



Serving All of Thurston County

Commission Work Session

Monday, June 17, 2024

3:30 PM

Percival Plaza - Olympics Room
626 Columbia Street NW
Olympia, WA 98501

The meeting agenda is available on the Port's website as of June 12, 2024.

<https://www.portolympia.com/commission>

The public may join the meeting from their computer, tablet or smartphone at:

<https://us02web.zoom.us/j/85765121075?pwd=GxSblq6OKPnRFbTbyqn4qG8A9laPZV.1>

or Telephone: 1 253 215 8782

Meeting ID: 857 6512 1075

Passcode: 745243

No public comment or commission action will be taken at this Work Session.

AGENDA

- A. Call to Order
- B. Approval of Agenda
- C. Port of Olympia Citizens Advisory Committee Work Product and Discussion: Camille St. Onge, Director of Strategic Initiatives and Commission Affairs; and Port of Olympia Citizens Advisory Committee [Members](#)
- D. Commission Agenda Setting Discussion
- E. Adjourn

Port of Olympia Mission

Creating economic opportunities and building community for all of Thurston County through responsible resource use.

COVER MEMO

Briefing Date/Time: June 17, 2024

Staff Contact/Title: Camille St. Onge, Director of Strategic Initiatives and Commission Affairs, 564.669.3100
CamilleS@portolympia.com

Subject: Port of Olympia Citizens Advisory Committee Work Product and Discussion

Purpose: ☒ Information Only ☐ Decision Needed

Work Session Overview

Members of the Port of Olympia Citizen Advisory Committee are meeting the commission's new members and sharing the work product from their 2023 assignment.

The work session will begin with a presentation that shares the options for public access and amenities that align with the community vision for Destination Waterfront that the subcommittee evaluated. The POCAC president and vice president will then open introductions of committee members and dialogue with Commissioners.

Background

The 17-member POCAC met the Port of Olympia commissioners in 2023. Since that time, new commissioners have been elected and have not yet met the members of the POCAC. This is an opportunity for the new members of both groups to meet each other and learn how the POCAC can best support the Board of Commissioners.

Documents Attached

- PowerPoint



Destination Waterfront Subcommittee Port of Olympia Citizens Advisory Committee

Background and Recommendations

Presentation to the Port of Olympia Commissioners
June 17, 2024

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Destination Waterfront (DW) Subcommittee Members



Members are listed counterclockwise in above photo.

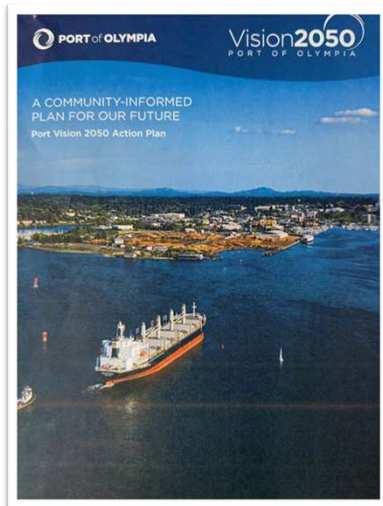
- Bob Butts —
chair of this subcommittee
- Joel Hansen —
chair of POCAC at large
- Sue Patnude
- Debby Pattin
- Quentin Phillips
- James Thornton
- Tom Szymoniak (top right)
- Darlene Kemery (bottom right)



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Vision 2050

Completed 2019



Action Plan Items

Marina and Boatworks

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

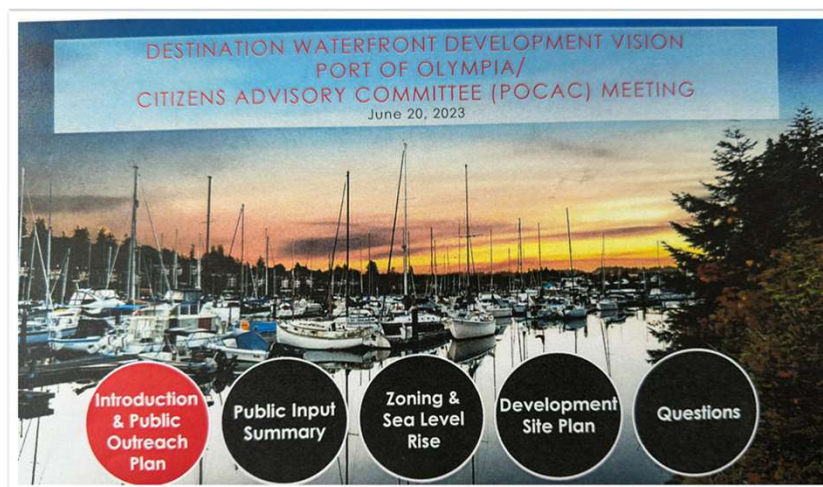
Destination Waterfront

- Establish **task force** to develop **waterfront destination opportunities**

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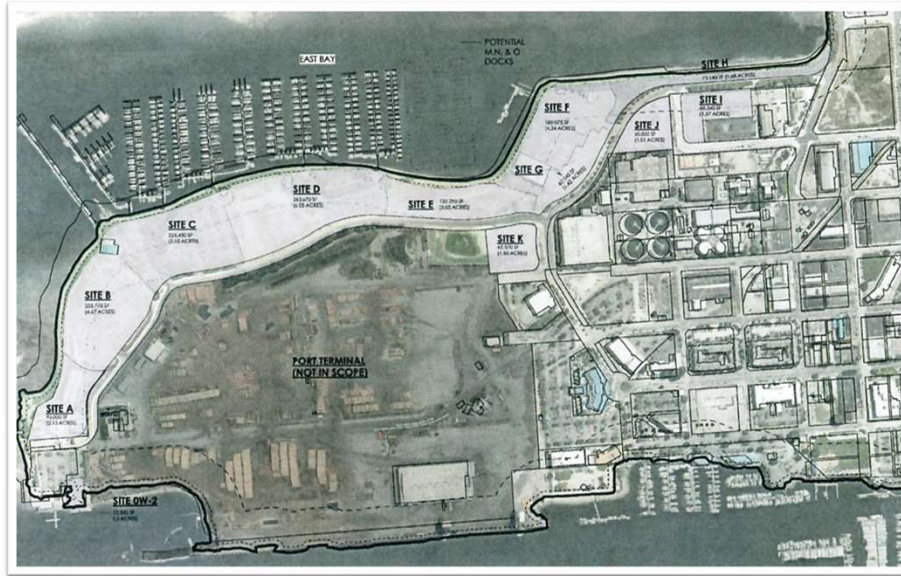
Destination Waterfront Development Vision

Completed in 2023



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Destination Waterfront Planning Area

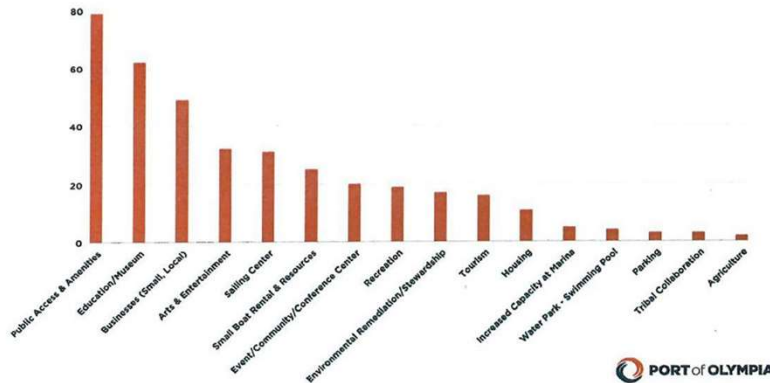


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Community Feedback – Survey #1

Q#7

What Opportunities Would Benefit the Community



PORT of OLYMPIA

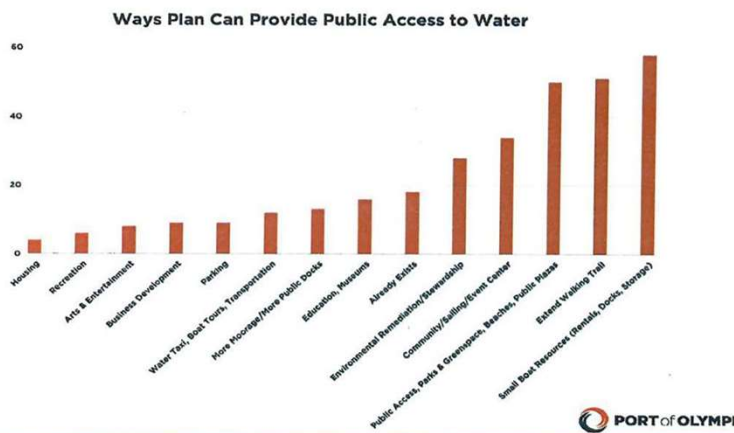
Question 7 Takeaways:

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

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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

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Destination Waterfront “Outcome Statement”

- The Port Peninsula develops as a **Destination Waterfront** that offers first-rate **restaurants, recreation, public art, visitor accommodations and gathering places** while ensuring **connectivity** with the water, nearshore and the existing downtown core.
- Within ten years the Destination Waterfront features an **inviting and walkable environment** that is home to at least **one anchor hospitality tenant, Port business and administrative 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.

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The POCAC DW Subcommittee Assignment

In consultation with the Port Commission and Commission staff, **identify recreational, water access, tourist facilities, and other uses** in the Destination Waterfront planning area that are potentially viable.

BOTTOM LINE:

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?

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Our Recommended “Potentially Viable Actions”

- **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

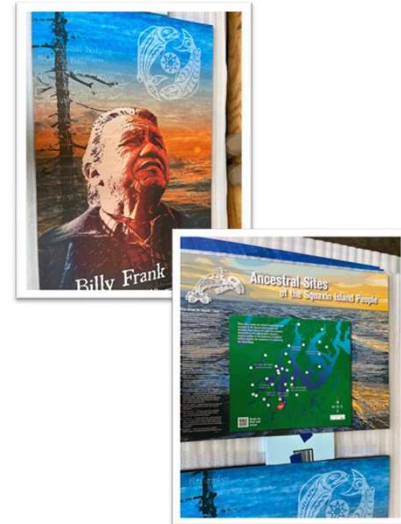


Photo courtesy of www.olympiacomunitysailing.org

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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



Photos courtesy of the Port of Olympia

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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



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Billy Frank, Jr. Trail



Photos by Quentin Phillips

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Develop Partnerships with the City of Olympia and Community Groups to explore opportunities for Community Amenities

- **Objective:**
 - 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:**
 - Met with Olympia Community Sailing, South Sound Sailing Society, City of Olympia staff, and others to identify short and longer-term options. They will work with Port Marina staff to develop short-term boat storage options
 - 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

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

○ Vision:

- Using the Percival Landing “Community Festival and Gathering Place” as a model, create a public and recreational space at the northern end of the Peninsula

○ Status:

- This area has spectacular views of Budd Inlet and the Olympic Mountains and abundant bird/sea life
- This area includes a landscaping materials storage area, a small asphalt cap, unused KGY buildings, and a building currently leased to Holbrook



Photo by Quintin Phillips



Photo by Bob Butts

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

○ Recommended Commission Action:

- **Contract with a landscape architect** in 2024 to create a schematic design for enhanced park and Community Center that can inform the 2025 Capital Budget to maximize **viewing opportunities** of birds and other sea life
- 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



Photo by Quintin Phillips

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“Site A” in the Destination Waterfront Plan



Site A:

Area:
109,735 sf (2.51 acres)

Current Use:
Parking / Office Building / Undeveloped

Potential Uses:
Hotel / Mixed Use / Cultural Center

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.

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The North Point Area Now



Photos by Bob Butts
and Quentin Phillips

Pictured right is the
Holbrook building.

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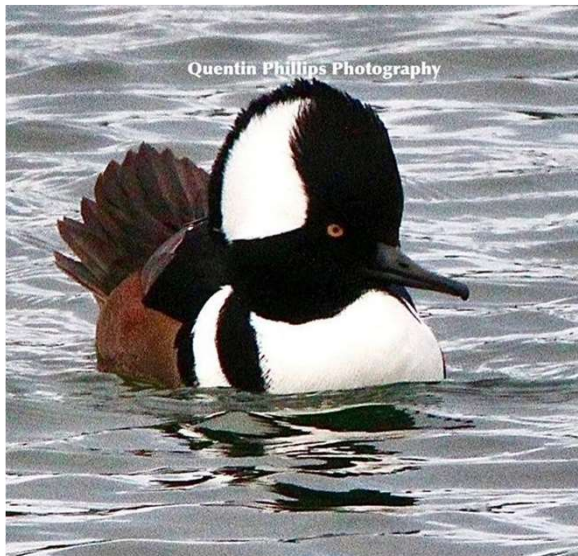
»» All photos
were taken
from the
North Point
area.



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



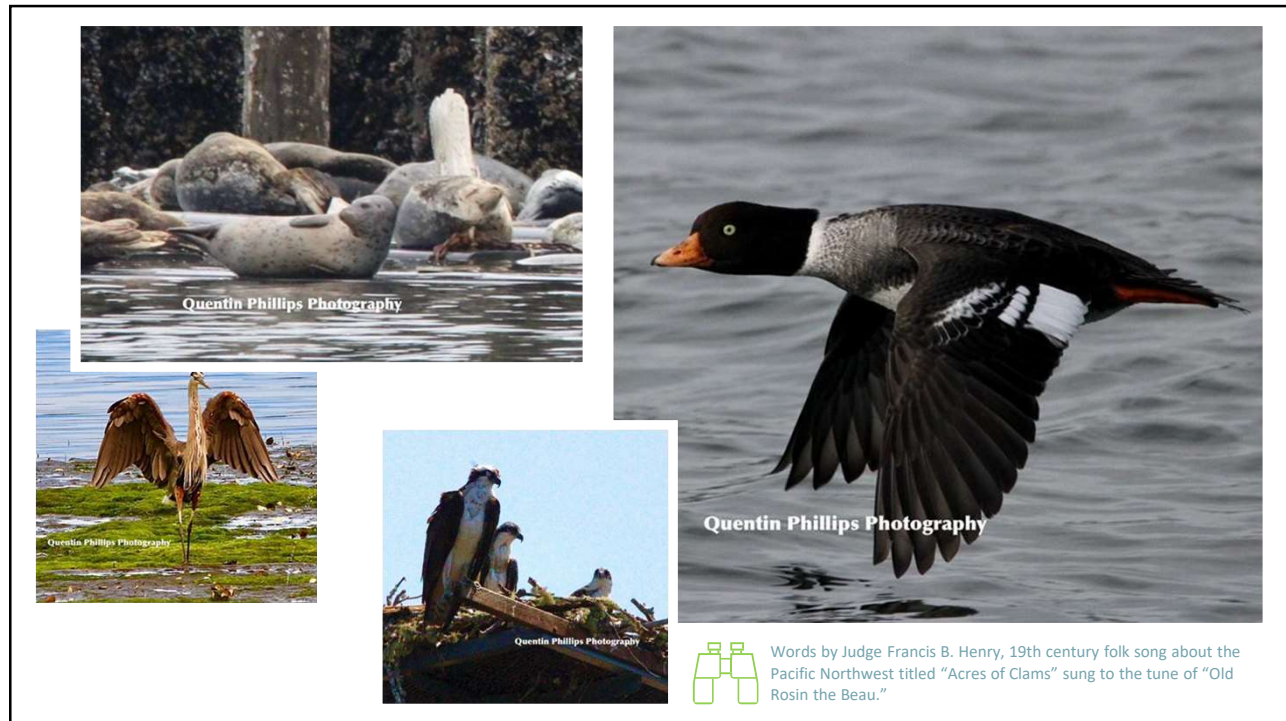
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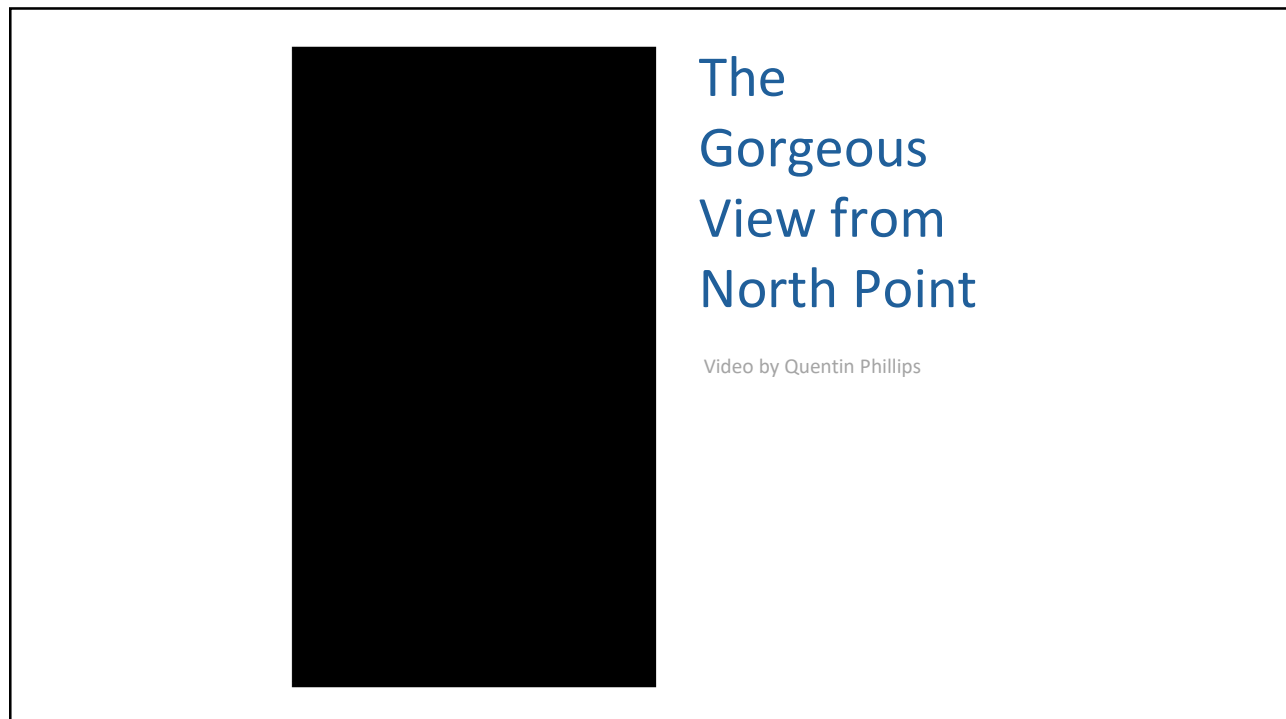
...that Eden is on Puget Sound."



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Other Ports Recognize the Benefits

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.

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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

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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

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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

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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](#)

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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.



Photo courtesy of Port of Tacoma Kayak Launch

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 Tacoma's Julia Gulch

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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](#)

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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.

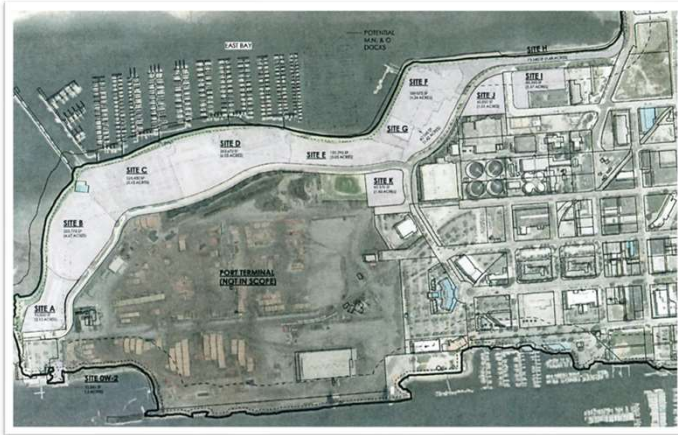


Photo courtesy of www.portseattle.org

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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

COVER MEMO

Briefing Date/Time: June 17, 2024

Staff Contact/Title: Camille St. Onge, Director of Strategic Initiatives and
Commission Affairs, 564.669.3100
CamilleS@portolympia.com

Subject: Commission Agenda Setting

Purpose: ☒ Information Only ☐ Decision Needed

Overview:

Commissioners will use this time to discuss how agendas for Commission meetings are developed.

Background:

The approach for agenda setting has been through many iterations. This is an opportunity for the Commission to tailor the approach to meet their needs.