provide regular updates to the community.
8	Improve the Port’s ability to make decisions, resolve issues, achieve its objectives and mission and implement Vision 2050 recommendations to become an innovative economic development leader.
9	Develop a long-term finance strategy that supports the Port’s mission and responsibility to generate sustainable economic and community development.
10	Build community partnerships and expand communication and public participation strategies.

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MARINE TERMINAL



Goal 1: Preserve and enhance Thurston County's working waterfront and connection to global trade by diversifying marine terminal operations, improving communication and securing community support.

2026:

1. **Warehouse B:** Add a second warehouse to support cargo storage.
2. **Warehouse Mural:** Partner with Olympia Artspace Alliance to add murals showcasing Salish tribal history and Olympia's working waterfront.
3. **Port Peninsula Master Plan:** Identify future Marine Terminal land use options.
4. **Maritime Industrial Development:** Participate in WPPA efforts to increase opportunities for shipbuilding and/or other maritime manufacturing enterprises.
5. **City of Olympia Permitting:** Work with the City of Olympia to improve process and clarity concerning shoreline and marine terminal permitting process so that we can be nimble and respond quickly to potential opportunities.

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SWANTOWN MARINA & BOATWORKS



Goal 2: Make investments and improvements that ensure Swantown Marina and Boatworks remain a premier and priority destination for visitors and tenants alike.

2026:

6. **Boatyard Expansion:** Expand the paved perimeter of the boatyard to provide additional revenue-generating capacity with a focus on the ability to manage an increased role in derelict vessel demolition.
7. **Boatyard Stormwater:** Install an enhanced stormwater filtration system to ensure current and future environmental compliance.
8. **Waterfront Hotel Project:** Secure a qualified development partner for Site D consistent with existing planning documents.
9. **Waterfront Hotel Project:** Negotiate lease terms with developer for construction and maintenance of a hotel and adjacent facilities that support the recreational boating community, water-related recreation, tourism, and a new marina office.
10. **Human Powered Watercraft:** Inclusion and prioritization of human powered watercraft accessibility and growth within the Swantown district operations and real estate planning.
11. **Olympia Community Sailing:** Work with Olympia Community Sailing to establish a site for their operations in the Swantown District.

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DESTINATION WATERFRONT



Goal 3: Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility and maintaining a clean and safe environment.

2026:

12. **Waterfront Hotel Project:** Referenced in Goal #2
13. **Peninsula Master Plan:** Identify future development opportunities on the Port Peninsula including developing public spaces with specificity towards public amenities such as gathering spaces, outdoor music amphitheater, or public plaza at Northpoint while using private sector development in the district as a primary funding source.

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COUNTYWIDE ECONOMIC DEVELOPMENT FRAMEWORK



Goal 4: Leverage the Port’s unique statutory authority to catalyze economic opportunities in partnership with local jurisdictions and economic development organizations.

2026:

14. **Strategy for Supporting Industrial/Commercial Development in Yelm and Lacey:** Work with the EDC to explore how the Port can support industrial and commercial development in Yelm, Lacey, and south Thurston County. Examples could be freight mobility studies, business incubation needs, or industrial development opportunity analysis.
15. **Economic Benefit Study:** Complete an Economic Benefit Study
16. **Panattoni Development Agreement:** Pursue a development agreement for the Panattoni development project in Tumwater to provide a greater sense of clarity and predictability to the effort, and to clearly identify community benefits for Tumwater residents.
17. **Eastbay Solicitation:** Develop Commission project principles for gauging market interest and identifying potential development partners for the remaining East Bay properties.
18. **Small Cities Program:** Create a long-term funding source for the Small City Fund Program and improve its ability to serve partner cities.
19. **Low-Use Property Evaluation:** Evaluate use-limited properties (like runway approach zones in Tumwater) for temporary uses that generate community benefits.

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NON-TRADE MARITIME FUNCTIONS



Goal 5: Explore the potential for the Port to serve as a cruise ship destination and regional commuter node

2026

20. **Ferry Service:** Continue to track State-led ferry service studies and evaluate the feasibility of the Port's potential role as the southernmost passenger terminal in South Puget Sound.
21. **Ferry Demand Study:** Evaluate the feasibility of establishing a "Mosquito Fleet" water-taxi system that provides limited-scale transportation service for commuters south of Tacoma through a demand study to assess community interest.
22. **Cruise Ships:** Initiate conversations with private cruise line operators to determine interest and viability of hosting a cruise line stop in Olympia.

Port of Olympia 2026 Action Plan AIRPORT



Goal 6: Maximize the economic and community value of the Olympia Regional Airport in accordance with airport master plan and FAA regulations.

2026:

- 23. RW 17/35 Pavement Rehabilitation:** Overlay asphalt on the southernmost portion of runway pavement.
- 24. Apron & Taxiway Rehabilitation:** Crack seal and overlay airport parking apron and adjacent taxiways.
- 25. Unleaded Avgas Implementation Plan:** Determine the means and methods to establish unleaded avgas as an on-airport fuel source
- 26. Airport Office Move:** Relocate airport office staff to a shared facility, repurposing the existing office to a revenue-generating leased asset.
- 27. New Market Vocational Skills Center:** Partner with New Market Vocational Skill Center: Execute a lease with NMVC to have them locate in the former Terminal Building and offer an aviation workforce training program for it's students.

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ENVIRONMENT & SUSTAINABILITY



Goal 7: Emphasize sustainability in all planning and actions and provide regular updates to the community

28. **Budd Inlet Sediment Cleanup:** Finish sampling in Subarea C
29. **Budd Inlet Sediment Cleanup:** Develop a strategy for recovering cleanup costs from liable parties
30. **Bush Prairie Habitat Conservation Plan:** Submit HCP draft to USFWS and begin National Environmental Policy Act (NEPA) process
31. **Bush Prairie Habitat Conservation Plan:** Develop public outreach and communication strategy
32. **Bush Prairie Habitat Conservation Plan:** Identify mitigation opportunities
33. **Cascade Pole Site:** Examine alternatives to the pump and treat system to reduce annual costs
34. **Climate Change and Sustainability:** Complete greenhouse gas emissions inventory for 2025
35. **Climate Change and Sustainability:** Finalize Climate Change Policy & Sustainability Plan
36. **Climate Change and Sustainability:** Incorporate greenhouse gas emissions data into cover memos or commission presentations when relevant to the discussion or decision requested.
37. **Environmental Compliance:** Revise SEPA Policy to align with state laws and regulations
38. **Environmental Stewardship:** Create a tenant/lessee environmental incentive program
39. **Environmental Stewardship:** Continue to participate, highlight, and advance the Port's participation in the Deschutes Estuary Partnership.

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ADMINISTRATION



Goal 8: Improve the Port’s ability to make decisions, resolve issues, achieve its objectives and mission and implement Vision 2050 recommendations to become an innovative economic development leader

2026:

40. **Software Upgrade:** Upgrade accounting software to MS Dynamics Business Central to add functionality and integrate existing systems across the Port
41. **Port Office Consolidation:** Begin the move to new Port headquarters by moving staff on the third floor of 606 Columbia Street NW to the second floor. Conduct records cleanup and management as part of the move.
42. **Update Governance Documents:** Update the Delegation of Authority
43. **Update Planning Documents:** Update planning documents like the Comprehensive Scheme of Harbor Improvements and align them with Vision 2050 and Destination Waterfront.
44. **GIS/Mapping Capacity:** Build internal GIS/Mapping capacity
45. **5 Year Action Planning:** Initiate work on the next 5-year component of action planning consistent with V2050.

Port of Olympia 2026 Action Plan FINANCE & FUNDING



Goal 9: Develop a long-term finance strategy that supports the Port’s mission and responsibility to generate sustainable economic and community development.

2026:

46. **Long-Term Funding Strategy:** Develop a funding strategy for long-term needs of the Port
47. **Complete Software Upgrade:** Migration to upgraded accounting platform- MS Dynamics Business Central to allow for systems integration and more accurate and timely reporting
48. **Optimize Finance Team Capacity:** Increase finance staffing ability and capacity so that Commission requests for financial data are timelier and more simplified in their presentation.
49. **Optimize Finance Team Capacity** Use additional personnel to take on financial priorities, including action items from the last state audit
50. **Evaluate Changes to Budget Format:** Institute a “Community and Economic Development” departmental budget to consolidate and report expenses and activities associated with these efforts.
51. **Evaluate Changes to Budget Format:** Evaluate how revenues and expenses associated with Port-owned properties are accounted for in the budget and identify options
52. **Evaluate Changes to Budget Format:** Improve process of how/when Commission are asked about their goals, objectives, or concerns for the forthcoming so that they can be incorporated into budget.

Port of Olympia 2026 Action Plan

COMMUNICATIONS & ENGAGEMENT



Goal 10: Build community partnerships and expand communication and public participation strategies.

2026:

53. **Hold Commission Meetings Throughout Thurston County:** Hold meetings throughout Thurston County to enhance relationships and increase access.
54. **Develop a Communications Strategy:** Develop a communications strategy tailored to our unique communications environment.
55. **Communications Support:** Develop a process for Commissioners and staff to receive timely Communications support for Communications needs.
56. **Vision 2050 Reporting:** Develop a template and execute Vision 2050 Annual Report that is the standard for annual reporting.
57. **Intranet Launch/Website Update:** Create and deploy intranet for Commissioners and Port staff, continue update of Port website.
58. **Support 2026 Events:** Shoestring Circus, South Sound Block Party, FIFA Fan Zone, Concerts, Movies, Airshow, Harbor Days.
59. **Non-Profit Policy:** Develop a policy that recognizes organizations that provide community and public benefits by allowing them to use Port facilities at discounted rates.