

PORT OF OLYMPIA DESTINATION WATERFRONT DEVELOPMENT VISION COMMISSION MEETING

March 08, 2021

**Introduction
& Public
Outreach
Plan**

**Public Input
Summary**

**Zoning &
Sea Level
Rise**

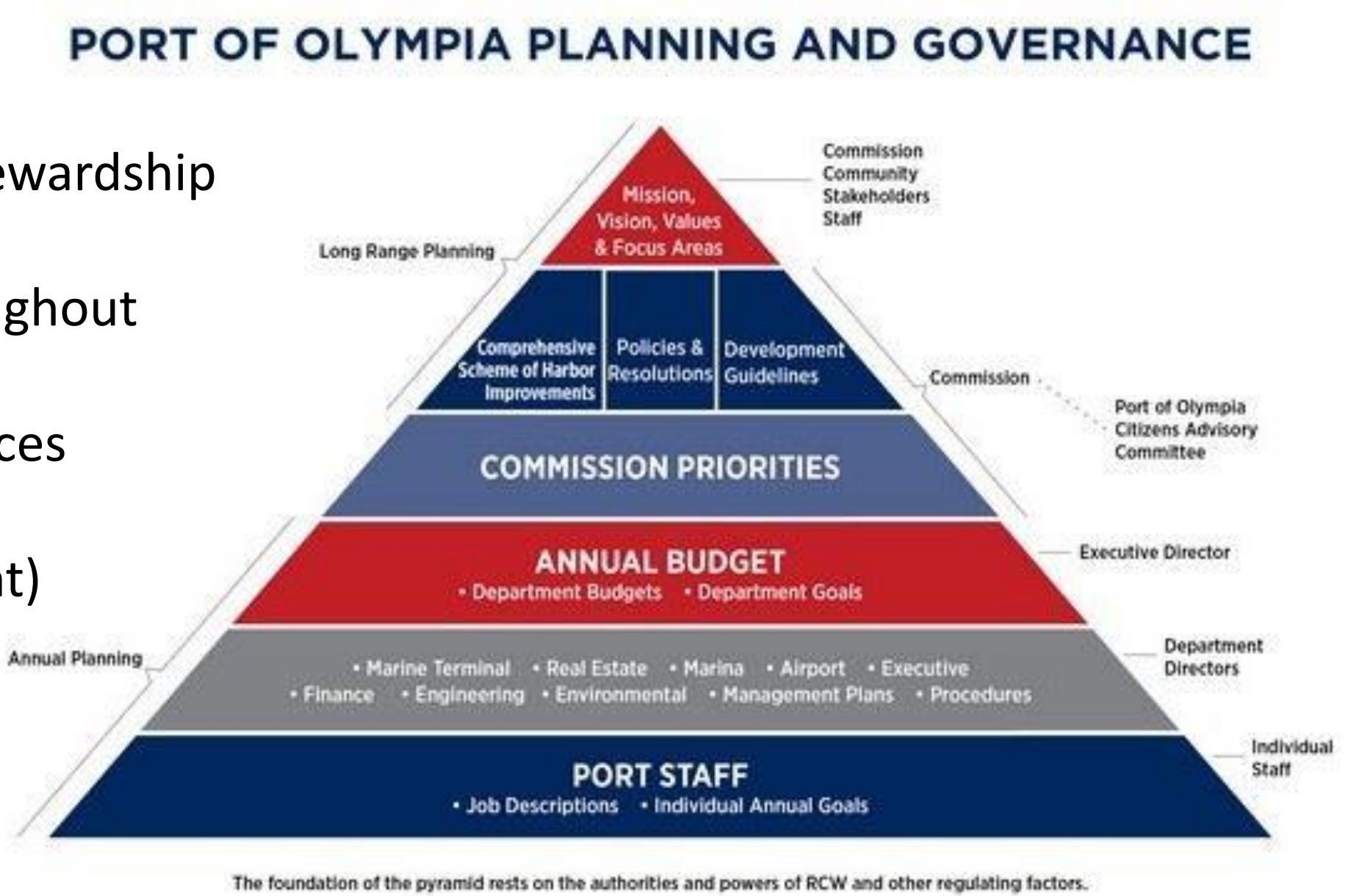
**Development
Site Plan**

**Next
Steps**

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



May 21, 2021 CERB approve a **\$50,000** grant to the Port
For this Destination Waterfront Development Vision to serve
As a marketing tool for investors

This was a follow up to **VISION 2050** plan.
(an 18 month study in 2018)

- Building community awareness of the Port
- Align investments with community priorities
- Strengthen partnerships
- Establish a shared vision for Port focus and impact



Balance and Honor - The Destination Waterfront will balance commercial development with a mix of mission driven enterprises that incorporate our maritime heritage, beauty of the natural environment and rich artistic community. The Port of Olympia supports the implementation of the City of Olympia's Downtown Strategy and honors the Squaxin Island Tribe who have stewarded these lands and waters since time immemorial.

Sustainability – Development on the Port Peninsula will address the reality of sea level rise and environmental legacies by incorporating principles of sustainable design and striving for a net positive environmental impact. The Destination Waterfront will create a balanced portfolio of businesses and endeavors that is financially sustainable.

Community - Through community and neighborhood coordination, the Destination Waterfront will welcome visitors and locals alike, will amplify the efforts to attract kids and life-long learners, and provide opportunities to learn, work and play. Development on the Port Peninsula adds to the resiliency of the community by creating economic opportunities, stewarding the natural environment and caring for community assets.

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.



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**, THURSTON REGIONAL PLANNING COUNCIL (TRPC)
- **LISA DENNIS-PEREZ**, LOTT CLEANWATER ALLIANCE
- **CHUCK FOWLER**, SOUTH SOUND MARITIME HERITAGE ASSOCIATION (SSMHA)
- **MYRON HOTINGER**, SWANTOWN MARINA LIVEABOARD (EXCUSED)
- **NOREEN LIGHT**, SWANTOWN MARINA LIVEABOARD (EXCUSED)
- **PARIS MCCLUSKY**, SOUTH SOUND ESTUARIUM
- **RAY PETERS**, SQUAXIN ISLAND TRIBE
- **DREW PHILLIPS**, FORMA CONSTRUCTION
- **DAVID SCHAFFERT**, THURSTON CHAMBER OF COMMERCE
- **KYLE RADANOVIC & SABRINA SMITH**, ANTHONY’S RESTAURANT
- **DR. TIM STOKES**, SOUTH PUGET SOUND COMMUNITY COLLEGE
- **RICHARD WOLF**, EAST BAY NEIGHBORHOOD ASSOCIATION

ADDITIONAL ADVISORY GROUP MEMEBERS:

- **NICK KERRY**, KGY RADIO STATION
- **AUSTIN ROGNLIN**, ROGNLIN'S OLYMPIA MARINE CENTER
- **GRETCHEN VAN DUSEN**, OLYMPIA AREA ROWING (OAR)
- **SUE PATNUDE**, DESCHUTES ESTUARY RESTORATION TEAM (DERT)
- **JOEL CARLSON**, SIERRA CLUB
- **EDDIE & BECKY MILLER**, SWANTOWN MARINA LIVEABOARD
- **DEB PATTIN**, PORT OF OLYMPIA CITIZENS ADVISORY COMMITTEE (POCAC)
- **BOB VAN SCHOORL**, OLYMPIA YACHT CLUB
- **STACEY WATERMAN-HOEY**, ARBUTUS FOLK SCHOOL
- **RICHARD WELLS & BOB BUTTS**, SOUTH SOUND SAILING SOCIETY

SELECT STAKEHOLDERS INTERVIEWS:

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

		YEAR MONTH WEEK	2020						2021						
			S	Oct		Nov		Dec		Jan		Feb		Mar	
			3-4	1-2	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)			•		•		•		•		•		•	
	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 development plan														
	Enlarged plans of key elements														
	Survey #1														
	Updated documents for Public Outreach #2														
	Document all public feedback from Outreach #2														
	Public Outreach Meeting #3														
	Survey #2														
FINAL PLAN (100%)	4. Final Development Plan (100%) & Presentation														
	Advisory Group Meeting - New members														
	Incorporate all feedback to-date into final plan														
	Present final development plan to Advisory Group														
	Present final development plan at Outreach #4														
	Present final development plan to Commissioners														



The Port of Olympia invites you to participate in
our final Public Outreach Opportunity

DESTINATION WATERFRONT DEVELOPMENT PLAN

A continuation of the Port 2050 Vision Plan

Wednesday
January 20
5:30 PM - 6:30 PM

Remote Meeting link can be
found below

**Attend a brief presentation to learn more about the
Waterfront Destination Development Plan public outreach
summary, underlying assumptions, and aesthetics, followed
with opportunities for questions and feedback.**

To be added to the email list for future notices and updates,
email Amos at amos@tasolympia.com.

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.

Public Outreach Summary

Social Media Reach:

11,871


Public Meeting Participants:

468

Number of Email contacts:

3,156

(as of March 8, 2021)



The Port of Olympia invites you to participate in our first Public Outreach Opportunity

WATERFRONT DESTINATION DEVELOPMENT PLAN


A continuation of the Port 2050 Vision Plan

Wednesday
November 18th
5:30 PM - 6:30 PM

} Remote Meeting

Attend a brief presentation to learn more about the Waterfront Destination Development Plan, followed up with opportunities for questions and feedback

Please RSVP to Amos at amos@tasolympia.com to be added to our email list for future notices and updates

 **PORT of OLYMPIA**

● Public Outreach Meetings:
Nov. 18 | Dec. 16 | Jan. 20 | Mar 4

● Advisory Board Meetings:
Oct. 14 | Nov. 10 | Dec. 8 | Jan. 13
Feb. 10 | Feb. 24

● Select Stakeholder Meetings:
Nov. 12 | (additional) Dec. 7-11

● Commission Meetings:
Nov.16 | Jan 19 | Feb. 16 | Mar. 8

2020 OCTOBER						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2021 JANUARY						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

2020 NOVEMBER						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

2021 FEBRUARY						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	1	2	3	4	5	6

2020 DECEMBER						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

2021 MARCH						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Public Outreach Summary

Survey #1

Number of Respondents:

442

(10 questions)

Survey #2

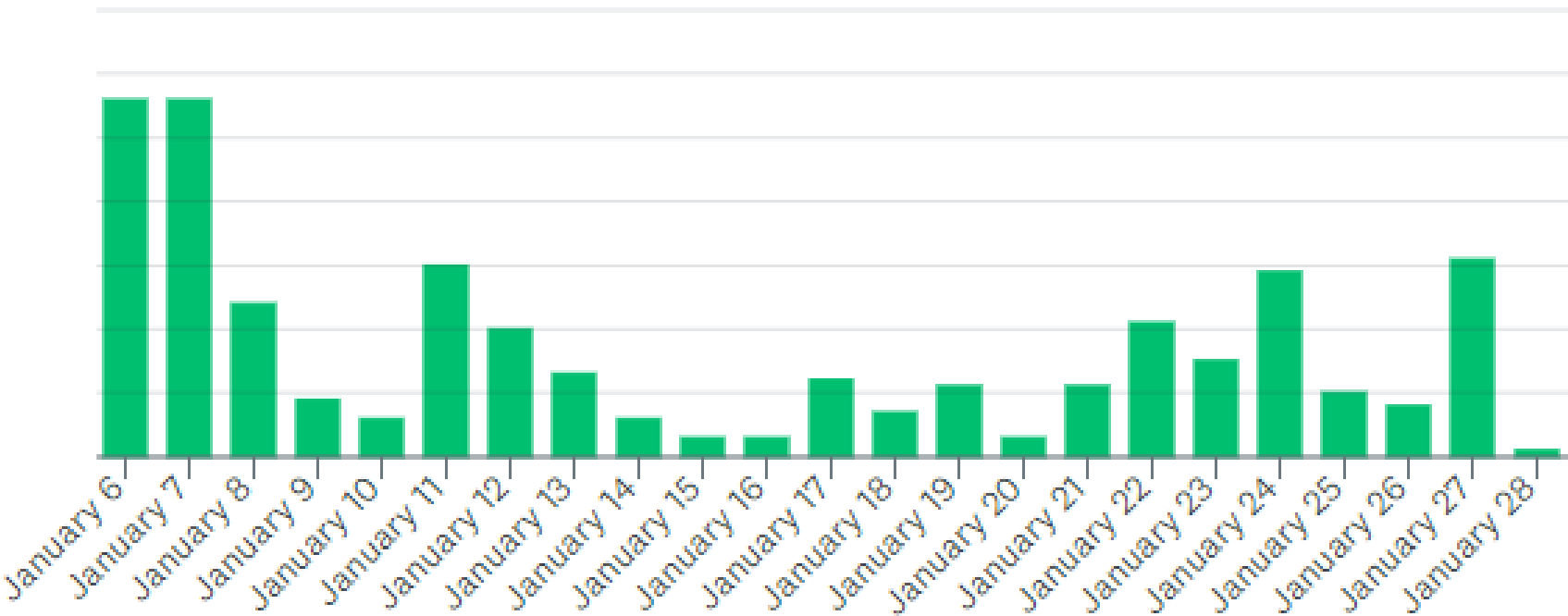
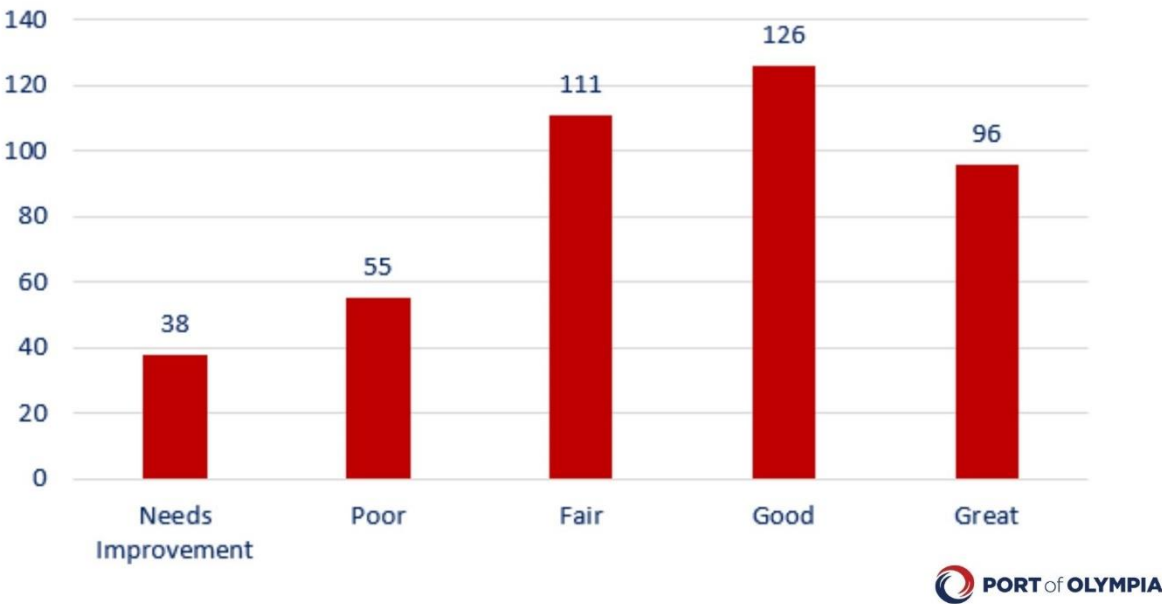
Number of Respondents:

385

(9 questions)

December 21 - January 28

Overall Outreach Experience Rating

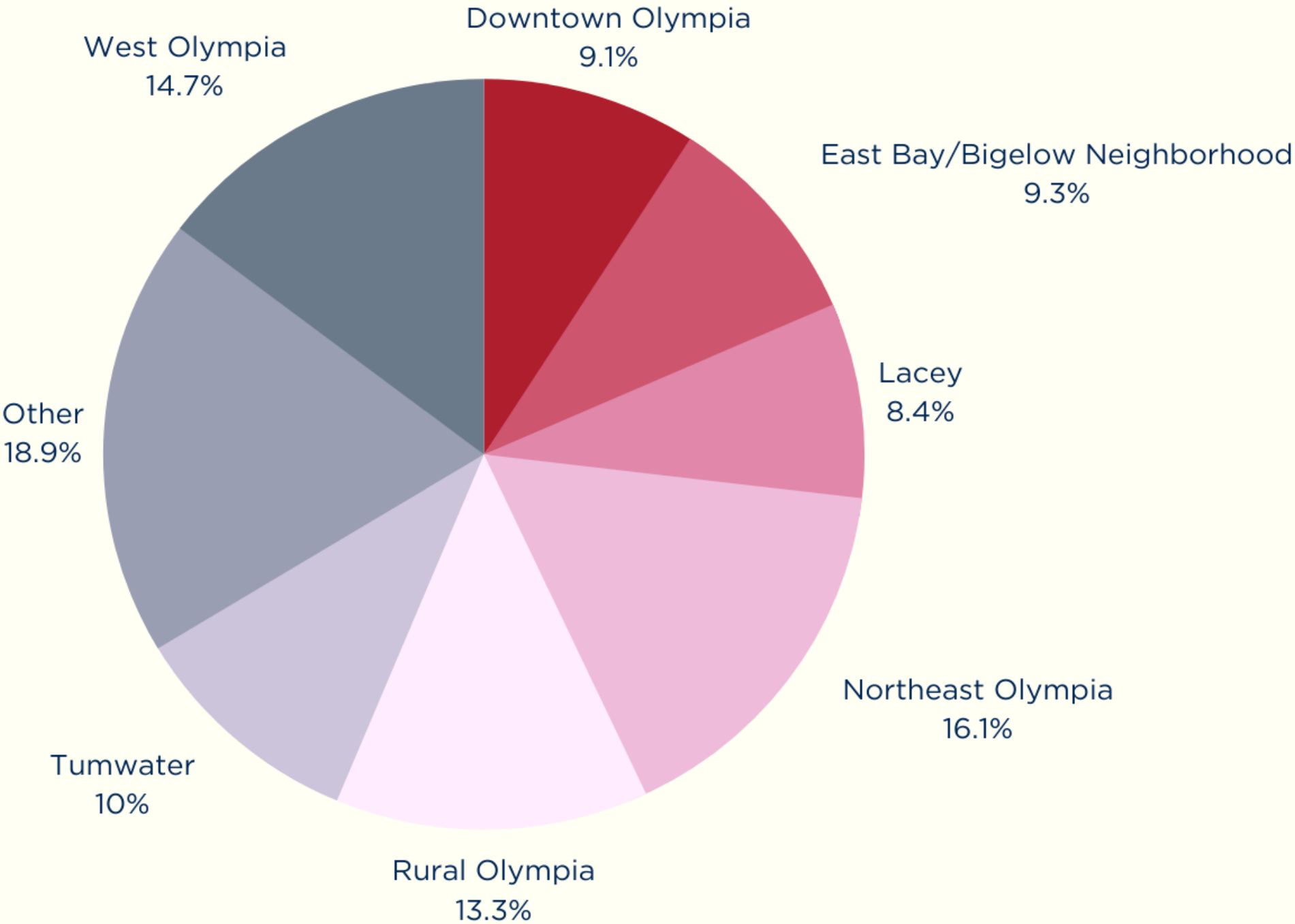


(234 new participants)



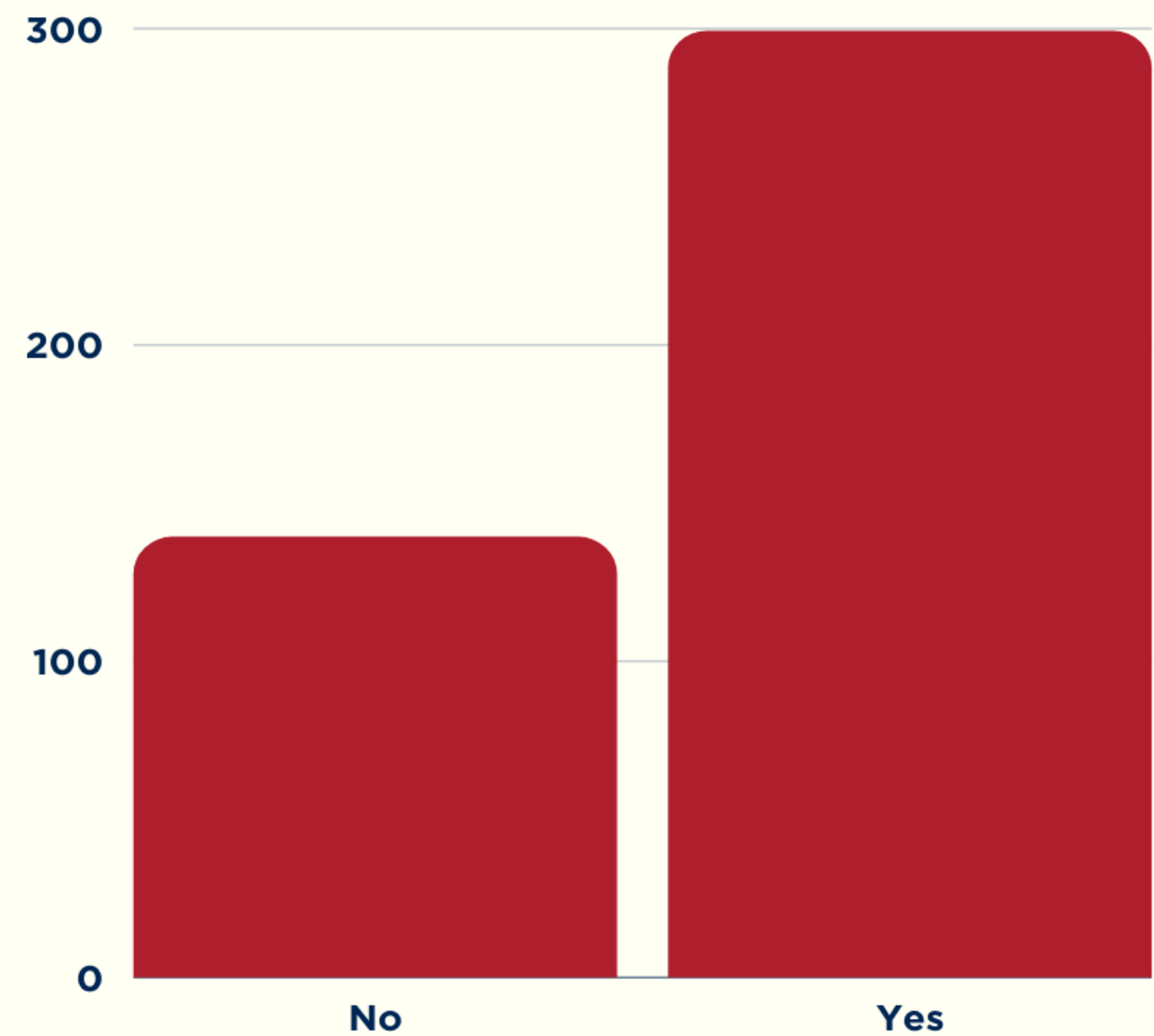
Q#1

Respondent Location



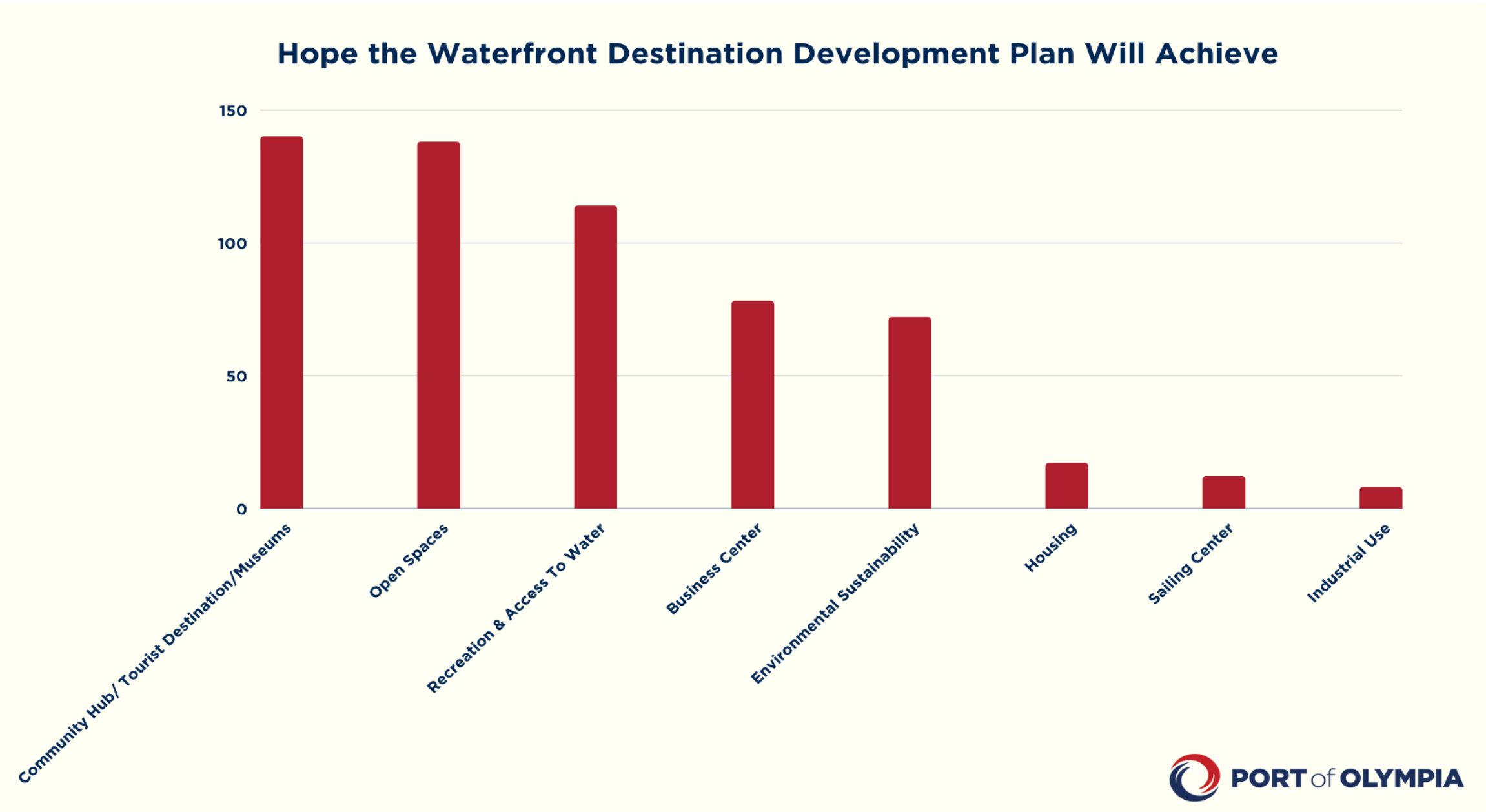
Q#2

Respondent Familiarity with Vision 2050



Q#3

Question 3 Takeaways:



- Be a community Hub
- Tourist Destination
- Incorporate a museum
- Provide open spaces & opportunities for recreation & access to water
- Consider a business center
- Environmental sustainability

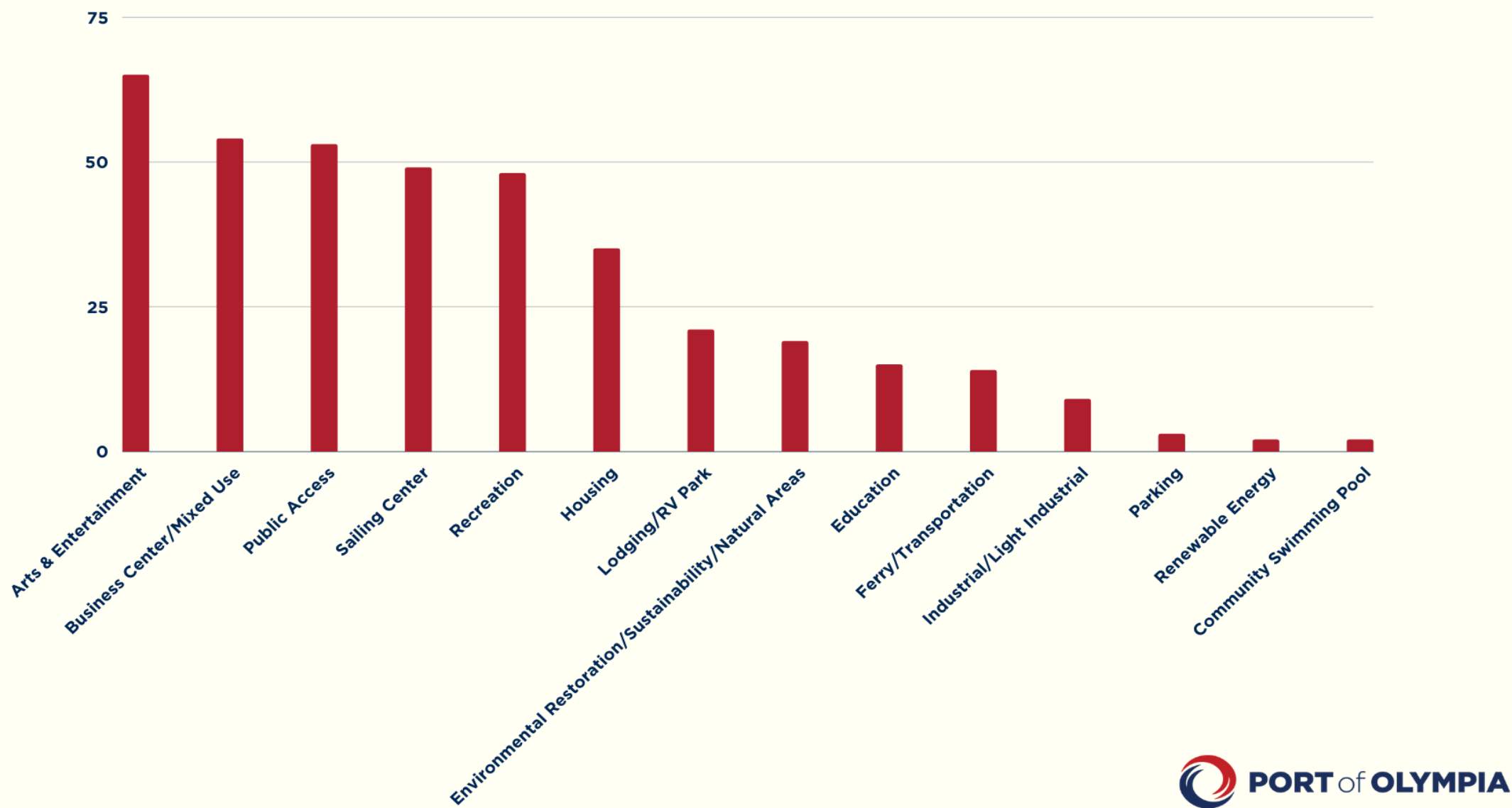
Q#4

Question 4 Takeaways:

- Arts & Entertainment
- Business Center/
Mixed use
- Public Access
- Recreation

- Consider Housing
component including
Lodging/ RV

Development Opportunities To Consider

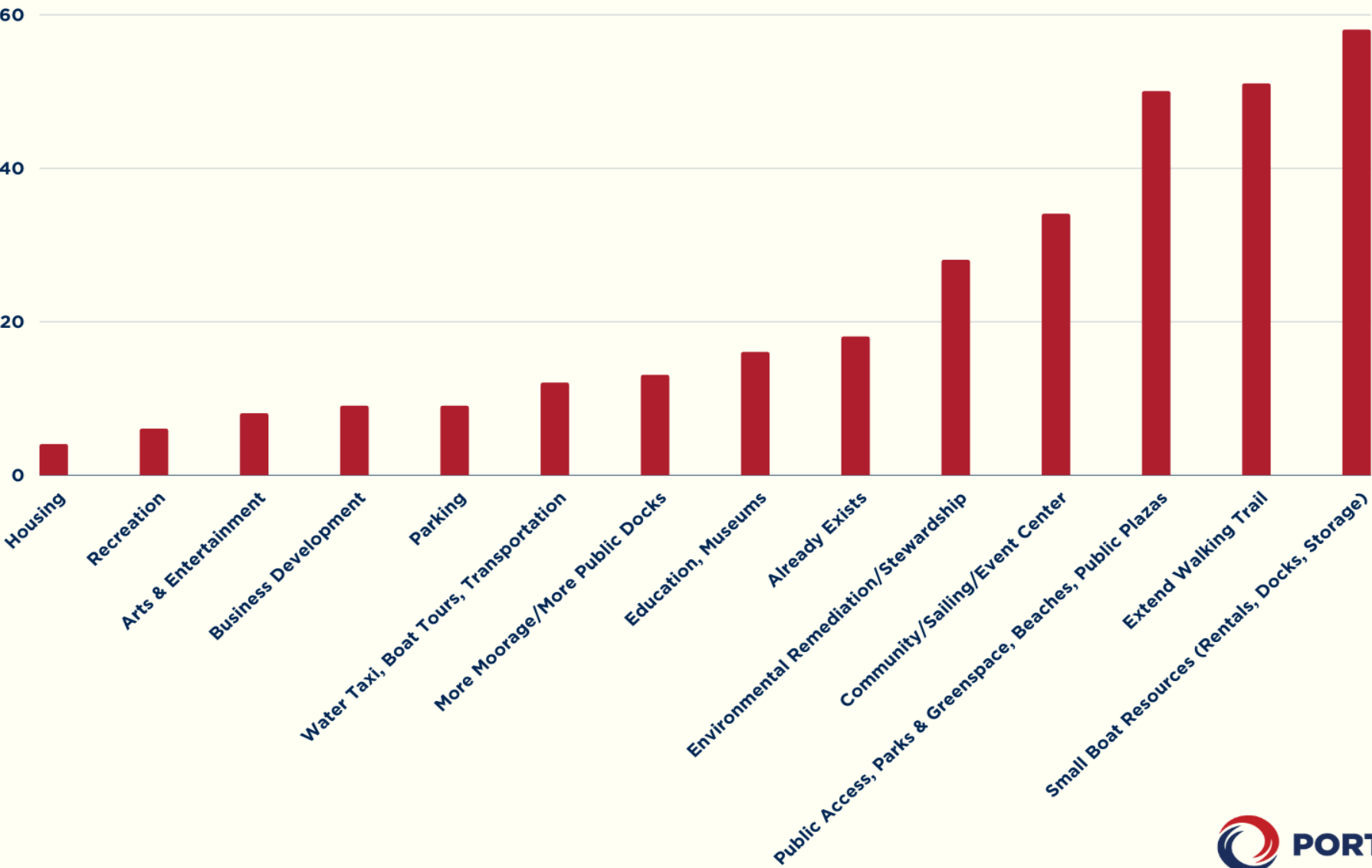


Q#5

Question 5 Takeaways:

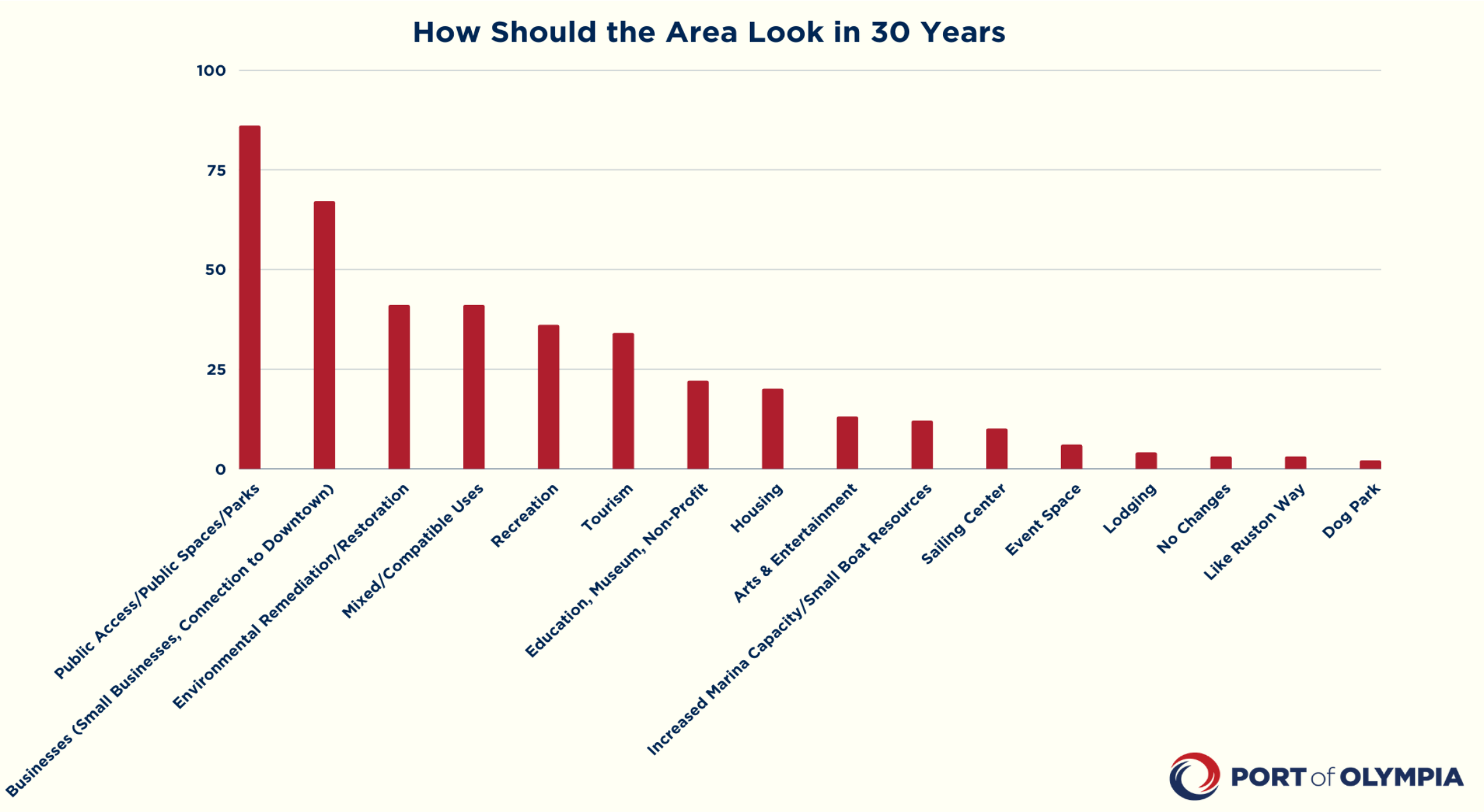
- Small Boat Resources
- Extend Walking Trail
- Incorporate public access, parks, greenspace, plazas
- Community/sailing/event center
- Consider Environmental Remediation/Stewardship

Ways Plan Can Provide Public Access to Water



Q#6

Question 6 Takeaways:



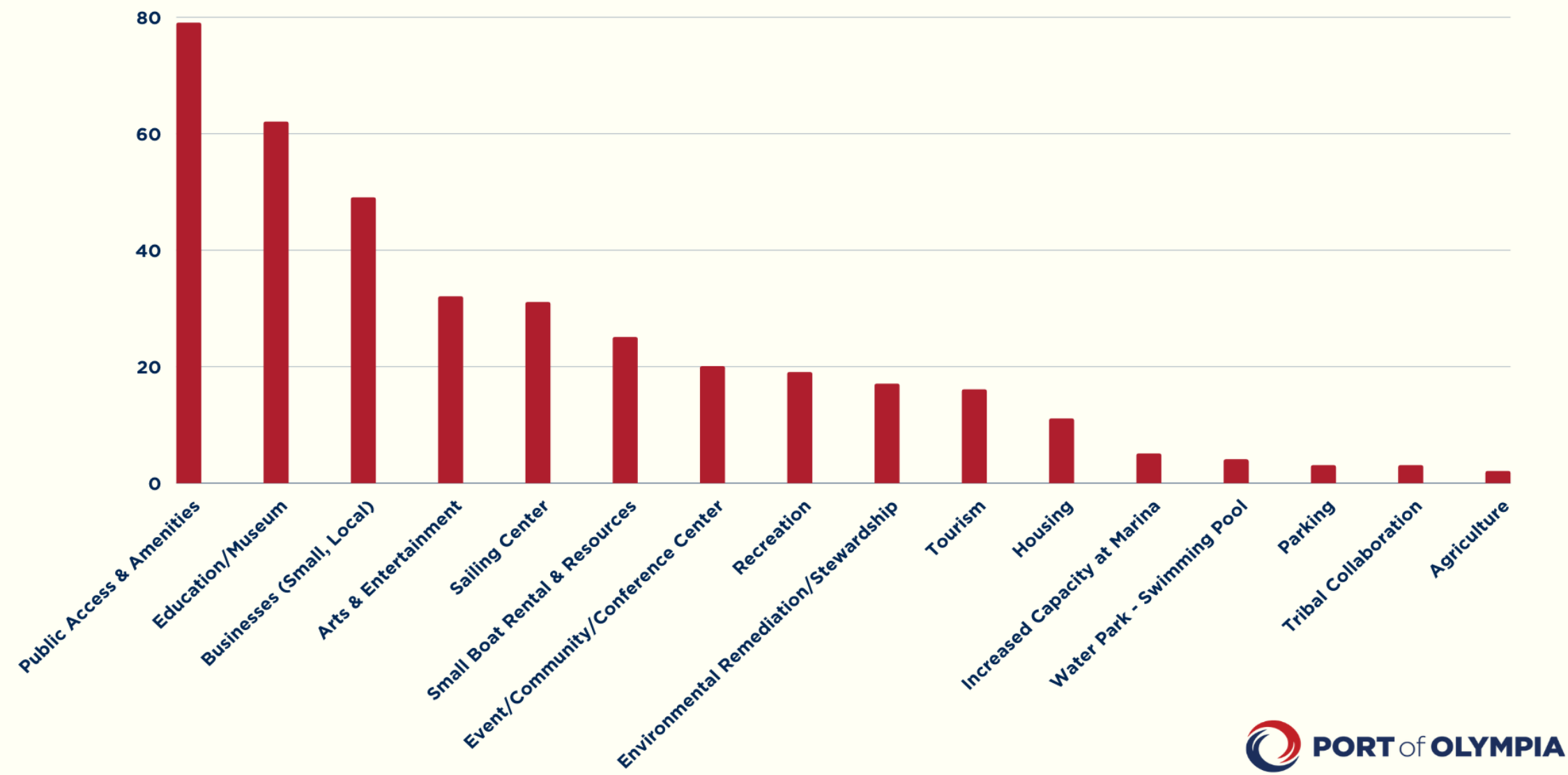
- Great public access/ public spaces, parks
- Increase small business opportunities & connection to downtown.
- Address need for environmental remediation/ restoration
- Provide opportunities for mixed use
- Increase recreation and tourism

Q#7

Question 7 Takeaways:

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

What Opportunities Would Benefit the Community

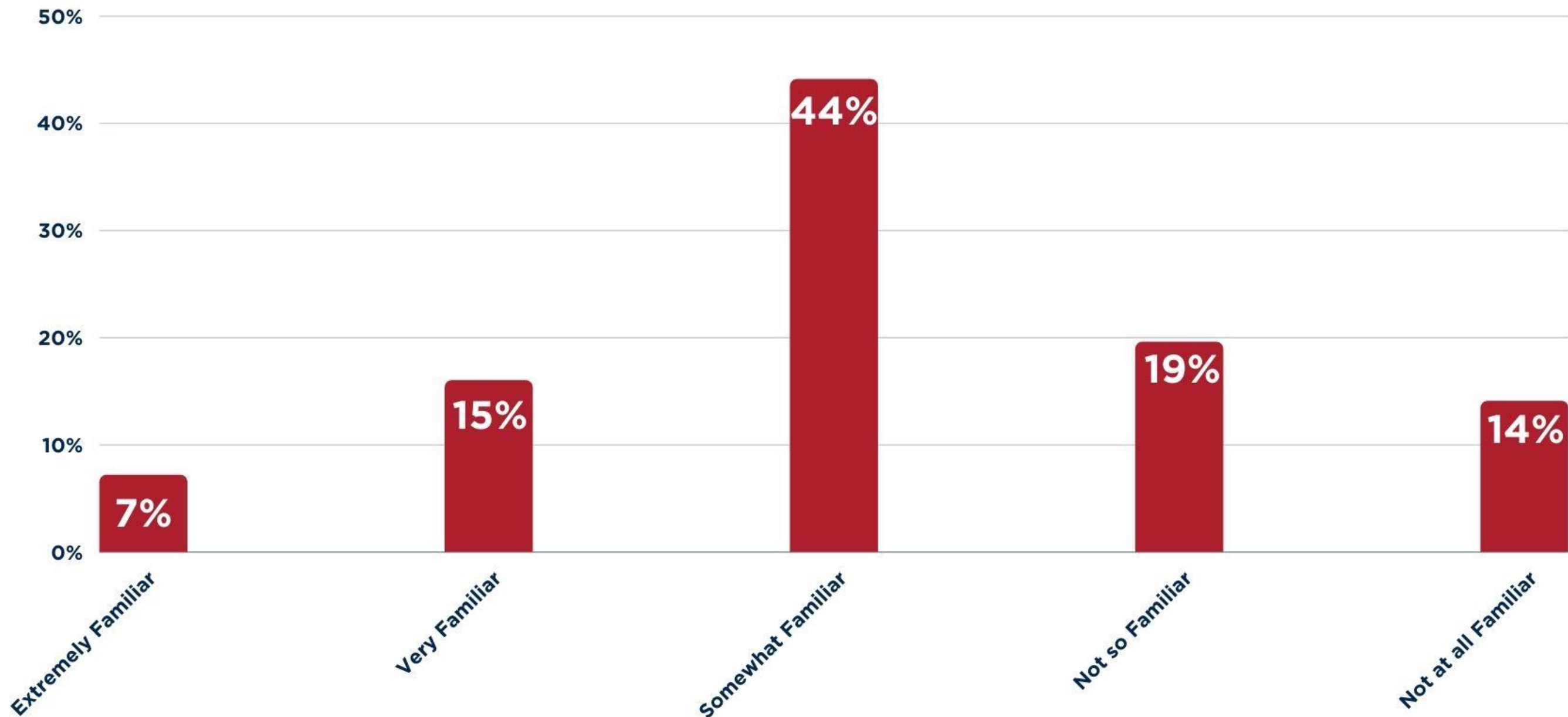


Q#8

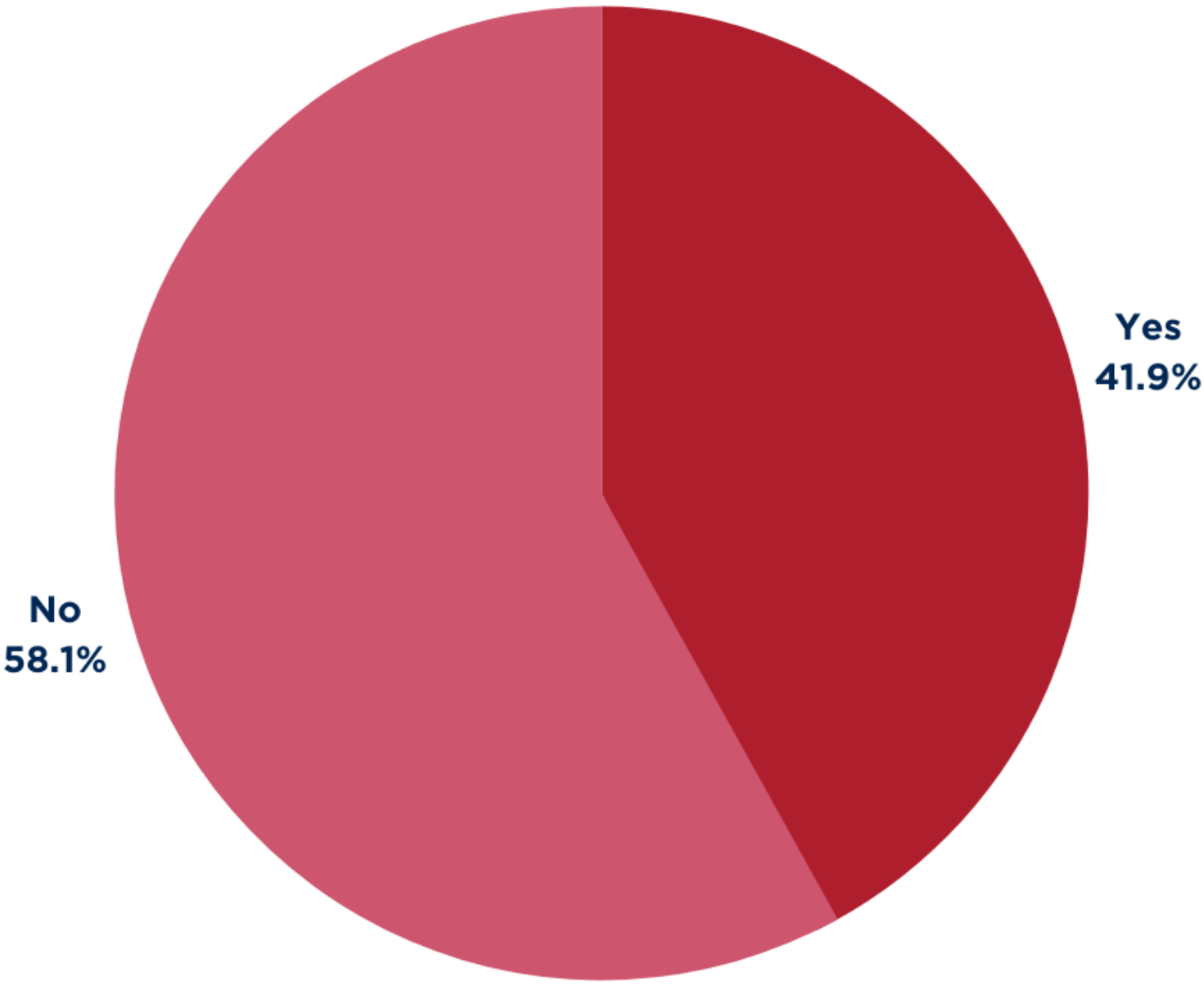
Additional thoughts or Ideas to be considered

- Collaborate with neighbors & the community
- Maintain awareness of impacts from sea level rise
- Provide a Community multi-use space
 - Maritime-environmental-cultural
- Ensure environmental and financial sustainability
- Provide Outdoor public spaces
- Concerns about tourist accommodations
- Concerns about proposed uses within context of each site

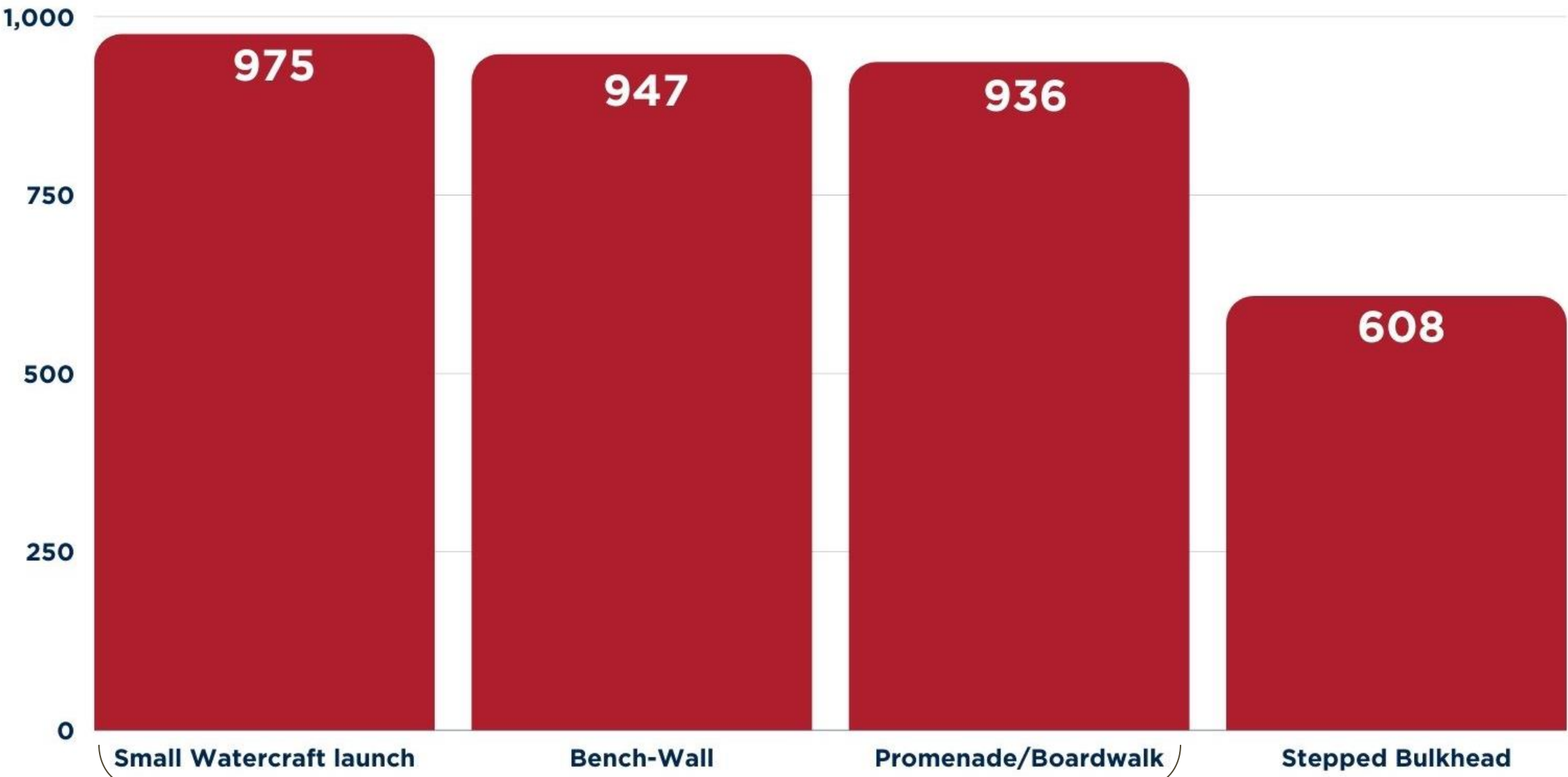
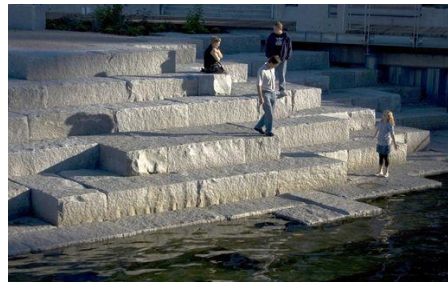
Q1 How familiar are you with the Port of Olympia Waterfront Destination Development Plan?



Q2 Did you participate in Survey #1?



Q3 Access to water

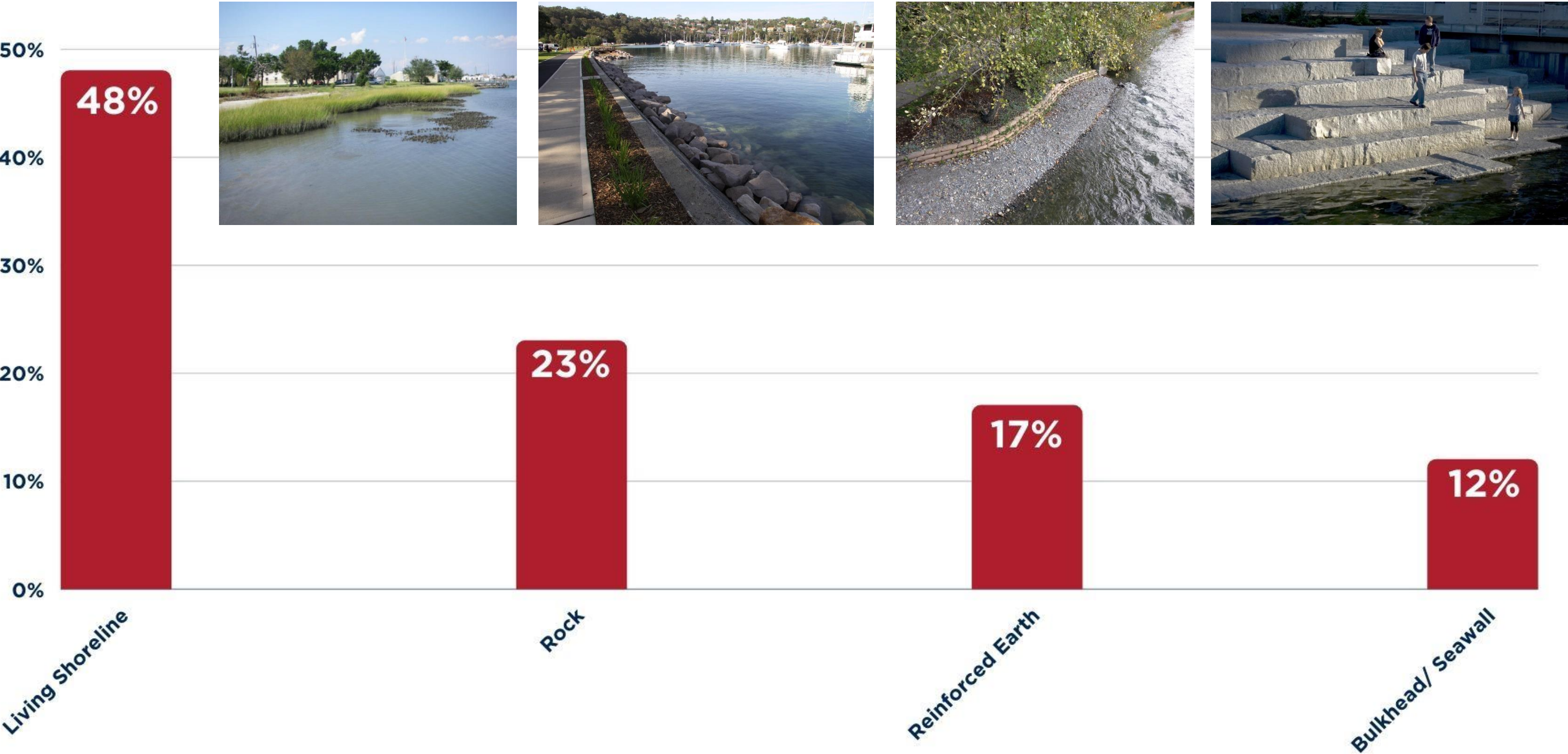


Spread of only 39 points

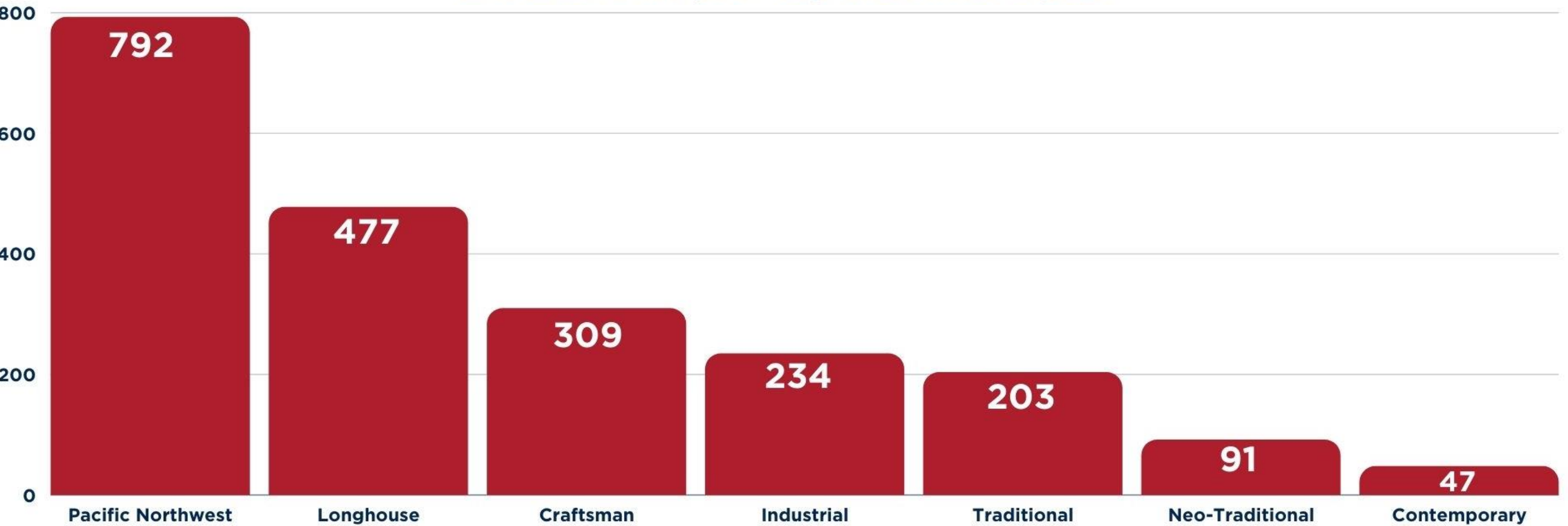
Q4 How important is a park with a children’s play structure for any of these sites?



Q5 Which of these potential shoreline improvement options do you prefer most?



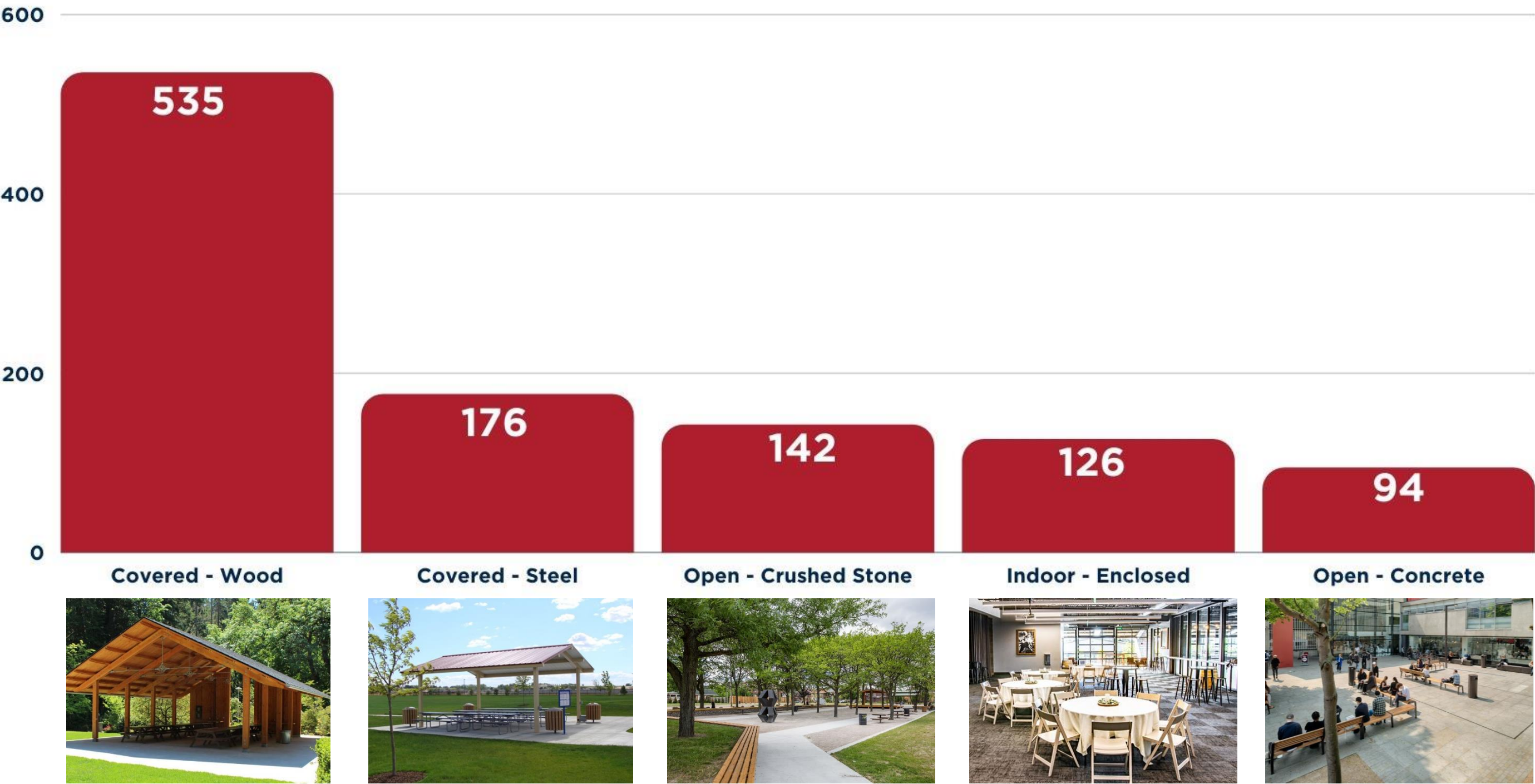
Q6 Rank in order of preference, the style of architecture that would be best suited for this area. Pick your top 3 favorite styles.



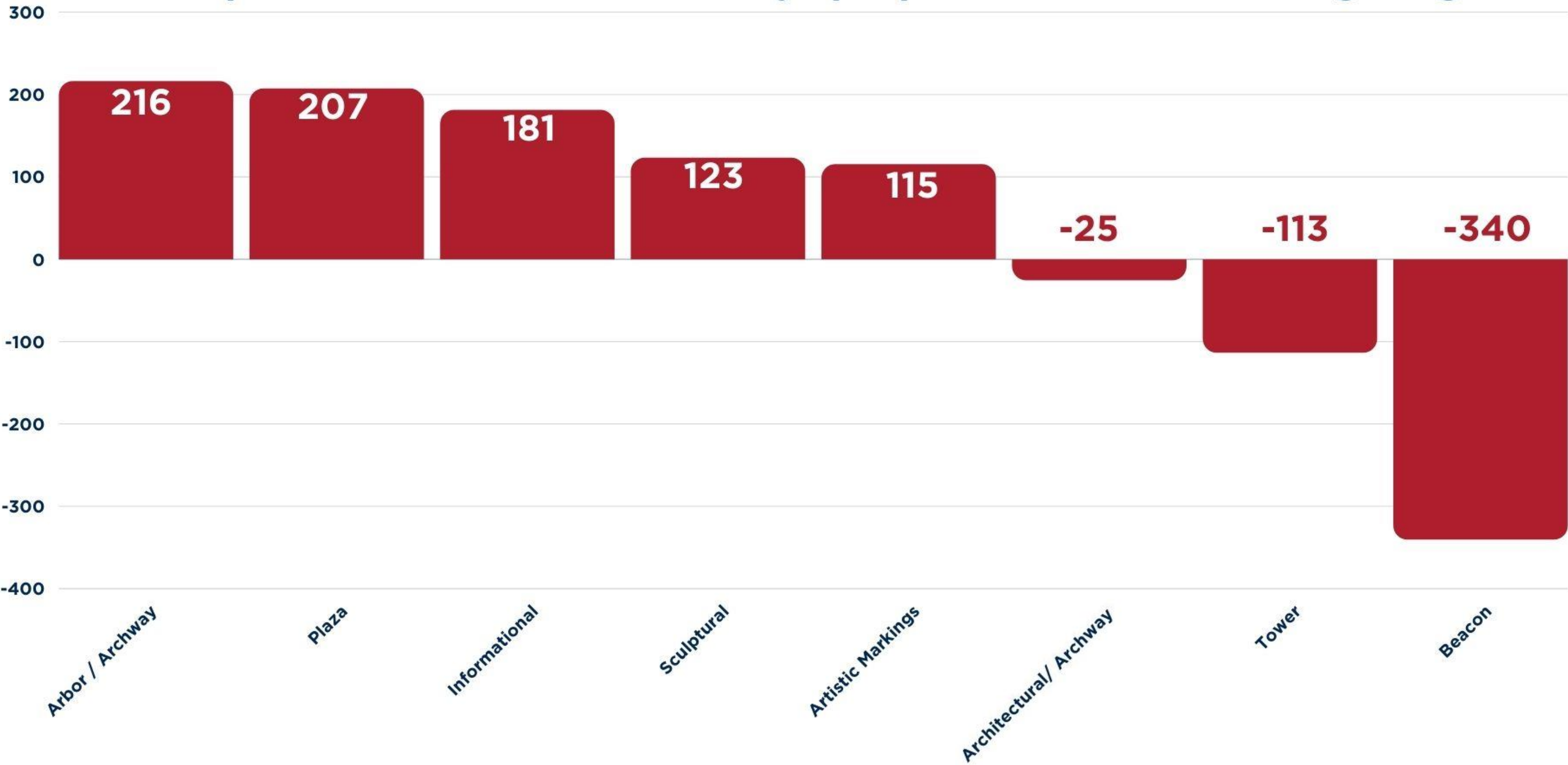
Q7 Please Select the top 5 Images relating to paths and connectors within the development area.



Q8 What are your top 2 preferred options for an event/gathering space?



Q9 Regarding potential gateway or connectors between the waterfront development area and downtown Olympia please rate the following images.



Process:

- Additional Meetings added to project schedule
- Longer outreach process – extra time added to project schedule for community input
- Ensure environmental & financial sustainability

Transparency:

- Project webpage established with meetings, presentations, and data
- Access to past public outreach material
- Document community comments and incorporate as attachment
- Documented summary of Survey Results as reference tool moving forward

Top Features Suggested:

- Boating Center
- Light Industrial
- Address Sea Level Rise
- Retain some existing public amenities
- Mixed use / Housing
- View Preservation



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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[.]”**

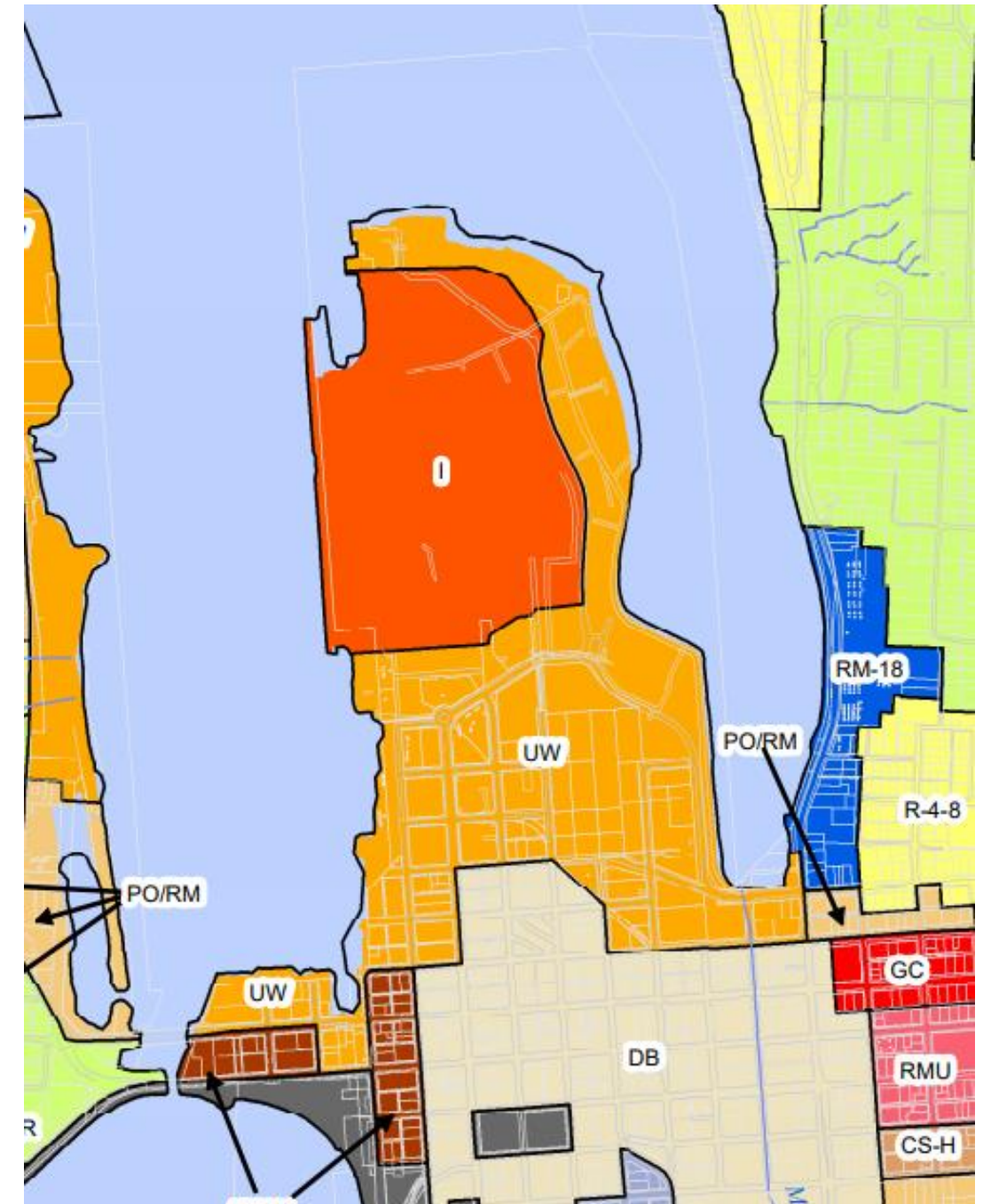
RCW 53.36.120;

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.

*Note: RV parks currently allowed for UW zone, Code Text amendment in process to further define use

Area limited by United States Army Corp of Engineers Area (USACE) to the development for marine support facilities.



Allowable Heights

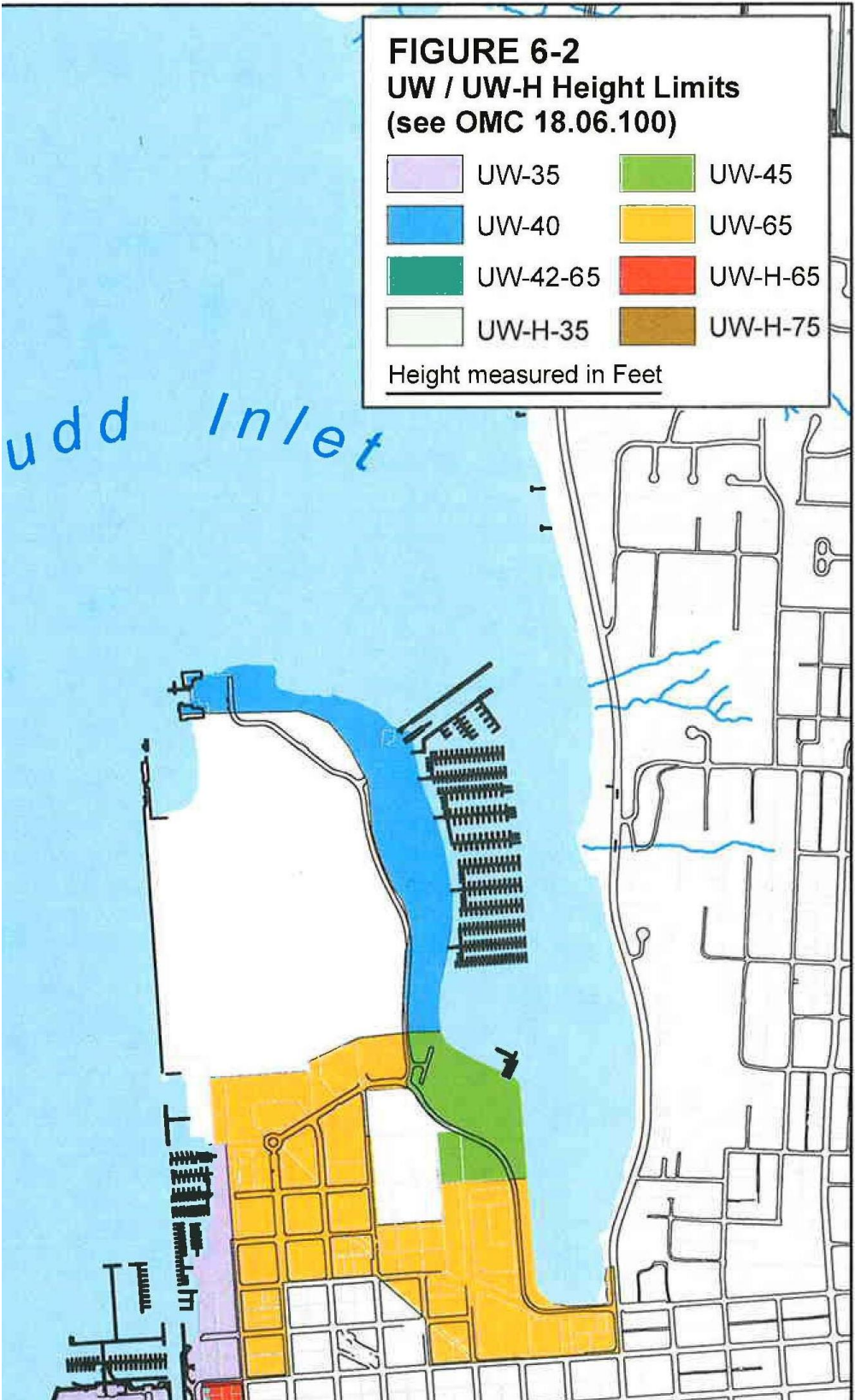
UW: 40' , 45' & 65'

Required Setbacks

UW: None

Allowable coverage

UW: 60% between shoreline & street
100% everywhere else

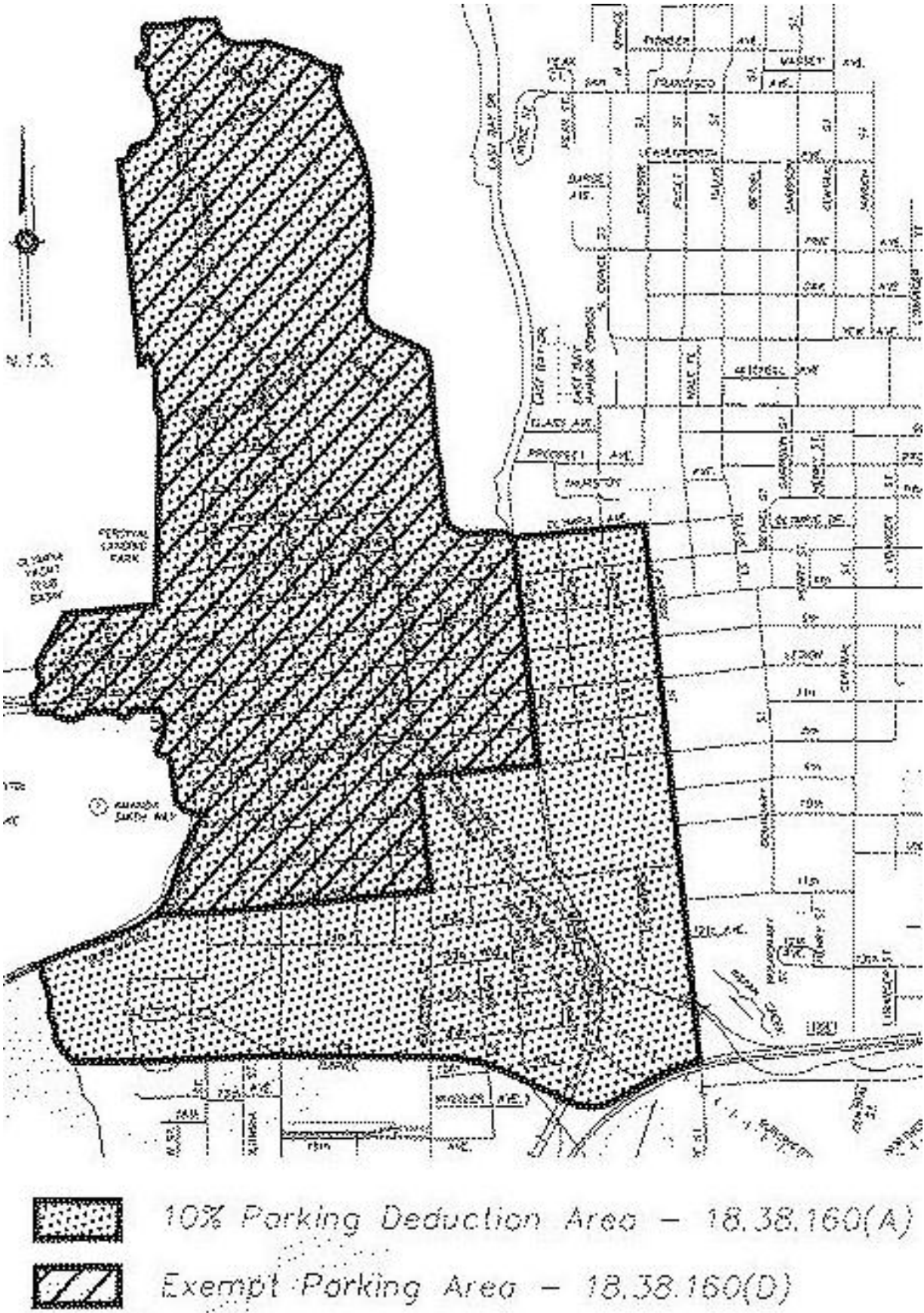


Shoreline Master Program Requirements
Max Height: 40' (25' within 75' of OHWM)

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

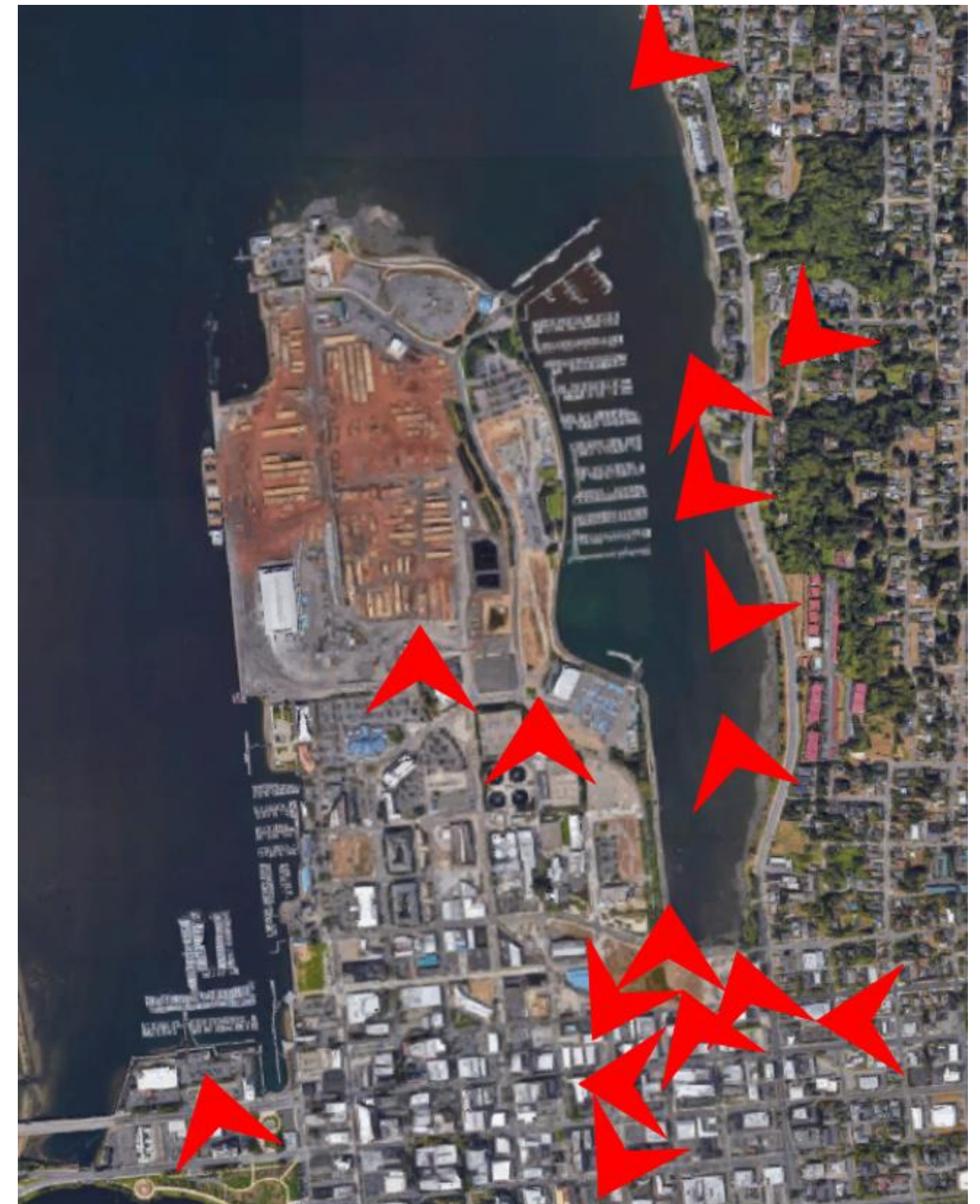


View Protection Requirements OMC 18.110.060

- Mt. Rainier
- The Olympic Mountains
- Budd Inlet
- Black Hills
- Capitol Building
- Capitol Lake or its surrounding hillsides.

Reserve a reasonable portion of territorial and immediate views of these features for significant numbers of people from public rights-of-way.

Provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.



Sea Level Rise Measures

Raised Streets



Raised Landscaping



Flood Walls



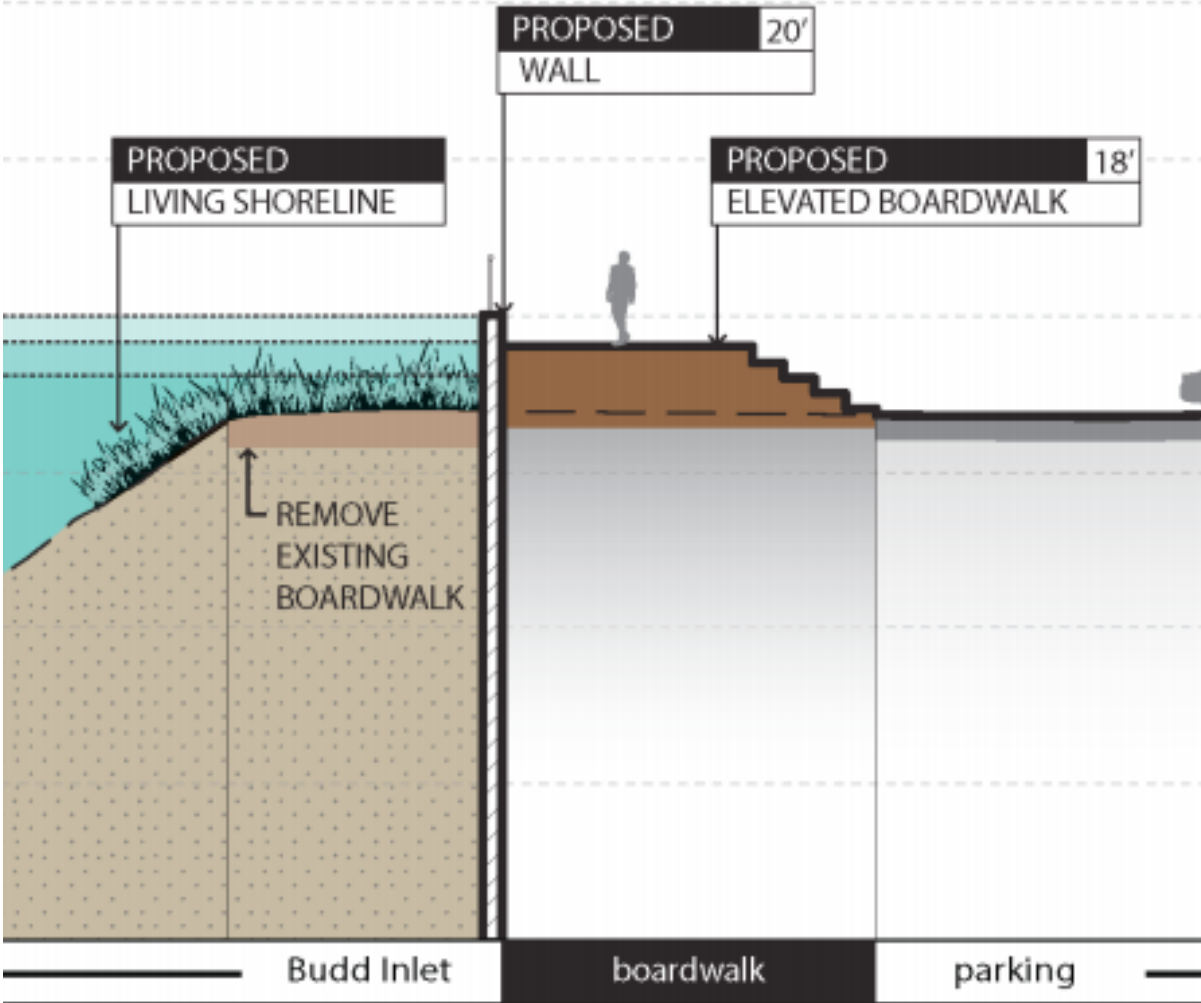
Raised Buildings



Living Shorelines

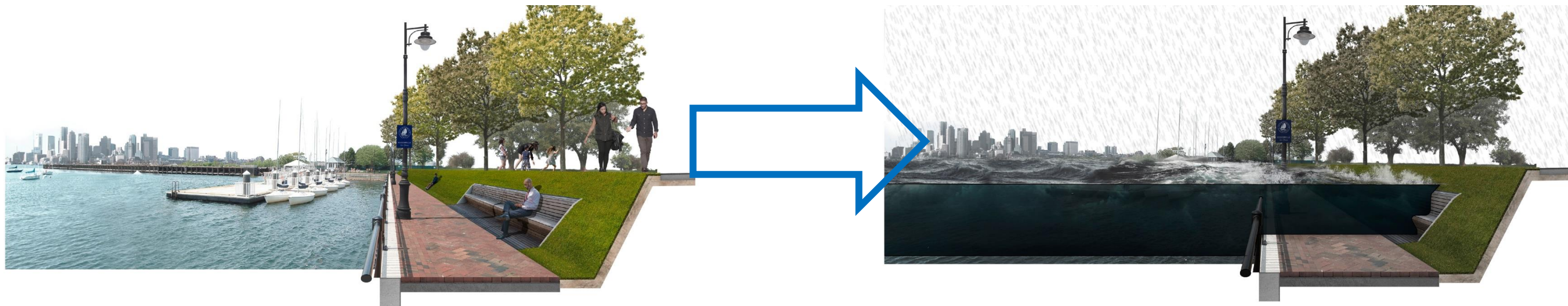


Temporary



*Examples from internet

Sea Level Rise Measures



*Examples from internet

Sea Level Rise – Address through proper design



Address Each Site specifically to it's unique requirements



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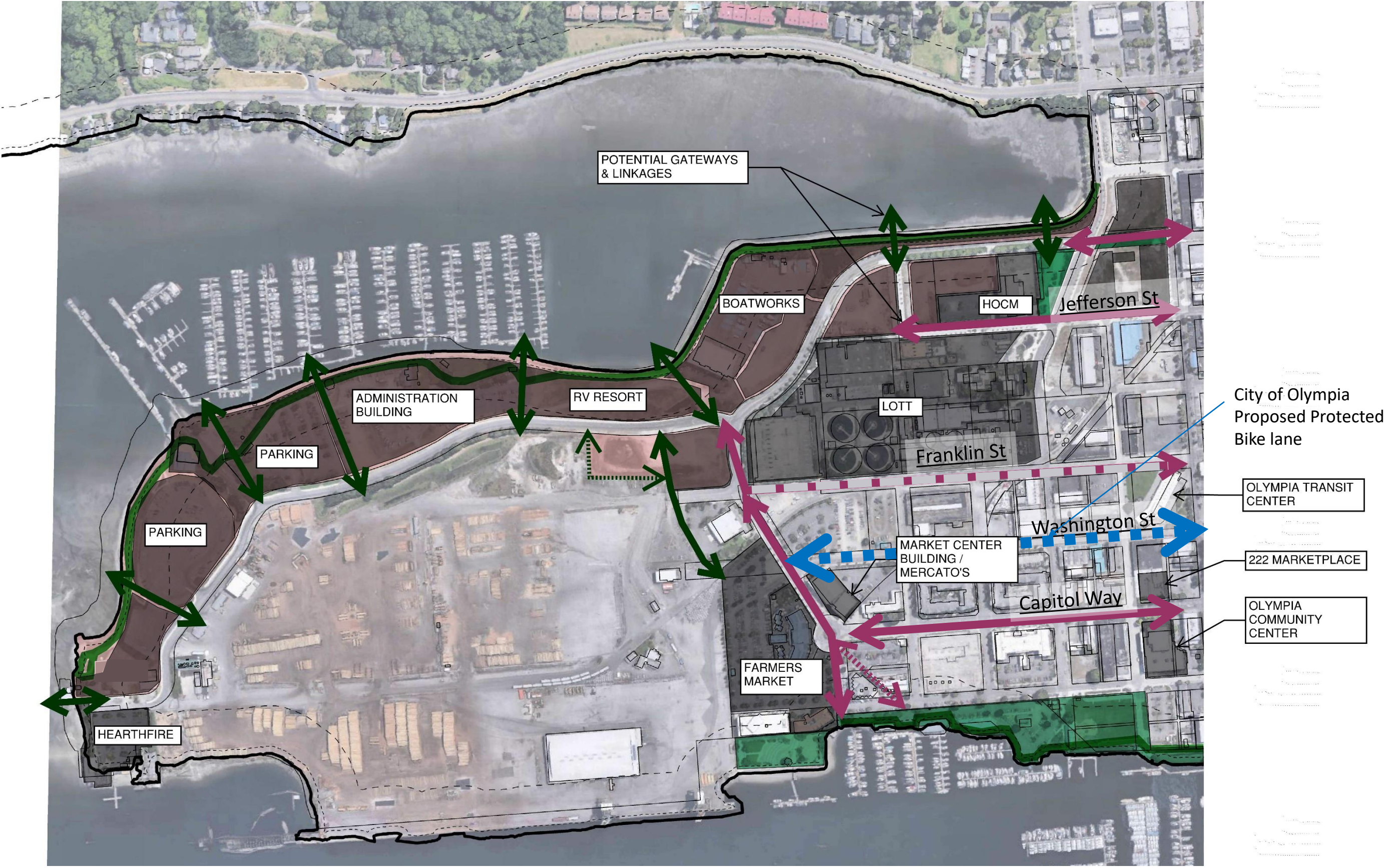
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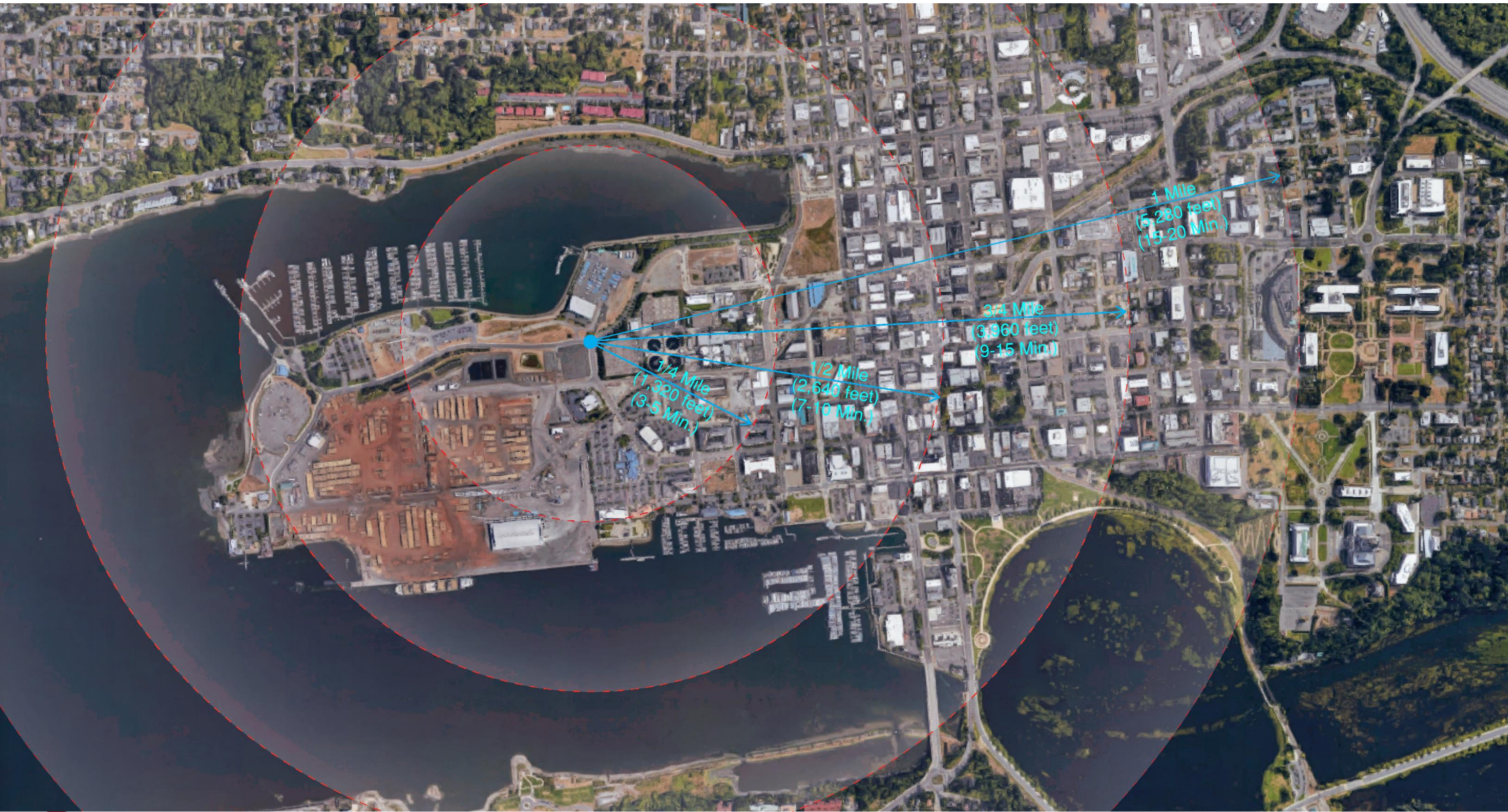
**Development
Site Plan**

**Next
Steps**

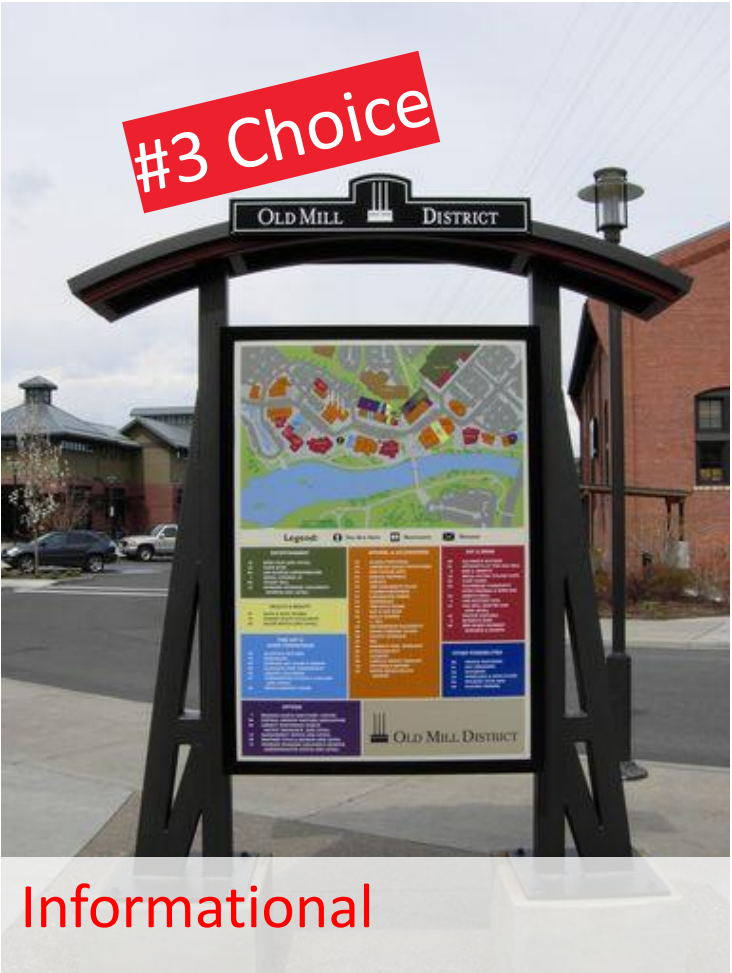
Development Site Plan – Current Scope







Gateways & Connectors



Informational



Beacon



Tower



Sculptural



Arbor / Archway



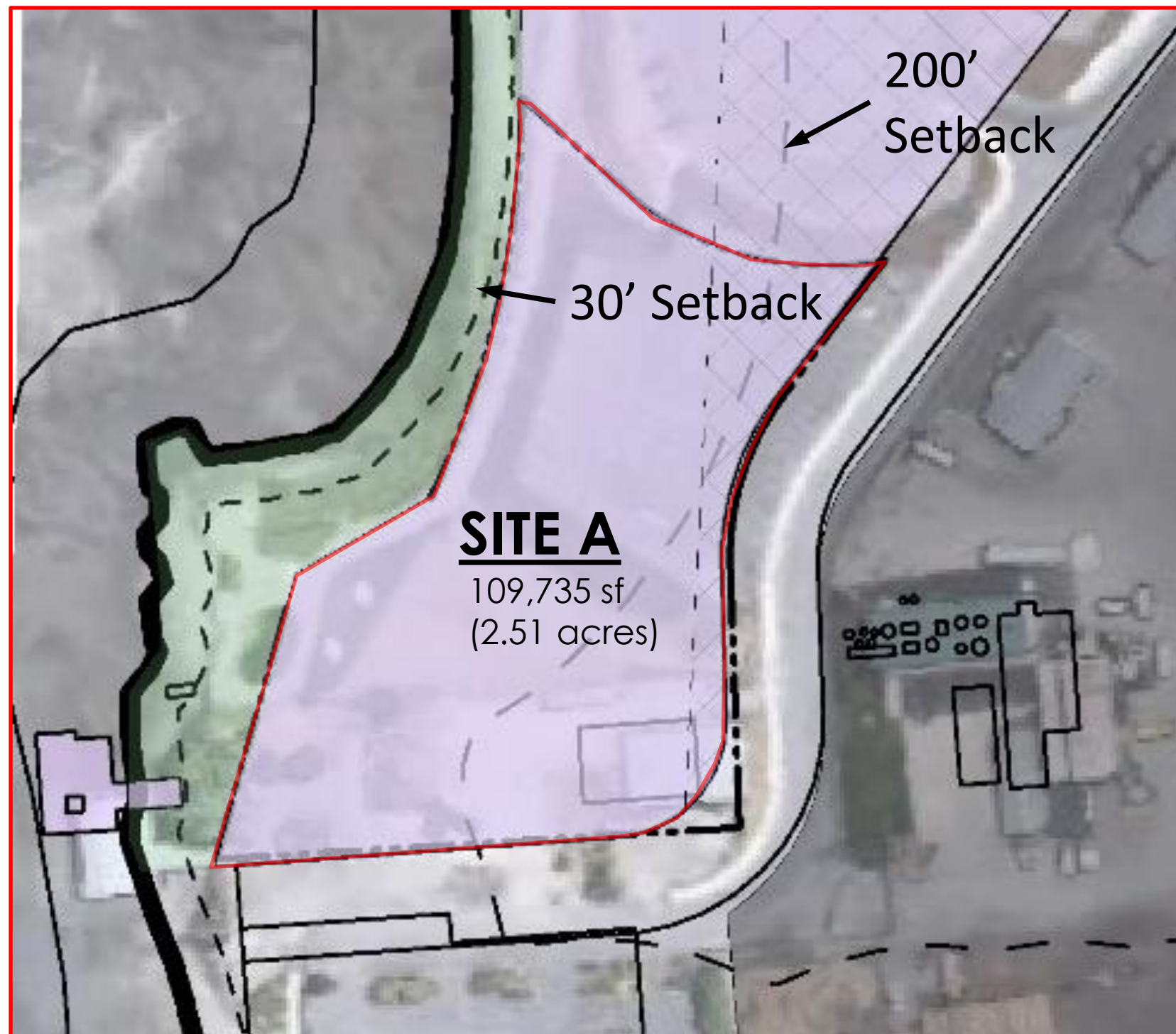
Architectural / Archway



Artistic Markings



Plaza



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

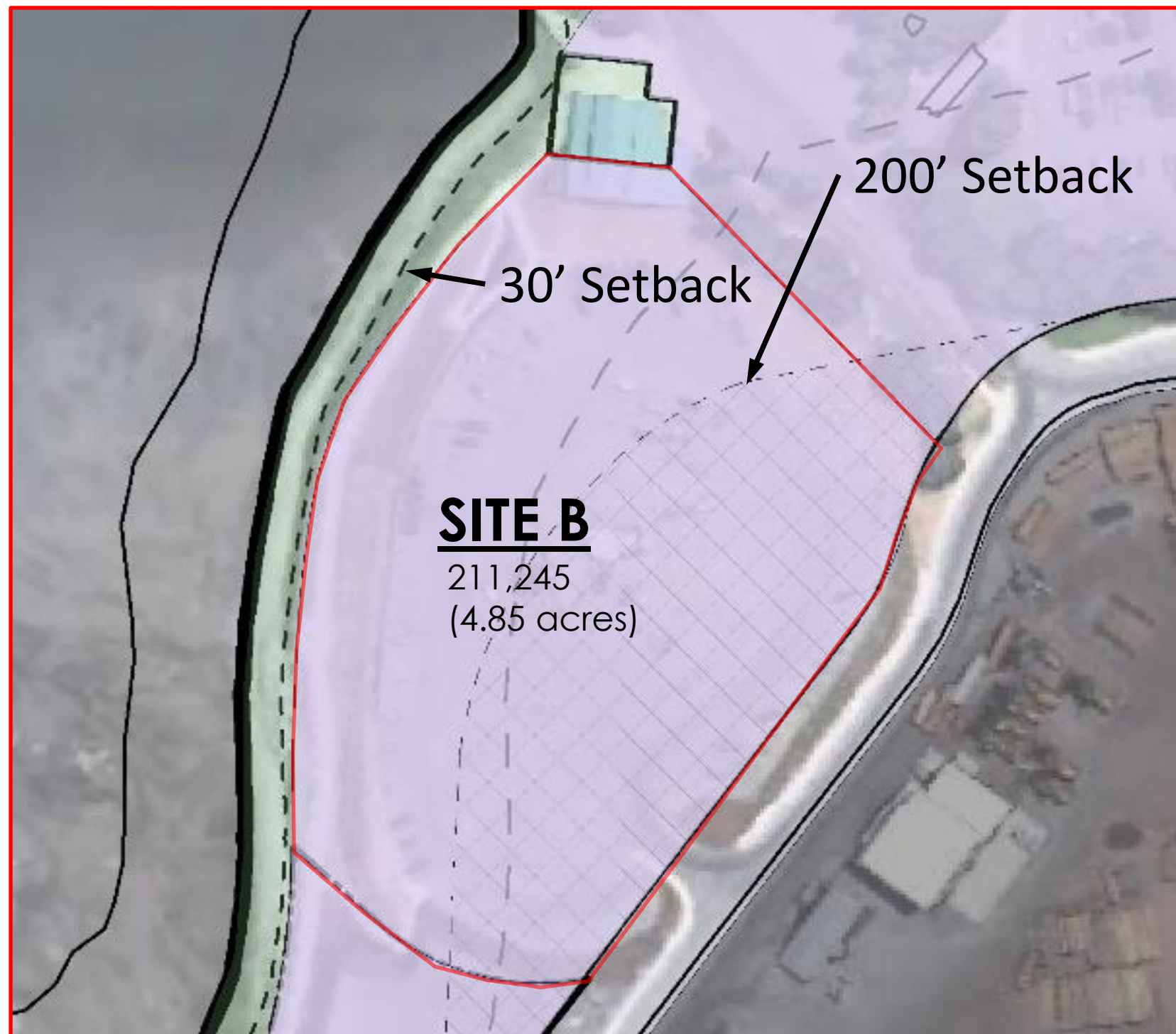
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site B:

Area:
211,245 sf (4.85 acres)

Current Use:
Cascade Pole Site/Parking/Antenna

Potential Uses:
Existing to Remain - Parking

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

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

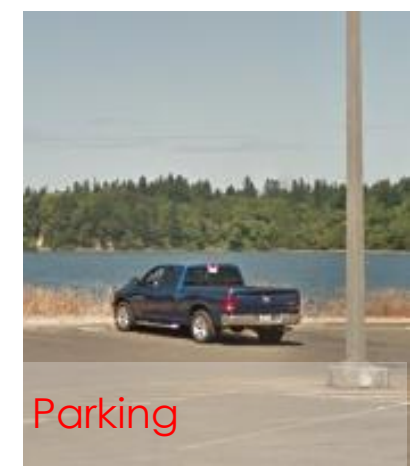
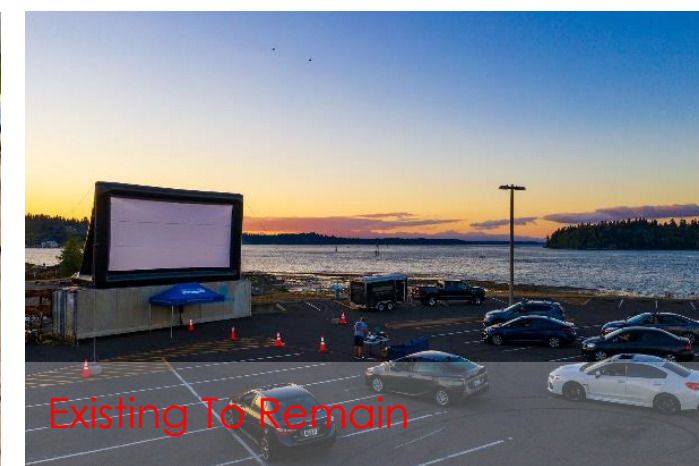
Building Setback:
None

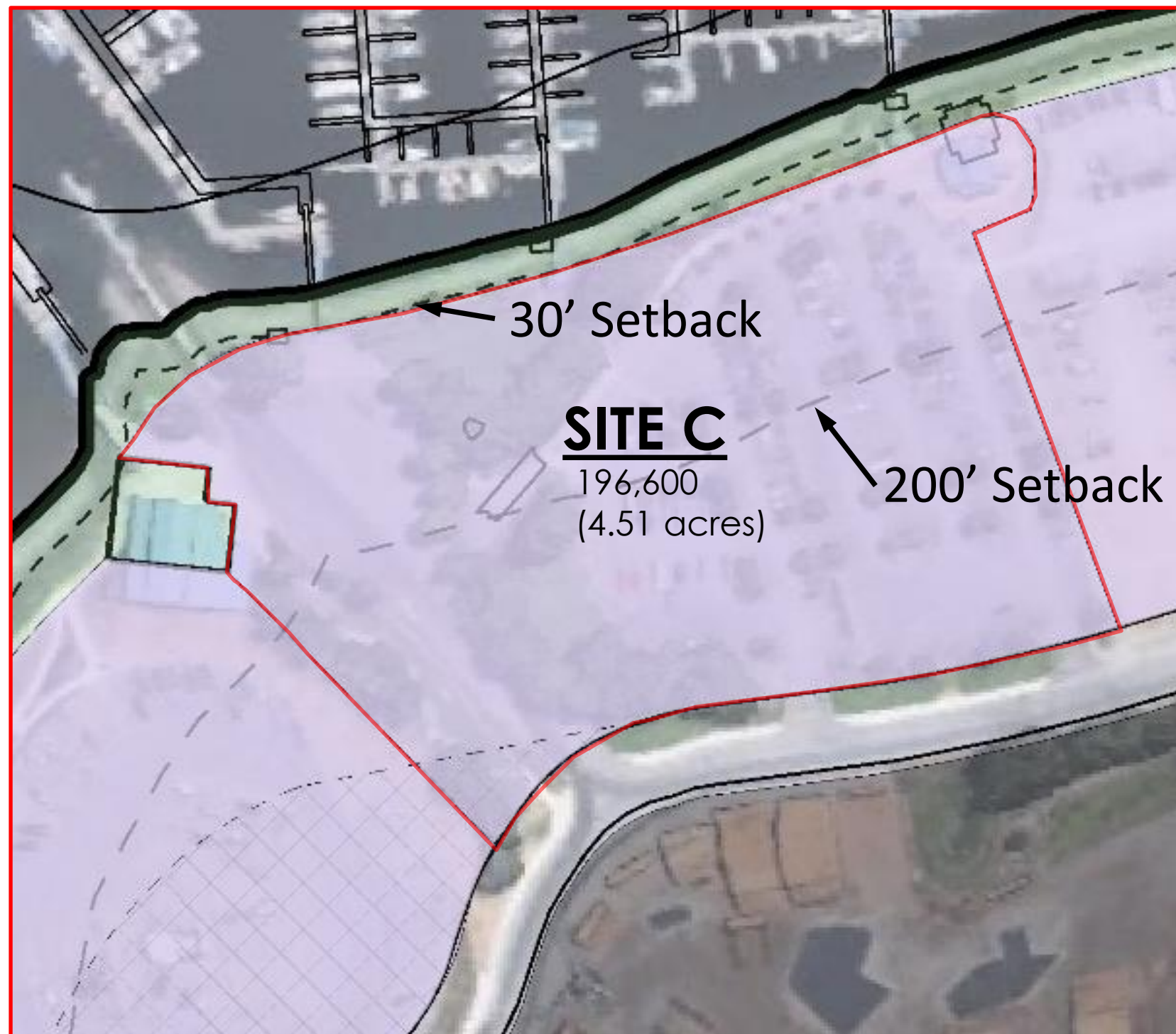
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site C:

Area:
196,600 sf (4.51 acres)

Current Use:
OAR Building/ Boat Launch/ Parking

Potential Uses:
Existing To remain

Zone:
Urban Waterfront (UW)

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

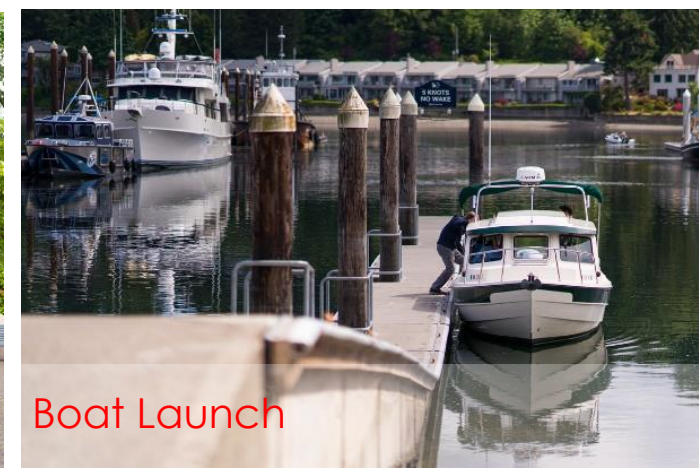
Building Setback:
None

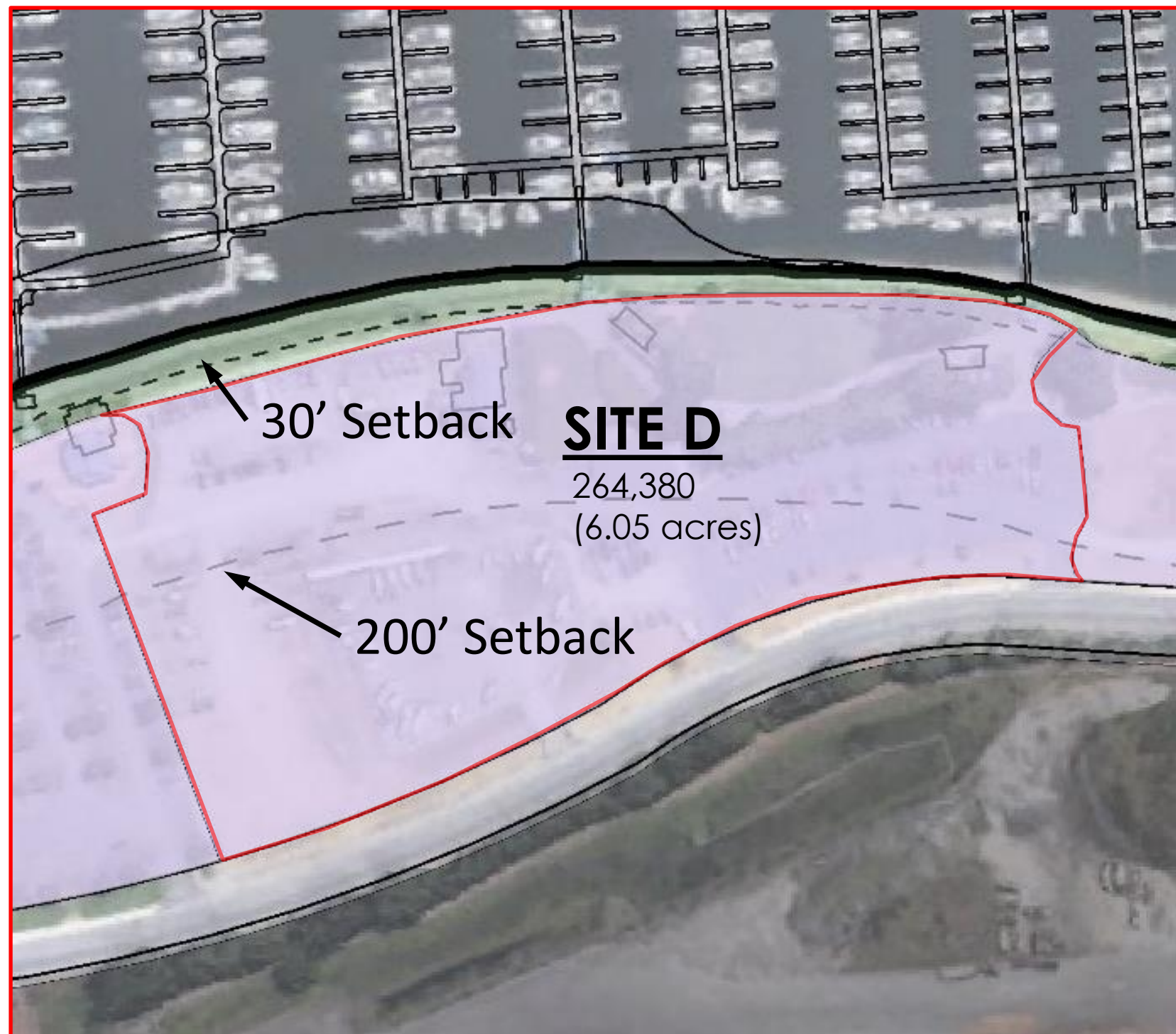
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site D:

Area:
263,380 sf (6.05 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

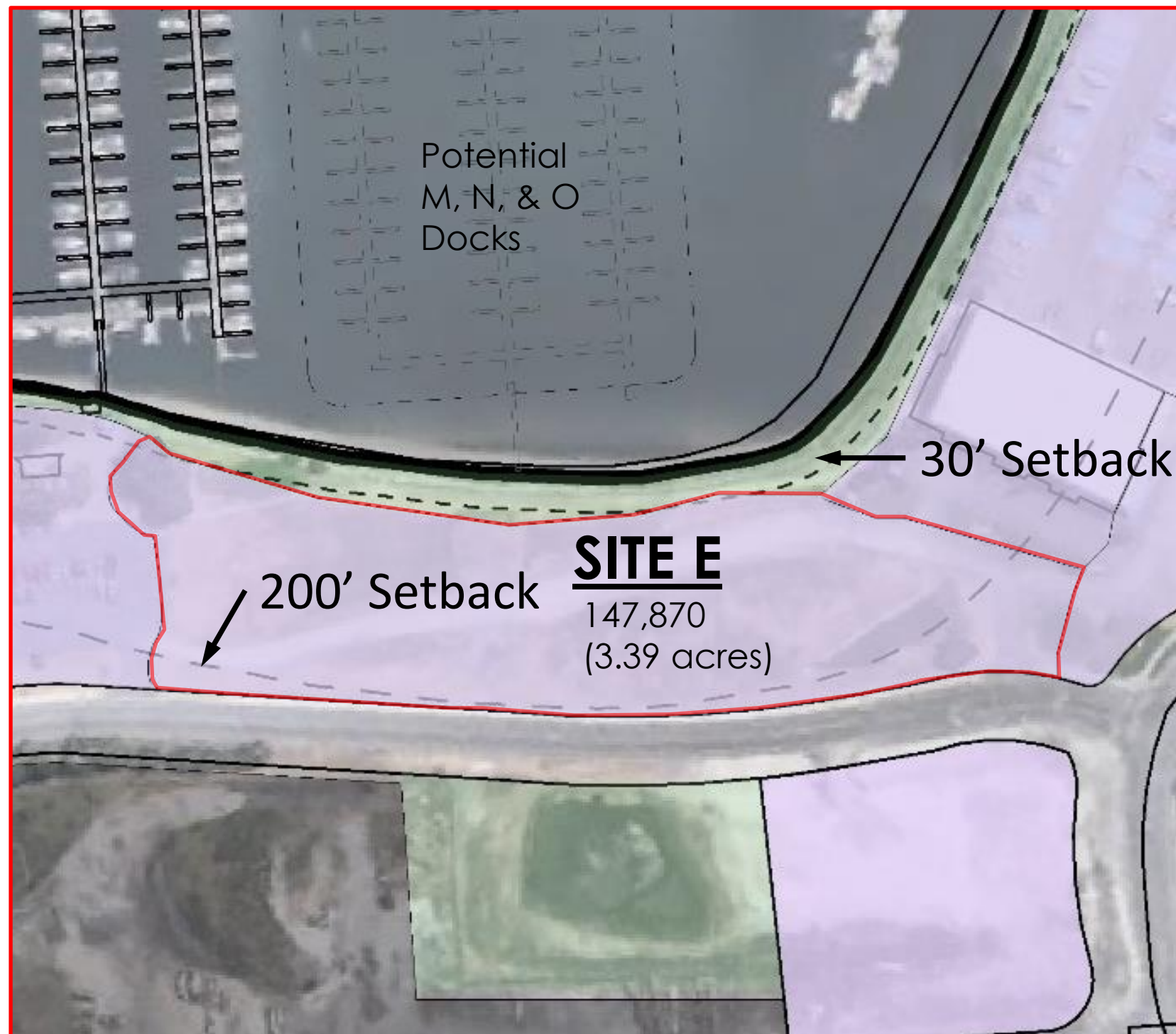
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site E:

Area:
147,870 sf (3.39 acres)

Current Use:
Undeveloped

Proposed Use:

RV Resort

Potential Uses:

Mixed Use/ light Industrial/ Small Watercraft Launch

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

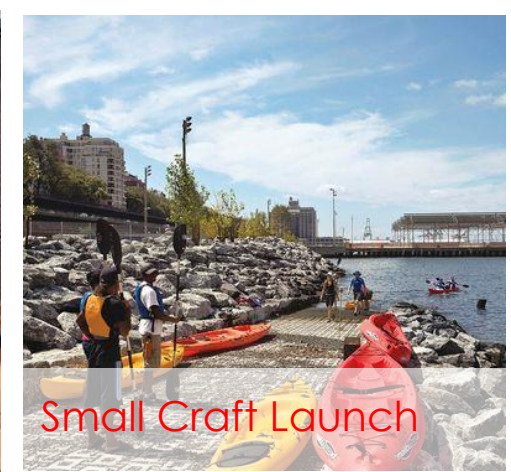
Allowable Coverage:

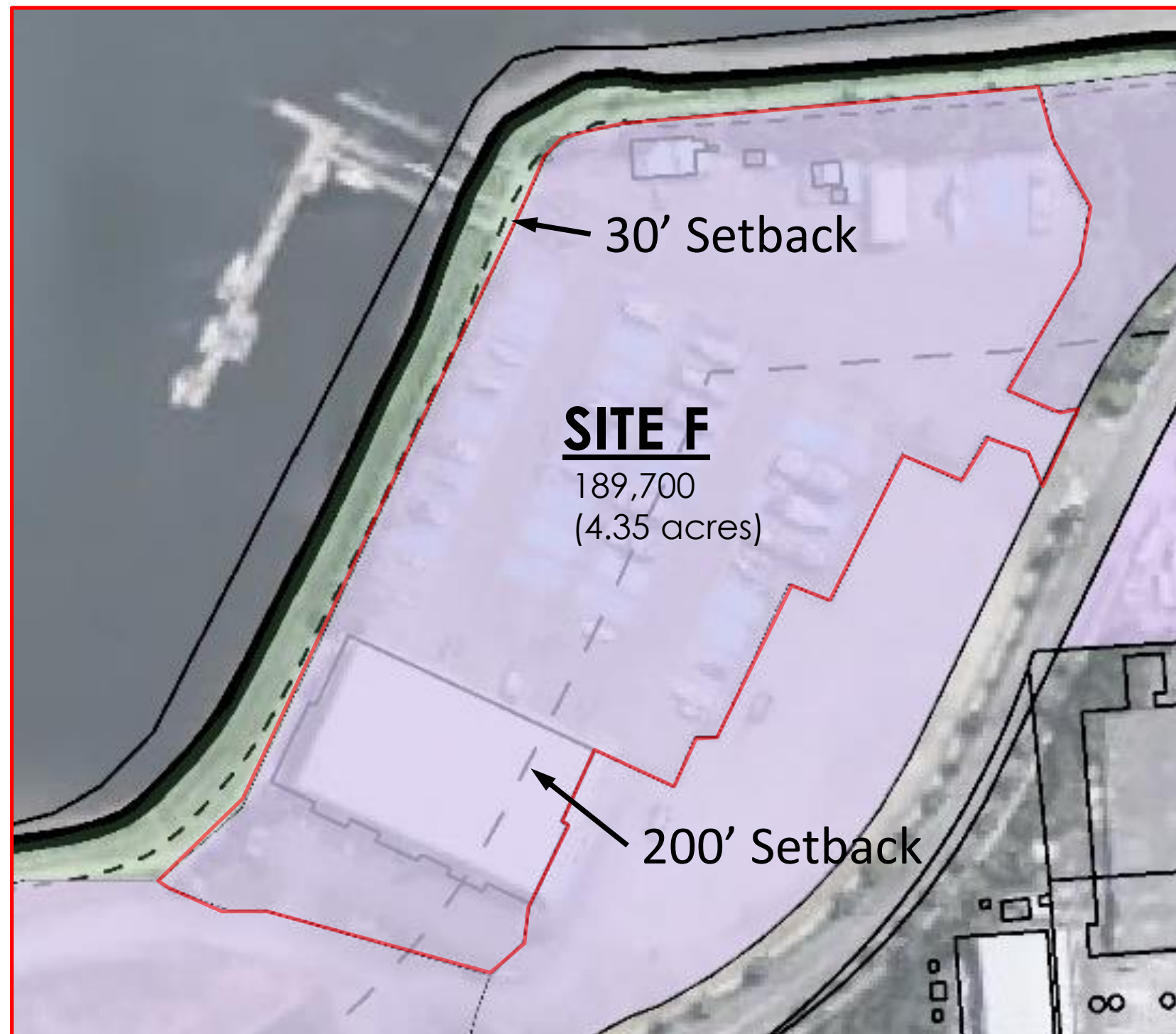
60%



Proposed Use |

Potential Uses





Site F:

Area:
189,700 sf (4.35 acres)

Current Use:
Boatworks/Marine Supply/Warehouse

Potential Uses:
Existing To remain

Zone:
Urban Waterfront (UW)

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

Building Setback:
None

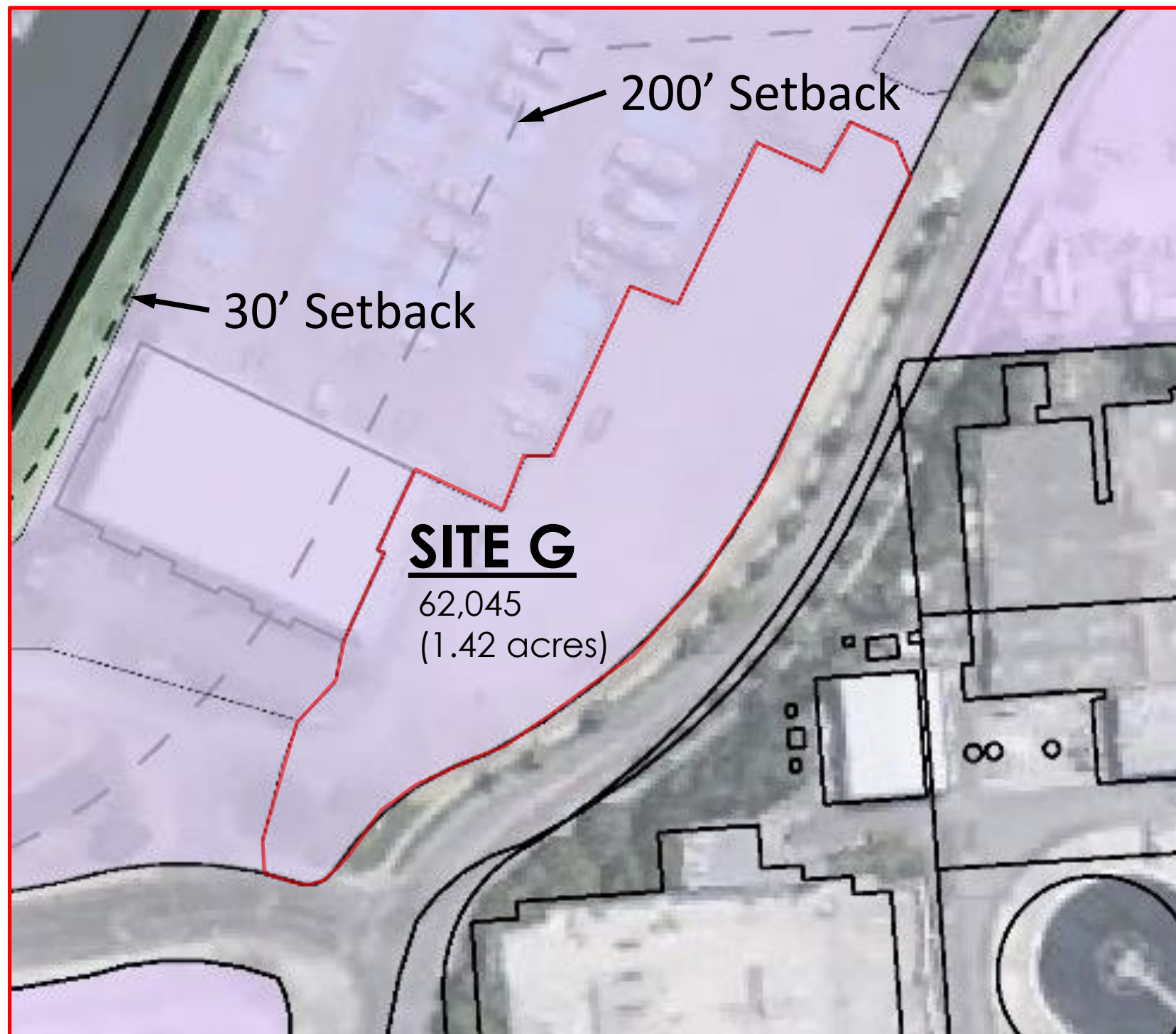
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site G:

Area:
62,045 sf (1.42 acres)

Current Use:
Undeveloped

Potential Uses:
Dry Storage/ Light Industrial/ Mixed Use/
Parking

Zone:
Urban Waterfront (UW)

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

Building Setback:
None

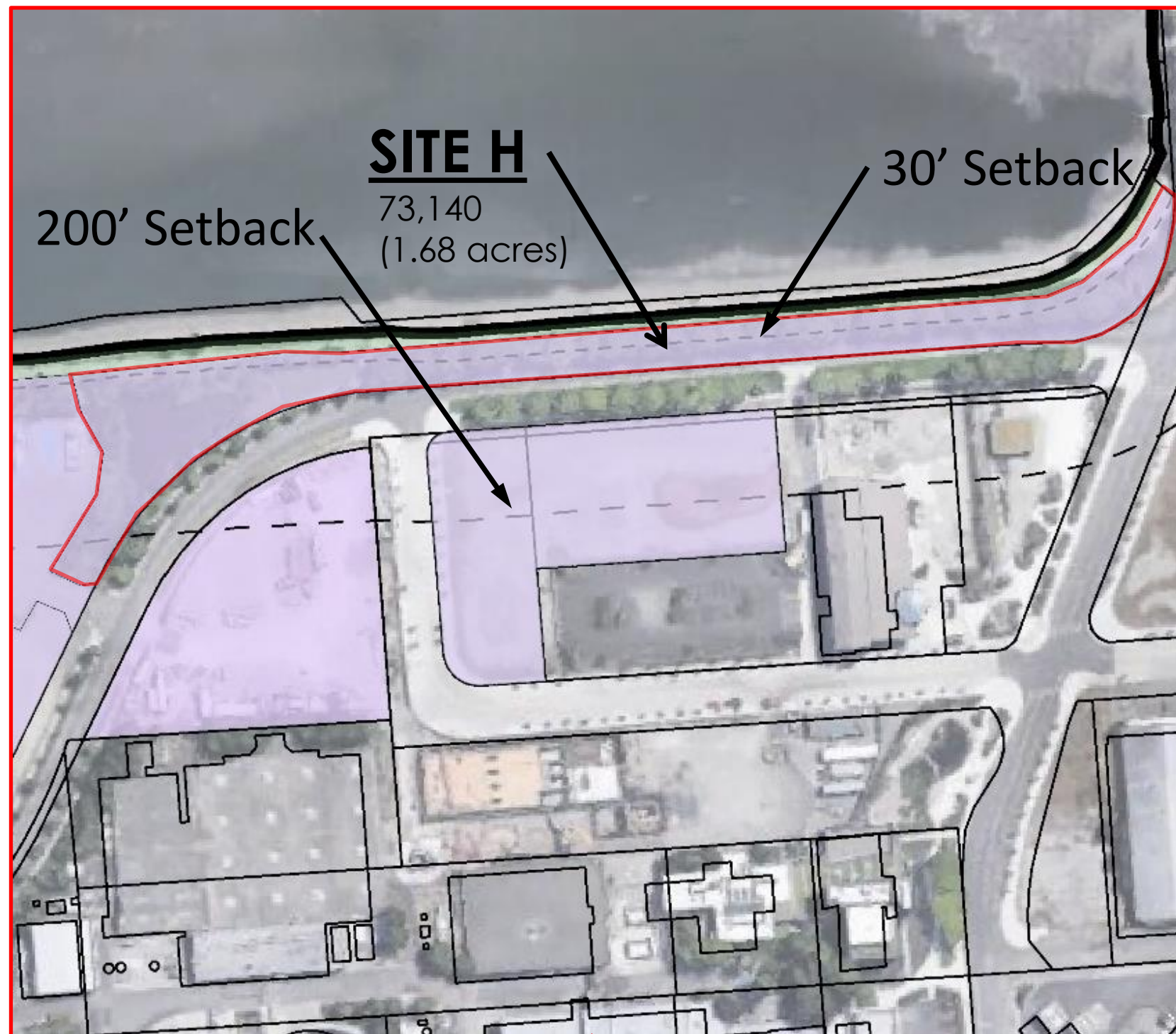
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site H:

Area:
73,140 sf (1.68 acres)

Current Use:
Undeveloped

Potential Uses:
Existing To remain / Linear Park / Shoreline Improvements

Zone:
Urban Waterfront (UW)

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

Building Setback:
None

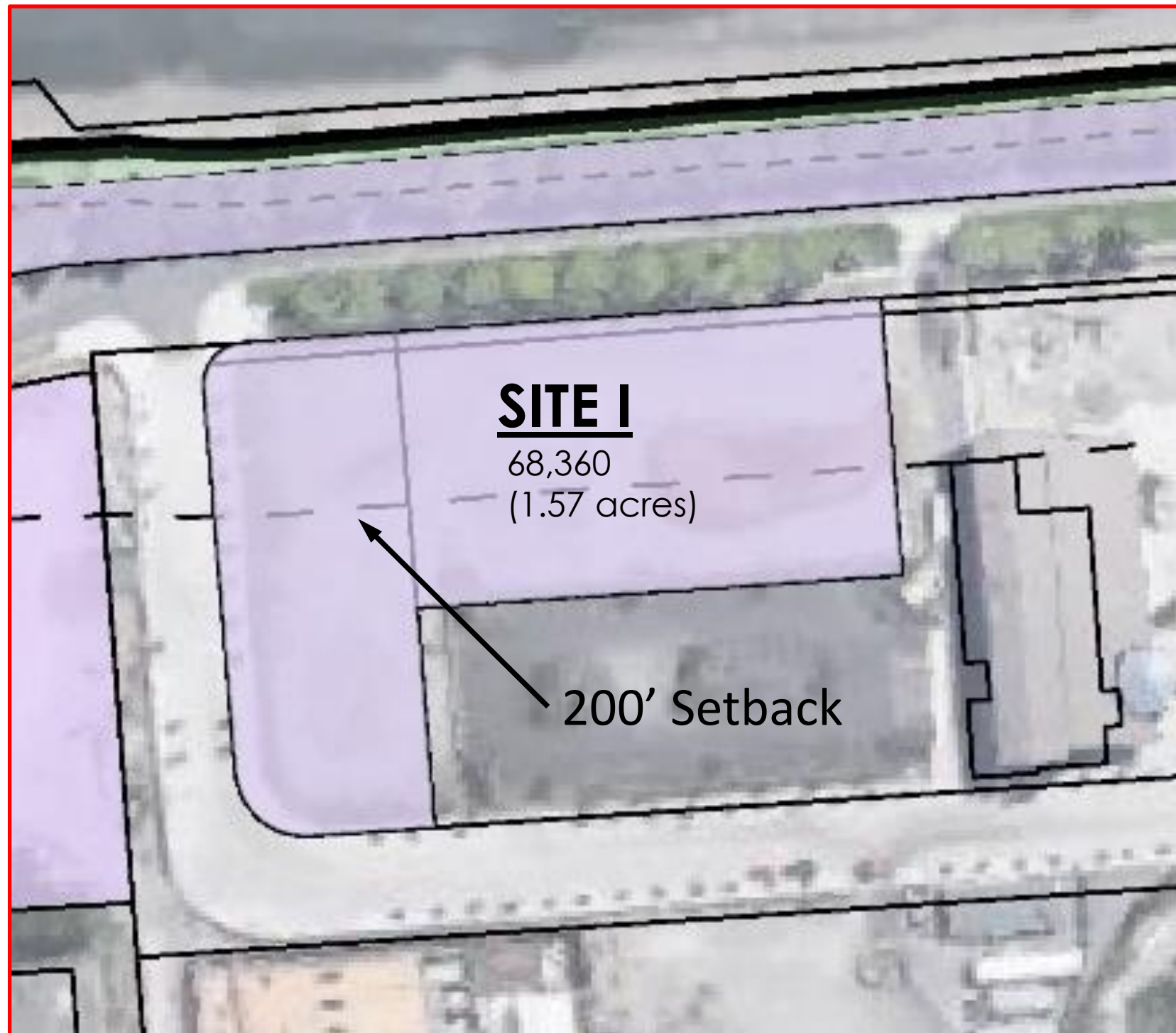
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site I:

Area:
68,360 sf (1.57 acres)

Current Use:
Undeveloped

Potential Uses:
Mixed use/ Light Industrial/ HOCM
Expansion

Zone:
Urban Waterfront (UW)

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

Building Setback:
None

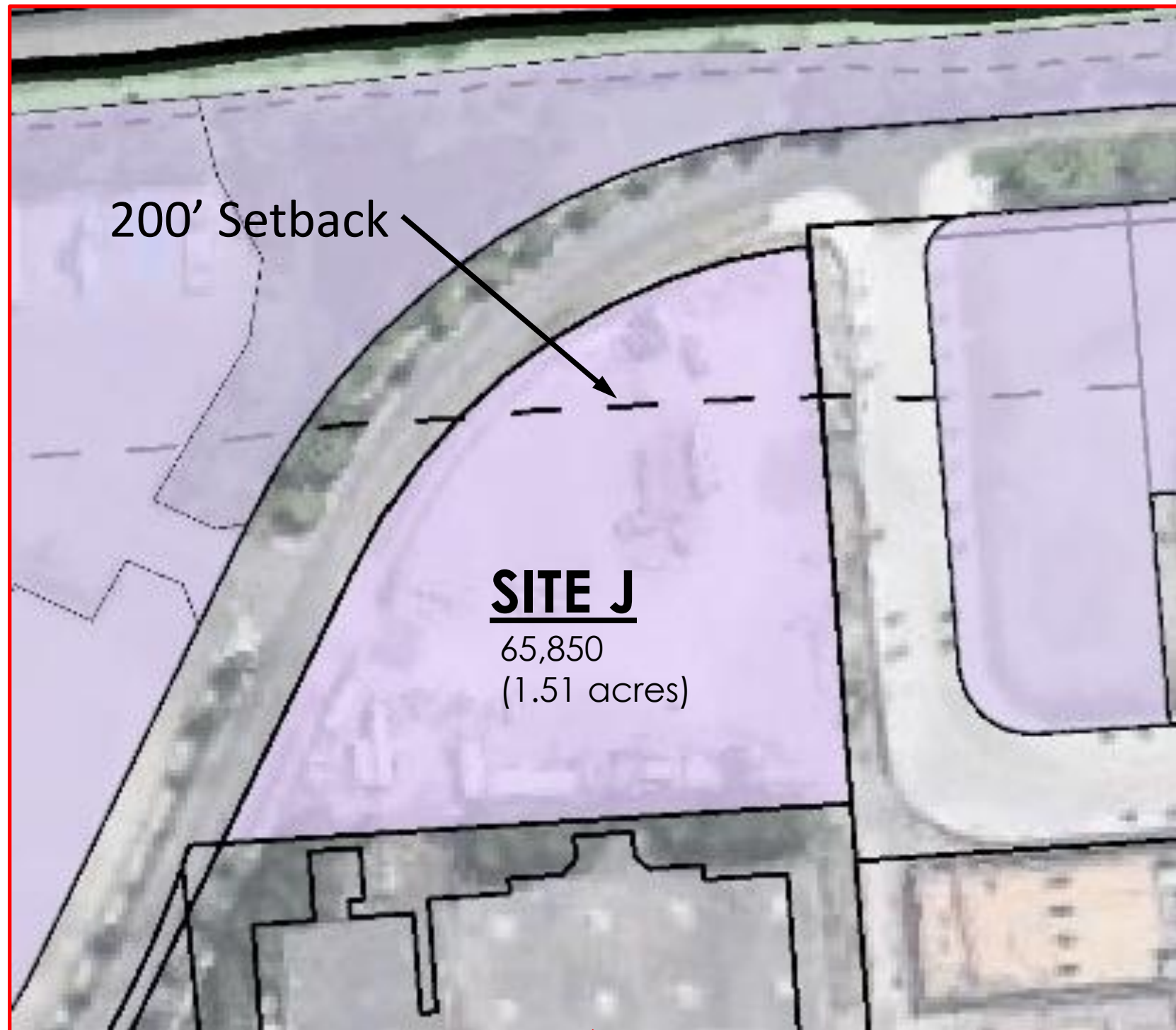
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site J:

Area:
65,850 sf (1.51 acres)

Current Use:
Undeveloped

Potential Uses:
Mixed use/ Light Industrial/ LOTT Expansion,
Dry Storage

Zone:
Urban Waterfront (UW)

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

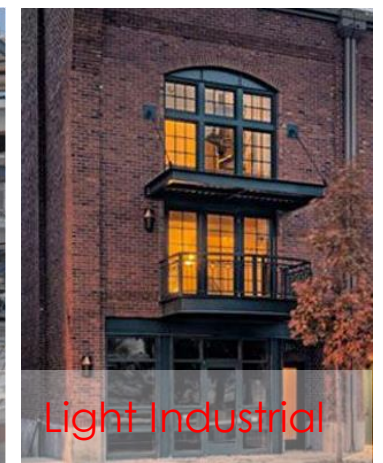
Building Setback:
None

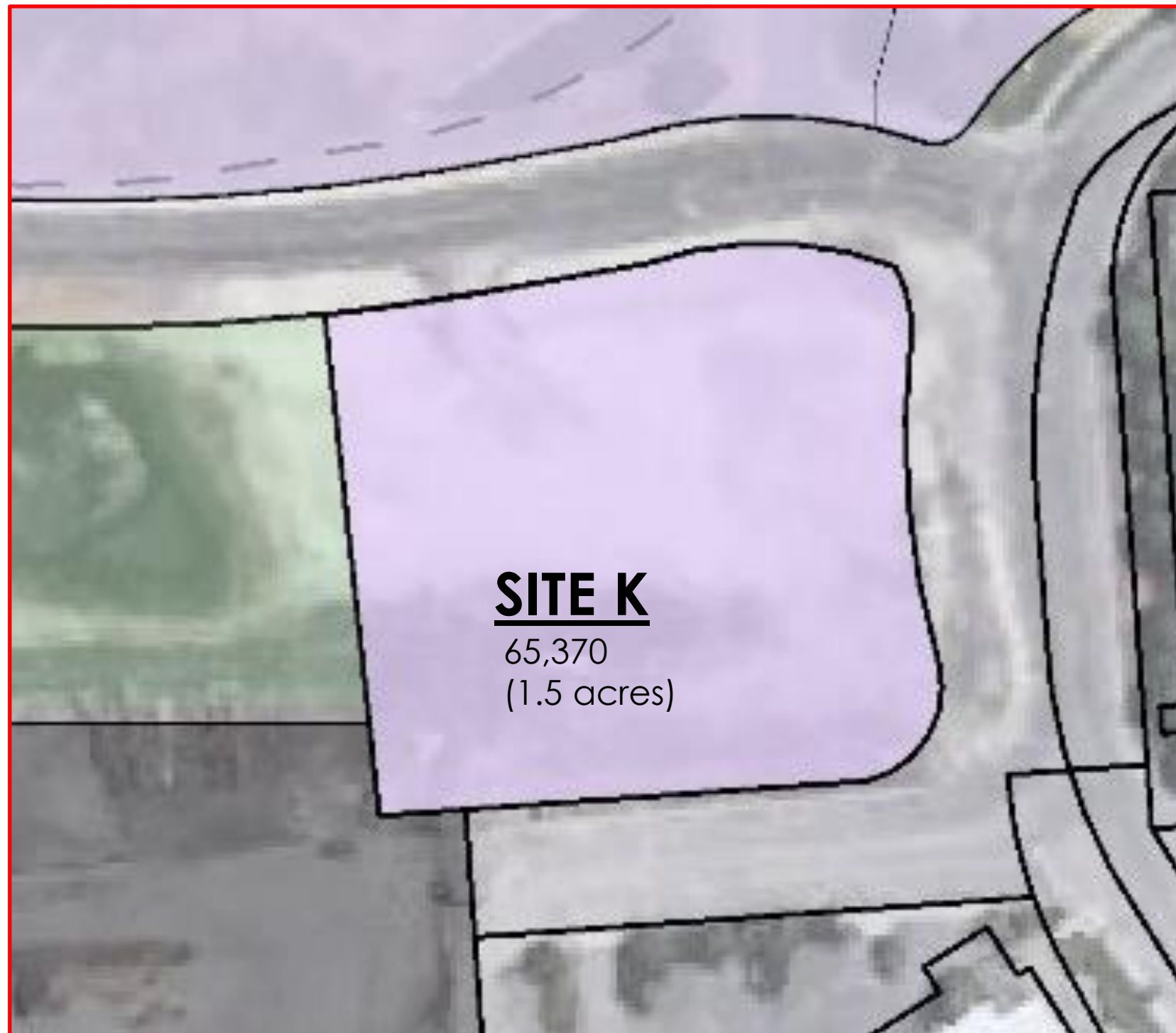
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site K:

Area:
65,370 sf (1.5 acres)

Current Use:
Undeveloped

Potential Uses:
Mixed use/Light Industrial/Pedestrian
Amenity/ Maintenance Shop

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



Ped. Amenity



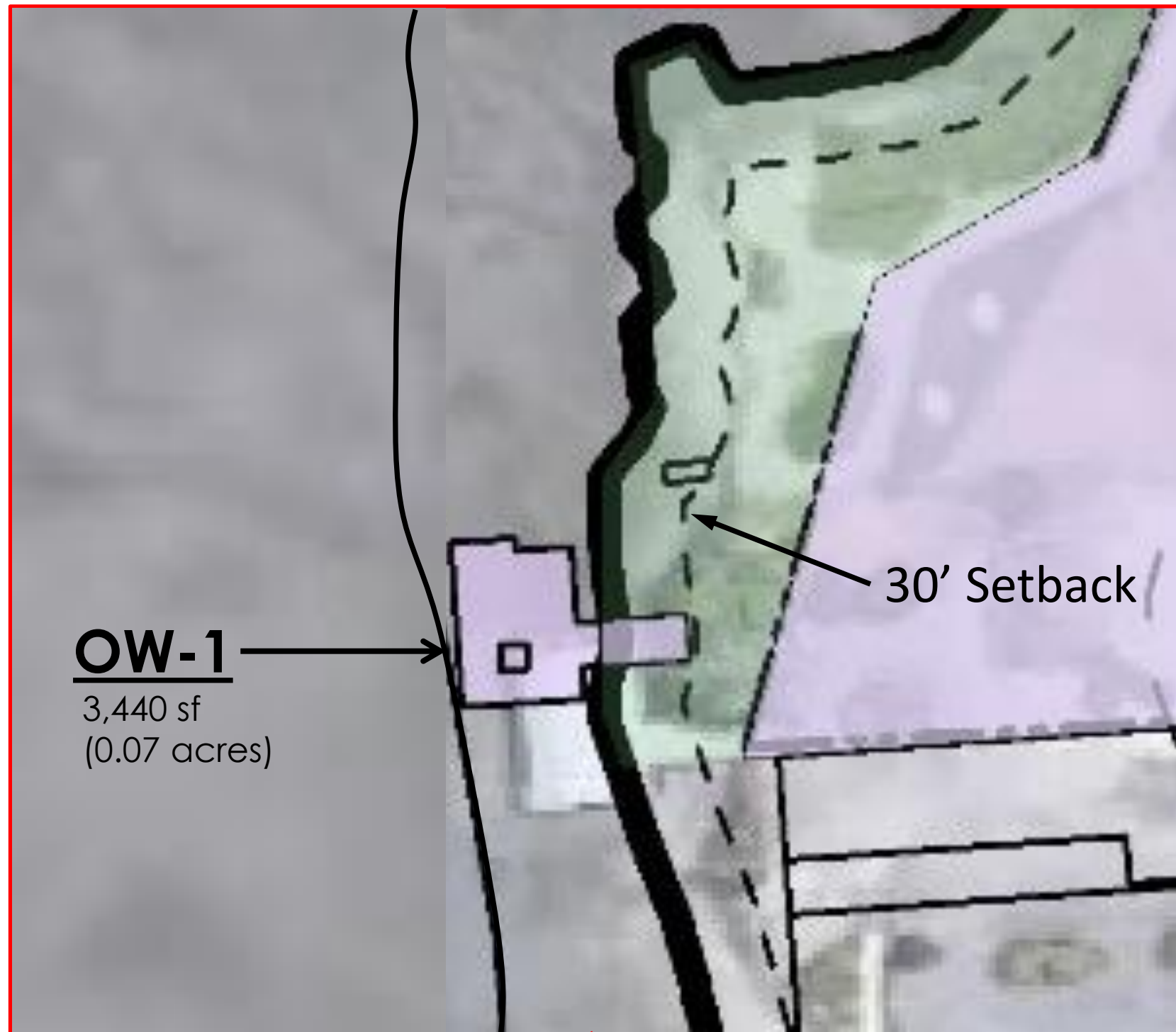
Light Industrial



Mixed Use



Maintenance Shop



Site OW- 1:

Area:
3,440 sf (0.07 acres)

Current Use:
KGY Radio Station

Potential Uses:
Existing to remain/ 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

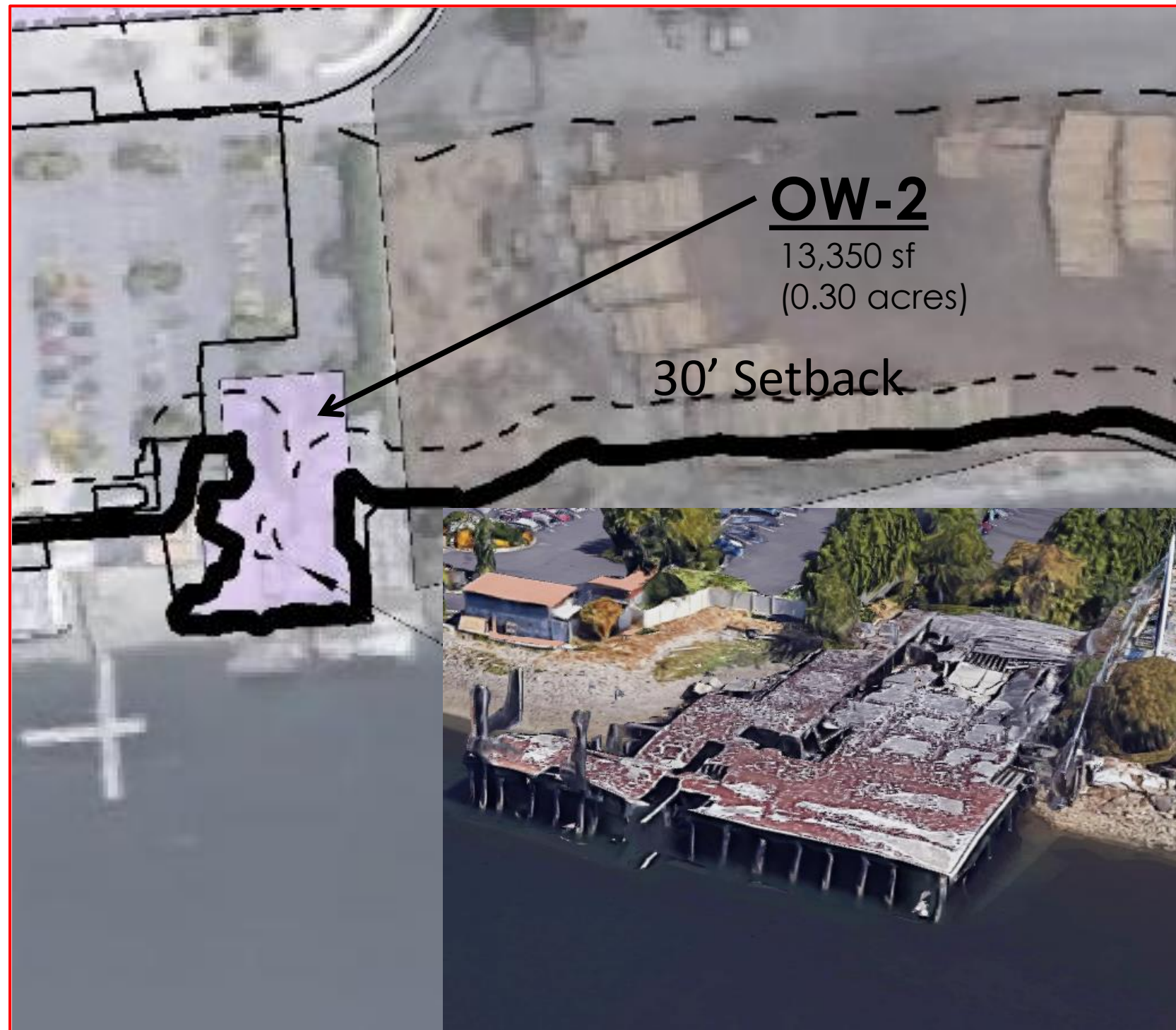
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses





Site OW- 2:

Area:

13,350 sf (0.30 acres)

Current Use:

Abandoned Stalculp Marina

Potential Uses:

Commercial, Boating Center, Cultural Center

Zone:

Urban Waterfront (UW)
Industrial (I)

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



Commercial



Boating Center



Cultural Center



**Introduction
& Public
Outreach
Plan**

**Public Input
Summary**

**Zoning &
Sea Level
Rise**

**Development
Site Plan**

**Next
Steps**

"The statement and principles seem thoughtful and inclusive of many key community values. The outcome statement is ambitious but seems appropriate. From LOTT's perspective, it is good to see sea-level rise response incorporated in both the guiding principles and the outcome statement. The Community guiding principle is also appreciated – the emphasis on opportunities for learning fits well with the nearby East Bay district amenities (the public plaza, HOCM, and the WET Science Center). Thanks for the opportunity to review."

Lisa Dennis-Perez, LOTT

"Having served on the Port Vision 2050 task force, I found this Advisory Group a natural follow-up to that work. When we included a Destination Waterfront in that plan, I had no idea that this group would follow along so quickly. I found this process collaborative, inclusive, and deliberative on the many issues needing consideration on a task this important to the entire community."

Tim Stokes, SPSCC

"Equitable economic development is rooted in community development. There is a once-in-a-generation opportunity presented in this plan to use the Port's resources to achieve the highest and best use on behalf of the entire community. We hope to see a bold, transformative plan that enhances community connection and region-wide, sustainable, small business development."

Stacey Waterman-Hoey

"I am pleased to have participated and contributed to the Destination Waterfront Vision on behalf of KGY (Radio) as an Advisory Group Member. KGY supports the economic development of the waterfront because it strengthens our local economy and provides greater community access to Port property. KGY supports the Destination Waterfront plan because of its balanced approach, incorporating public input and environmental considerations into an impressive, long-term vision that seeks to maximize the Waterfront District to its full potential."

Nick Kerry, KGY Radio

"Thank you to the Port of Olympia for making the Destination Waterfront Development Plan a public process and a working document. It's not easy to compile so many ideas and viewpoints but the Port of Olympia and Thomas Architecture Studios have accomplished this in a professional and comprehensive way."

Jeff Bowe, Experience Olympia & Beyond

"Amos, It's clear you and the team have listened. This presentation has really grown into something impressive and I see how it will inspire future development and improvements."

Drew Phillips, Forma Construction

"Thanks, everyone. I have to sign off now, but I appreciate the opportunity to contribute on behalf of the Puget Sound Estuarium."

Paris McClusky, Puget Sound Estuarian

"The Port Peninsula is truly a remarkable asset. One that deserves careful consideration. I've appreciated this well-organized, multi-stakeholder process to contemplate the future of this unique waterfront destination. I'm inspired by the overarching direction which fosters the arts, education and maritime activities while improving access to the water and creating unique retail experiences."

Patty Belmonte, HOCM

"Enjoyed being involved in the very professional, thorough DWDP process. Thanks for listening to our views."

Chuck Fowler, South Sound Maritime Heritage Association

MOVE FORWARD WITH CAPITAL PLAN

STUDY SITE SPECIFIC DEVELOPMENT

- 1.ADMIN BUILDING (SITE D)
- 2.RV RESORT (SITE E)
- 3.PURSUE ADDITIONAL SITE DEVELOPMENT OPPORTUNITIES INCLUDING SITE A.



PORT OF OLYMPIA DESTINATION WATERFRONT DEVELOPMENT VISION COMMISSION MEETING

March 08, 2021

FINAL COMMISSION PRESENTATION MEETING:

MONDAY MARCH 22nd, 5:30 PM