

PORT OF OLYMPIA
DESTINATION WATERFRONT DEVELOPMENT VISION
COMMISSION MEETING
May 16, 2022

Introduction
& Public
Outreach
Plan

Public Input
Summary

Zoning & Sea
Level Rise

Development
Site Plan

Next
Steps

COMMUNITY ECONOMIC REVITALIZATION BOARD (CERB)

On May 21, 2021, CERB approved 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



OUTCOME STATEMENT



The Port Peninsula will develop as a Destination Waterfront that offers diverse first-rate amenities and spaces for both active and passive recreation, ensuring connectivity to the Water, nearshore and existing downtown core

ADVISORY GROUP MEMBERS:

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

RAY PETERS Squaxin Island Tribe

LISA DENNIS-PEREZ Lott Cleanwater Alliance

DREW PHILLIPS FORMA Construction

MYRON HOTINGER Swantown Marina Liveaboard (EXCUSED)

NOREEN LIGHT Swantown Marina Live Abroad (EXCUSED)

PARIS MCCLUSKY South Sound Estuarium

MARC DAILY Thurston Regional Planning Council (TRPC)

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

CHUCK FOWLER South Sound Maritime Heritage Association (SSMHA)

ADDITIONAL ADVISORY GROUP MEMBERS:

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 STAKEHOLDER'S 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

COMMUNITY FEEDBACK

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

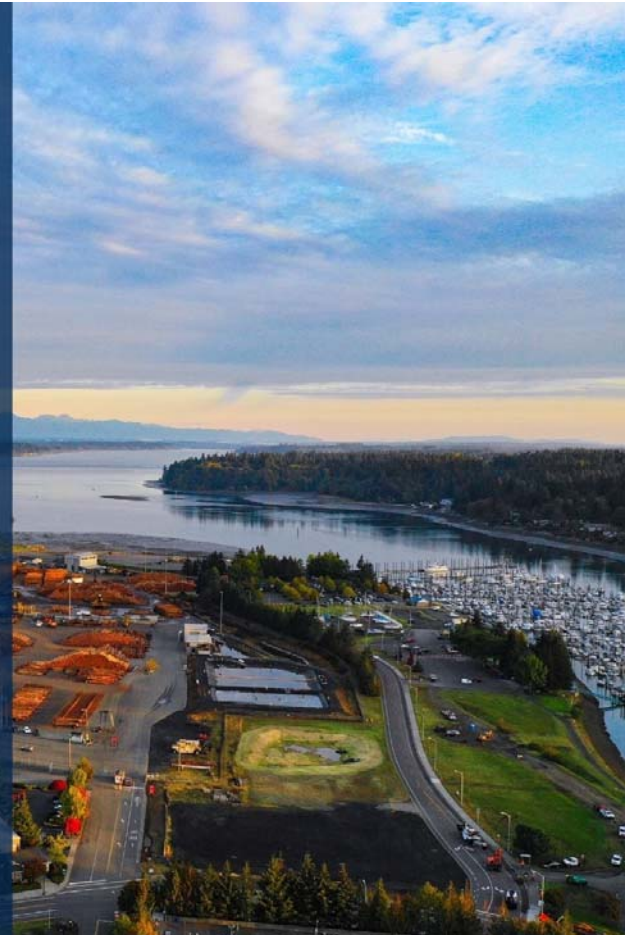
Wednesday
November 18th
5:30 PM - 6:30 PM

} 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**



COMMUNITY FEEDBACK MEETINGS

● 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)

Overall Outreach Experience Rating

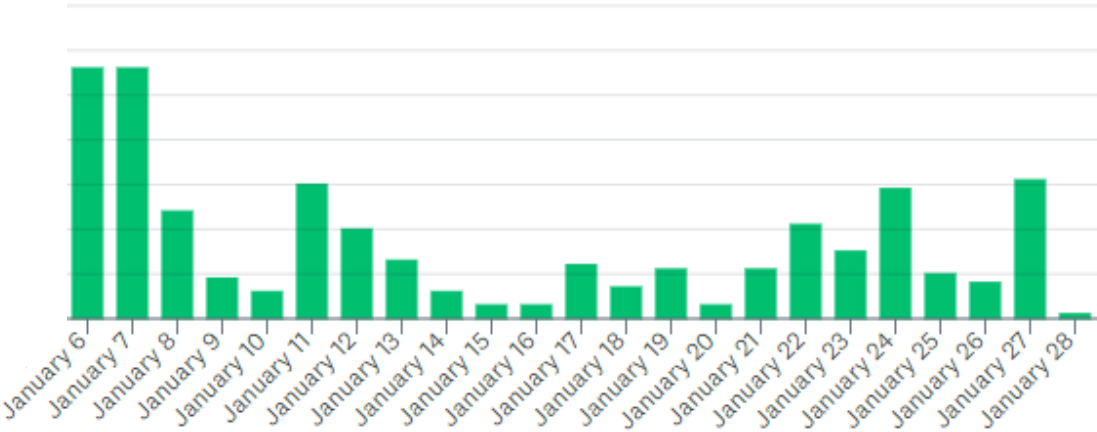


Survey #2
Number of Respondents:

385

(9 questions)

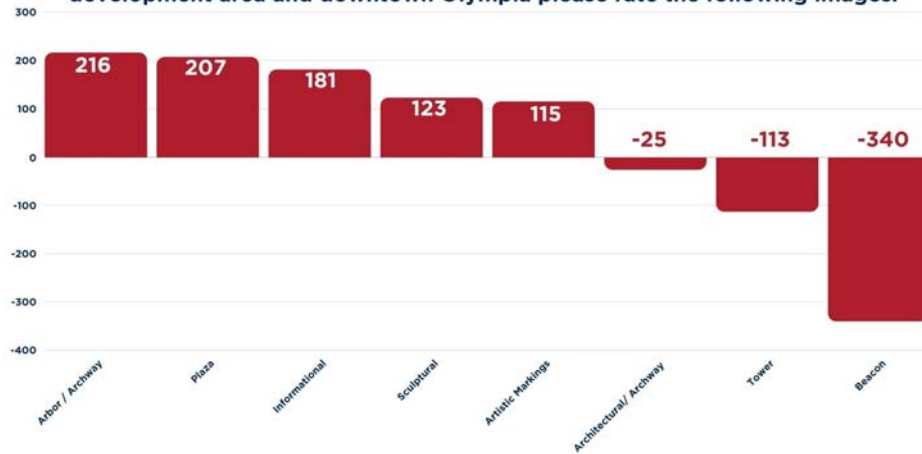
December 21 - January 28



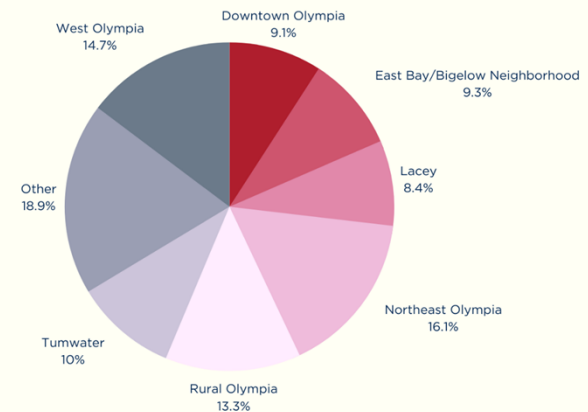
(234 new participants)

COMMUNITY FEEDBACK – ONLINE SURVEYS (2 TOTAL)

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



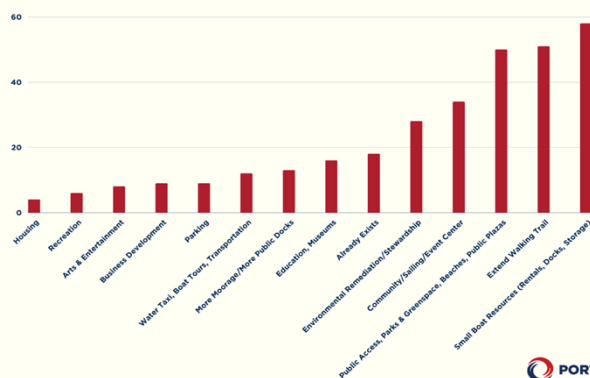
Respondent Location



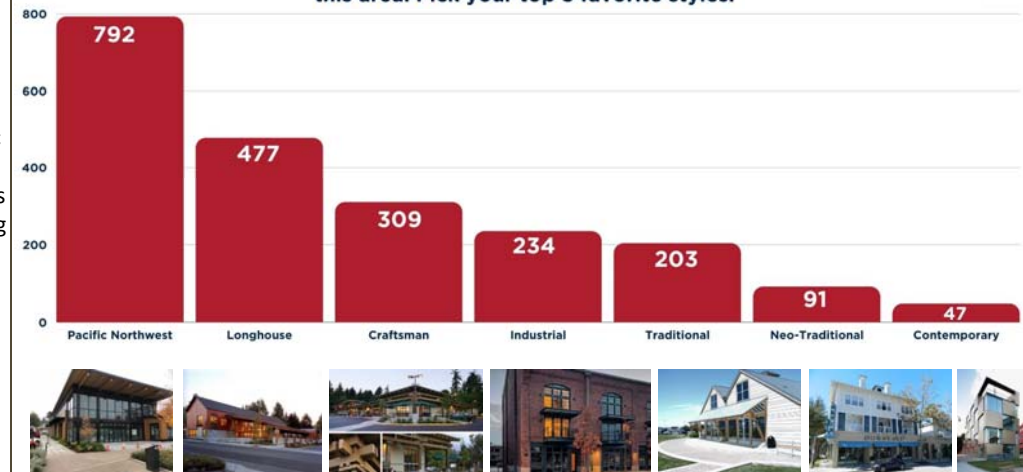
Question 5 Takeaways:

- 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



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





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Public Input
Summary

**Zoning & Sea
Level Rise**

Development
Site Plan

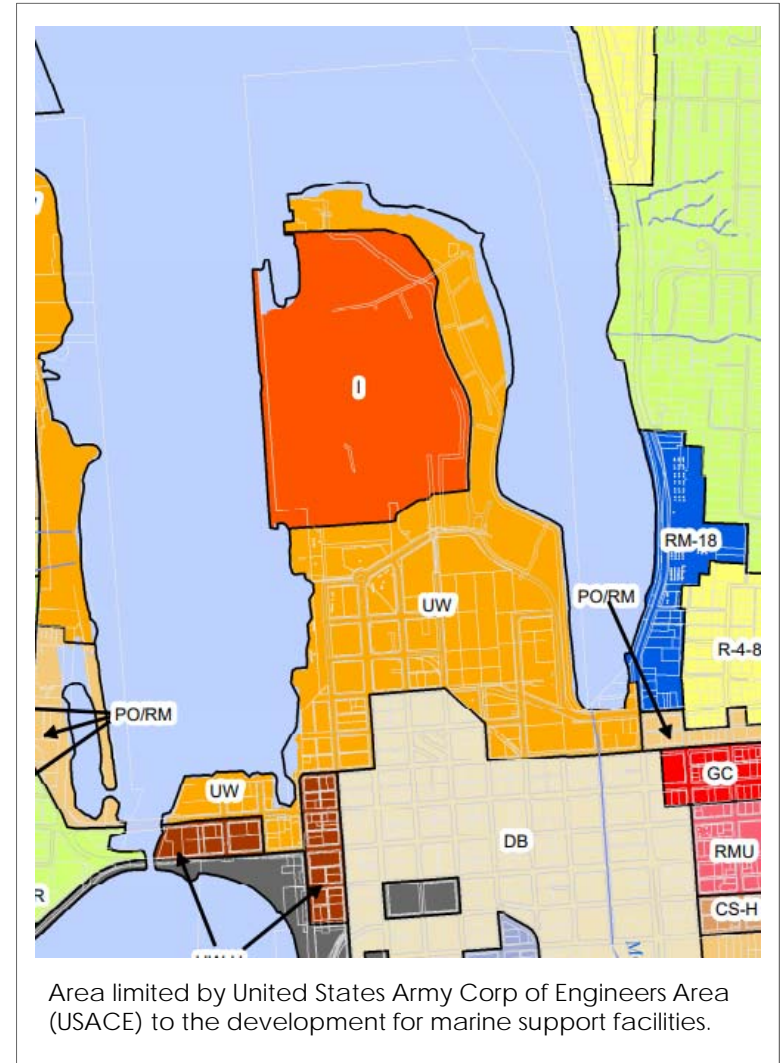
Next
Steps

PORT OF OLYMPIA REGULATIONS – ZONING & USE

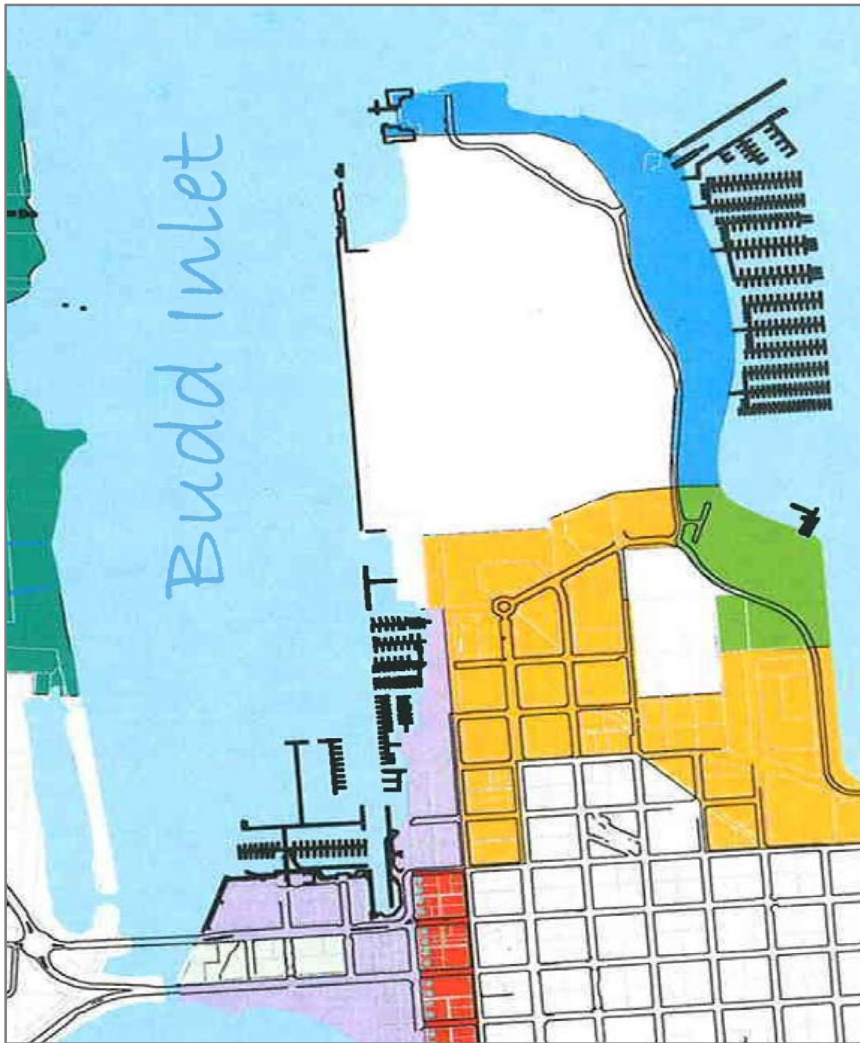
ZONING: URBAN WATERFRONT (UW)

PERMITTED USES:

Drinking Establishments	Apartments, Mixed Use
Restaurants	Bed & Breakfast, Hotel
Light Industry	Laundry Services, Personal Services
Piers, Wharves, Landings	Various Temporary Uses
Industrial Printing, Publishing	Warehousing, Welding/Fabrication
Boarding House, Group Homes	Recycling Facilities, Radio/ TV
Wholesale Sales	Retirement Homes, Retail
Banks, Office	School, Service Station
Art Galleries, Auditoriums	Sewage Treatment Facilities
Boat Clubs, Boat Storage,	Rental Stores, Public Facilities
Commercial Recreation	Place of Worship
Health & Fitness	Commercial Parking Facility
Marinas, Parks, Playgrounds	Adult Day Care, Child Care
Library, Museums, Theaters	Conference Center



CITY OF OLYMPIA REGULATIONS – HEIGHTS & SETBACKS



UW / UW-H HEIGHT LIMITS (see OMC 18.06.100)

UW-35	UW-42-65	UW-45	UW-45
UW-40	UW-H-35	UW-65	UW-65

Height measured in feet

ALLOWABLE HEIGHTS

UW: 40' , 45' & 65'

REQUIRED SETBACKS

UW: None

ALLOWABLE COVERAGE

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

SEA LEVEL RISE MEASURES

Raised Streets



Raised Landscaping



Flood Walls



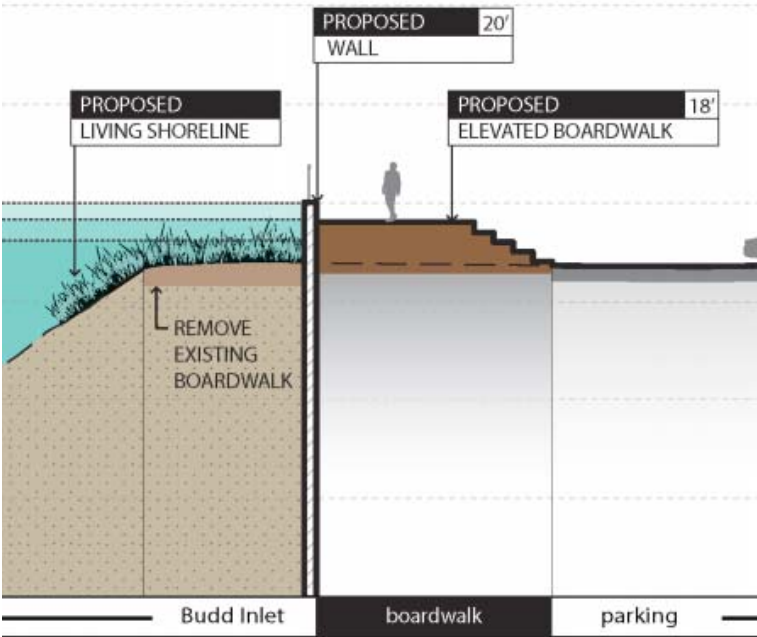
Raised Buildings



Living Shorelines

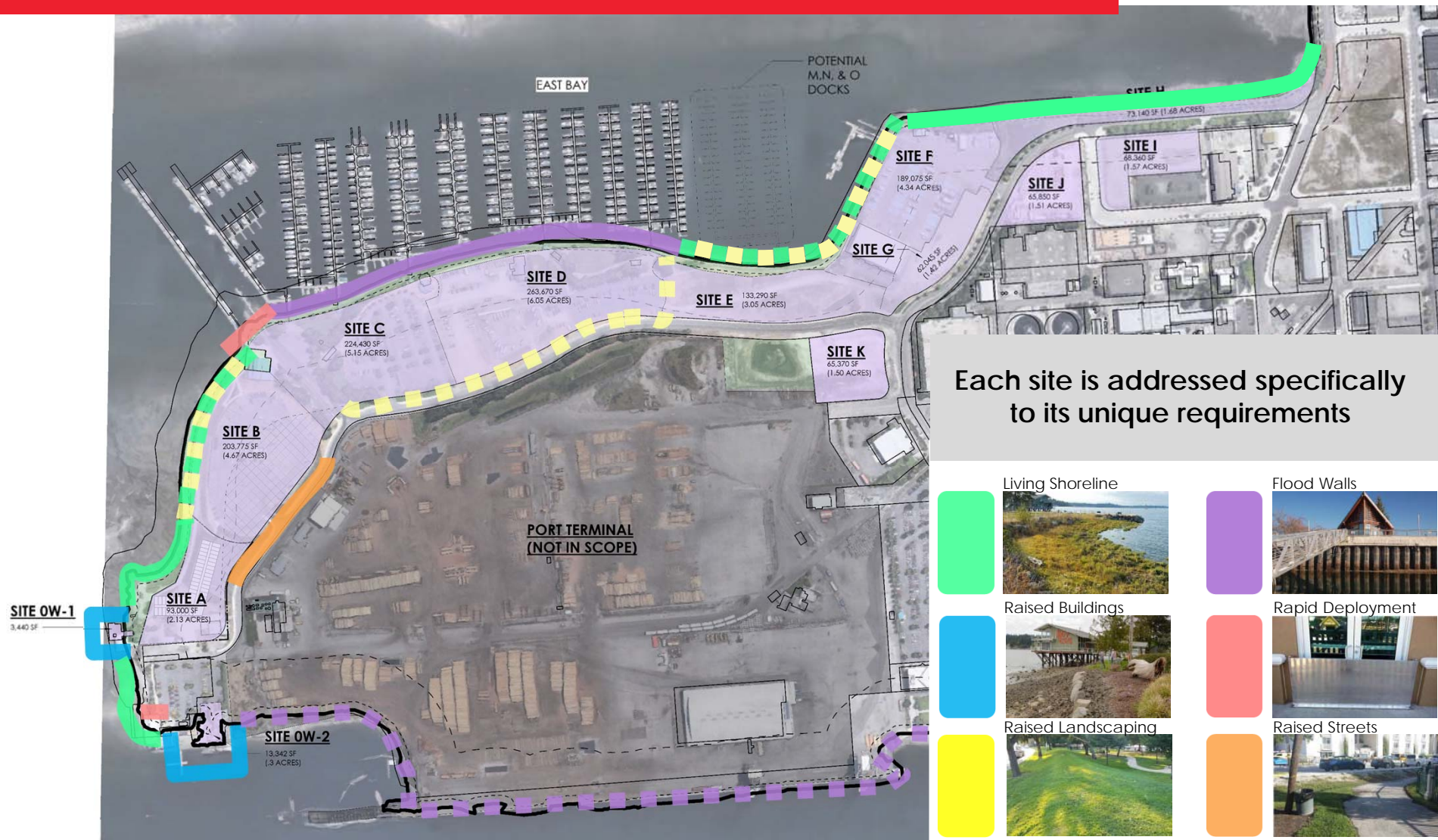


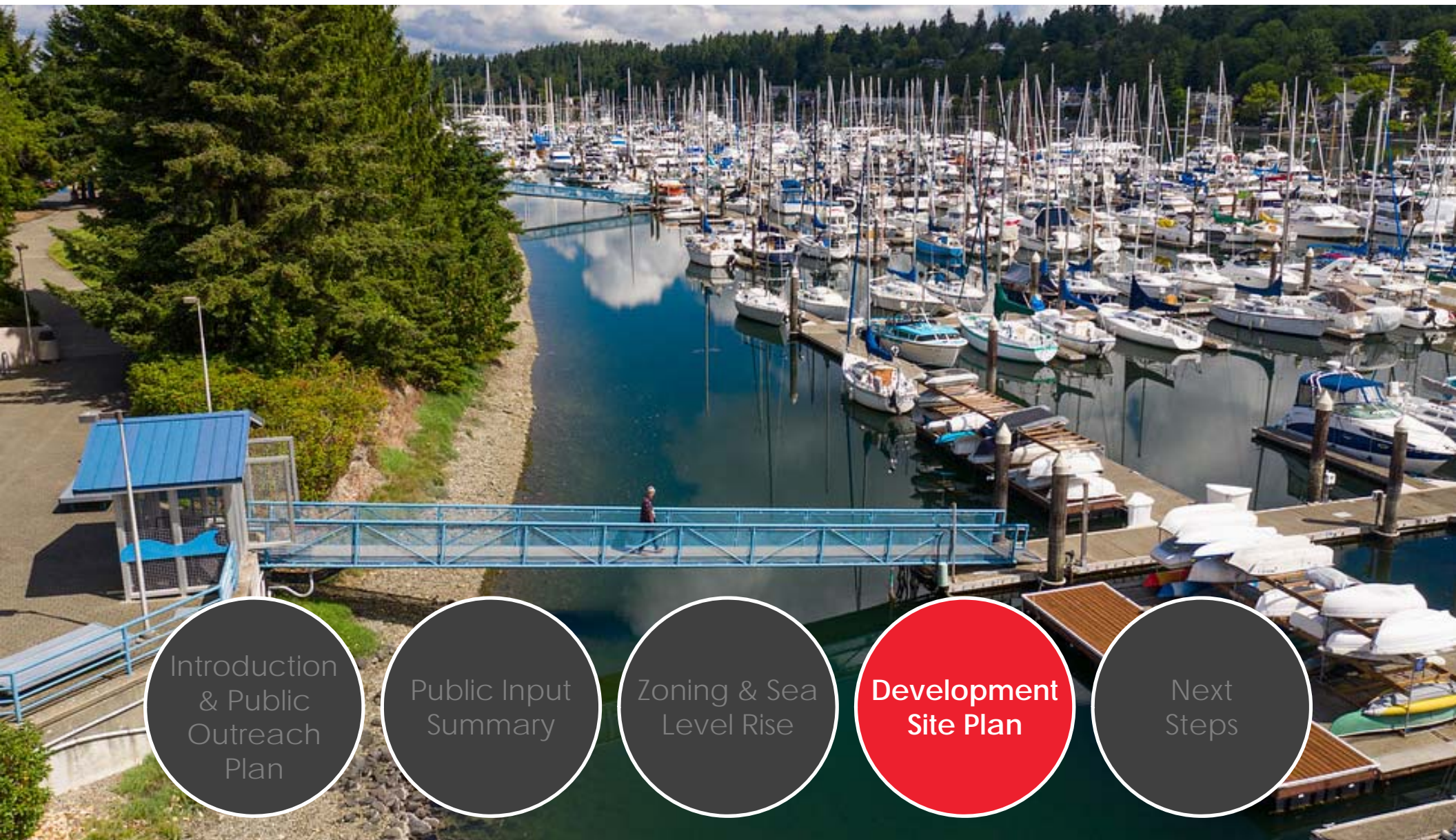
Temporary



*Examples from internet

SEA LEVEL RISE – ADDRESS THROUGH PROPER DESIGN





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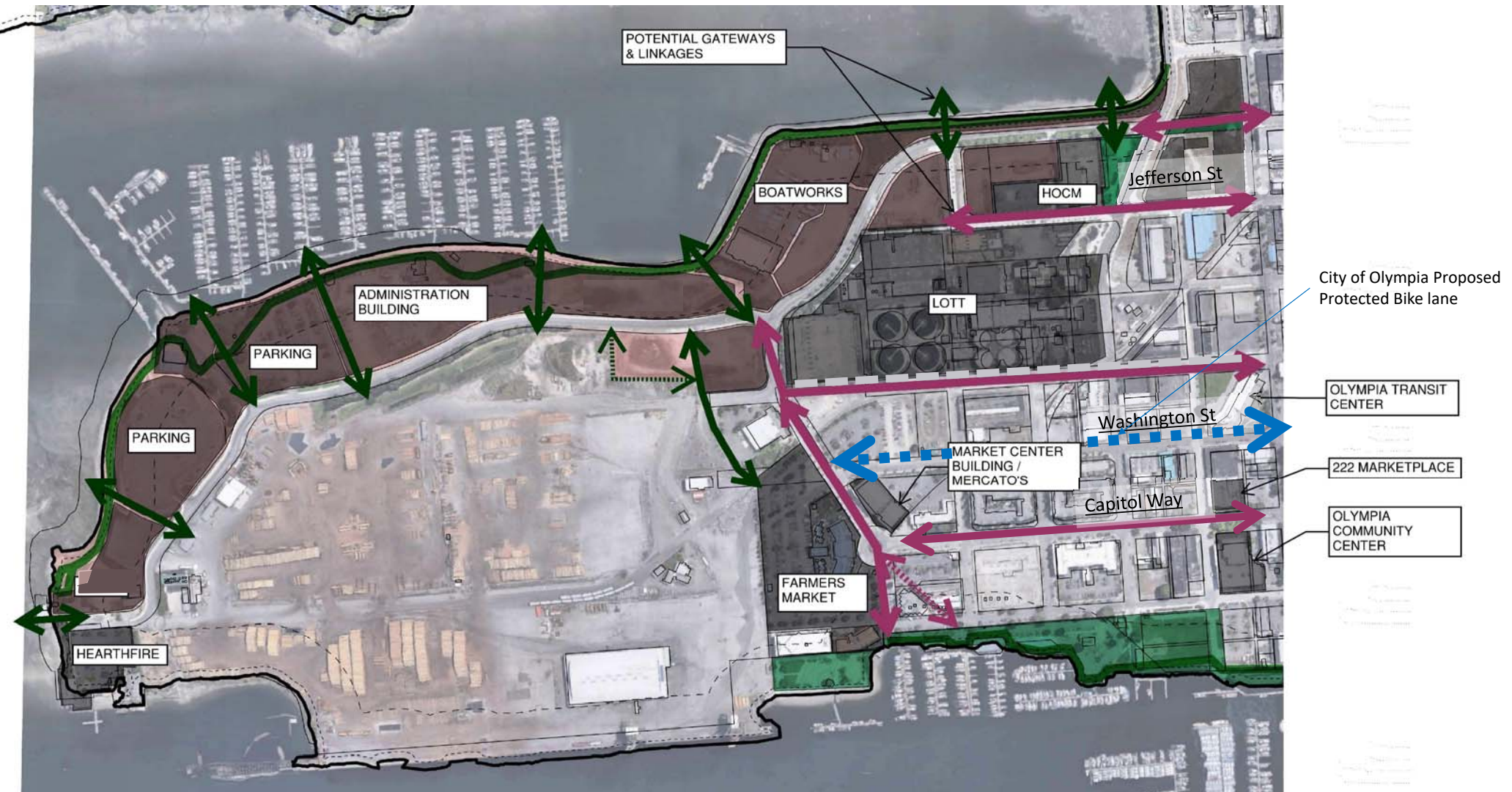
**Development
Site Plan**

Next
Steps

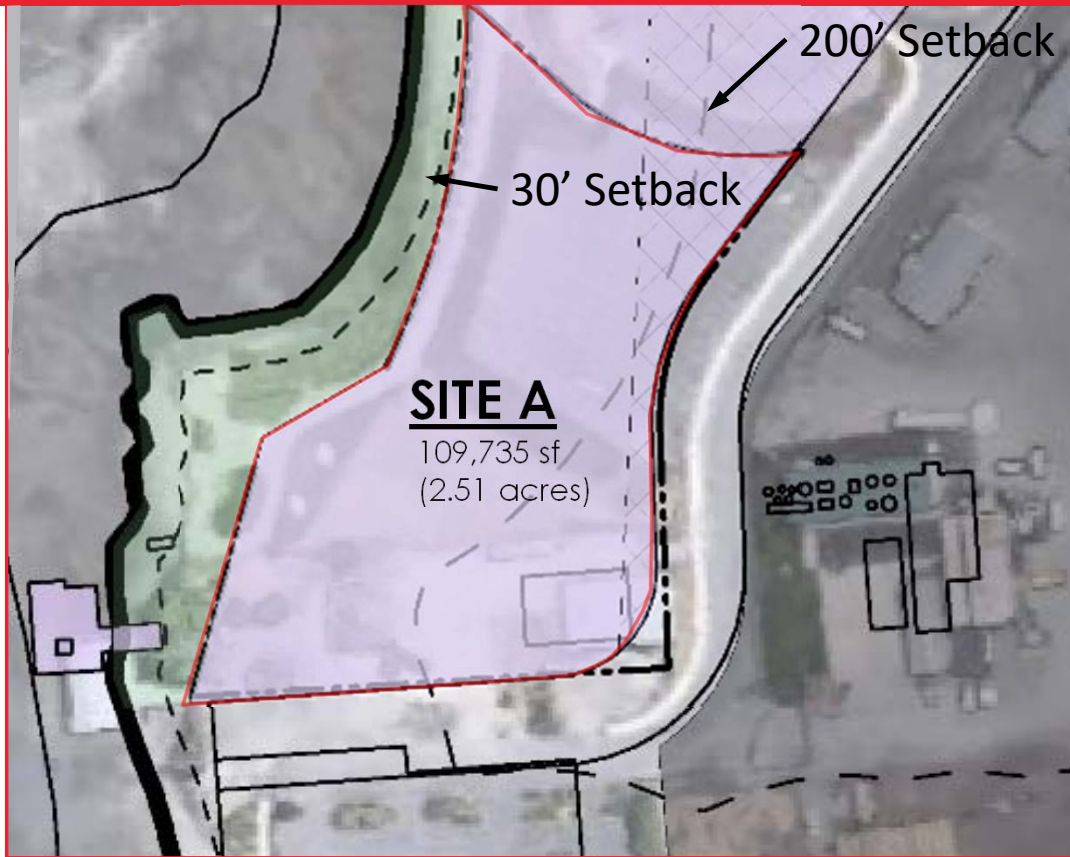
DEVELOPMENT SITE PLAN – CURRENT SCOPE



DEVELOPMENT SITE PLAN – LINKAGES



DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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:

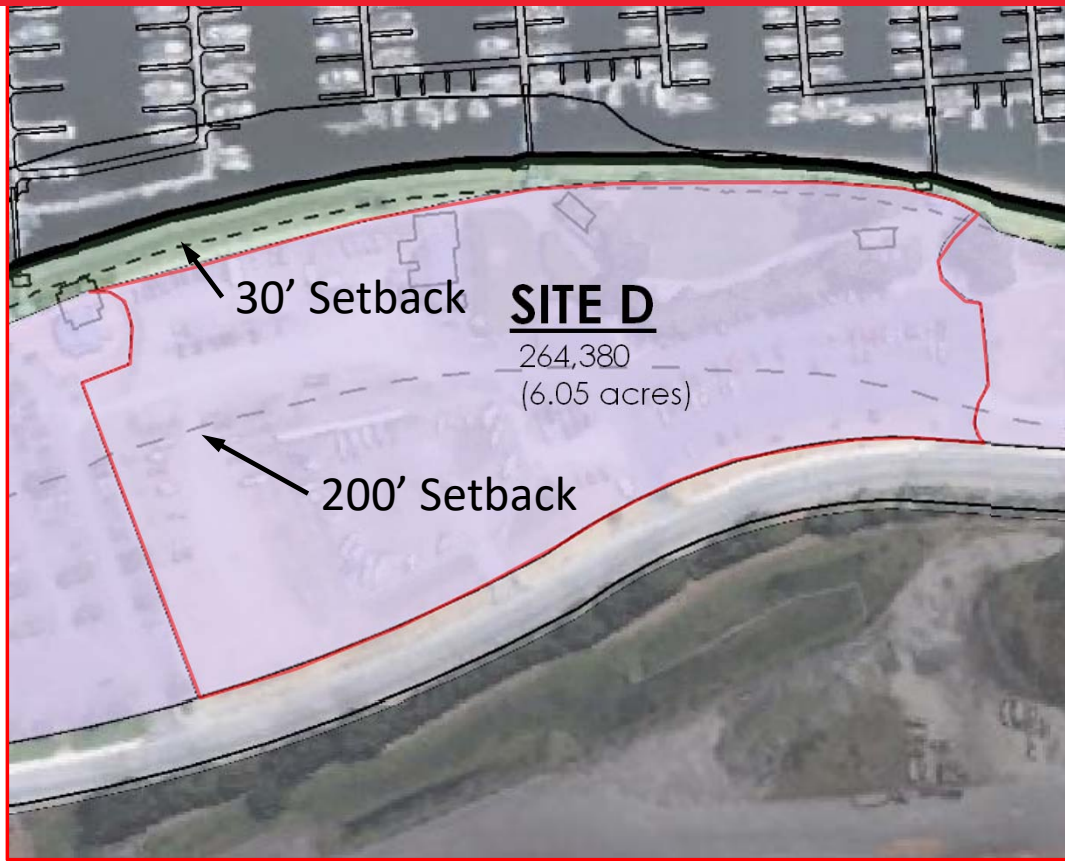
60%



POTENTIAL USES



DEVELOPMENT SITE PLAN – LINKAGES



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

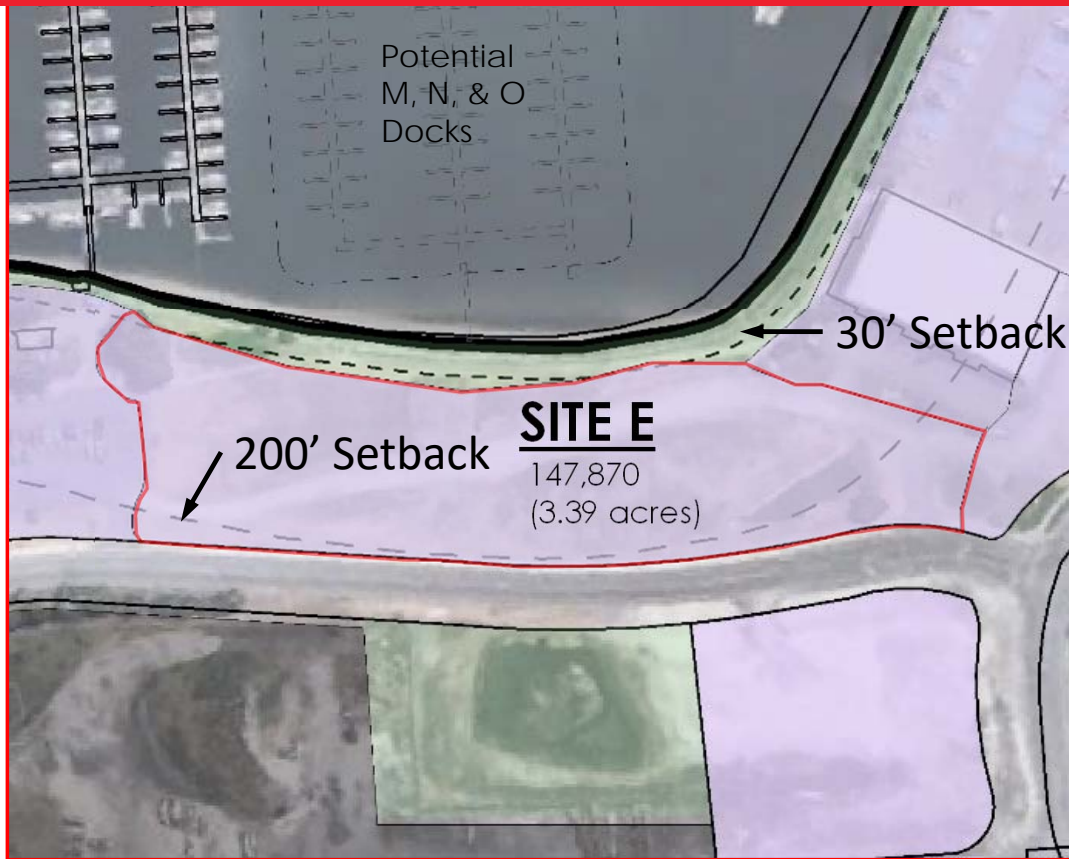
Allowable Coverage:
60%



POTENTIAL USES



DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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

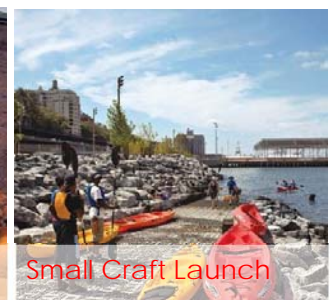
Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%

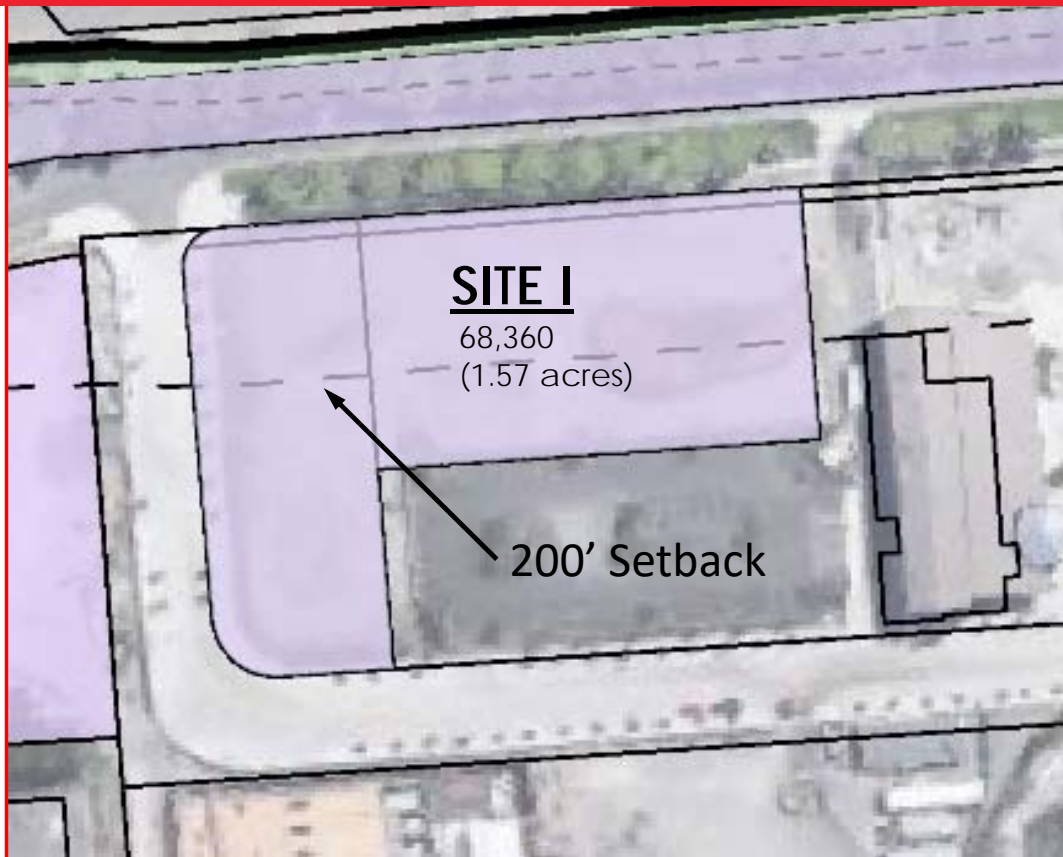


PROPOSED USE |

POTENTIAL USES



DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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



HOCM Expansion

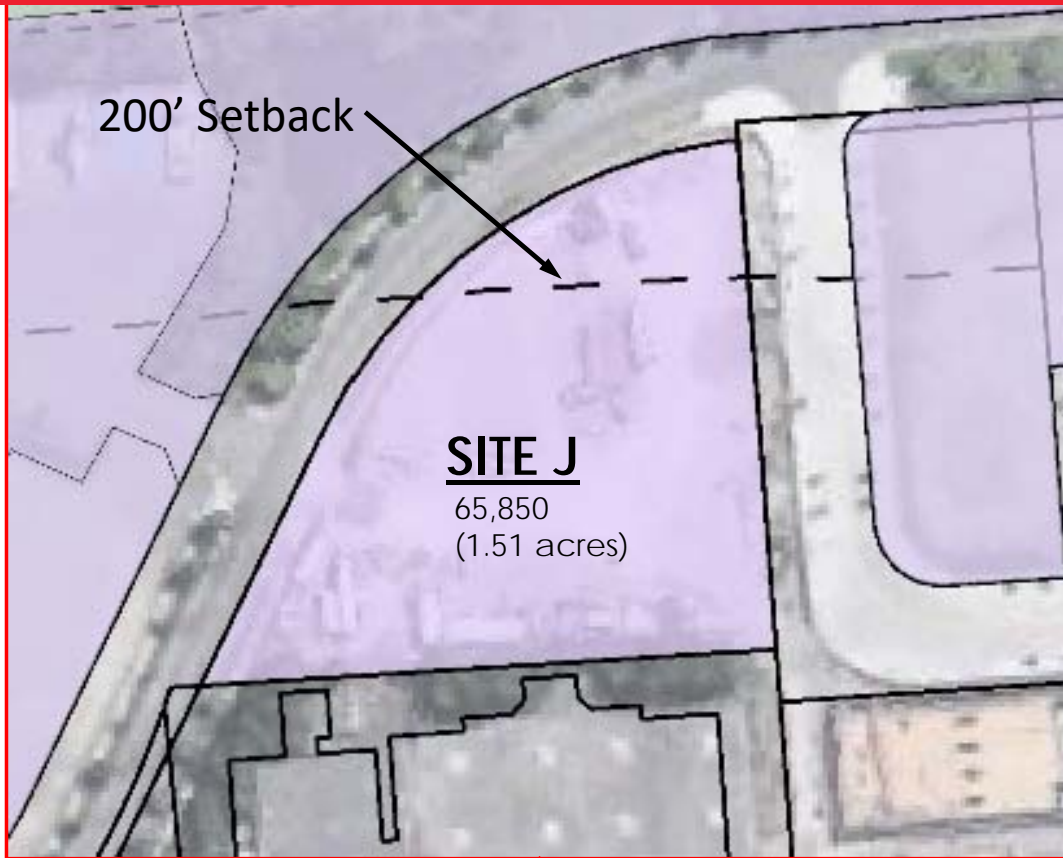


Mixed Use



Light Industrial

DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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%



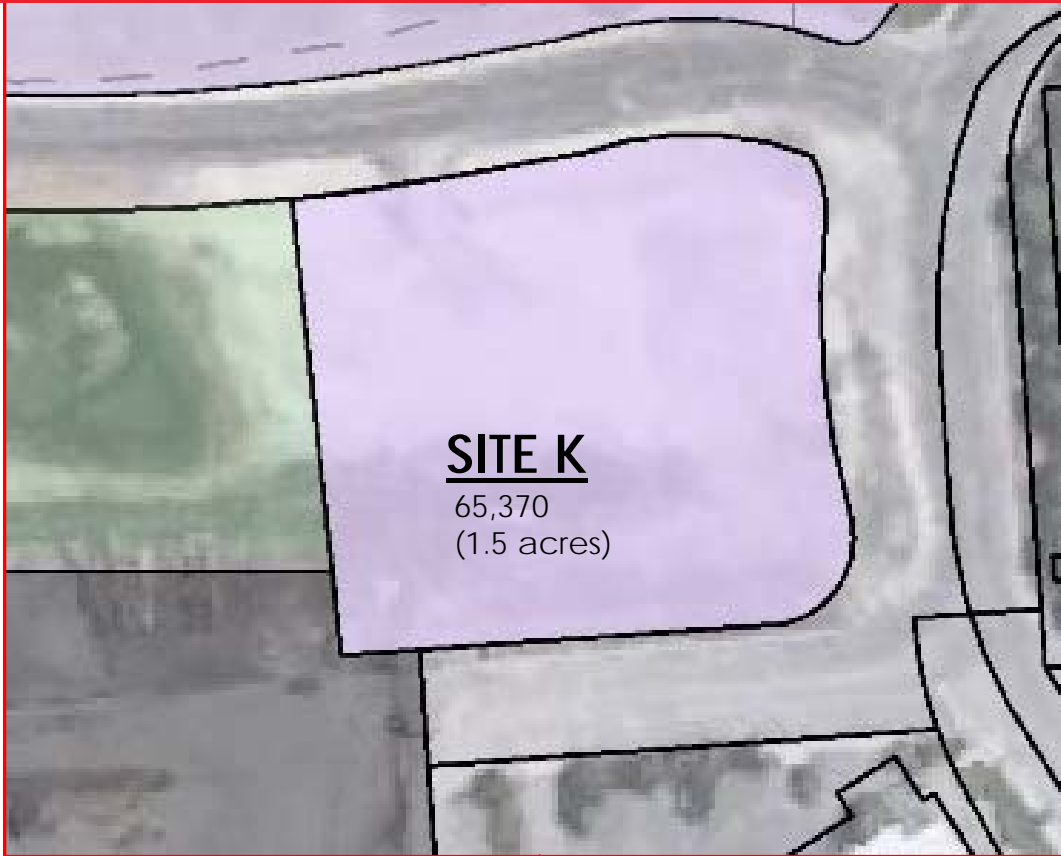
PROBABLE USE



POTENTIAL USES



DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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

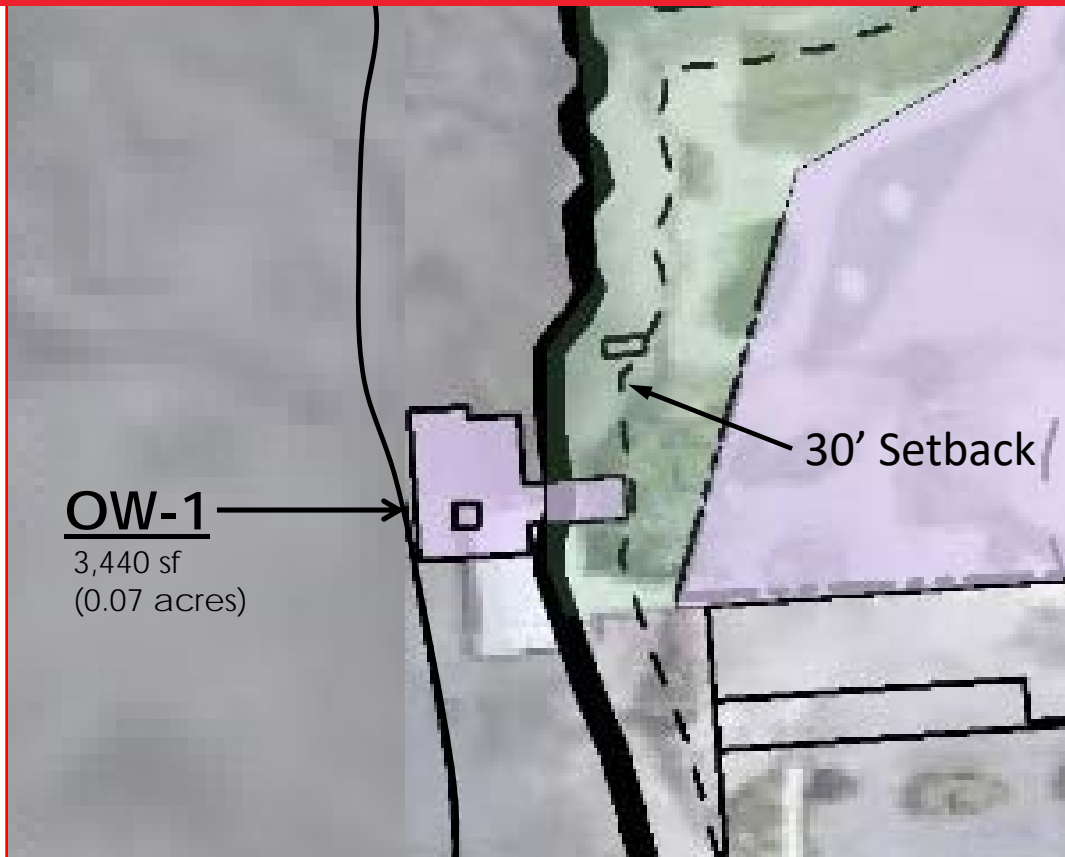
Allowable Coverage:
60%



POTENTIAL USES



DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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



DEVELOPMENT SITE PLAN – INDIVIDUAL SITES



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





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NEXT STEPS

MOVE FORWARD WITH CAPITAL FUNDING PLAN

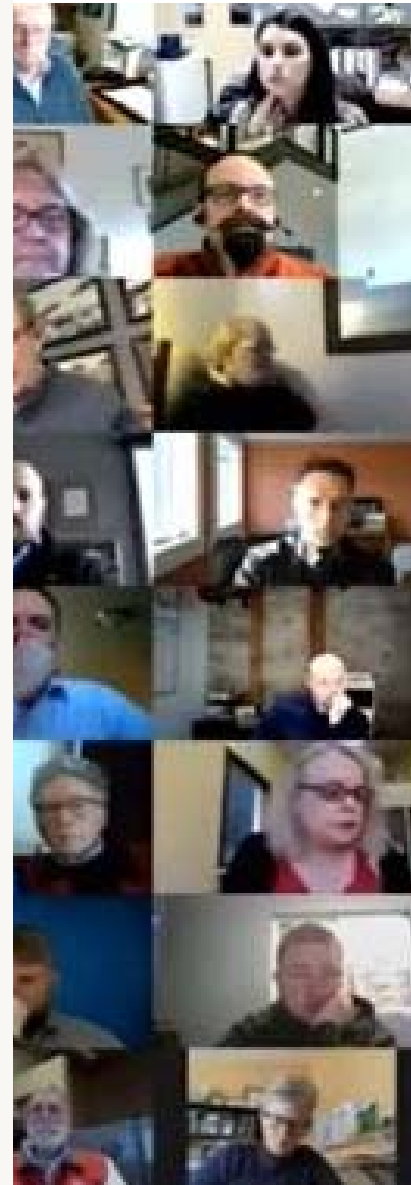
STUDY SITE SPECIFIC DEVELOPMENT

ADMIN BUILDING (Site D) ► Work has begun

HANDS ON CHILDREN'S MUSEUM (SITE I) ► Currently in design

RV RESORT (SITE E) ► Code amendment rejected;
pursue alternate uses

PURSUE ADDITIONAL SITE DEVELOPMENT OPPORTUNITIES
INCLUDING SITE A AND OVERWATER SITES 1 & 2.











PORT ADMINISTRATION BUILDING



- A** NEW ACCESS DRIVE ALIGNED WITH PUBLIC WATERFRONT ACCESS COURTYARD.
- B** NEW MIXED USE ADMINISTRATION BUILDING.
2 FLOORS = 20,000 SF
3 FLOORS = 27,000 SF
- C** NEW PUBLIC SHORELINE ACCESS COURTYARD WITH FOCAL ART / LANDMARK
- D** EXISTING RESTROOM AND SHOWER FACILITIES TO REMAIN.
- E** LOADING ZONE, SCHOOL BUSES, DELIVERIES
- F** 256 PARKING STALLS SHOWN AS DEVELOPED. INCREASED LANDSCAPE BUFFER PROVIDED BETWEEN STREET AND PARKING LOT. PARKING LOT LOCATED AWAY FROM WATER.
- G** UPDATE TO SHORELINE PEDESTRIAN TRAIL. POTENTIAL SHORELINE AMPHITHEATER FOR PUGET SOUND ESTUARIAN TEACHING SPACE.
- H** POTENTIAL NEW BUILDING, FUTURE PHASE.
2 FLOORS = 20,000 SF
3 FLOORS = 27,000 SF
- I** POTENTIAL NEW BUILDING, FUTURE PHASE.
1 FLOOR = 10,000 SF
2 FLOORS = 16,000 SF

PORT ADMINISTRATION BUILDING

-  AUTO CIRCULATION - PRIMARY
-  AUTO CIRCULATION - SECONDARY
-  PEDESTRIAN CIRCULATION - PRIMARY
-  PEDESTRIAN CIRCULATION - SECONDARY

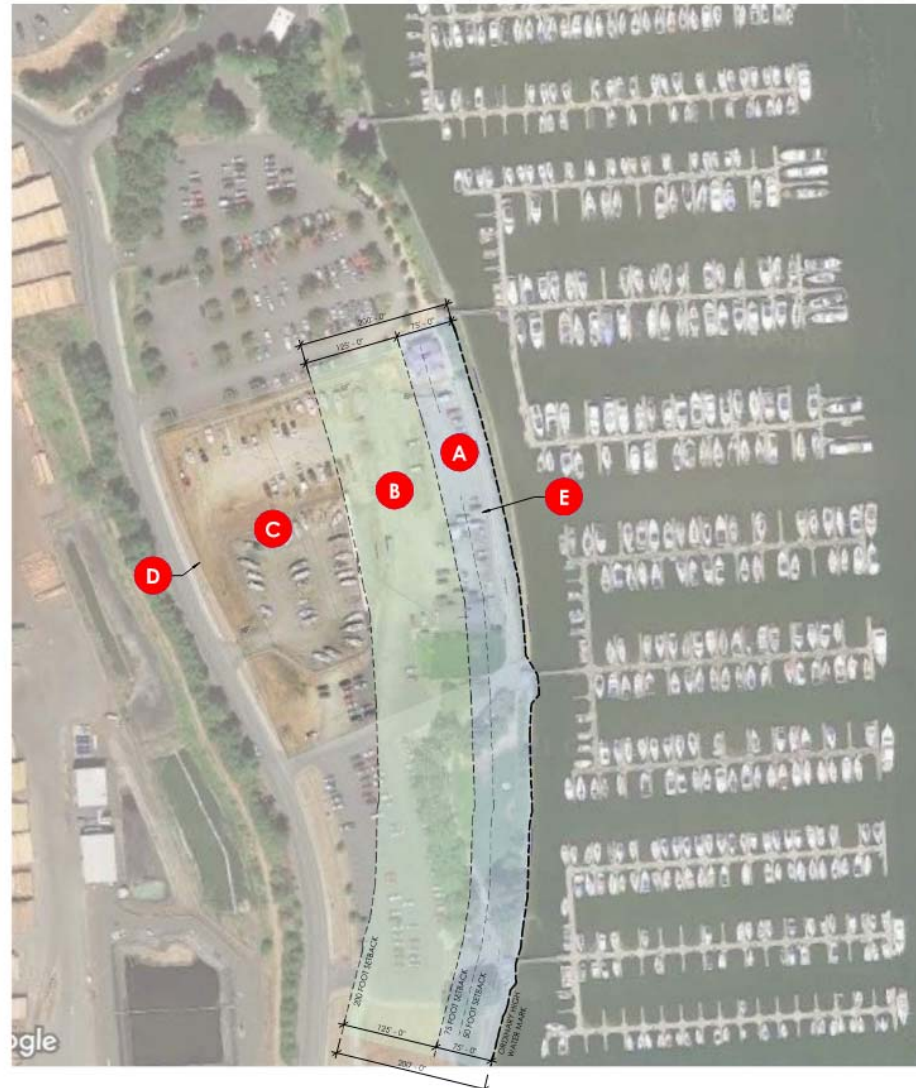
-  EXISTING RESTROOMS AND SHOWER BUILDING TO REMAIN.
-  EXISTING MARINA OFFICE TO BE REMOVED DURING FUTURE DEVELOPMENT.
-  EXISTING PARKING LOT TO REMAIN WITH MINOR VARIATIONS.
-  EXISTING PARKING AND STORAGE TO BE RELOCATED AND REORGANIZED FOR NEW DEVELOPMENT



PORT ADMINISTRATION BUILDING

- A** HEIGHT LIMITS REDUCED ZONE - 25 FOOT MAXIMUM BUILDING HEIGHT PER SHORELINE MASTER PROGRAM. CAN BUILD NO CLOSER THAN 50 FEET FROM ORDINARY HIGH WATER MARK.
- B** HEIGHT LIMITS SHORELINE - 40 FOOT MAXIMUM BUILDING HEIGHT PER SHORELINE MASTER PROGRAM. HEIGHT DEFINED AS TOP OF STRUCTURE.
- C** HEIGHT LIMITS - 40 FOOT MAXIMUM BUILDING HEIGHT TO ROOF MID POINT PER OLYMPIA MUNICIPAL CODE ZONING FOR URBAN WATERFRONT
- D** LOT SETBACKS - NO RESTRICTIONS FOR LOT COVERAGE OR BUILDING SETBACKS FROM STREET OR SIDEYARDS PER OLYMPIA MUNICIPAL CODE
- E** SEA LEVEL RISE PROTECTION - ALL STRUCTURES WILL NEED TO BE PROTECTED TO NAVD88 ELEVATION 17, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION NOTED BY THE CITY OF OLYMPIA. BASE ELEVATION OF THE PEDESTRIAN PATH IS APPROXIMATELY LOCATED AT NAVD88 ELEVATION 16 OR HIGHER.

**ADDITIONAL SEA LEVEL PROTECTION CAN BE ADDRESSED DURING FUTURE PHASES.



PORT ADMINISTRATION BUILDING



PORT ADMINISTRATION BUILDING



Pike Place

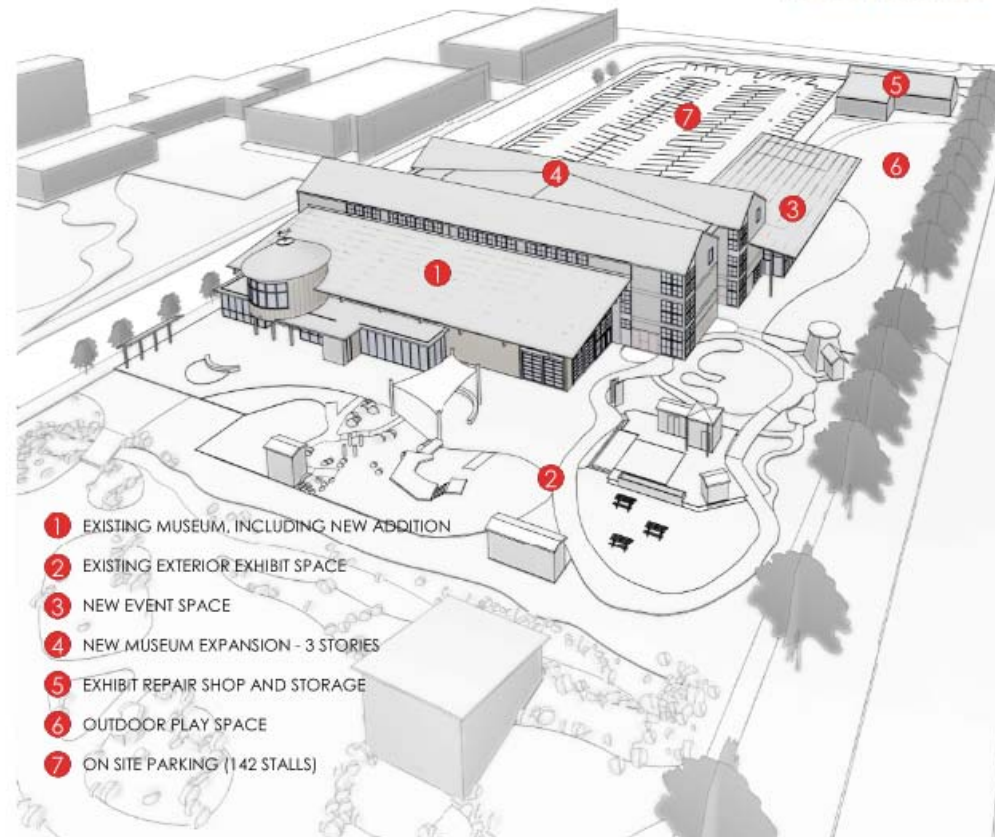
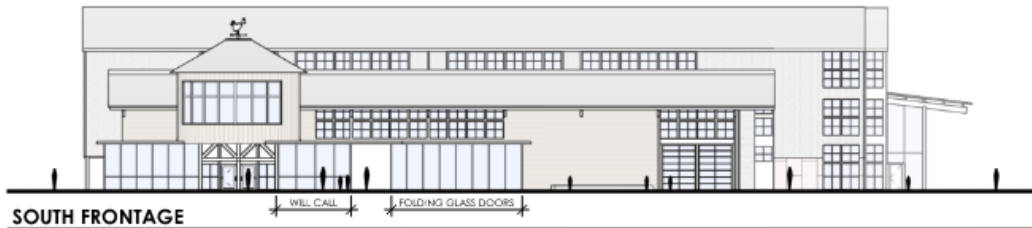


Port Angeles



Shilsole Bay Marina

HANDS ON CHILDREN'S MUSEUM EXPANSION



PORT OF OLYMPIA
DESTINATION WATERFRONT DEVELOPMENT VISION
COMMISSION MEETING

OPEN DISCUSSION

May 16, 2022