

HISTORY

In 1995 the Port of Olympia adopted a land use plan for its properties located on the peninsula extending into Budd Inlet. As part of this plan, the Port created two new land use districts - the Northern District and the Admiral District. The Northern District was designed to accommodate mixed-use commercial, office and recreational uses. The Admiral District was designated as a boat haul-out and repair center for large vessel haul-out, boat-building, repair and associated wholesale and retail sales.

At the time the land use plan was adopted, the Northern District (subsequently renamed NorthPoint) was home to two long-term tenants, Genoa's Restaurant and KGY Radio, and the Admiral District was primarily occupied by the Port's Marine Terminals.

A number of events occurred causing the Port to refocus on this area and its opportunities. Genoa's Restaurant caught fire, was substantially destroyed and the lessee did not wish to rebuild; the Port implemented a major remediation for the Cascade Pole Clean-up site for the sediments; Marine Drive was realigned giving further definition to the Marine Terminal and NorthPoint Districts; the Port signed a lease agreement with Weyerhaeuser requiring the use of a majority of the Admiral District for Marine Terminal use; and, KGY Radio's lease agreement with the Port will expire in 2009. All these factors have prompted the Port to re-examine its northern peninsula properties.

The first step in the redevelopment of NorthPoint has already occurred with the opening of the new Anthony's Woodfire Grill March 10, 2007 replacing the former Genoa's restaurant site. KGY has built a new tower and will remove the old one. In addition, KGY's lease with the Port has been extended to coincide with NorthPoint redevelopment.

The Port Commission has held several public workshops on the NorthPoint District and feels that NorthPoint should:

- Maximize development through parking synergies
- Take advantage of views of Budd Inlet and Olympic Mountains
- Provide surrounding uses that are conducive to consumer use
- Be pedestrian and consumer oriented
- Provide for recreation and citizen use of shoreline

The desired outcome is to create a unique destination development that attracts local residents and visitors to the northernmost tip of Port's peninsula properties. Potential uses include, restaurant, hospitality, office, small boat center, marina and public

amenities such as a shoreline trail, viewpoint, restrooms, maritime museum, interpretive signage, pocket park, esplanade and landscaping.

As mentioned earlier, our long time tenant KGY radio is located at NorthPoint. As an AM radio station, their tower requires an underground array of wires every three degrees in a spoke design radiating out from the tower and in a length equal to the tower (approximately 200 feet). The Port and KGY have signed a lease for relocation of their tower to the top of the Cascade Pole containment cell and the tower is completed.

In addition, the radio station's studio must be relocated or removed in order for NorthPoint tenants to enjoy the view. KGY is desirous of remaining in this general area and the Port has agreed to cooperate for relocation of the studio within a future NorthPoint building or elsewhere through the new lease agreement. The Port is anticipating removing the building structure and converting the foundation to a public pier.

The NorthPoint District has sweeping views of Budd Inlet and the Olympic Mountains. The intent for this area is to capitalize on land uses that maximize these assets. Additional development considerations at NorthPoint include providing for public access to the waterfront and recognition of potential noise and activity from the Port's Marine Terminal and ocean going commerce at the Port's berths.

Redevelopment Status

As mentioned, the Woodfire Grill opened in March 2007, and the Port has completed a waterfront esplanade adjacent to the new restaurant. Marine Drive has also been extended to it's northernmost tip of the peninsula where the Woodfire Grill is located. New sewer lines to serve the NorthPoint area have been installed in connection with the Weyerhaeuser development on the Marine Terminal. The Cascade Pole Containment Cell capping project was completed in April 2009 which may provide for parking spaces that support NorthPoint development as well as promenade access along the shoreline for pedestrians and will be eventually connected to the Esplanade at the Hearthfire Restaurant. In addition, KGY radio's new tower is completed and will be placed in use soon with the old tower deconstruction to soon follow.