

PORT OF OLYMPIA DESTINATION WATERFRONT DEVELOPMENT VISION COMMISSION MEETING

March 22, 2021

**Introduction
& Public
Outreach
Plan**

**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

PORT OF OLYMPIA PLANNING AND GOVERNANCE



May 21, 2020 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 begun 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.

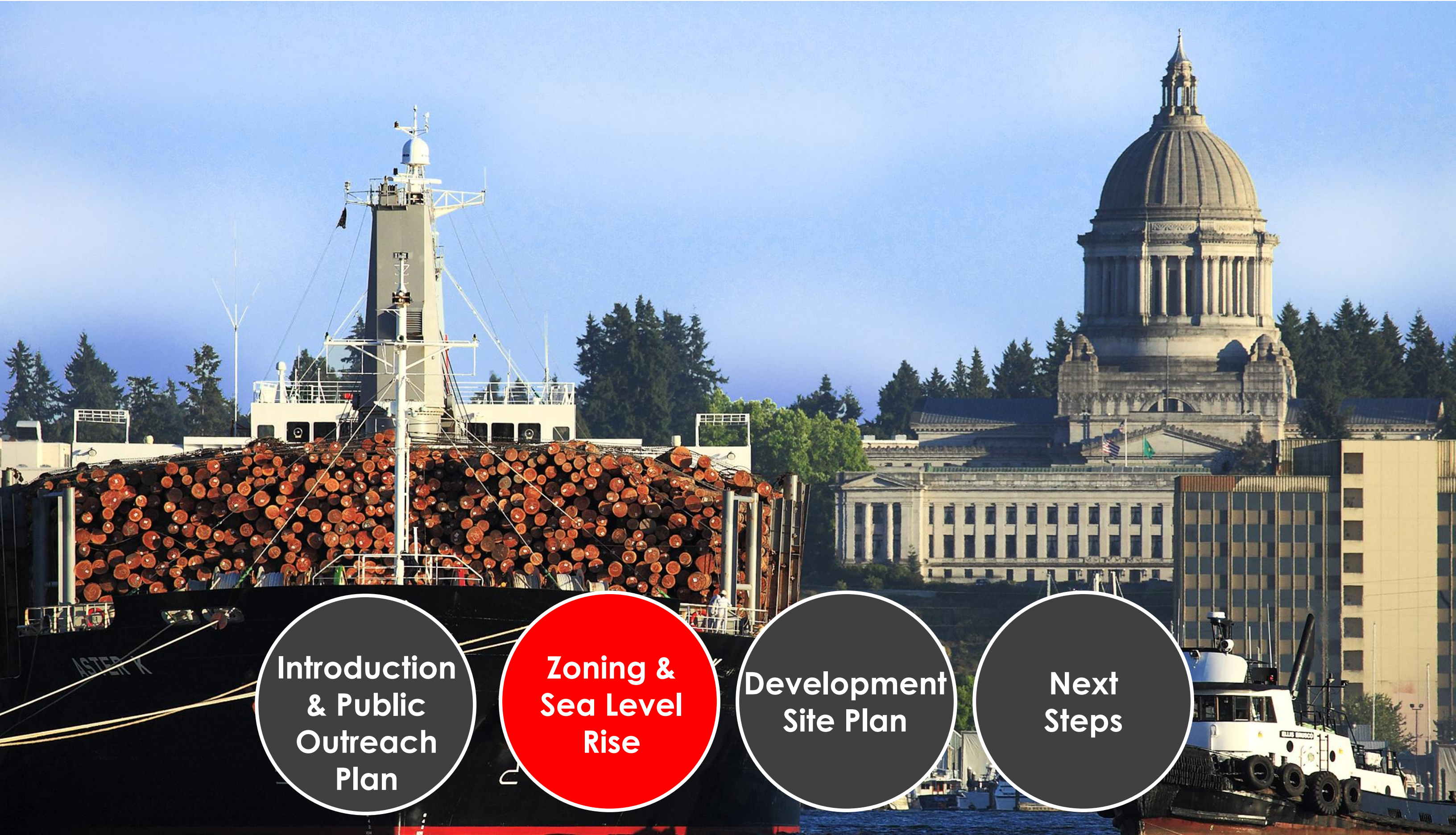
Sustainability – Development on the Port Peninsula will address the reality of sea level rise and environmental legacies by incorporating principles of sustainable design and striving for a net positive environmental impact. The Destination Waterfront will create a balanced portfolio of businesses and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

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
- **JOEL CARLSON**, SIERRA CLUB
- **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 & NOREEN LIGHT**, SWANTOWN LIVEBOARDS (EXCUSED)
- **NICK KERRY**, KGY/KAYO RADIO STATION
- **PARIS MCCLUSKY**, SOUTH SOUND ESTUARIUM
- **EDDIE & BECKY MILLER**, SWANTOWN LIVEBOARDS
- **SUE PATNUDE**, DESCHUTES ESTUARY RESTORATION TEAM (DERT)
- **DEB PATTIN**, PORT OF OLYMPIA CITIZENS ADVISORY GROUP (POCAC)
- **RAY PETERS**, SQUAXIN ISLAND TRIBE
- **DREW PHILLIPS**, FORMA CONSTRUCTION
- **DAVID SCHAFFERT**, THURSTON CHAMBER OF COMMERCE
- **KYLE RADANOVIC & SABRINA SMITH**, ANTHONY'S RESTAURANT
- **AUSTIN ROGNLIN**, OLYMPIA MARINE CENTER
- **DR. TIM STOKES**, SOUTH PUGET SOUND COMMUNITY COLLEGE
- **GRETCHEN VAN DUSEN**, OLYMPIA AREA ROWING (OAR)
- **BOB VAN SCHOORL**, OLYMPIA YACHT CLUB
- **STACEY WATERMAN-HOEY**, ARBUTUS FOLK SCHOOL
- **RICHARD WELLS & BOB BUTTS**, SOUTH SOUND SAILING SOCIETY
- **RICHARD WOLF**, EAST BAY NEIGHBORHOOD ASSOCIATION



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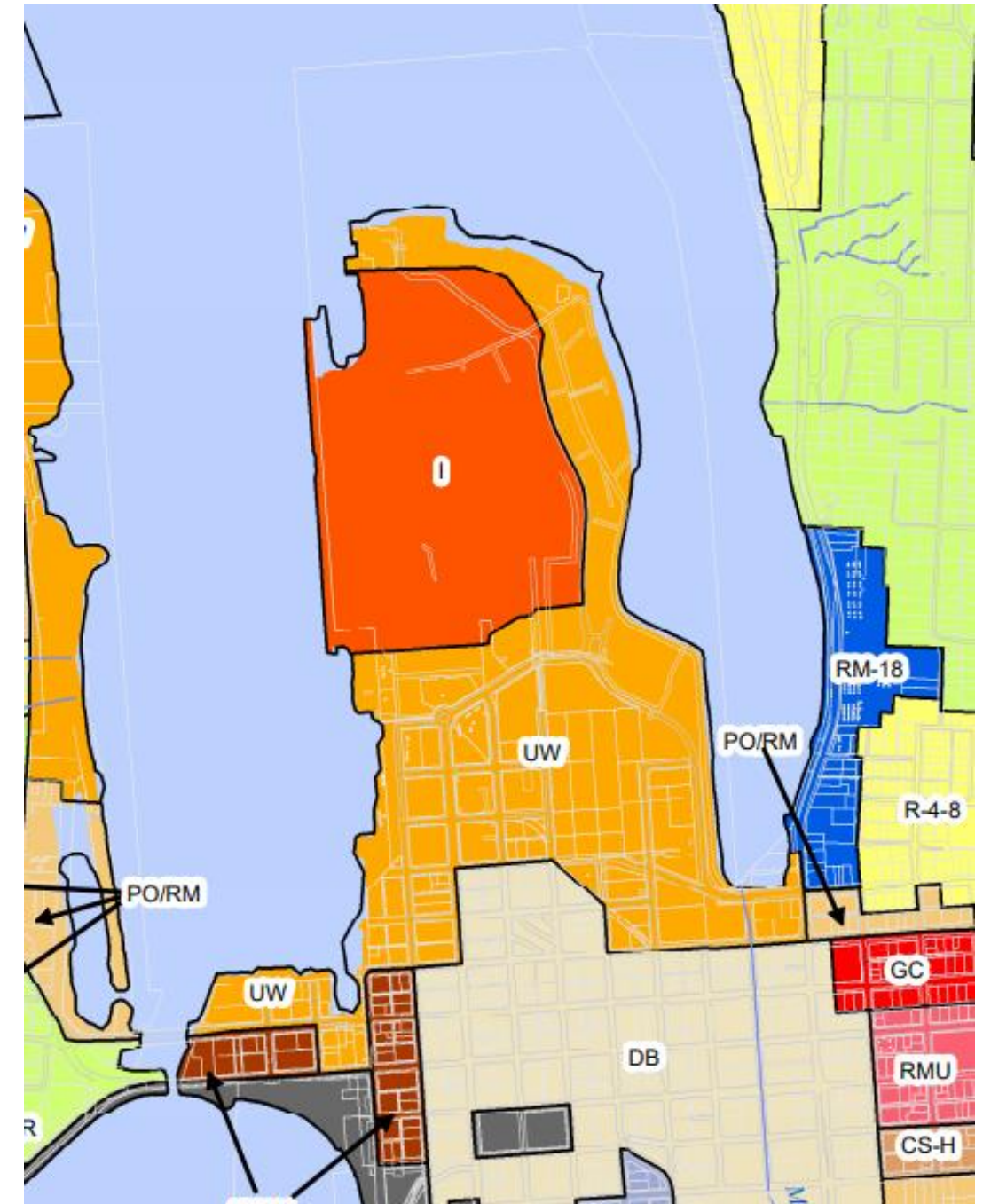
Next
Steps

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

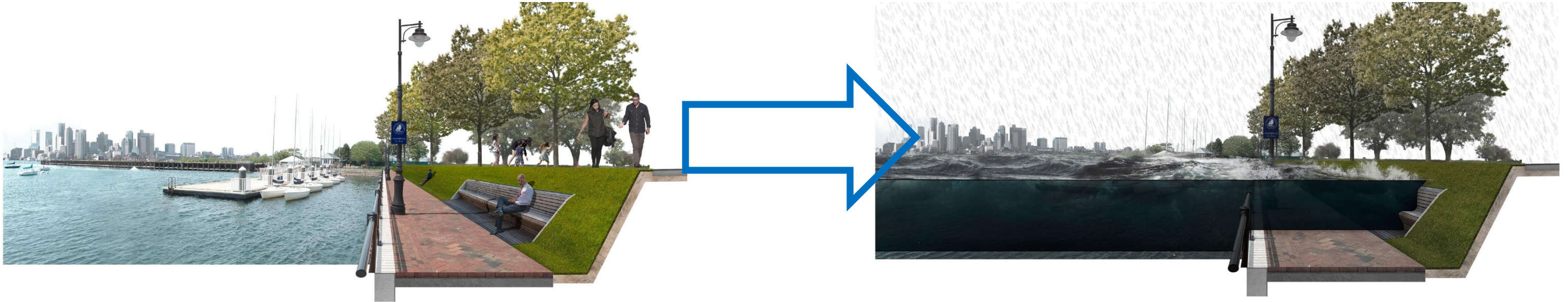
Area limited by United States Army Corp of Engineers Area (USACE) to the development for marine support facilities.



Sea Level Rise – Address through proper design



Sea Level Rise Measures



*Examples from internet



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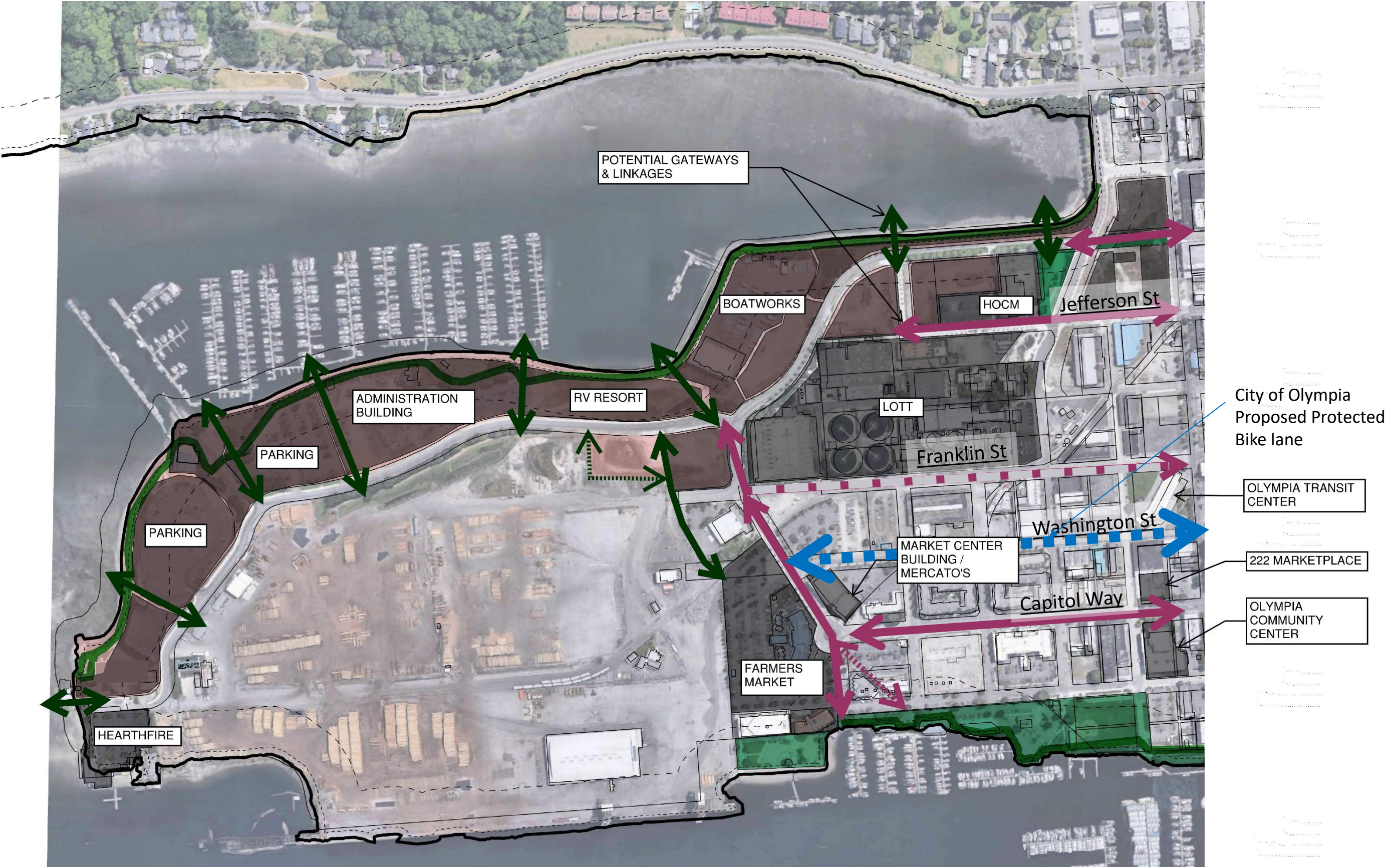
**Next
Steps**

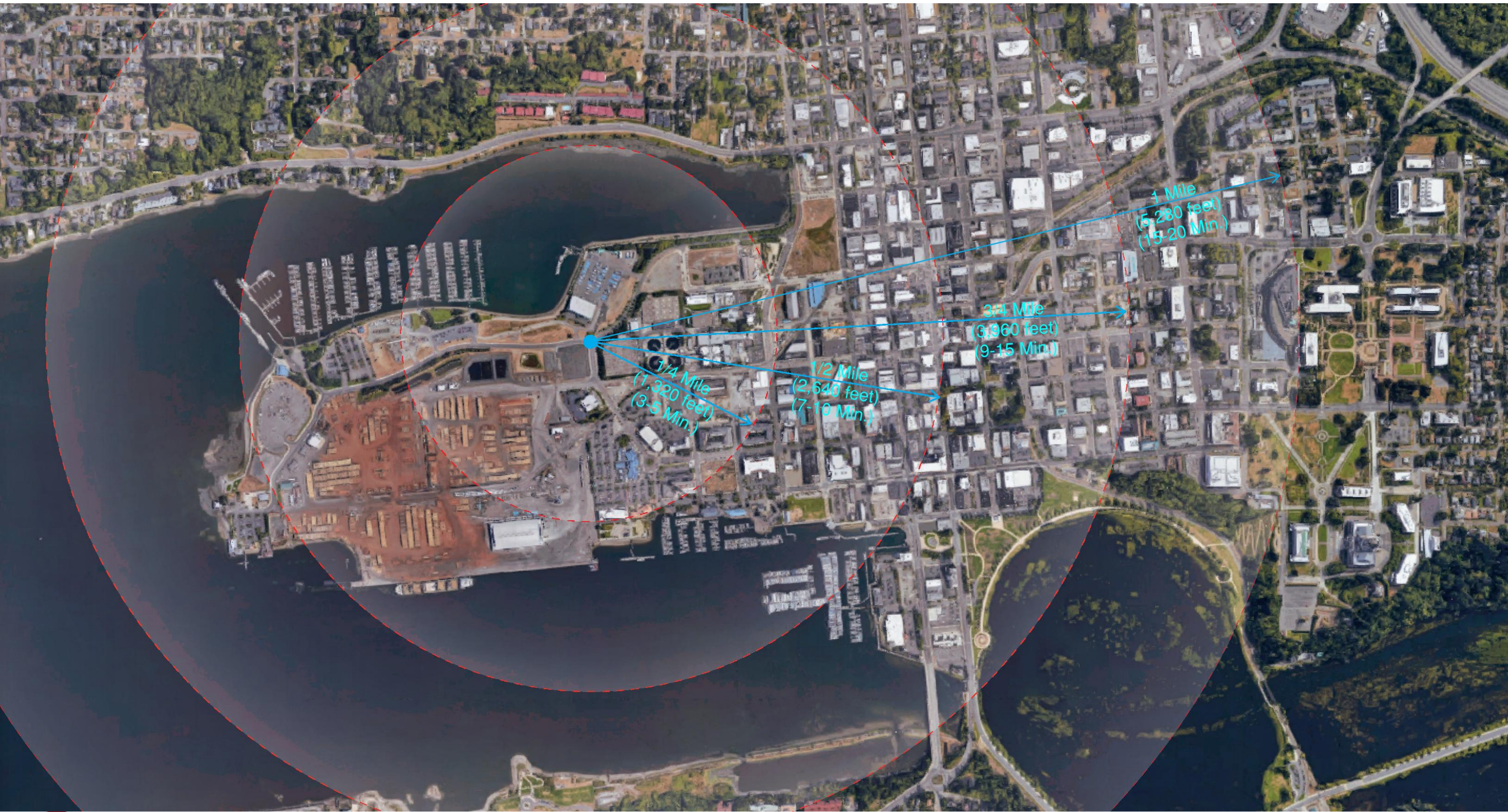
Development Site Plan – Current Scope

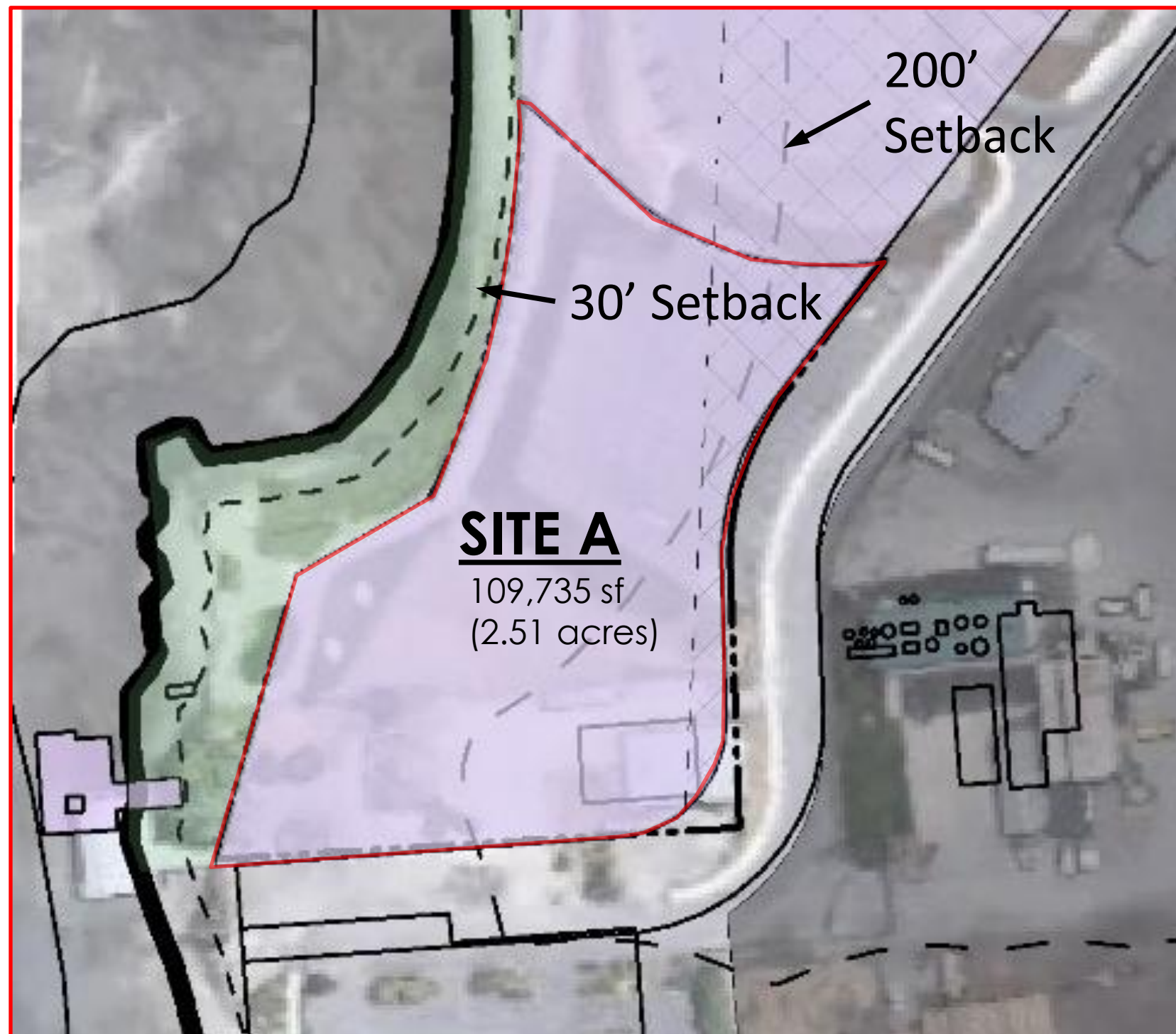


Development Plan – Current Scope & Other Port Property









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)

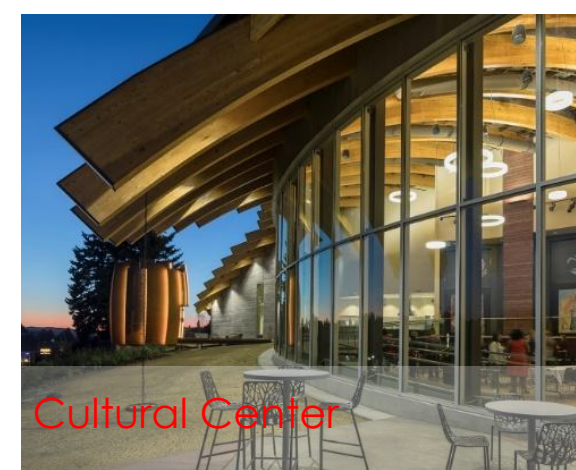
Building Setback:
None

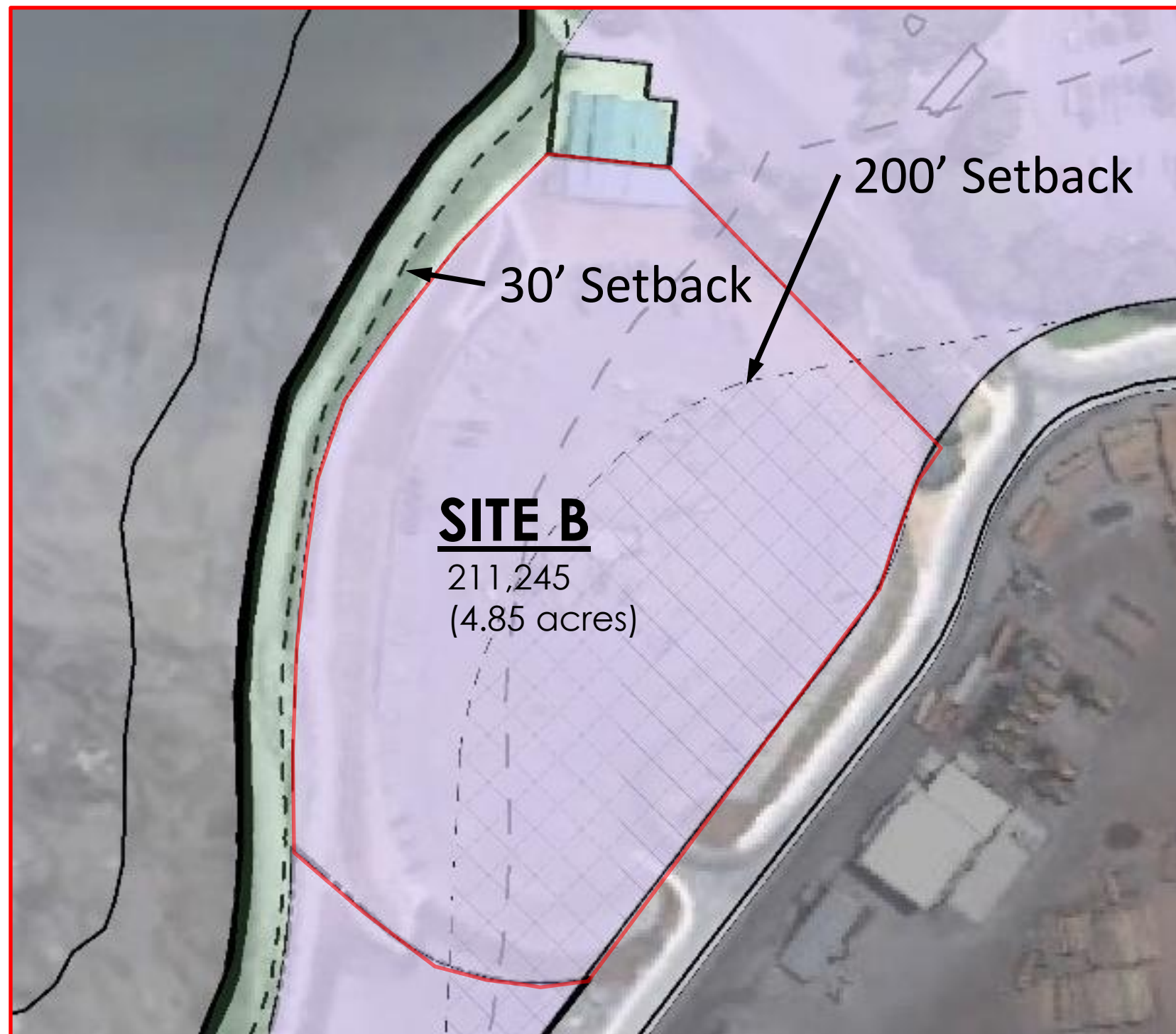
Shoreline Setback
100' & 50' Vegetation Conservation Area

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

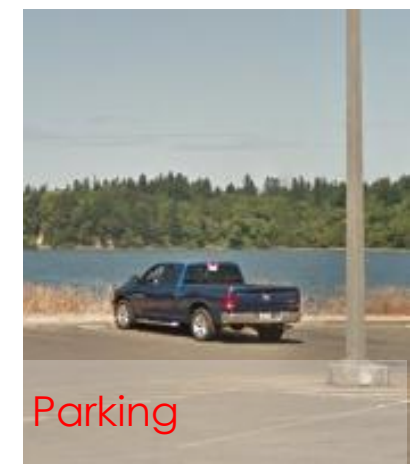
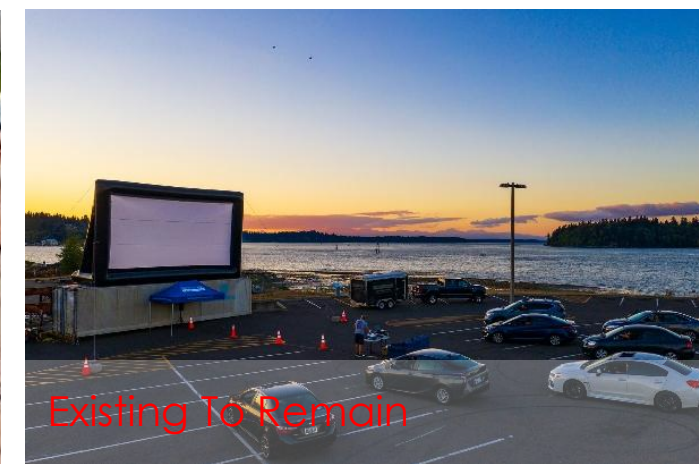
Allowable Height:
UW-40 = 40'-0"
25' within 75' of Ordinary High Water Mark (OHWM)

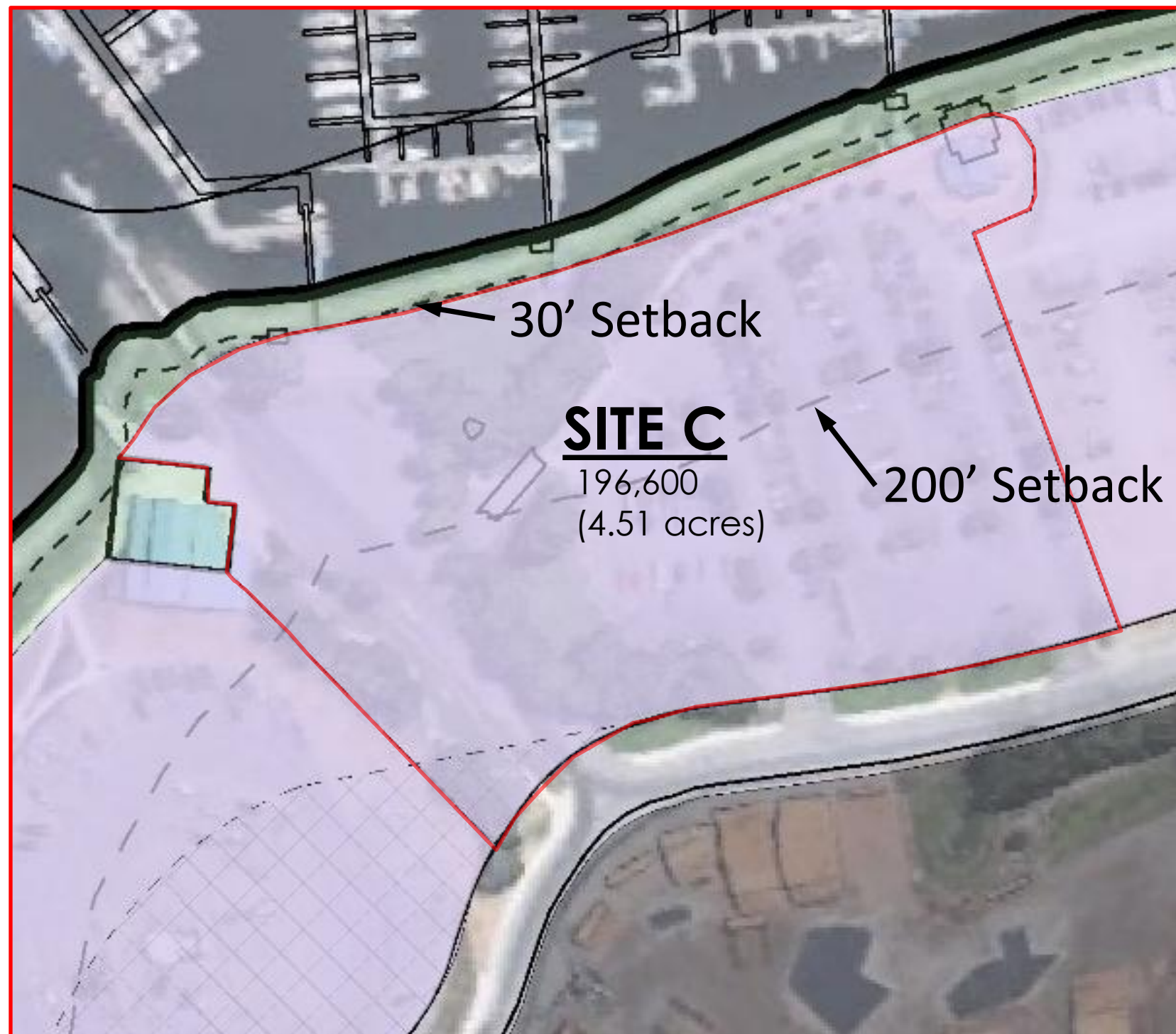
Building Setback:
None

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)

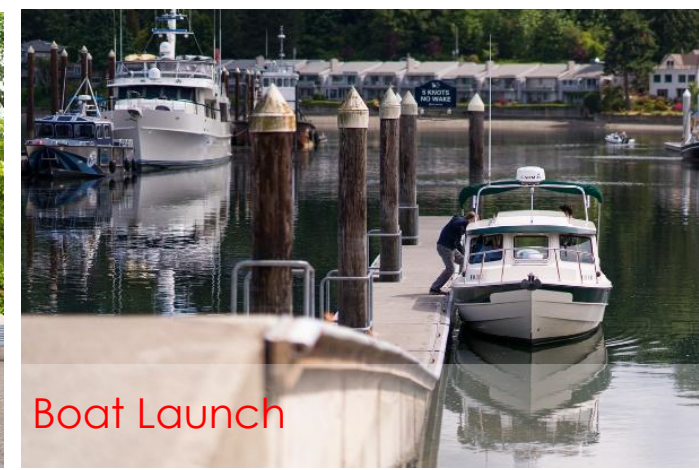
Building Setback:
None

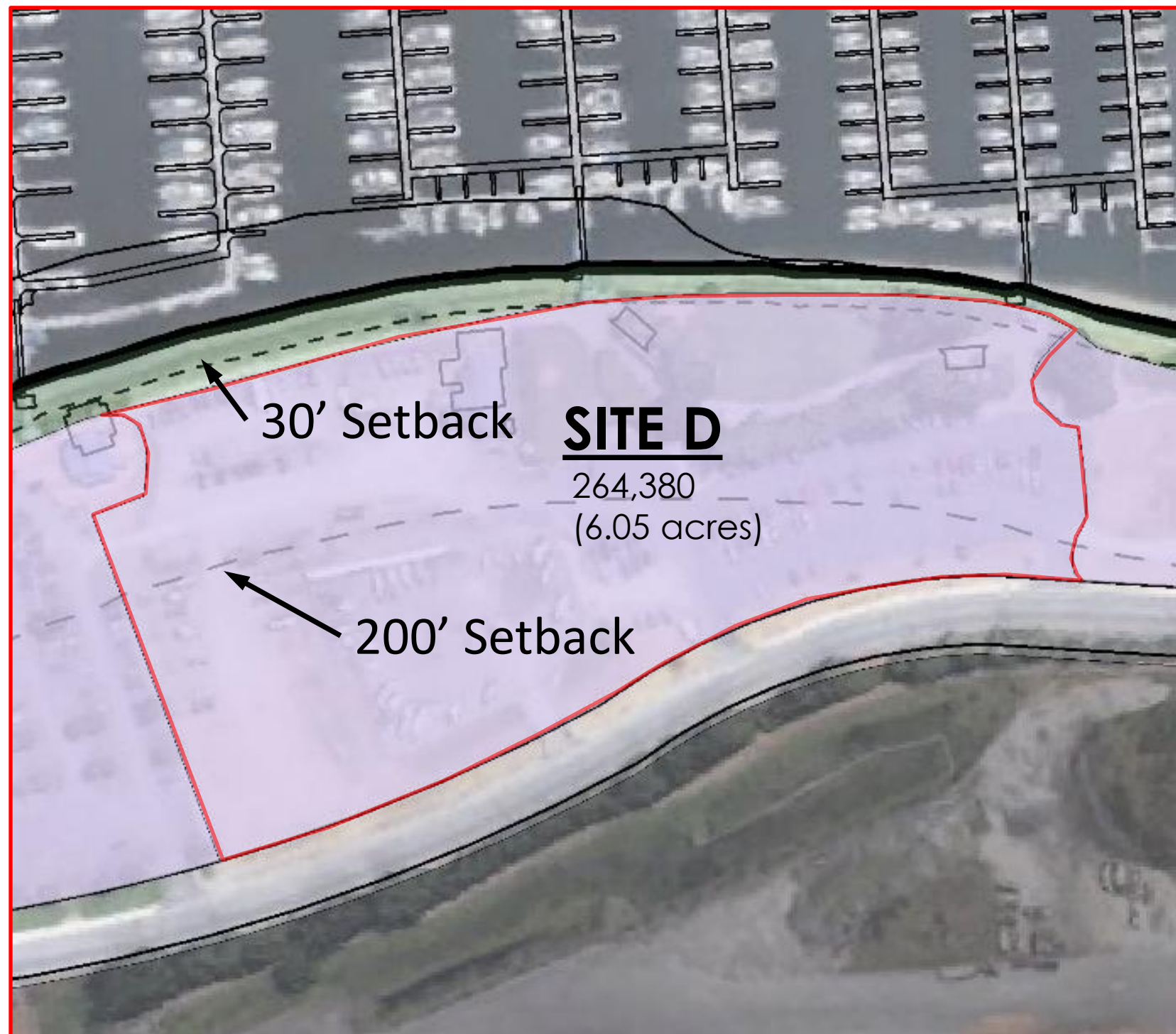
Shoreline Setback
100' & 50' Vegetation Conservation Area

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

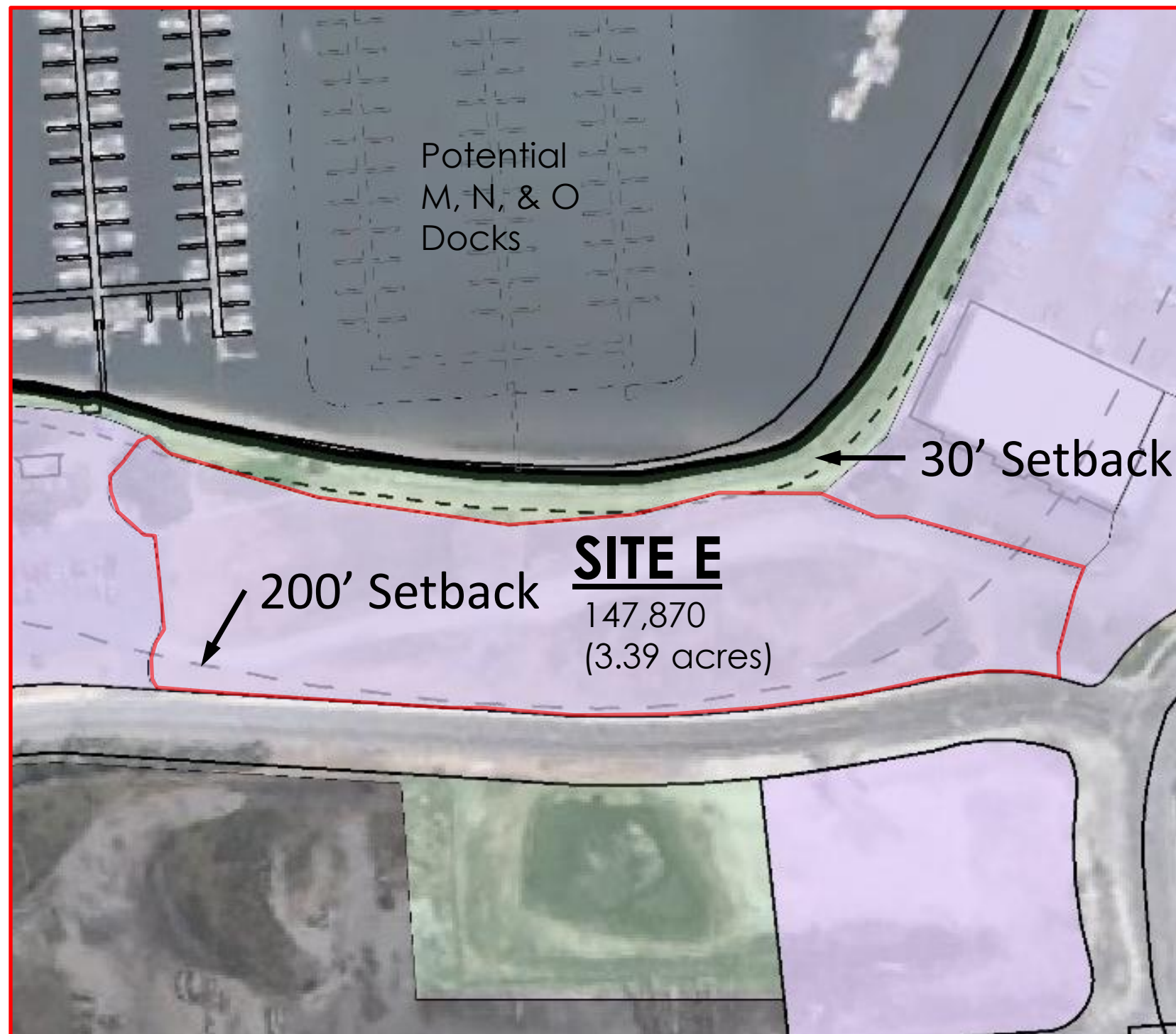
Shoreline Setback
100' & 50' Vegetation Conservation Area

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

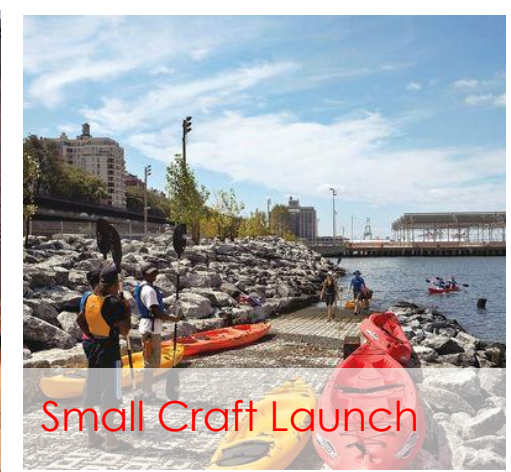
Allowable Coverage:

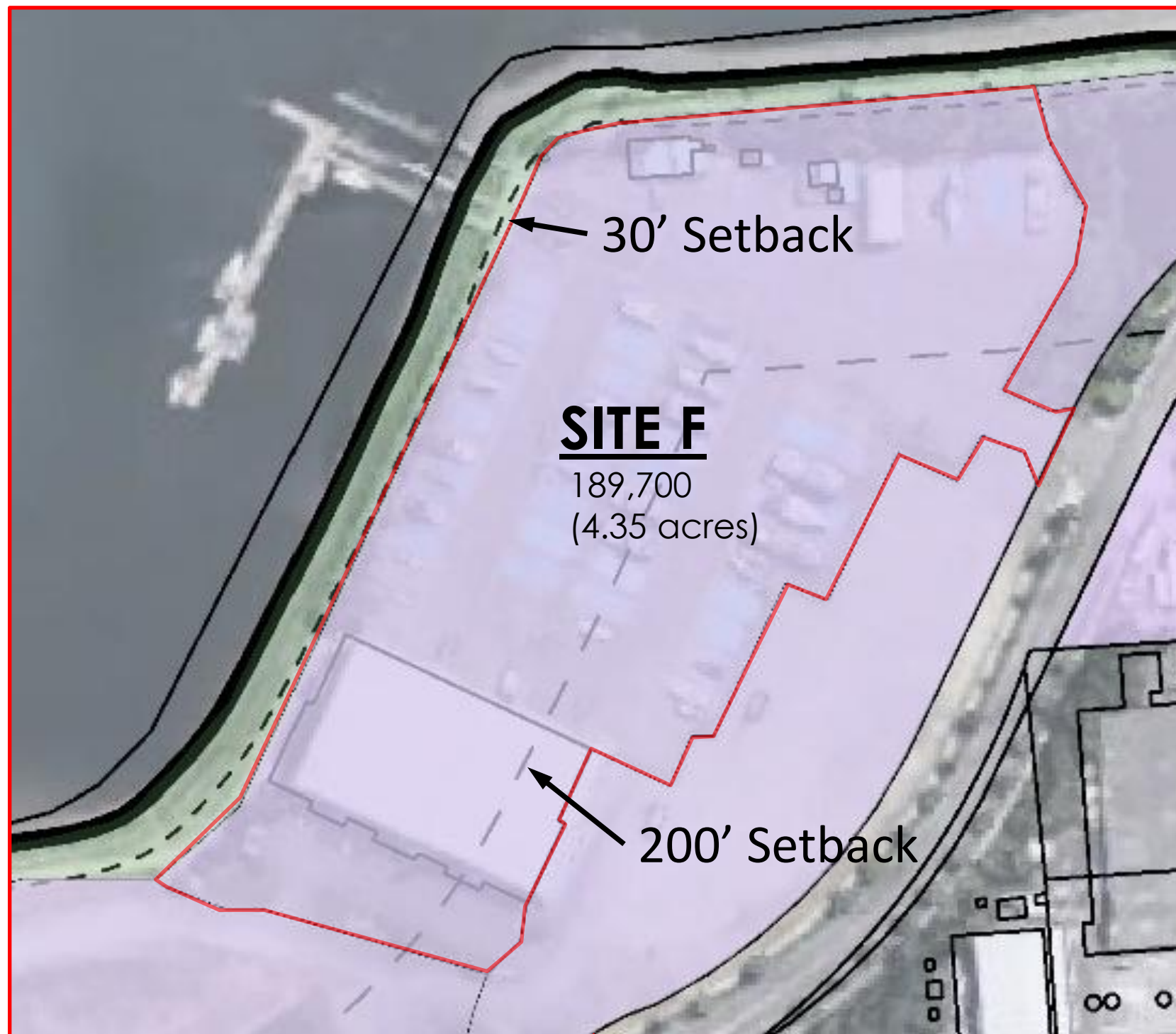
60%



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

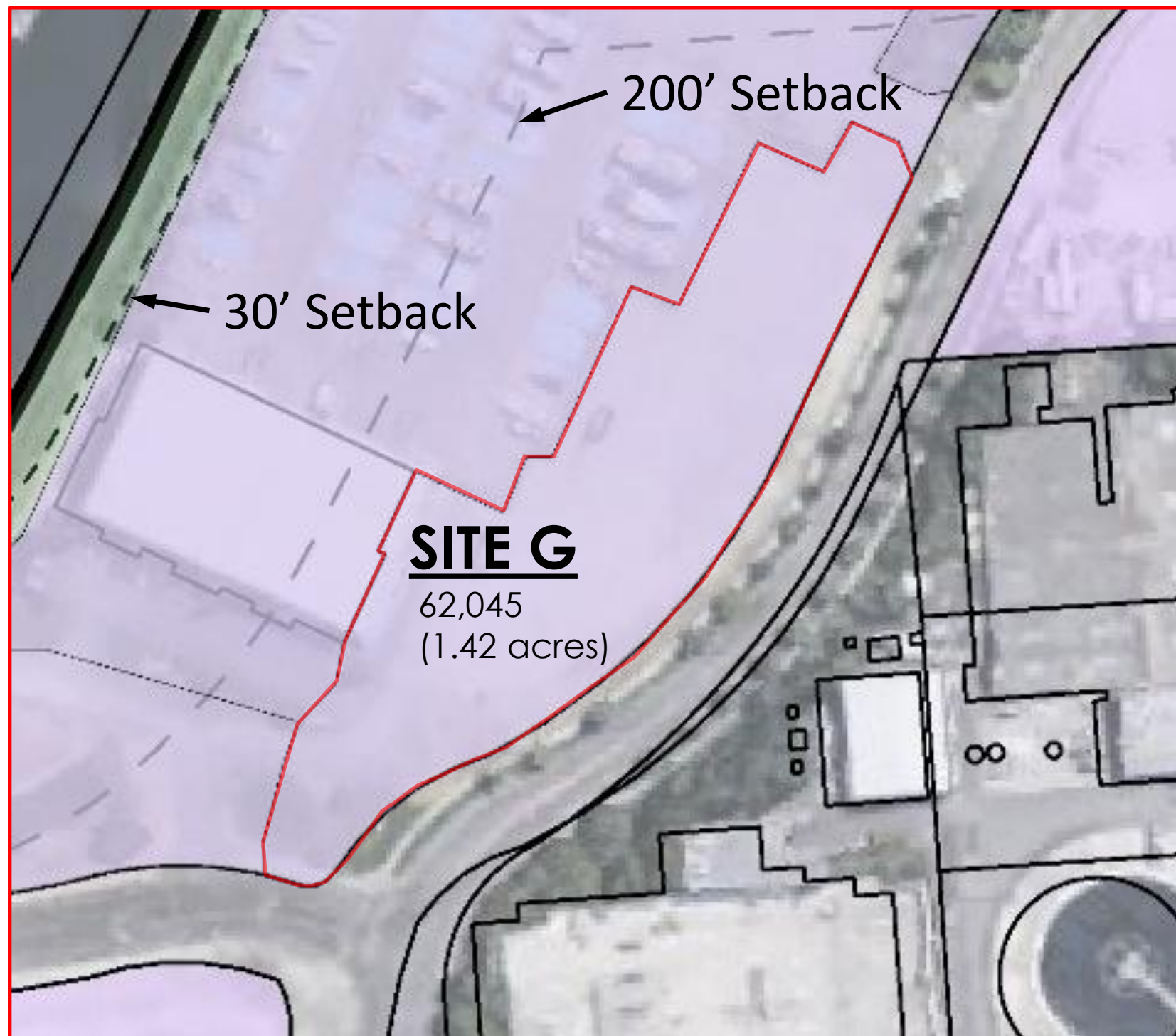
Shoreline Setback
100' & 50' Vegetation Conservation Area

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

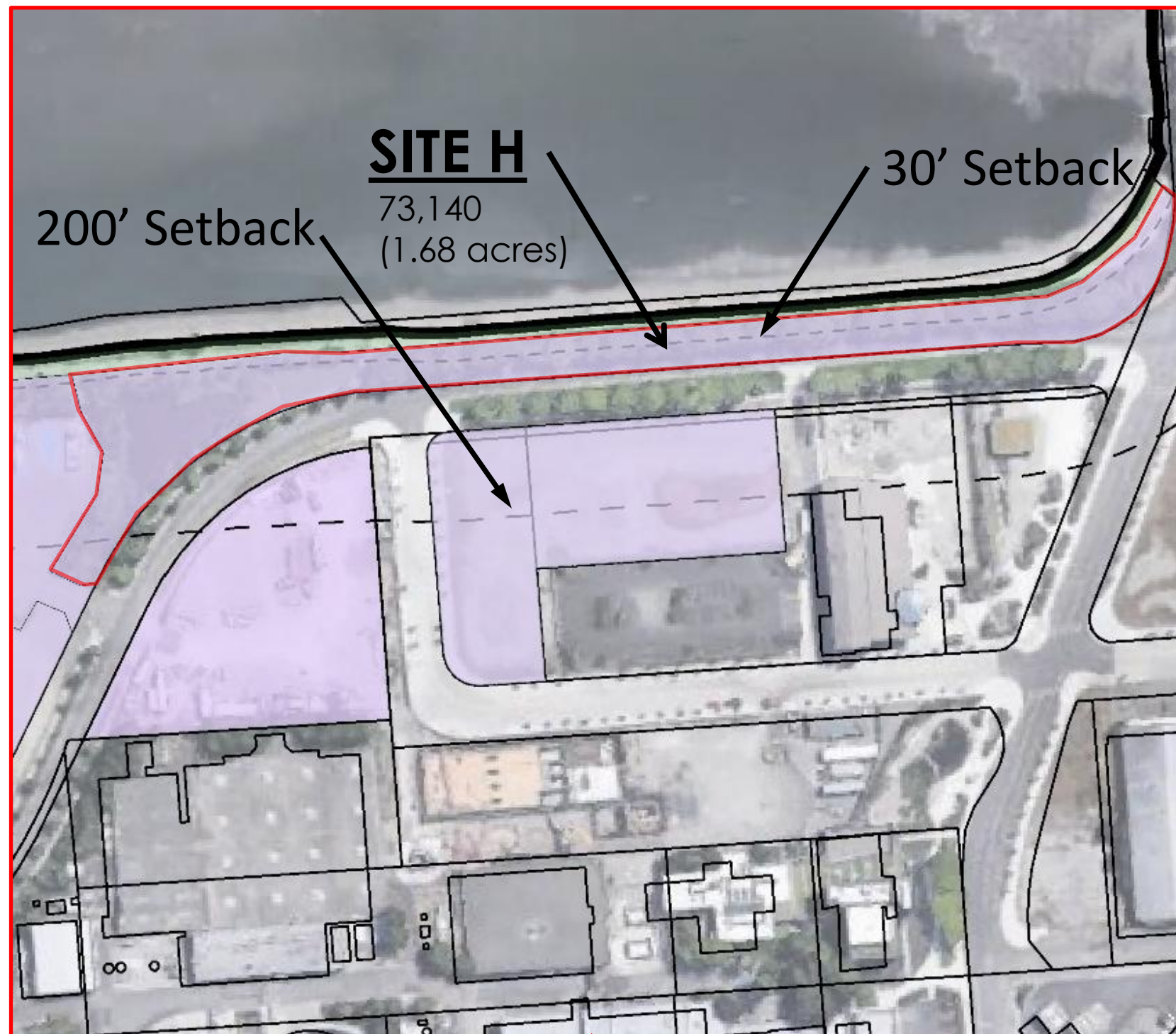
Shoreline Setback
100' & 50' Vegetation Conservation Area

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

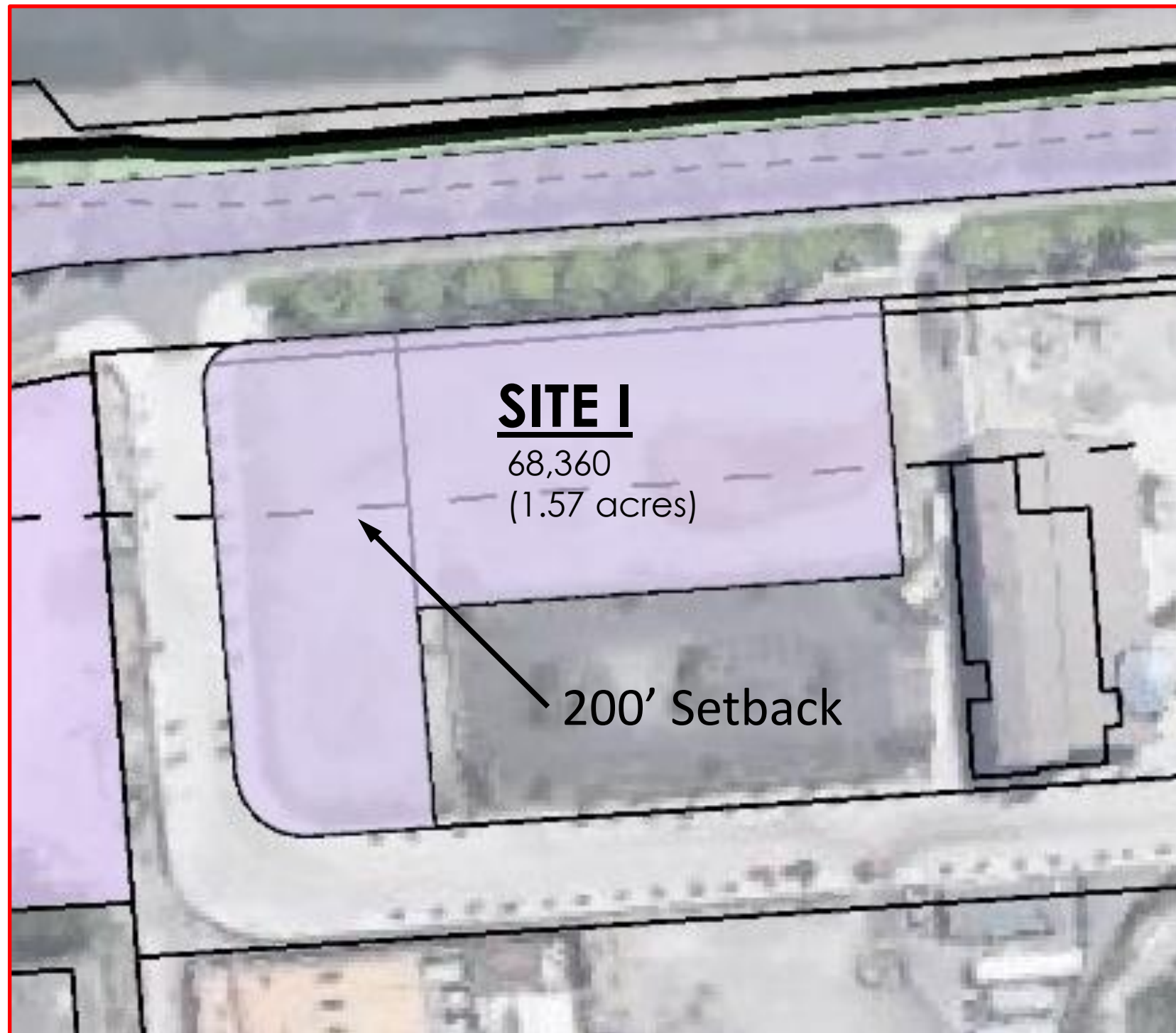
Shoreline Setback
100' & 50' Vegetation Conservation Area

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



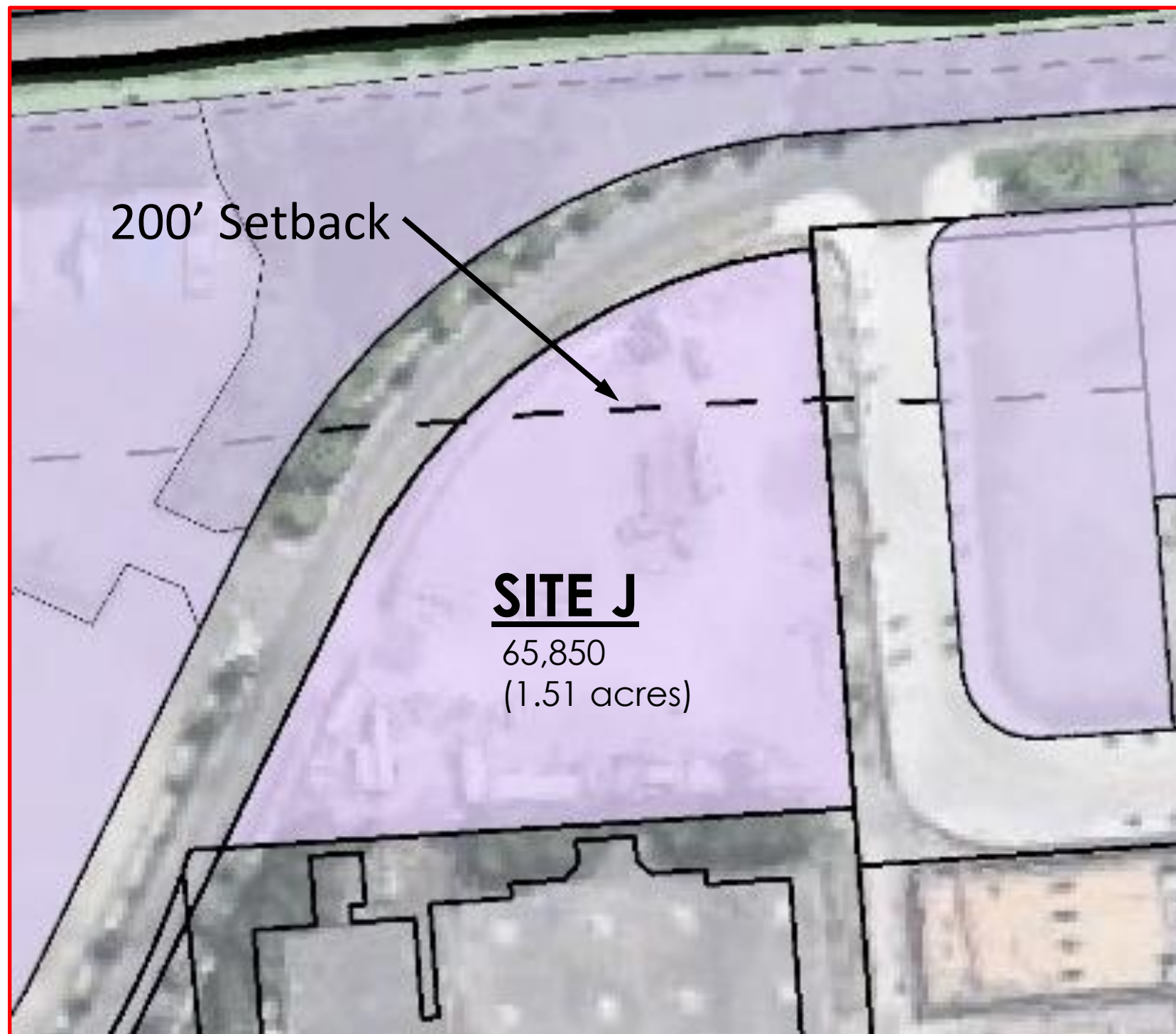
HOCM Expansion



Mixed Use



Light Industrial



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)

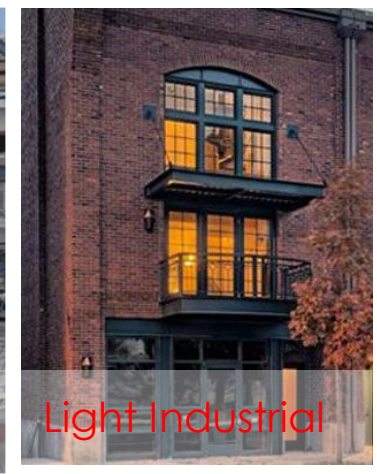
Building Setback:
None

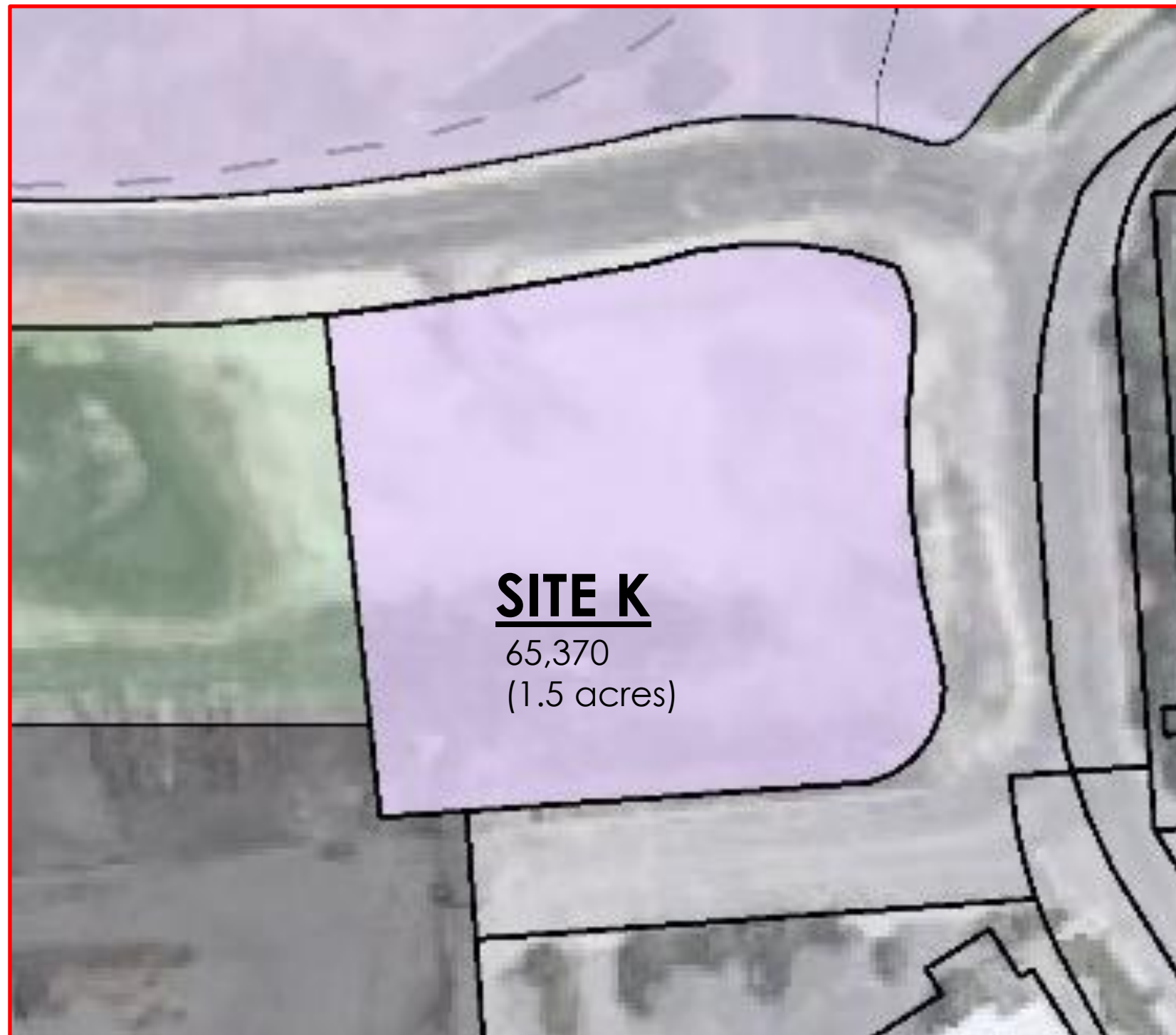
Shoreline Setback
100' & 50' Vegetation Conservation Area

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)

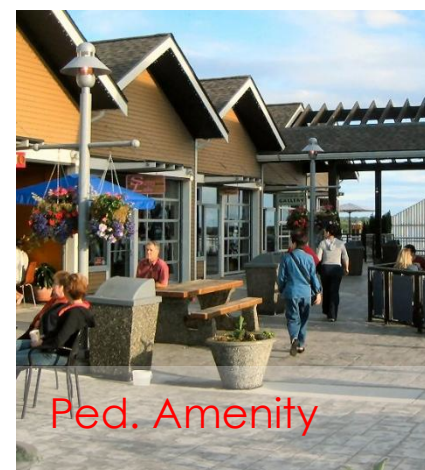
Building Setback:
None

Shoreline Setback
100' & 50' Vegetation Conservation Area

Allowable Coverage:
60%



Potential Uses



Ped. Amenity



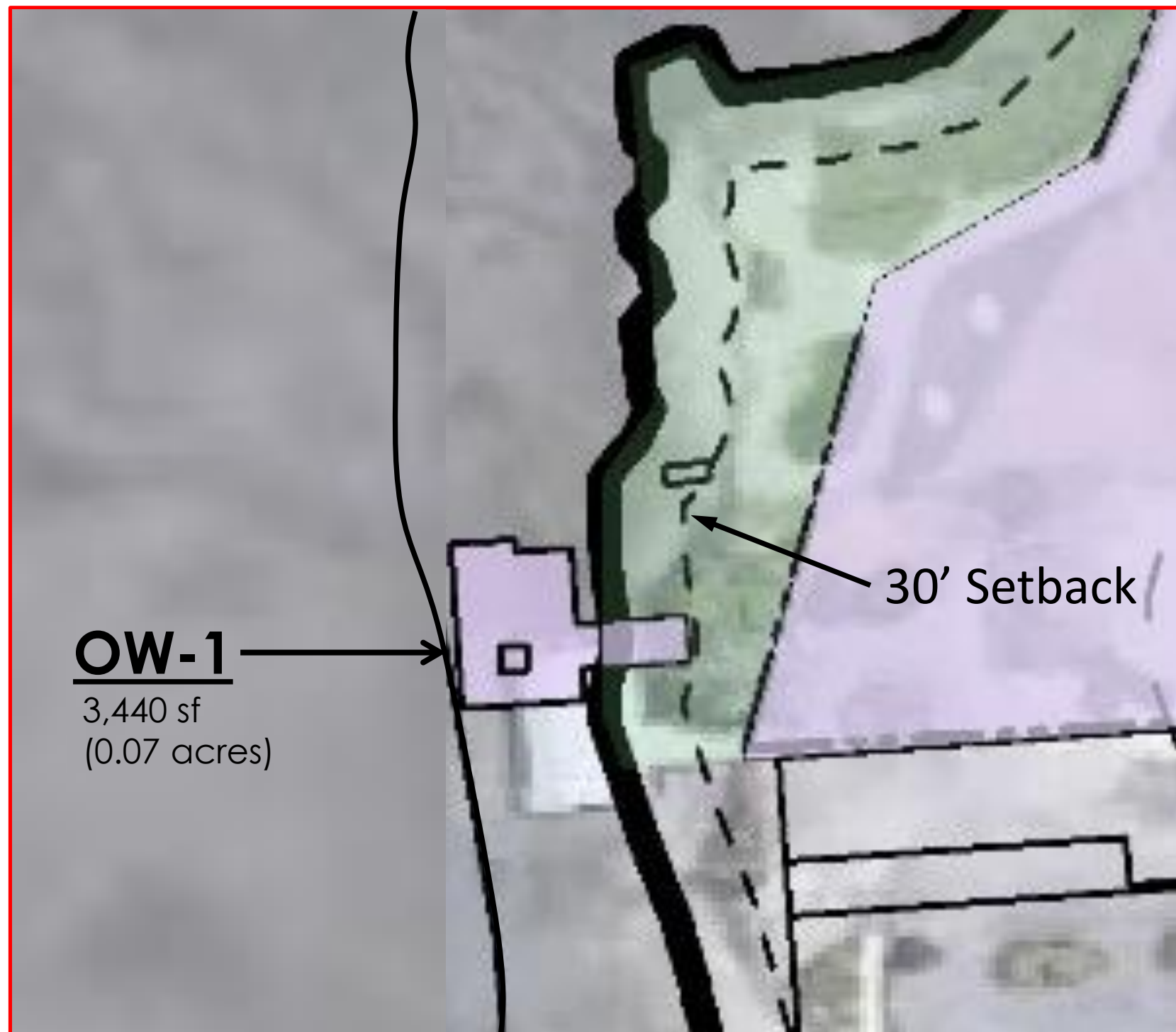
Light Industrial



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

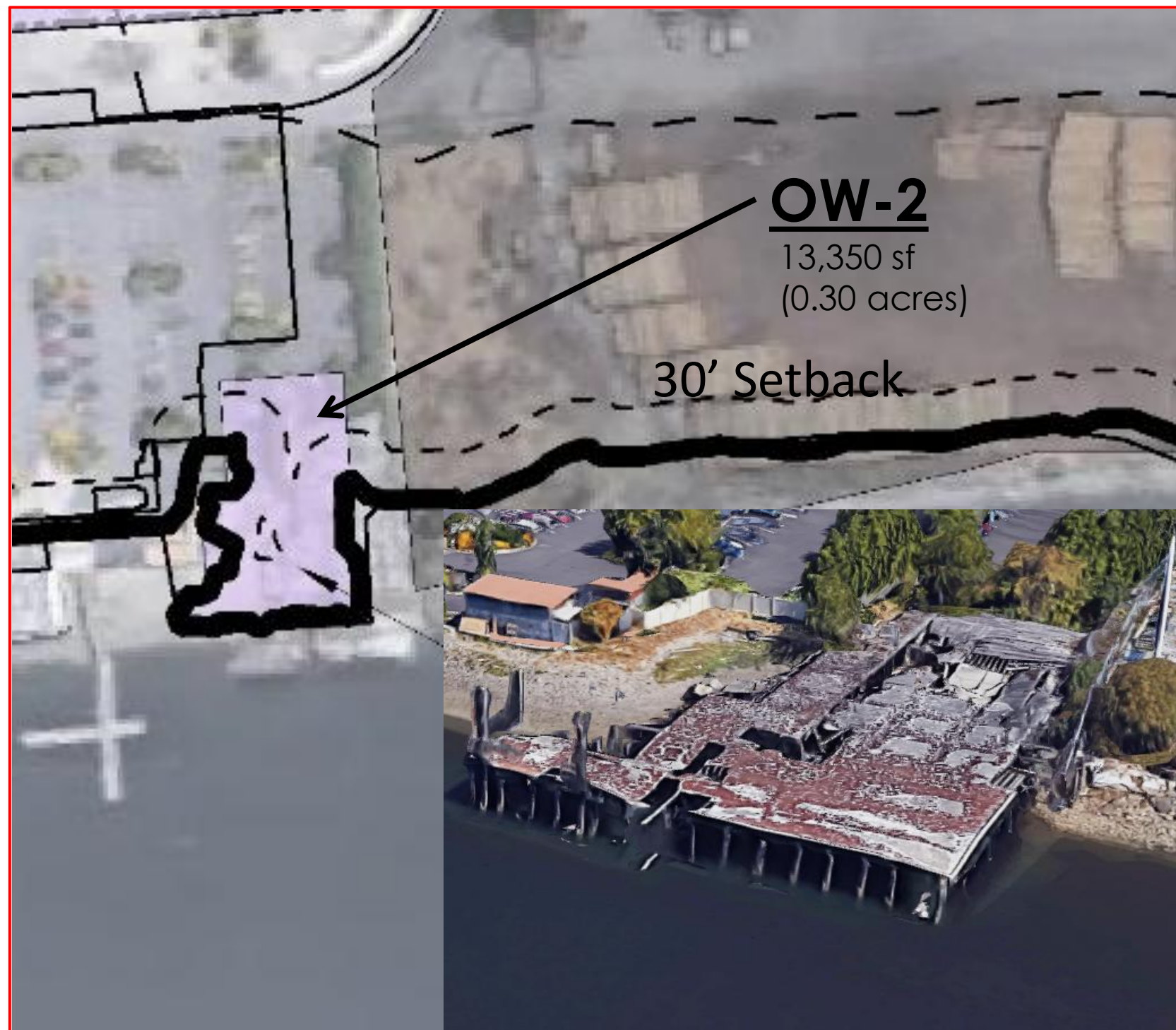
Shoreline Setback
100' & 50' Vegetation Conservation Area

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



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"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

1.ADMIN BUILDING (SITE D)

2.RV RESORT (SITE E)

SITE SPECIFIC DEVELOPMENT

- PURSUE ADDITIONAL SITE DEVELOPMENT OPPORTUNITIES INCLUDING SITE A.
- CREATE NEW AND STRENGTHEN EXISTING PARTNERSHIPS FOR SPECIFIC PROJECTS.
- DEVELOP INNOVATIVE IMPLEMENTATION & FUNDING STRATEGIES.



I move that the Commission acknowledge the community input given to this vision for the development of a Destination Waterfront and recognize that staff will use this vision to continue to build partnerships, market Port properties and develop project proposals for Commission consideration.

QUESTIONS?

