



Commission Work Session
November 21, 2022
2:30 p.m.

Percival Plaza – Olympics Room
626 Columbia Street NW, Suite 1B
Olympia, Washington 98501

The meeting agenda is available on the Port of Olympia website as of November 17, 2022.

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

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

<https://us02web.zoom.us/j/82993646729>

Or Telephone: 1 253 215 8782

Webinar ID: 829 9364 6729

Please note that the Zoom link changes for each meeting

No public comment will be taken at this Work Session.

Pursuant to its operating rules, the Port Commission strives to limit action taken during work sessions, and if it does so, a period of public comment will be added to the agenda, prior to action being taken.

AGENDA

1. Call to Order
2. Destination Waterfront Work Plan Timeline – Allyn Roe, Business Development and Real Estate Director
3. LOTT Master Planning and Water Reuse – Sam Gibboney, Executive Director
4. Upcoming Topics – Sam Gibboney, Executive Director
5. Adjourn

Port of Olympia Mission

Create economic opportunities by connecting Thurston County to the world by air, land & sea.



COMMISSION MEETING

<u>BRIEFING DATE/TIME:</u>	November 21, 2022
<u>DEPARTMENT:</u>	Real Estate
<u>STAFF CONTACT/TITLE:</u>	Allyn Roe Telephone: 360.528.8012 Email: allynr@portolympia.com
<u>TOPIC:</u>	Destination Waterfront Implementation & Funding Strategy
<u>PURPOSE:</u> <i>Check all that apply</i>	<input checked="" type="checkbox"/> Information only <input type="checkbox"/> Decision needed <input type="checkbox"/> Follow up from previous briefing
<u>BACKGROUND & OVERVIEW:</u>	
<p>Through the strategic planning process and ultimate Strategic Plan adoption, a strategic initiative was developed to create a Destination Waterfront Implementation and Funding strategy with an expected completion of Q2 2023. Staff has been working towards completing this, and feel it is appropriate to “check-in” to gain further guidance and clarification regarding the final deliverable. We anticipate an informal discussion to gain input from the Commission.</p> <p>In 2019, the Port Commission accepted the Port Vision 2050 plan. Port Vision 2050 was an 18-month process that sought input on goals for Port activities through 2050 from key stakeholders and the community at large. One of the key community goals that emerged from this effort was to “Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility, and maintaining a clean and safe environment. The Port recognizes that the Port Peninsula can be transformed into a revenue-generating, environmentally sustainable, community asset with the proper planning and vision in place.</p> <p>The Port contracted with an award-winning team led by Thomas Architecture Studio (TAS) and was completed with the assistance of a Community Economic Revitalization Board (CERB) grant. After an extensive and comprehensive community engagement process, a presentation was made to the Commission at the March 22, 2021 meeting. The vision can be summarized in this outcome statement:</p> <p><i>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.</i></p>	
<u>DOCUMENTS ATTACHED:</u>	
<ul style="list-style-type: none">▪ Power Point Presentation	



Destination Waterfront Implementation & Funding Strategy

November 21, 2022

Allyn J. Roe

Business Development & Real Estate Director

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The Original Ask

Develop and seek Commission approval by end of the first quarter of 2023 of a "Destination Waterfront Implementation and Funding Strategy" to initiate the ongoing development of the peninsula and utilize the Port of Olympia Citizens Advisory Committee as a sounding board.

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Overview



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Zoning / Limitations



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
Credits Available

Allowable Coverage:
60%

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Site A&B Limitations



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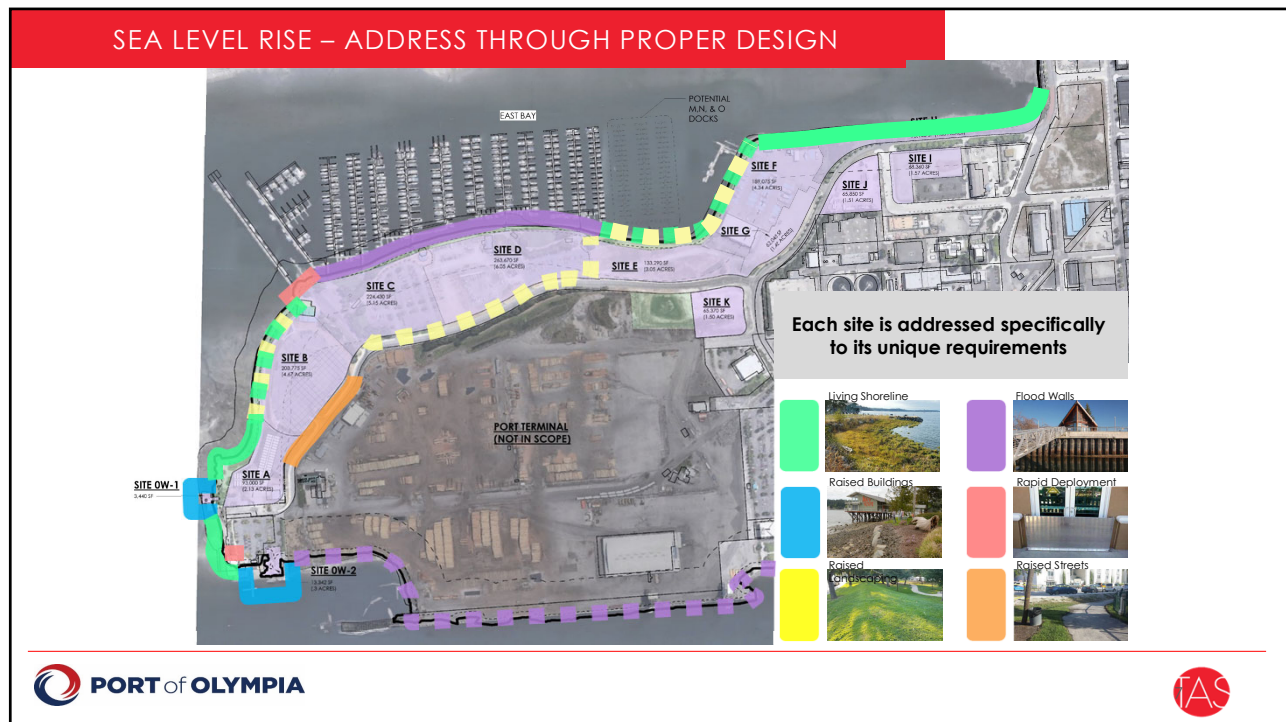
PORT ADMINISTRATION BUILDING



- 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



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Guidance Sought

Help establish clear expectations of what the "Destination Waterfront Implementation and Funding Strategy" shall include.

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PORT of OLYMPIA

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The Product

Currently, a document that primarily consists of the following:

- Conceptual site plan for the entire peninsula incorporating all elements of destination waterfront.
- Further refined proposed development for all sites
- Potential lease revenue for each site
- Development execution options for each site with pros/cons (Port or Developer)
- Example projects from other Ports
- All in collaboration with tenants, users, City, environmental, marina, POCAC, and more.

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What is currently being done

- POCAC initial briefing
- Development feasibility for site A & B including feasibility plans, and feasibility review.
- Consultation selection for site plan development and architectural renderings.
- Master "as-built" drawing for peninsula infrastructure
- Marine Center consideration

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Discussion

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COMMISSION MEETING

<u>BRIEFING DATE/TIME:</u>	November 21, 2022
<u>DEPARTMENT:</u>	Executive
<u>STAFF CONTACT/TITLE:</u>	Sam Gibboney Telephone: 360.528.8001 Email: samg@portolympia.com
<u>TOPIC:</u>	LOTT Clean Water Alliance: Planning for the Future
<u>PURPOSE:</u> <i>Check all that apply</i>	<input checked="" type="checkbox"/> Information only <input type="checkbox"/> Decision needed <input type="checkbox"/> Follow up from previous briefing
<u>BACKGROUND & OVERVIEW:</u>	
<p>The LOTT Clean Water Alliance is a non-profit corporation formed by the cities of Lacey, Olympia, and Tumwater, and Thurston County. LOTT's mission is to preserve and protect public health and the environment by cleaning and restoring water resources for our communities. As the local population within the LOTT service area grows, so too must LOTT's ability to manage wastewater through treatment, flow reduction programs, and production of reclaimed water.</p> <p>LOTT is governed by a Board of Directors made up of four elected officials – one from each of the partner governments. LOTT operates the Budd Inlet Treatment Plant located at the southern end of the "Port Peninsula."</p> <p>Matt Kennelly, Incoming Executive Director, will present: <i>LOTT Clean Water Alliance: Planning for the Future</i>. The presentation will review LOTT's master planning process and related water reuse and capacity development.</p>	
<u>DOCUMENTS ATTACHED:</u>	
<ul style="list-style-type: none">▪ Power Point Presentation to be provided by guest speaker	