

## Fact Sheet

### EAST BAY REDEVELOPMENT

MARCH 2007

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#### BACKGROUND

The Port is actively planning the redevelopment of the property commonly known as East Bay. This 15-acre site in downtown Olympia is bounded by State Avenue, Marine Drive, and Jefferson Street. In 2003 the Port engaged the community in a public process to help define a vision for this property. That process enabled the Port Commission to adopt criteria for future development. And now, the City of Olympia, the Hands On Children's Museum, and the LOTT Alliance have expressed interest in being a part of the property's development.

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#### FREQUENTLY ASKED QUESTIONS

##### **What is the vision for the district?**

What is now underutilized property occupied by an old warehouse could become a vibrant new district, taking advantage of its waterfront-adjacent location and benefiting local and regional residents. Based on input received from the broader community and the Port Commission, the vision for the district includes:

- A dynamic mix of uses and activities
- Pedestrian-friendly open spaces
- Increased public access and awareness of Budd Inlet
- Uses that encompass an 18-hour day
- "Green" development
- Revitalization of a part of Olympia

##### **Who is on the Port's planning team?**

The planning team includes Port staff, representatives of the Port's citizen Planning & Advisory Committee, and Port Commissioner Bob Van Schoorl. The group has been working with architects and other consultants on various aspects of the project.

##### **What planning has occurred?**

Creating a new neighborhood is both exciting and challenging. The planning team is addressing a broad range of issues, including what types of uses are best suited to the area, what infrastructure will be needed and what are the potential traffic impacts.

##### **Who are potential partners for the district?**

Initial partners include the City of Olympia, the LOTT Alliance and the Hands On Children's Museum. These significant regional partners help serve as a catalyst to attract other public and private partners. The Port plans to sell property to the City of Olympia and to LOTT. The overall development will benefit from these sales since proceeds may be used to offset the cost of infrastructure and other improvements in the district. Future development could include a hotel, residential, and office space.

### **The site is part of an old industrial area. What about contamination?**

As is the case with many former industrial locations in downtown Olympia, the presence of contaminants has been confirmed at East Bay. Based upon the site's history and past uses, the types, concentrations, and distribution of the chemicals being found are not unexpected. The Port has been working with The Department of Ecology through the Voluntary Cleanup Program to determine a cleanup action plan.

### **Is public open space being incorporated into planning?**

During planning meetings for East Bay, the community emphasized that public access needs to be a part of any future development on the site. Port Commissioners also gave direction that development criteria should include open space and access to the shoreline. The planning team is planning for public space as part of the district and is working with the initial partners on the concept of a shared public plaza, which could include a water feature and hardscaped and landscaped open space.

### **How will streets be configured?**

Working with consultants and the City of Olympia, the planning team has crafted a preliminary street plan. Plans currently include extending Jefferson Street north into the site, connecting Olympia Avenue and Thurston Avenues across the property, and extending Chestnut Street though to Olympia Avenue. Consideration is also being given to the fact that Olympia Avenue to Marine Drive is the main truck route into the Port's marine terminal.

### **What about parking?**

A parking structure does not appear to be feasible at this time due to a combination of factors including lack of demand from the partners and a relatively low upfront land value. Initial development will be served by surface parking, and a parking structure will be considered as demand develops.

### **Will "green construction" be a priority?**

LOTT, the City of Olympia, and HOCM have voiced their commitment to environmentally conscious developments in the district. In addition, LOTT has indicated its desire to showcase reclaimed water.

### **What are the next steps?**

Planning in 2007 will focus on refining the master site plan including urban design elements and civil engineering. Key activities include formalizing agreements with partners, addressing environmental issues, refining plans for shared open space, pursuing the possibility of bringing a destination hotel to the site, understanding traffic and parking impacts, creating an identity for the new district, and exploring financing options. Updates and opportunities for public input will be provided regularly.

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