

PORT OF OLYMPIA WATERFRONT DESTINATION DEVELOPMENT PLAN PUBLIC OUTREACH #2

December 16, 2020

**Project
Update**

**Community
Feedback
Summary**

**Regulatory
Obligations &
Investigation**

**Finance/
Feasibility**

**Next Steps &
Opportunity
for Input**



PORT COMMISSIONERS

Joe Downing, District One Bill McGregor, District Two E.J. Zita, District Three

EXECUTIVE DIRECTOR

Sam Gibboney

Rachael Jamison,
Project Manager, Planning, Public Works & Environmental Director



THOMAS ARCHITECTURE STUDIOS

Ron Thomas, AIA, President
Team Leader & Lead Designer

Amos Callender, AIA
Project Manager

GENERAL PUBLIC

ADVISORY GROUP

SELECT STAKEHOLDERS

CONSULTANT TEAM



MAKERS ARCHITECTURE

John Owen, AIA
Waterfront & Urban Design



SITEWORKS

John Payne, ASLA, PLA, ISA
Landscape Architecture



SCJ ALLIANCE

SCJ ALLIANCE

Bob Connolly, PE
Civil Engineer



MOTT MACDONALD

Abigail Mitchel, PE
Ports & Coastal Engineer

		YEAR	2020								2021			
		MONTH	S	Oct		Nov		Dec		Jan		Feb		
		WEEK	3-4	1-2	3-4	1-2	3-4	1-2	3-4	1-2	3-4	1-2	3-4	
INFORMATION GATHERING & STAKEHOLDER OUTREACH	1. Information Gathering & Stakeholder Outreach													
	Gather Existing Documents & Review with Port Staff													
	Vision 2050 Plan: Review with Port Staff													
	Admin/Marina Office Building: Review Work to-Date													
	RV Resort: Review Work to-Date													
	Hotel Feasibility Studies: Review Work to-Date													
	Summary of Olympia Comp. Plan & Land Use Code													
	Tour Site with Port Staff													
	Help Port in identifying Stakeholder Steering Committee													
	Base map & model for Destination Development Plan													
	Internal (Port staff) Stakeholder Meetings (6)													
	Stakeholder Steering Committee Meetings (6)													
	Squaxin Tribe Outreach Meetings (3)													
	Public Outreach Meetings (3)													
	Port of Olympia Project Website Updates													
DEVELOPMENT PLAN (60%)	2. Base Drawings for Destination Development Plan (60%)													
	Potential development parcels shown on plan													
	Public Park opportunities & esplanade improvements													
	Sea Level Rise study info incorporated													
	Connectivity: Linkage Opportunities to Downtown Oly													
	District-wide sustainability goals identified													
	Downtown Strategy input incorporated													
	Presentation documents for Public Outreach #1													
	Document all public feedback from Outreach #1													
DEVELOPMENT PLAN (90%)	3. Updates to Destination Development Plan (90%)													
	Incorporate all feedback to-date into updated plan													
	Update district-wide sustainability options													
	Identify and document infrastructure improvements													
	Update response to sea level rise													
	Update plans & massing model													
	Enlarged plans of key elements													
	Updated documents for Public Outreach #2													
	Document all public feedback from Outreach #2													
FINAL PLAN (100%)	4. Final Development Plan (100%) & Presentation													
	Incorporate all feedback to-date into final plan													
	Present final development plan to Stakeholders													
	Present final development plan at Outreach #3													
	Present final development plan to Commissioners													

○ = Public & Stakeholder

Outreach meetings

Advisory Board Meetings:

Oct. 14 | Nov. 10 | Dec. 8 |

Jan. 13 | Feb. 8

Select Stakeholder Meetings:

Nov. 12 | (additional) Dec. 7-11

Public Outreach Meetings:

Nov. 18 | **Dec. 16** | Jan. 20

Final Presentation:

Monday Feb. 8th @ 5:30pm

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to maximum extent possible.	We will implement what you decide.



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Public Outreach Meeting #1 - Comments/ Feedback

Comment	Comment Summary
Representing Arbutus (former director) looking to expand metalwork & glassblowing. Current facility is limiting their ability to expand. Would like to grow to 20,000 sf building	Potential 20,000sf space for Abutus
What about a public restroom along the BF Trail?	Public Restrooms along trail
we would like to see a sailing center	Sailing Center
A place for light industry that once existed there not too long ago	Light Industry opportunity
I'd prefer bioengineered shorelines, rather than hard armoring, as an aquatic ecologist. And I'm glad that the idea of a dog park is gone, given the dissolved-oxygen problems in Budd Inlet.	Living Shorelines
How far along is the planning for the RV park?	
How about a "water/maritime" oriented makers space type facility?	Water/Maritime oriented makers space
I second a community sailing center! A facility for small boats and paddlesports with rentals and access to the water for community members (either through their own small boat launch or rentals)	Sailing Center
We also think all shorelines should be living shorelines. The port supports many migratory birds and winter bird habitat. The stormwater pond was full of mergansers just tonight.	Living Shorelines
small boat center for sailing and other non motorized crafts would be very popular for all ages	Sailing Center
Continue the WET center/ HOCM theme with water education centers for families and perhaps professional development opportunities.	Water Education Centers
Yes, a community sailing center! A sailing center, isn't just a portal to the water like a dock or park, it's a community access point where lessons, rentals, recreation and engagement with the water can take place. Youth regattas draw hundreds of parents and sailors for multiple days that need to eat, sleep, etc.	Sailing Center
I too support a place to rent a row boat or a sail boat! or a kayak ...	Boat/ craft rentals
I too support a sailing center & place to rent small boats for people to get out on the water!	Sailing Center
Forgot to add...we have been teaching wooden boat building and are very interested in collaborating with the maritime heritage group! We'd like to do at- risk-youth boat building. We have relationships with the Squaxin and	Boat Building Workshop



A COMMUNITY-INFORMED PLAN FOR OUR FUTURE

Port Vision 2050 Action Plan

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Port of Olympia Mission Statement:

Creating Economic Opportunities by Connecting Thurston County to the World by Air, Land, and Sea.

Port Of Olympia Commission Goals:

1. Strengthen our commitment to serve all of Thurston County
2. Be a leader in Environmental Stewardship
3. Promote and prioritize Economic Development throughout Thurston County.
4. Optimize and sustain the resources (finances, personnel, time, And infrastructure/ equipment) Necessary for the Port to thrive and innovate
5. Grow our value as a Public Port



Port of Olympia Vision Statement:

Be A Port that contributes to a more resilient community.

Resolution 2017-03

Through the planning efforts and discussion it was identified and agreed that the role of the Port is to create a positive impact in Thurston County in the three following areas:

- **Creating Economic Opportunities**
- **Acting as an Environmental Steward**
- **Creating and maintaining Community Assets.**



Washington State Constitution:

- The Washington State Constitution establishes a general policy **that taxes and other public funds may be spent only for public purposes**
(Article VII – Section 1 – Amendment 14)

- No county, city, town or other municipal corporation shall hereafter give any money, or property, or loan its money, or credit to or **in aid of any individual, association, company, or corporation, except for the necessary support of the poor and infirm**, or become directly or indirectly the owner of any stock in or bonds of any association, company or corporation. (Emphasis added)
(Article VIII – Section 7)

- **Cannot be gifted**. Provision added empowering the Legislature to authorize **uses of port district funds** for industrial development, trade promotion and promotional hosting, **as a “public purpose, and shall not be deemed a gift...”**.
(Article VIII – Section 8 Amendment 45)

- Authorize districts to, among other things, **“construct, condemn, purchase, acquire, add to, maintain, conduct, and operate . . . improvements relating to industrial and manufacturing activities** within the district[.]”
(RCW 53.08.020)

- Authorize a district to *“improve its lands by dredging, filling, bulkheading, providing waterways or otherwise developing such lands for industrial and commercial purposes[.]”*

RCW 53.08.040

-
- Authorize a district *to lease “real and personal property owned and controlled by it,* for such purposes and upon such terms as the port commission deems proper.”

RCW 53.08.080;

-
- Authorize port districts to *make studies, investigations and surveys for industrial development* within the district when the development “is carried out by a public agency . . . for a public purpose,” and to *make necessary expenditures “for the proper promotion, advertising, improvement and development of such port properties and . . . facilities.”*

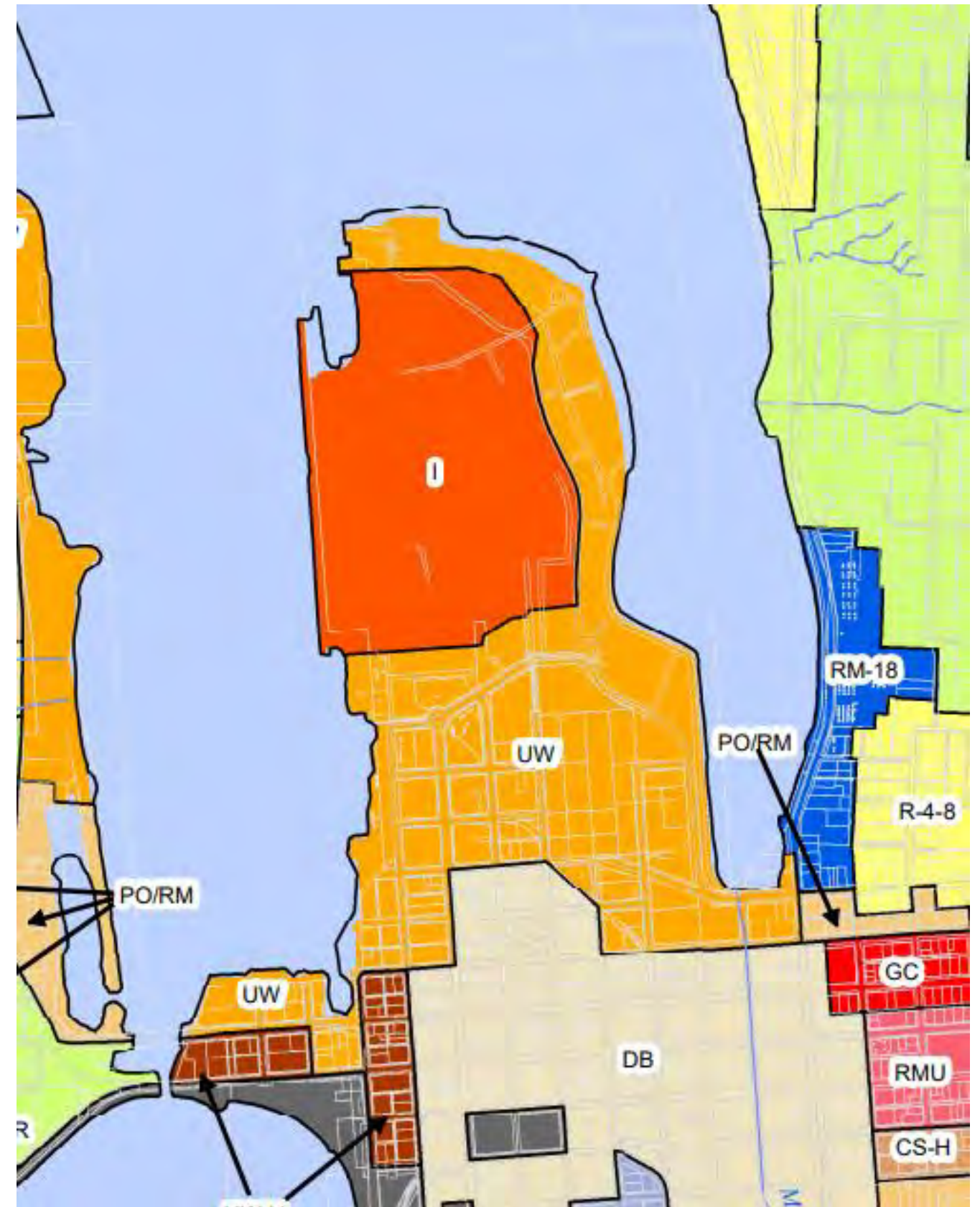
RCW 53.08.160;

-
- Require *that any expenditures for industrial development* be made pursuant to “specific budget items *as approved by the port commission at the annual public hearings[.]”*

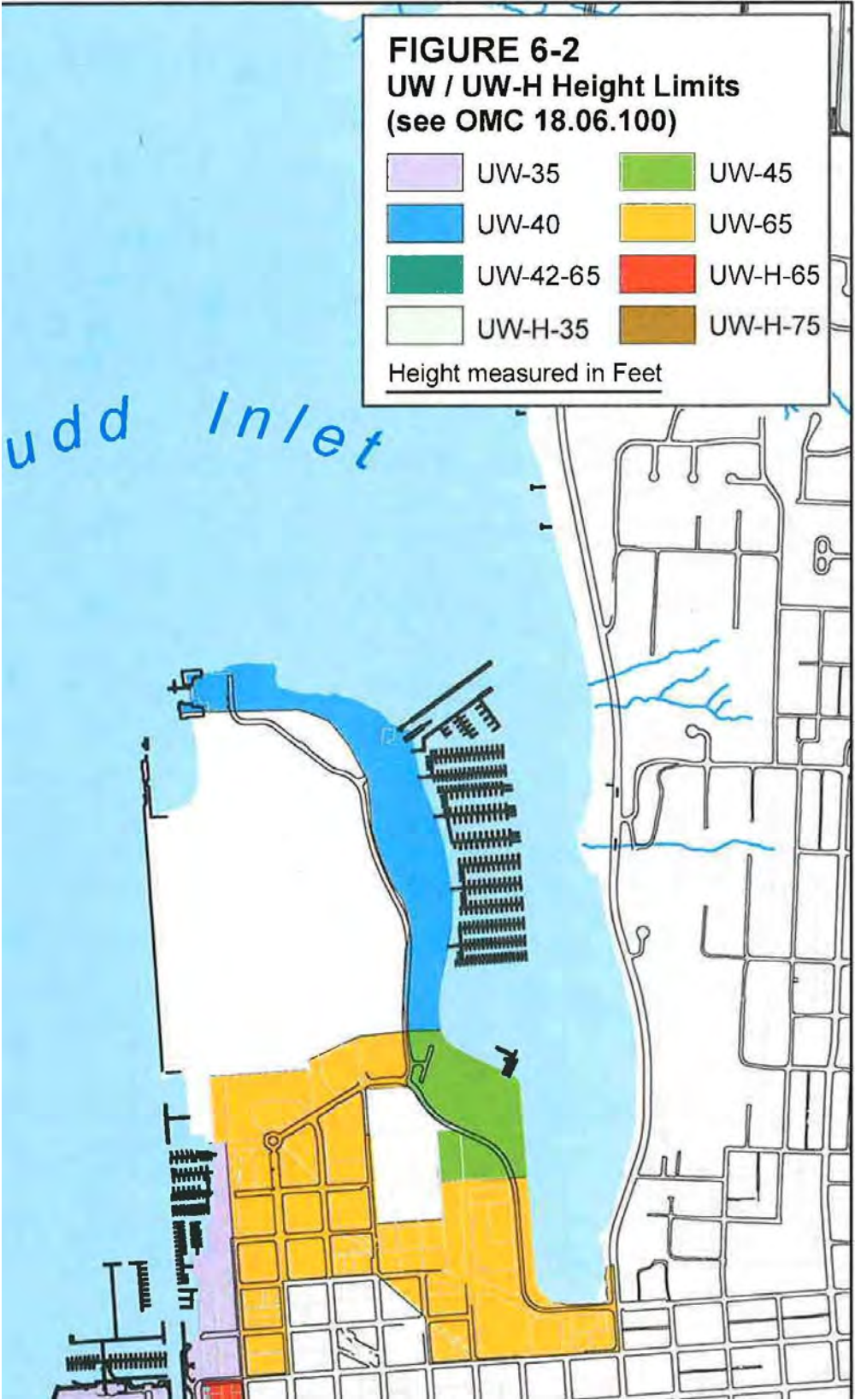
RCW 53.36.120;

Zoning: Urban Waterfront (UW)

Permitted Uses: **Drinking Establishments, Restaurants, Light Industry, Piers, Wharves, Landings**, Industrial Printing, Publishing, Warehousing, Welding/fabrication, Wholesale sales, Banks, **Office, Art galleries**, Auditoriums, **Boat clubs, boat storage, commercial recreation, health & fitness, library, marinas, Museums, Parks, Playgrounds, Theaters, Apartments, mixed use, boarding house, Group homes, Retirement homes, retail, bed & breakfast, hotel, Adult day care, child care, laundry services, personal services, rental stores, public facilities**, recycling facilities, radio/ TV, school, service station, sewage treatment facilities, variety of temporary uses, **conference center, commercial parking facility, place of worship.**



Allowable Heights		
UW	40' , 45' & 65'	
Required Setbacks		
UW:	None	
Allowable coverage		
UW:	60% between shoreline & street	
	100% everywhere else	

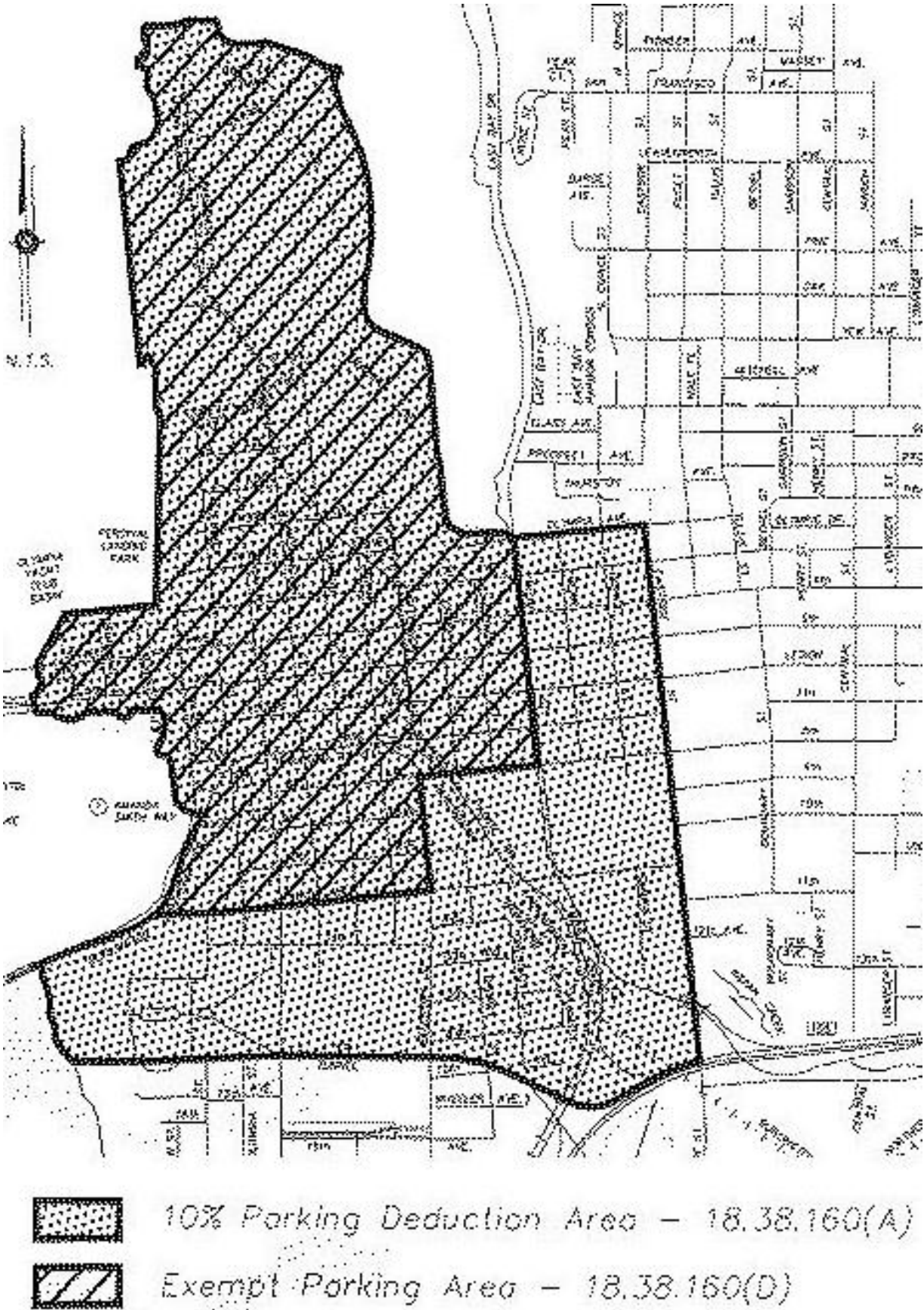


Shoreline Master Program Requirements
Max Height: 40’ (25’ within 75’ of OHWM)

Setbacks: 100’ shoreline setback &
50’ vegetation conservation area

Parking required for each use:

Residential	1.5 stalls / unit
(WITHIN EXEMPT PARKING AREA)	
*Retail	3.5/1000sf to 4.5/ 1000sf
<i>*New commercial under 3,000sf gross leasable area are exempt</i>	
Light Industrial	1/ 2 employees
Restaurant / Bar	10/ 1,000sf
Fitness Center	4/ 1,000 sf
Office/ Business	1/250sf down to 1/400sf
Hotel	1/ room + 1/manager suite
Museum	1/300sf or 3.3/ 1000sf
Child Care	1/ staff + 1/10 children





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- Port needs long-term financial sustainability
- Real Estate serves as earned income, economic development, and public benefit
- Land Lease Rate Determination and Requirements
- Port weighs Rent Income vs. Operational Income

- RV Operation vs. Ground Lease
 - Over 33% increase in net revenue to Port
 - Risk vs. Reward compared to Ground Lease
 - Site can be redeveloped after ROI (Under 5 years)
 - Always open to a better idea
- Hotel vs. Ground Lease
 - Potential NOI of over \$2.5M before capital costs
 - Risk v. Reward
 - Port the appropriate Owner?



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Port of Olympia Waterfront Destination Development Plan

Opportunity for Public Feedback

ADVISORY GROUP MEETING #4

Tuesday January 13th 10am

PUBLIC OUTREACH MEETING #3

Wednesday January 20th 5:30pm

FINAL PRESENTATION (Commissioners)

Monday February 8th 5:30pm

