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Press Release

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Port Will Invite Five Development Proposals for East Bay

The Port of Olympia (Port) will invite five qualified firms to make formal proposals for development of six waterfront parcels in the Port's East Bay District in downtown Olympia, Washington. The developers selected are Intracorp, Lorig, MJR Development, Tarragon and Vine Street.

Respondents to the Port's Request for Qualifications (RFQ), included developers or end users whom were able to note their interest in one, some, or all six parcels which range in size from approximately 21,000 to 116,000 square feet and total 6.83 acres. The Port is responsible for appropriate environmental cleanup and construction of infrastructure so the parcels will be "pad ready" building sites for the developers.

"The Port is very pleased with the responses received to the RFQ," said Port Commission President Bill McGregor, "the Port has a short list of high quality, experienced developers that have expressed interest in meeting the vision of the Commission and the community."

The Port is designing the Request for Proposals (RFP) to attract submissions that meet the Port's goals and the community priorities for the East Bay District. The RFP will be issued to the five firms on March 2nd. The Port is inviting them to submit development proposals by April 24th. The Port anticipates presenting the proposals to the community for review and comment at an open house this spring.

"We are looking for the right mix of private partners with the expertise, experience and eventually capital to move development of the East Bay District forward," said Ed Galligan, Executive Director. "In context of the market, the development is well-timed for the next cycle."

The East Bay District is adjacent to State Avenue and near three public projects already underway. The LOTT Administrative and Education Center is nearing its groundbreaking, the City of Olympia will begin deconstruction of the building on the new City Hall site in February and the Hands On Children's Museum recently completed the schematic design for its new facility. At the center of the East Bay District will be a public plaza and the public and private investments will connect the surrounding communities, the waterfront and Olympia's downtown.

The firms that will be invited to respond to the RFP are:

- **Intracorp Real Estate** is a Seattle-based company established in 1986. Previous experience includes over one million square feet of office and industrial development and over 6,000 units of residential development.
- **Lorig** is a Seattle-based company formed in 1972. Experience covers 58 mixed-use projects, including Thornton Place at Northgate, the Center for Urban Waters in Tacoma, and Newcastle Development.
- **MJR Development** is a Kirkland-based firm established in 1991. Experience encompasses 17 projects, such as Woodinville Village, Madison Lofts, Lakewood Office Building and other mixed-use developments.
- **Tarragon** is a Seattle-based company formed in 1995. Experience includes over 20 million square feet of mixed-use development; notable projects include, Kent Station, Sunrise Village, Saffron and Lakeland Town Center.
- **Vine Street** is an Olympia-based company and current Port tenant. Experience includes over two million square feet of state offices, such as Columbia Place.

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About the Port of Olympia

The southernmost deepwater port on Puget Sound, the Port of Olympia is Thurston County's partner in economic opportunity. The Port owns and operates a diversified international shipping terminal, an established niche facility that handles a range of breakbulk and project cargoes. The Port also owns and operates a strategically located regional airport, a vibrant 656-slip recreational marina and boat haulout/repair facility, and a thriving real estate division. A community port, it generates an estimated 2,600 jobs in Thurston County and indirectly over 5,000 jobs in Washington State.