

PORT OF OLYMPIA DESTINATION WATERFRONT DEVELOPMENT PLAN PUBLIC OUTREACH MEETING

January 20, 2021

**Project
Status
Update &
Recap**

**Community
Feedback
Summary**

**Sea Level
Rise**

**Development
Plan**

**Next Steps &
Opportunity
for Input**

Port of Olympia Mission Statement:
Creating Economic Opportunities by Connecting Thurston County to the World by Air, Land, and Sea.



Vision Focus Areas

The Vision 2050 Task Force reviewed and organized input under three primary focus areas, including:

- 1. Marine Terminal, Waterfront and Community Assets
- 2. Business Development, Infrastructure and Real Estate
- 3. Sustainability, Administration, Communications and Engagement



Build community awareness and support



Align Port investment and policy with community priorities



Strengthen partnerships



Establish a shared-vision for Port focus and impact

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.



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



SITWORKS
John Payne, ASLA, PLA, ISA
Landscape Architecture



SCJ ALLIANCE
Bob Connolly, PE
Civil Engineer



MOTT MACDONALD
Abigail Mitchel, PE
Ports & Coastal Engineer



ADVISORY GROUP MEMEBERS:

- **LEONARD BAUER**, CITY OF OLYMPIA
- **PATTY BELMONTE**, HANDS ON CHILDREN’S MUSEUM
- **JEFF BOWE**, EXPERIENCE OLYMPIA & BEYOND
- **MICHAEL CADE**, THURSTON COUNTY EDC
- **TODD CUTTS**, OLYMPIA DOWNTOWN ALLIANCE
- **MARC DAILY**, TRPC
- **LISA DENNIS-PEREZ**, LOTT CLEANWATER ALLIANCE
- **CHUCK FOWLER**, SOUTH SOUND MARITIME HERITAGE ASSOCIATION (SSMHA)
- **MYRON HOTINGER**, SWANTOWN MARINA LIVEABOARD
- **NOREEN LIGHT**, SWANTOWN MARINA LIVEABOARD
- **PARIS MCCLUSKY**, SOUTH SOUND ESTUARIUM
- **RAY PETERS**, SQUAXIN ISLAND TRIBE
- **DREW PHILLIPS**, FORMA CONSTRUCTION
- **DAVID SCHAFFERT**, THURSTON CHAMBER OF COMMERCE
- **KYLE RADANOVIC & BRIAN STILL**, ANTHONY’S RESTAURANT
- **DR. TIM STOKES**, SOUTH PUGET SOUND COMMUNITY COLLEGE
- **RICHARD WOLF**, EAST BAY NEIGHBORHOOD ASSOCIATION

ADDITIONAL ADVISORY GROUP MEMEBERS:

- **KGY RADIO STATION**
- **ROGNLIN'S INC. GENERAL CONTRACTOR**
- **OLYMPIA AREA ROWING (OAR)**
- **DESCHUTES ESTUARY RESTORATION TEAM,**
- **SIERRA CLUB**
- **THURSTON CLIMATE ACTION TEAM (TCAT)**
- **PORT OF OLYMPIA CITIZENS ADVISORY COMMITTEE (POCAC)**
- **OLYMPIA YACHT CLUB**
- **SOUTH SOUND SAILING SOCIETY**

SELECT STAKEHOLDERS:

- **DAVID PAUL**, ARBUTUS FOLK SCHOOL
- **LISA IVERSON**, OLYMPIA AREA ROWING ASSOCIATION (OAR)
- **DAVE WASSON**, BATDORF & BRONSON COFFEE ROASTERS
- **HELEN WHEATLEY**, VISION 2050 MEMBER
- **HARBOR DAYS REPRESENTATIVE**
- **SIERRA CLUB**

		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

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

GATHERING PUBLIC INPUT

- **WEDNESDAY JANUARY 20TH 5:30 PM**
PUBLIC OUTREACH MEETING #3
- **WEDNESDAY FEBRUARY 10th 10:00 AM**
ADVISORY GROUP MEETING **(NEW)**

FINAL PRESENTATION OF WHAT WE HEARD

- **WEDNESDAY FEBRUARY 24TH 10:00 AM**
ADVISORY GROUP MEETING **(NEW)**
- **THURSDAY MARCH 4TH 5:30 PM**
PUBLIC OUTREACH MEETING #4 **(NEW)**
- **MONDAY MARCH 8TH, 10:00 AM**
COMMISSIONERS PRESENTATION **(REVISED DATE)**





Public Outreach Summary

Public Outreach Meetings:

Nov. 18 | Dec. 16 | Jan. 20

Advisory Board Meetings:

Oct. 14 | Nov. 10 | Dec. 8 | Jan. 13

Select Stakeholder Meetings:

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

Commissioner Meetings:

November 16th

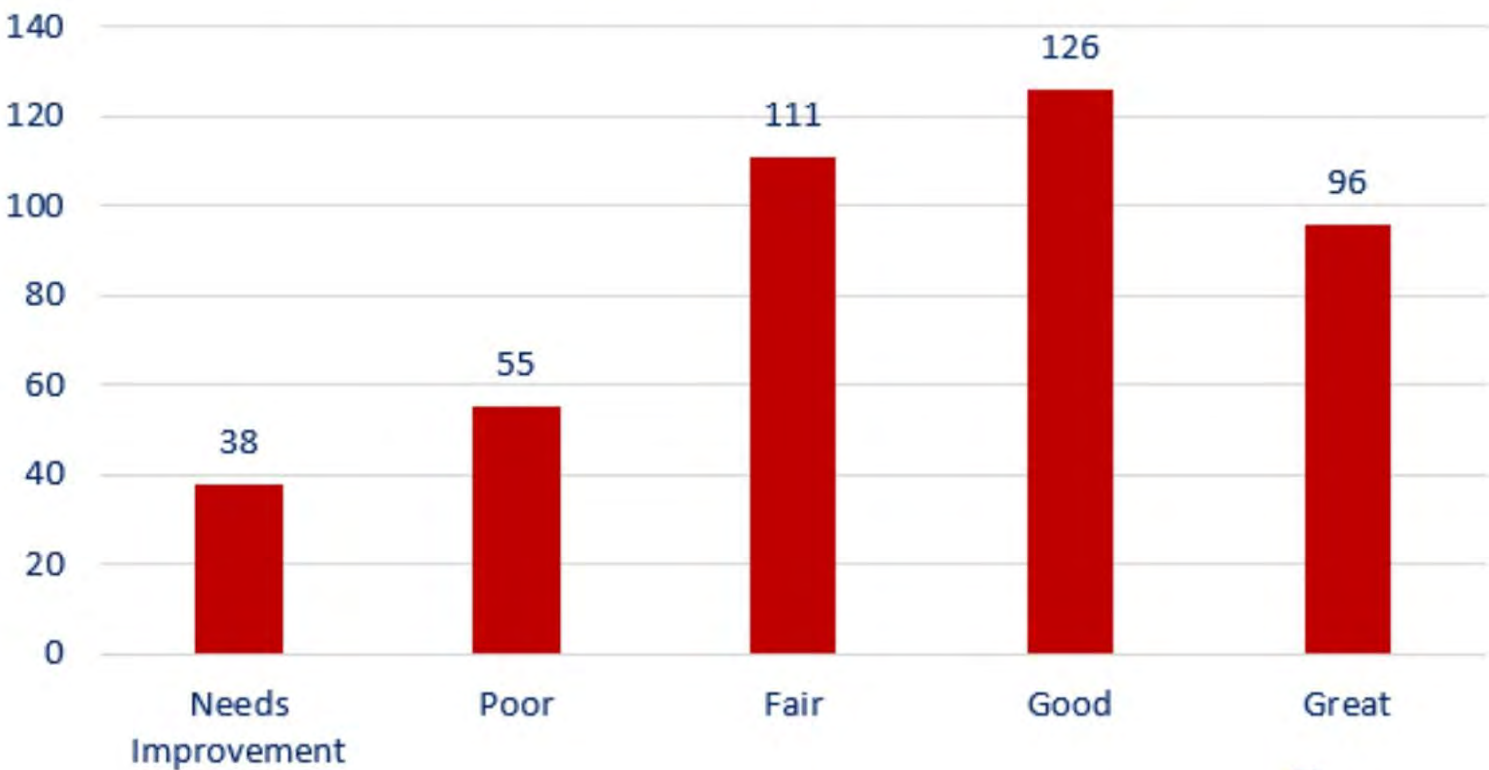
January 19th

Survey #1

Number of Respondents:

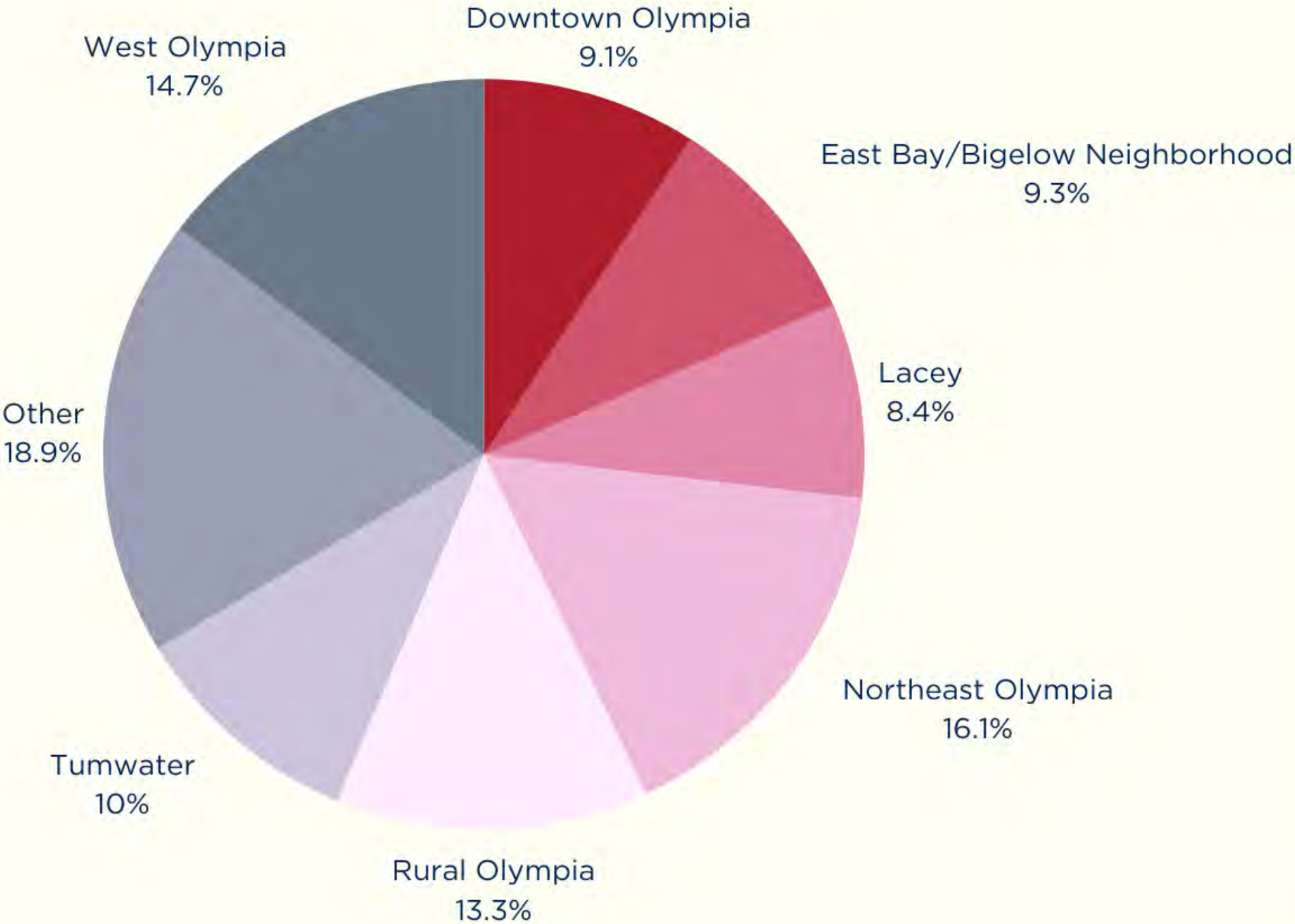
442

Overall Outreach Experience Rating



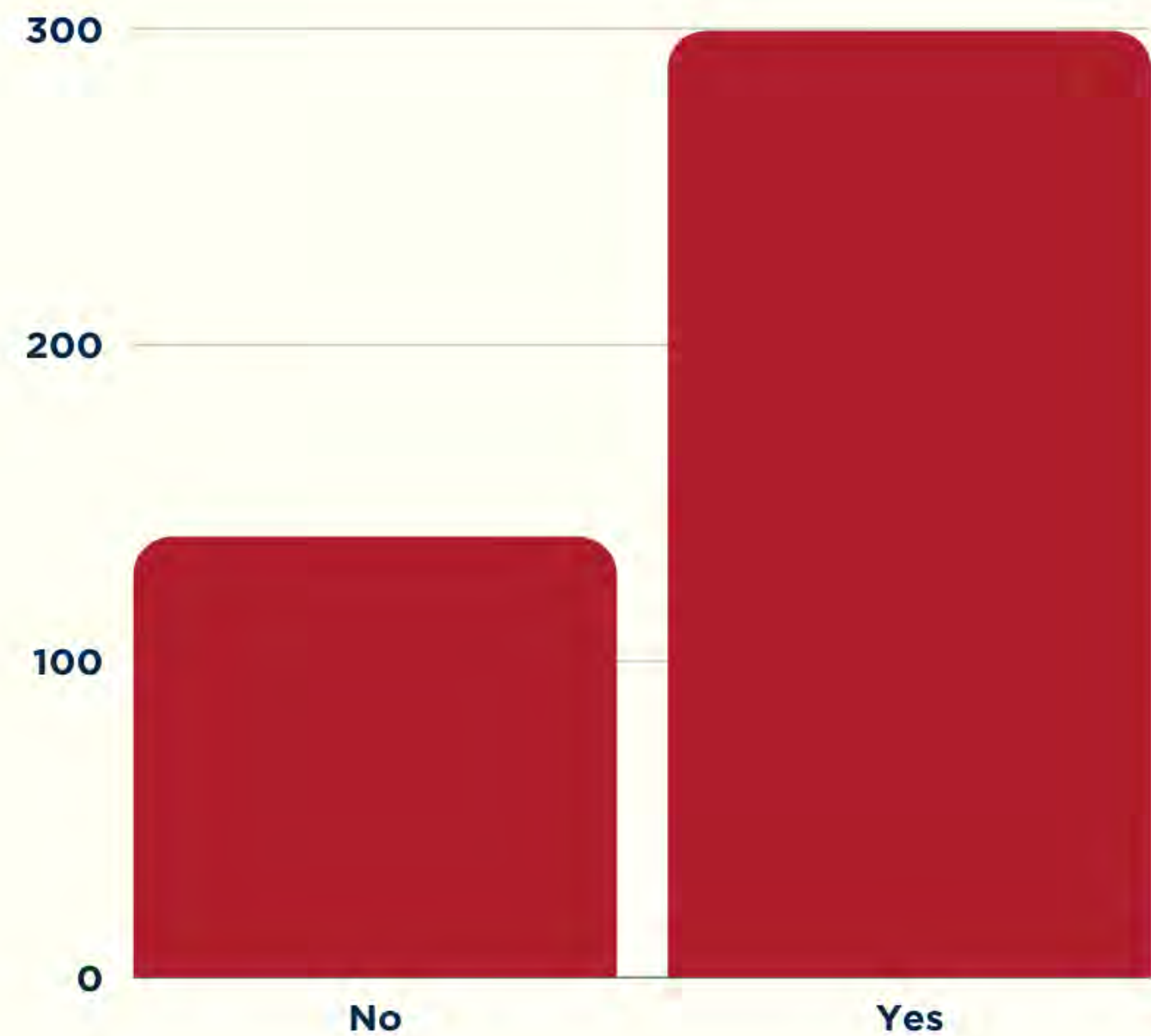
Q#1

Respondent Location



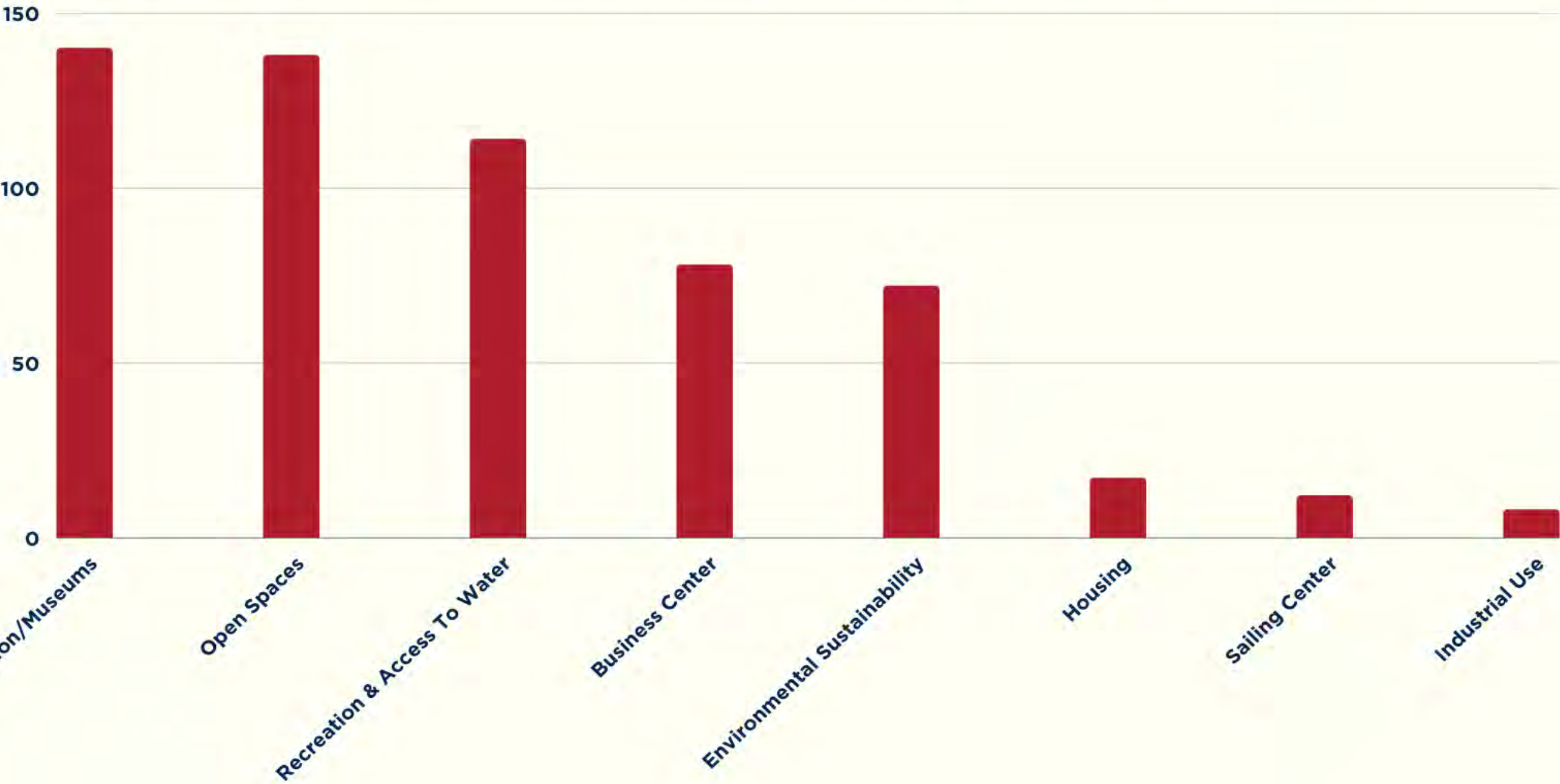
Q#2

Respondent Familiarity with Vision 2050



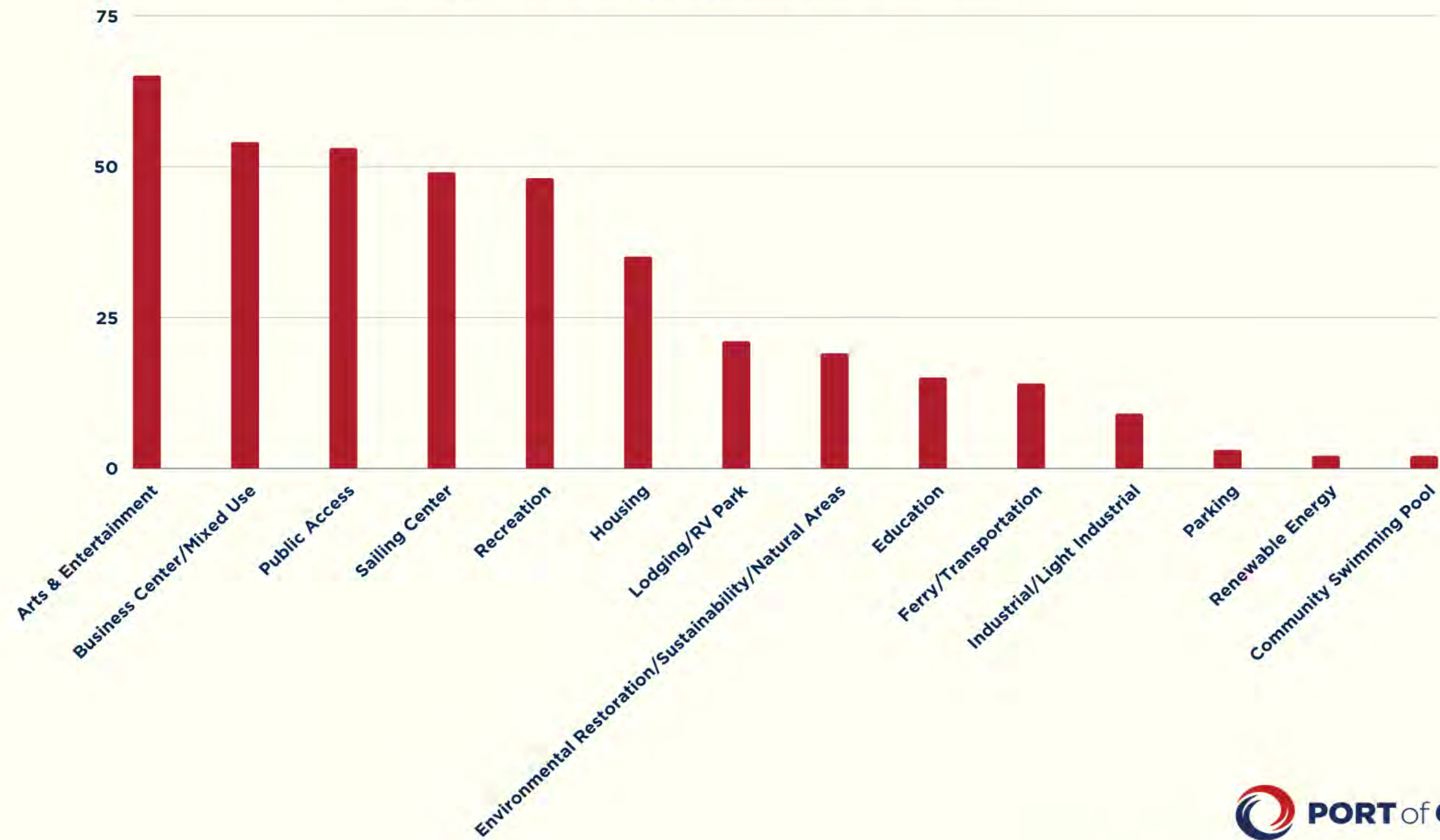
Q#3

Hope the Waterfront Destination Development Plan Will Achieve



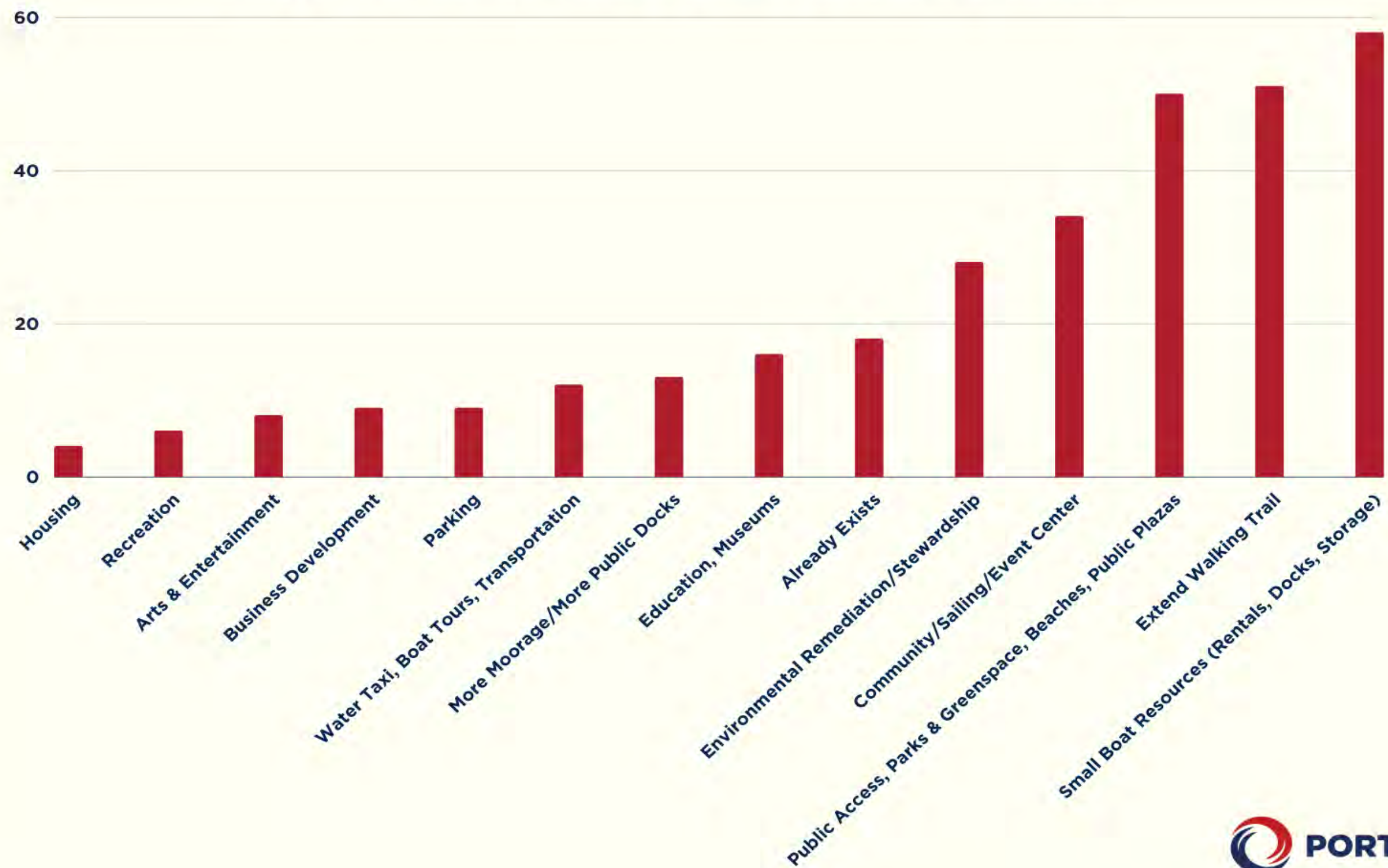
Q#4

Development Opportunities To Consider



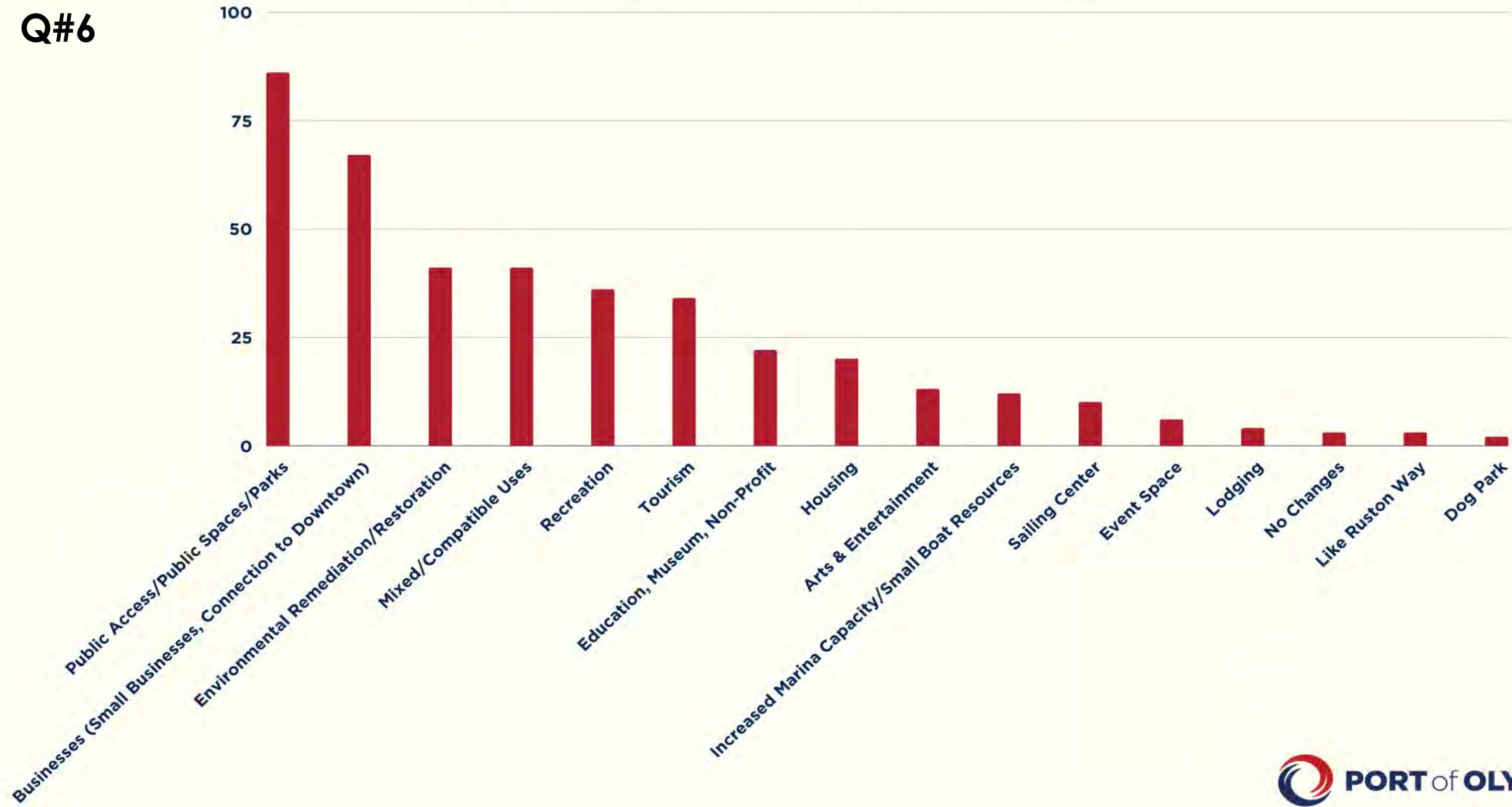
Q#5

Ways Plan Can Provide Public Access to Water



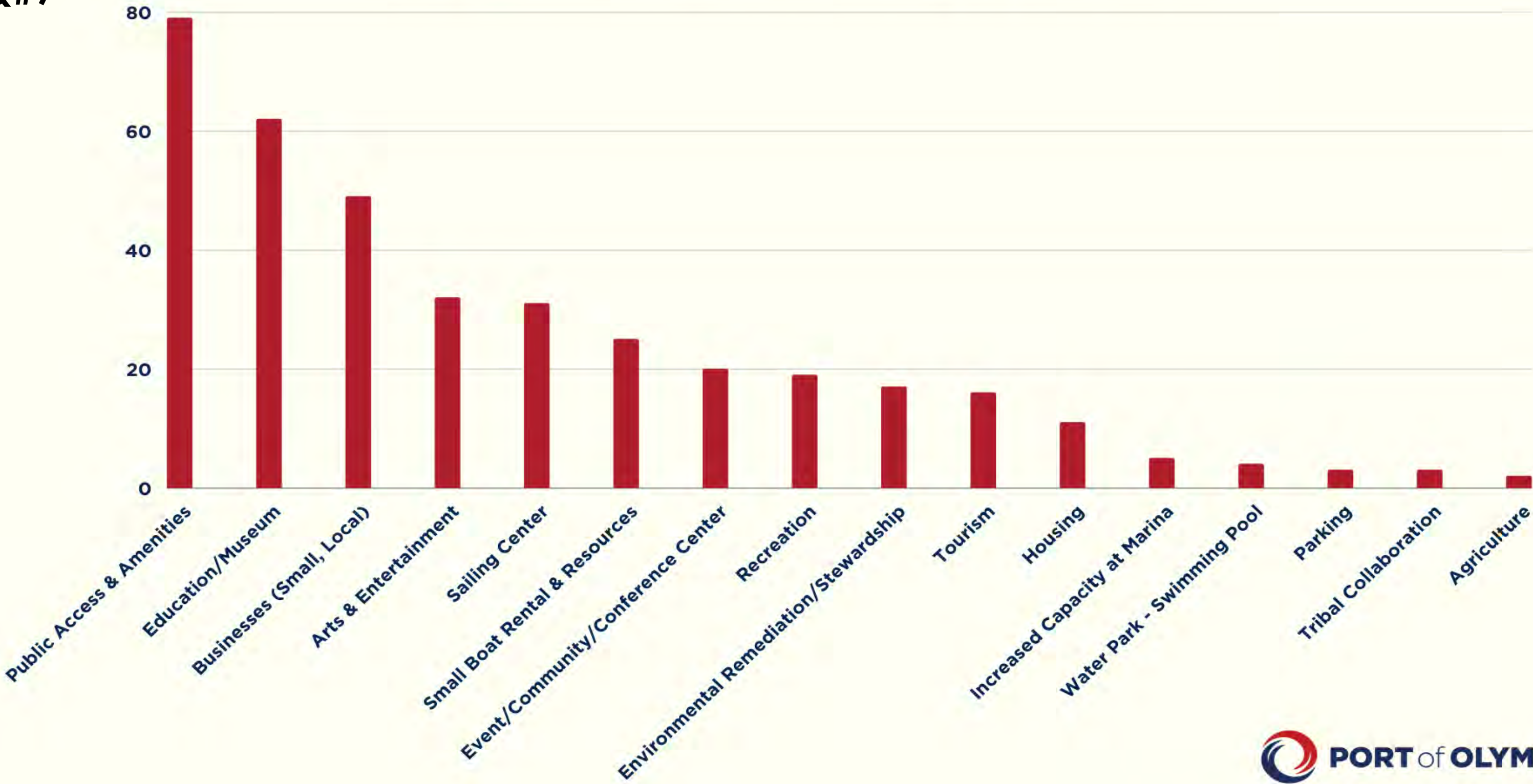
How Should the Area Look in 30 Years

Q#6



What Opportunities Would Benefit the Community

Q#7



Q#8

Additional thoughts or Ideas to be considered

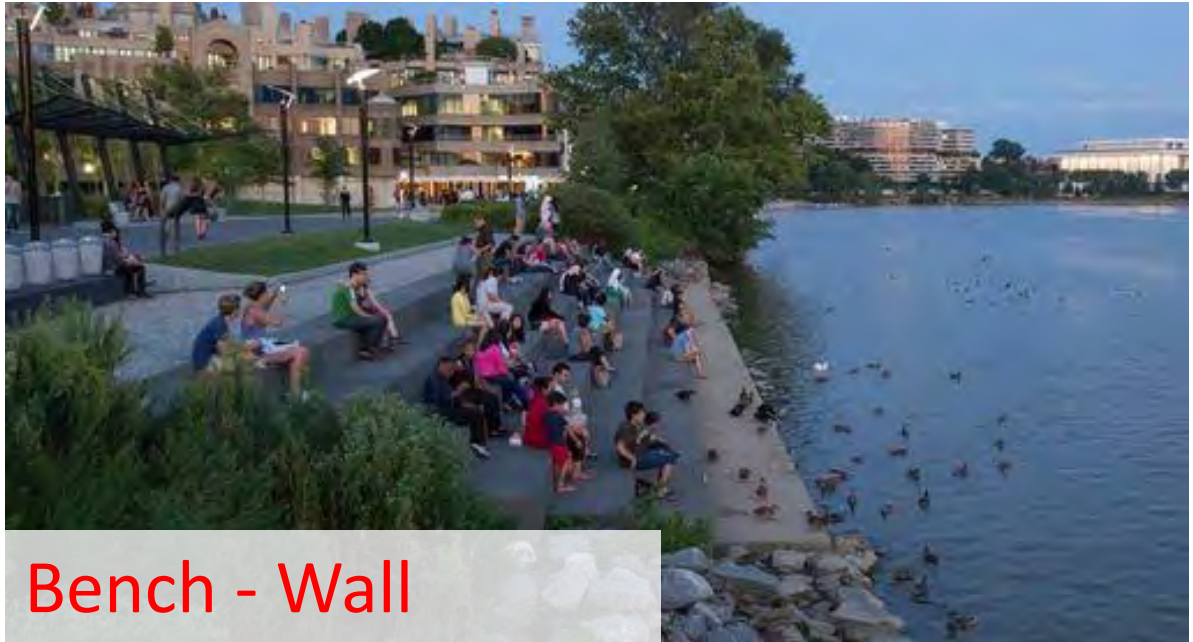
- Collaborate
- Maintain awareness of impacts from sea level rise
- Community multi-use space
 - Maritime-environmental-cultural
- Ensure environmental and financial sustainability
- Outdoor public spaces – dog parks
- Concerns about tourist accommodations
- Concerns about proposed uses within context of each site

Survey #2 Aesthetics –
Currently Live
Over 250 responses so far.

Survey closes 10pm on January 21st



Q#3 - Thinking about “access to water” rank the following images from 1-4
1 being the most preferred and 4 being the least preferred



Q#4 – How important is a park with a children’s play structure for any of these sites?



Q#5 – Which of these potential shoreline improvement options do you prefer most?



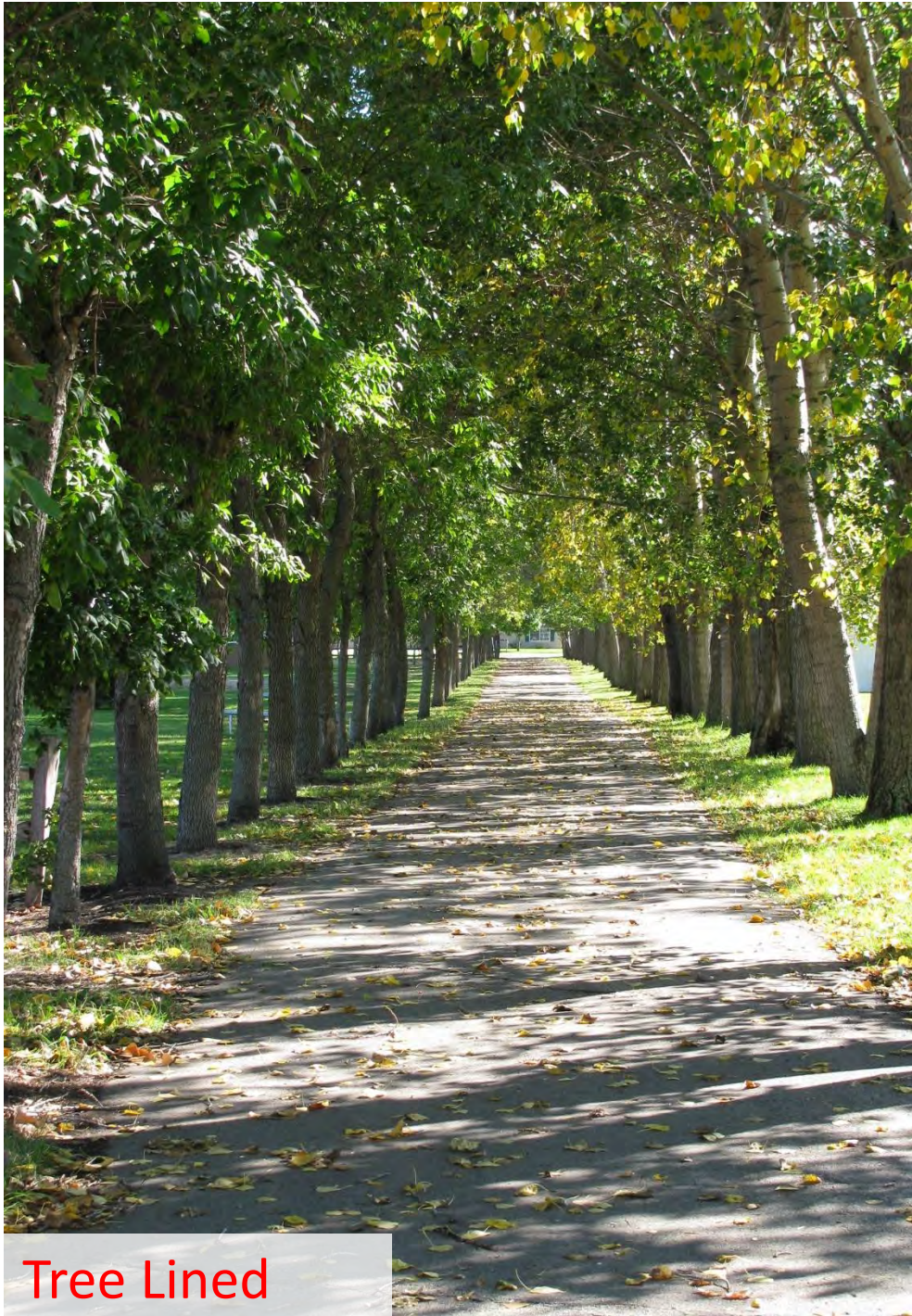
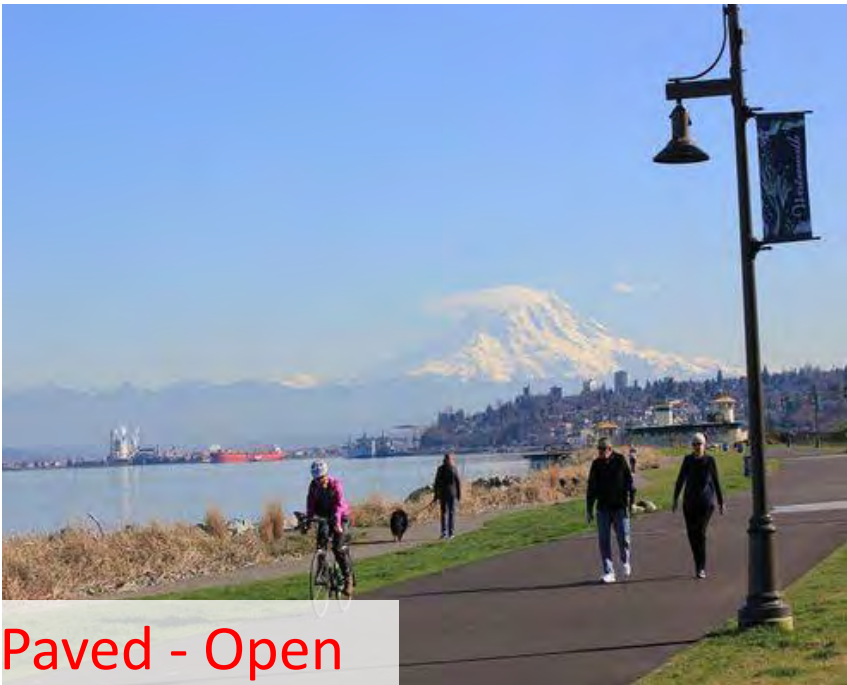
Q#6 – Rank, in order of preference, the style of architecture that would be best suited for this area. Pick your top 3 favorite styles.



Q#7 – Please select the top 5 images relating to paths and connectors within the development area.



Q#7 – Please select the top 5 images relating to paths and connectors within the development area.



Q#8 – What are your top 2 preferred options for an event/gathering space?



Q#9 – Regarding potential gateways or connectors between the waterfront development area and downtown Olympia, please rate the following images:



Informational



Beacon



Tower



Sculptural



Arbor / Archway



Architectural / Archway

Q#9 – Regarding potential gateways or connectors between the waterfront development area and downtown Olympia, please rate the following images:



Artistic Markings



Plaza



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Sea Level Rise Measures

Raised Streets



Raised Landscaping



Flood Walls



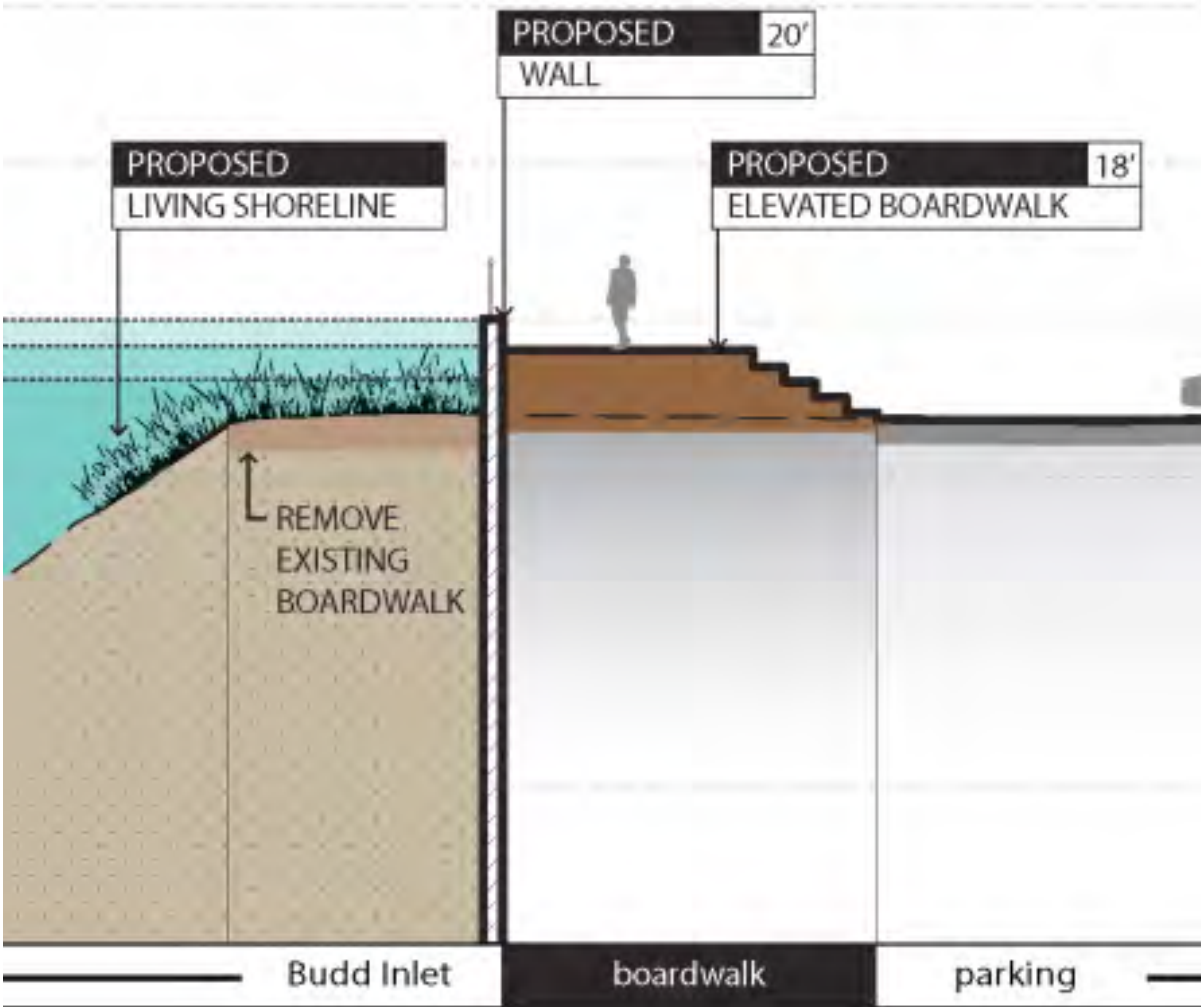
Raised Buildings



Living Shorelines



Temporary



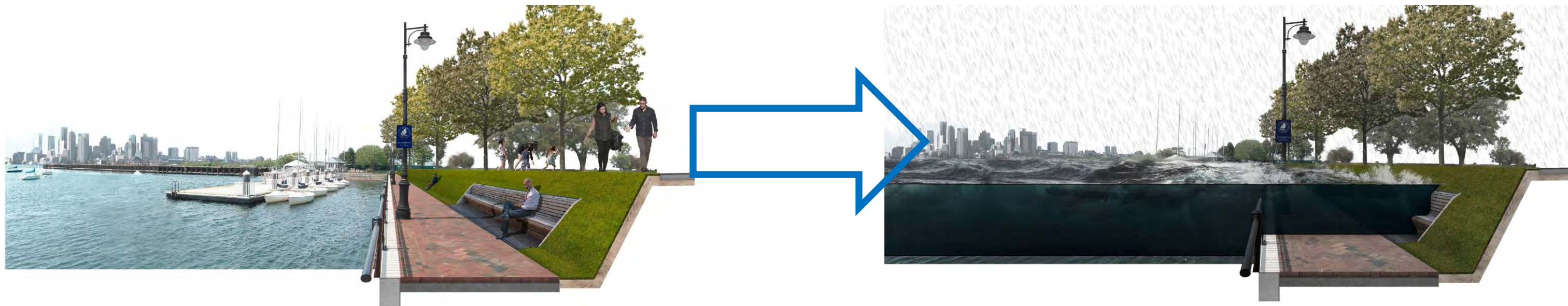
*Examples from internet

Sea Level Rise Measures



*Examples from internet

Sea Level Rise Measures



*Examples from internet



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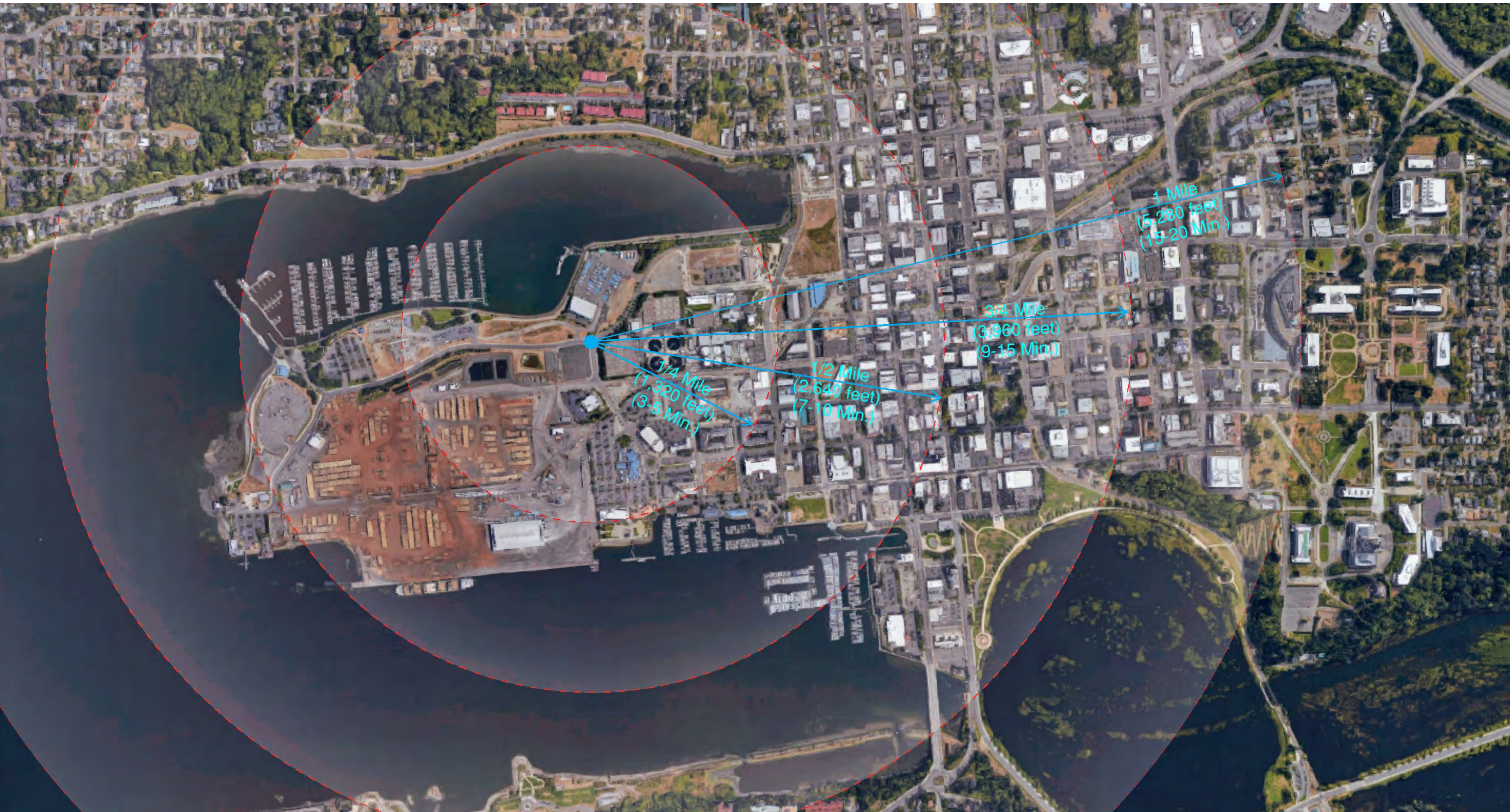
Development
Plan

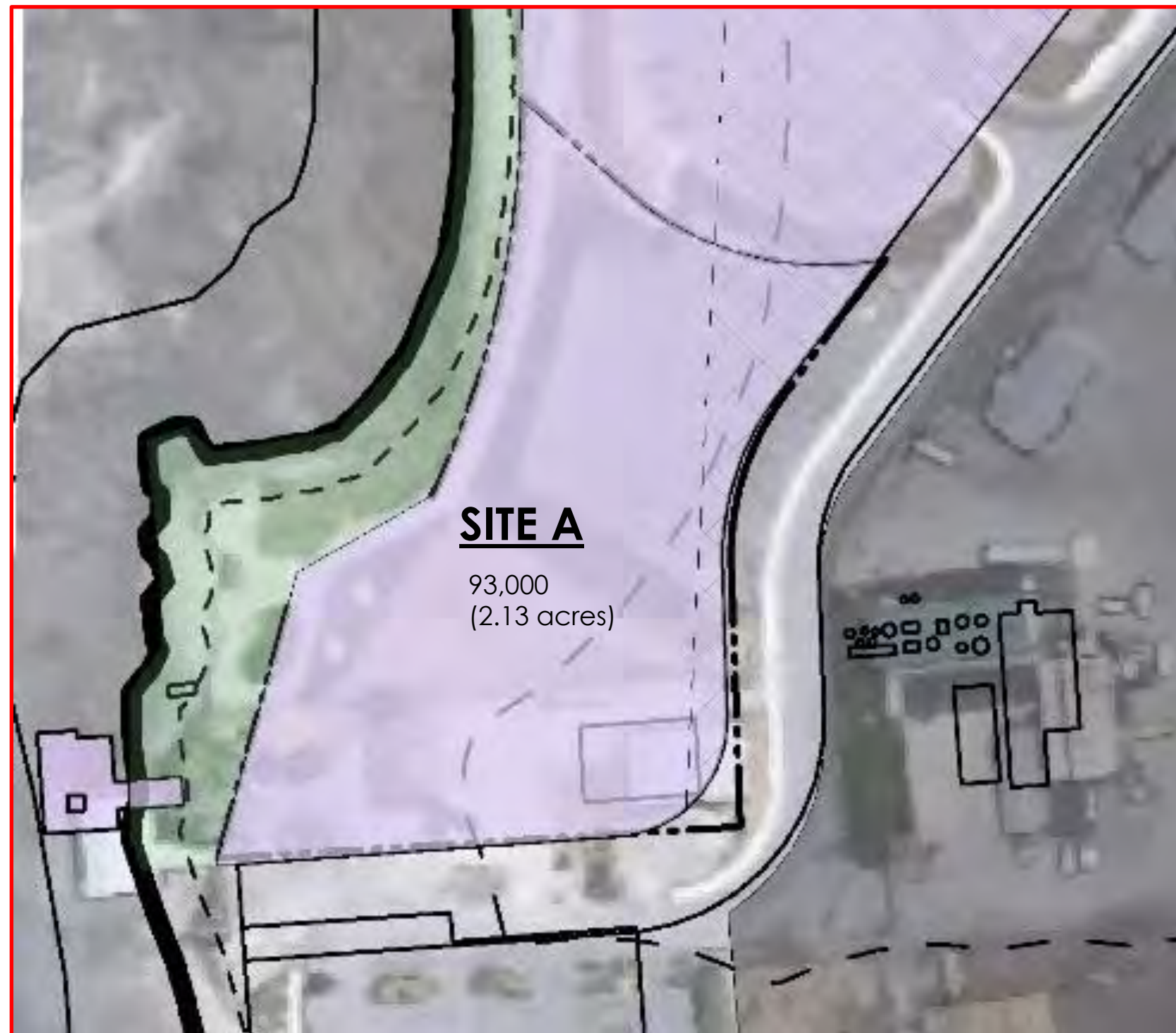
Next Steps &
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Development Plan – Current Scope









Site A:

Area:
93,000 (2.13 acres)

Current Use:
Parking / Office Building / Undeveloped

Potential Uses:
Hotel / Sailing Center / Mixed Use

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

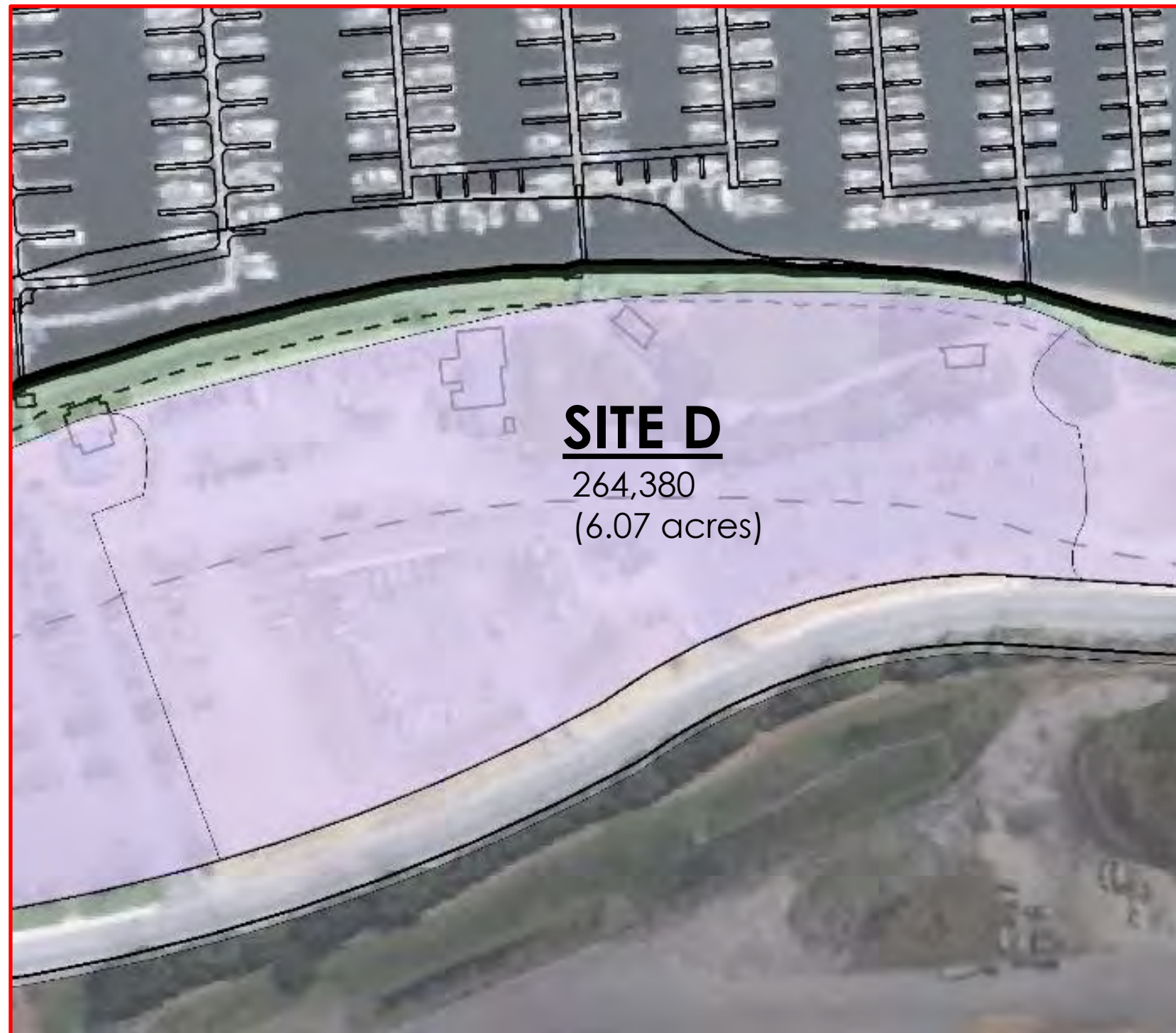
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site D:

Area:
264,380 sf (6.07 acres)

Current Use:
Marina Office / Parking / Dry Storage /
Undeveloped

Potential Uses:
Admin Building / Mixed Use / Light Industrial

Zone:
Urban Waterfront (UW)

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%



Potential Uses





Site E:

Area:
147,870 sf (3.39 acres)

Current Use:
Marina Office / Parking / Dry Storage /
Undeveloped

Potential Uses:
RV Resort / Mixed Use / Light Industrial /
Sailing Center

Zone:
Urban Waterfront (UW)

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%



Potential Uses



RV Resort



Mixed Use



Light Industrial



Sailing/ Center



Site OW- 2:

Area:

13,350 sf (0.30 acres)

Current Use:

Abandoned Stalculp Marina

Potential Uses:

Commercial/ Museum / Cultural Center /
Combined overwater site

Zone:

Urban Waterfront (UW)

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%



Potential Uses





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Port of Olympia Destination Waterfront Development Plan

Opportunity for Public Input

FINAL PRESENTATION (Commissioners)
Monday February 8th 5:30pm

