



Meeting Agenda

City Hall
601 4th Avenue E
Olympia, WA 98501

Community & Economic Revitalization Committee (CERC)

Information: 360.753.8447

Monday, March 30, 2015

5:30 PM

Room 207

Special Meeting of the Council to Conduct Business of the CERC

1. ROLL CALL

2. CALL TO ORDER

3. APPROVAL OF MINUTES - None

- 3.A [15-0295](#) Approval of March 5, 2015 Community and Economic Revitalization Committee Meeting Minutes

Attachments: [Minutes](#)

- 3.B [15-0332](#) Approval of March 23, 2015 Community and Economic Revitalization Committee Minutes

Attachments: [Minutes](#)

4. COMMITTEE BUSINESS

- 4.A [15-0319](#) Continue Review and Consideration of Revised Draft of the Community Renewal Area Request for Proposal Document and Process

Attachments: [CRA RFP 03.30.2015](#)

[CRA RFP Site Evaluation Matrix II No Narrative](#)

[CRA Isthmus Conditions](#)

5. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council Committee meeting, please contact the Council's Secretary at 360.753-8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

Community & Economic Revitalization Committee (CERC)

Approval of March 5, 2015 Community and Economic Revitalization Committee Meeting Minutes

Agenda Date: 3/30/2015
Agenda Item Number: 3.A
File Number: 15-0295

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of March 5, 2015 Community and Economic Revitalization Committee Meeting Minutes



Meeting Minutes - Draft

City Hall
601 4th Avenue E
Olympia, WA 98501

Community & Economic Revitalization Committee (CERC)

Information: 360.753.8447

Thursday, March 5, 2015

5:30 PM

Council Chambers

Special Meeting of the City Council to Conduct Business of the Community and Economic Revitalization Committee (CERC)

1. ROLL CALL

Present: 3 - Mayor Pro Tem Nathaniel Jones, Councilmember Julie Hankins and Councilmember Jim Cooper

OTHERS PRESENT

Mayor Stephen H. Buxbaum
Community Planning and Development Director Keith Stahley
Deputy Director Leonard Bauer
Community Member John Newman

2. CALL TO ORDER

Mayor Buxbaum called the meeting to order at 5:32 p.m.

3. APPROVAL OF MINUTES

- 3.A [15-0224](#) Approval of December 15, 2014 Community and Economic Revitalization Committee Meeting Minutes

The minutes were approved as amended with a word added to item 4A.

4. COMMITTEE BUSINESS

- 4.A [15-0240](#) Selection of Committee Officers

Mayor Buxbaum opened the discussion to determine Committee Officers and commented for the record, Council assigned the Committee to choose leadership and he does not vote.

Mayor Pro Tem Jones discussed committee functions.

Discussion:

- Interest in including other Councilmembers at the Community and Economic Revitalization Committee (CERC) meetings.
- CERC meetings will include complex issues and generate summary reports for updating Council.

Councilmember Cooper moved, seconded by Councilmember Hankins, to elect Mayor Pro Tem Jones to CERC Chair. The motion carried unanimously.

4.B [15-0088](#) Consider Community and Economic Revitalization Committee Calendar and Work Plan

Mr. Stahley discussed the Work Plan and announced a change to the date for the public finance seminar.

Councilmembers discussed the Work Plan and whether the allotted time between June and July for writing and presenting ideas is adequate.

Discussion:

- Request for Councilmember Langer to address how the Land Use and Environment Committee conducts meetings.
- Concerns about keeping the community informed and past difficulties resulting in mistrust and confusion.
- Possibility of periodical public emails to update the community and stimulate meaningful engagement.
- Changes to the Work Plan will be made by staff and added to next month's consent calendar.

The discussion was completed.

4.C [15-0239](#) Consideration of Revised Draft of the Community Renewal Area Request for Proposal Document and Process

Mr. Stahley presented considerations for use when evaluating potential development properties which included methods of site evaluation, public benefit potential, location advantages, potential for improving community vitality, City ownership and other partnership status, scale of projects, constraints, zoning, preparation and development time, public investment, and public expectations.

Discussion:

- Criteria development for scoring sites.
- Public benefit depends on the community's potential to see possibilities and uniting community could be an outcome of the process.
- Using the 2010 Hartland map with assessed value for Downtown plots and the need to separate land and building values to provide relevant ratios.
- Some land has greater value due to blighted buildings and redevelopment potential is considerable.
- Problems with using a 2010 valuation.
- Evaluating the Reliable Steel site.

- Community Planning & Development staff campaign to reach out to owners to determine interest and generation of a “willing property owner” list.
- Importance of being transparent, inclusive, and acknowledging issues that could be problematic and costly.
- Moving forward with getting public feedback on the Isthmus and then generating RFPs and RFQs ASAP.
- Critical sites include Reliable Steel, Griswold, Olympia Library, and the waterfront.
- Dealing with the controversial history of the Isthmus.
- Potential for synergy between privately owner and City owned properties and ways of adding value by the City to catalyze action.
- Consistent language for comprehension and connection with the community.
- Having a larger process to define community interests and input before developers have put forth proposals and spent many hours working on the design process.
- Interest in the Department Of Transportation site developing alongside transit-oriented housing.

The discussion was completed.

4.D [15-0125](#) Status Report and Update on Community Renewal Process

Mayor Pro Tem Jones queried the Committee whether they are ready for the March 17, 2015 study session and discussed Citizen Advisory Committee roles and responsibilities.

Mr. Stahley announced rezone requests including properties near the Auto Mall and Kaiser Road and Harrison Avenue.

The discussion was completed.

5. ADJOURNMENT

The meeting was adjourned at 7:44 p.m.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

City Council

Approval of March 23, 2015 Community and Economic Revitalization Committee Minutes

Agenda Date: 3/30/2015
Agenda Item Number: 3.B
File Number: 15-0332

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of March 23, 2015 Community and Economic Revitalization Committee Minutes



Meeting Minutes - Draft

City Hall
601 4th Avenue E
Olympia, WA 98501

Community & Economic Revitalization Committee (CERC)

Information: 360.753.8447

Monday, March 23, 2015

6:30 PM

Room 207

Special City Council Meeting to Conduct Business of the CERC

1. ROLL CALL

Present: 2 - Chair Nathaniel Jones and Councilmember Julie Hankins

Absent: 1 - Councilmember Jim Cooper

OTHERS PRESENT

Community Planning and Development Director Keith Stahley
City Manager Steve Hall
Mayor Stephen Buxbaum
Councilmember Steve Langer

2. CALL TO ORDER

Mayor Pro Tem Jones called the meeting to order at 6:30 p.m.

3. APPROVAL OF MINUTES

- 3.A [15-0295](#) Approval of March 5, 2015 Community and Economic Revitalization Committee Meeting Minutes

Approval of the minutes was postponed.

4. COMMITTEE BUSINESS

- 4.A [15-0288](#) Consideration of Revised Draft of the Community Renewal Area Request for Proposal Document and Process

Mr. Stahley discussed the site evaluation matrix proposal and a framework of principles for evaluating and selecting the specific properties most likely to yield the City's first Community Renewal Area (CRA) successes. He outlined height requirements in each area and presented maps and tables delineating targeted areas and characteristics.

Councilmembers discussed the revised draft of the CRA Policy Memorandum and Request for Proposal document.

Discussion:

- Focus on targeting to determine ranking.
- Role of neighboring property owners.
- Areas with blight which include City owned properties.
- How areas relate and clustering areas together to elicit appropriate requests for proposals.
- Defining City objectives for public benefit and feasibility.
- Challenges of defining public benefit before proposals have been submitted and analyzed.
- Strategies for partnership generation between private and public sectors.
- Development cycle relative to real estate pricing, condemnation processes, and public outreach timing.
- Committee role - geographic narrowing and/or public engagement development.

Public Comment:

Joe Illing a property owner in area 6 (4th and Water) addressed opportunity costs, leases, and the loss of opportunity if development is not promoted during the current growth timeframe.

Kris Goddard discussed the importance of esthetic and social benefits for the development of areas 4, 7 and 6. She encouraged Councilmembers to communicate their ideas in a timely manner to the public for increased general support.

Planning Commissioner Roger Horn, speaking as a interested citizen, advocated for a stronger focus on the development opportunities of the Griswold Building in area 8.

The recommendation was discussed and continued to the Community & Economic Revitalization Committee (CERC) due back on 3/30/2015

- 4.B** [15-0291](#) Consider the Outline of the Proposed Public Finance Seminar and Next Steps for Council and Community Review

Mr. Stahley discussed the public finance seminar and next steps for engaging the Council and the Community in the Request for Proposal (RFP) process. He discussed potential meeting dates with consultants Lorelei Juntunen (ECONorthwest) and Jay Reich (Pacifica Law Group) once they have walked the proposed area sites.

Discussion:

- Designating April 14 and May 16, 2015 for study sessions meetings with consultants for extended status review of the RFP process.
- The development of incentives for partnering with City owned property development.
- West Olympia access study rescheduled to April 7, 2015.

The recommendation was discussed and continued to the Community & Economic Revitalization Committee (CERC) due back on 3/30/2015

- 4.C** [15-0294](#) Oral Report - Status Report and Update on Community Renewal Area (CRA) Process

Mayor Pro Tem Jones opened the discussion about the attached memorandum

"Moving Forward With The CRA" document.

Discussion:

- Is the use of a committee the best practice for facilitating the process.
- Defining the efficient use of land.
- Project characteristics of market rate housing and desirability of mixed income housing character.
- Criteria development for selection.
- Prescriptive language can create unintended consequences and limit creativity.
- Creating compelling and simple RFP language.

Public Comment:

Kris Goddard questioned how the public process would occur and stressed the importance of transparency and timeliness.

The report was received.

5. ADJOURNMENT

The meeting was adjourned at 8:08 p.m.



Community & Economic Revitalization Committee (CERC)

Continue Review and Consideration of Revised Draft of the Community Renewal Area Request for Proposal Document and Process

Agenda Date: 3/30/2015
Agenda Item Number: 4.A
File Number: 15-0319

Type: discussion **Version:** 1 **Status:** In Committee

Title

Continue Review and Consideration of Revised Draft of the Community Renewal Area Request for Proposal Document and Process

Recommended Action

City Manager Recommendation:

Continue review and consideration of the revised draft of the Community Renewal Area Request for Proposal document and next steps in the process.

Report

Issue:

The *Moving Forward with CRA* document, approved by City Council at its November 3, 2014 meeting, included developing a request for proposals (RFP) for City Council review and approval.

Staff Contact:

Keith Stahley, Director Community Planning and Development Department 360.753.8227

Presenter(s):

Keith Stahley, Director Community Planning and Development Department

Background and Analysis:

At the Community and Economic Revitalization Committee meeting of November 24, 2014, the Committee reviewed an outline of the RFP. The Committee gave staff feedback and direction on the draft RFP at their December 15th meeting. Staff and the consultant team developed a draft for the Committee's review and consideration revisions suggested by the CERC at their December 15th meeting are included as strike out and underlines. At the January 27, 2015 City Council meeting the Council reviewed the proposed RFP and provided staff with feedback and direction. On March 23, 2015 the committee reviewed the draft again and had several suggested revisions to the RFP. Those revisions are included in the updated copy of draft RFP (**Attachment 1 - revised RFP**).

At the March 23, 2015 Community and Economic Revitalization Committee meeting the committee continued to discuss possible sites to consider for inclusion in the RFP. At its March 5, 2015 meeting the committee had identified 8 sites for staff to consider as potential sites for inclusion in the RFP. The committee agreed to remove the Reliable Steel property and the Library property from consideration at this time and to focus on four potential redevelopment project areas. Staff and the consultant team will continue analyze these areas and the redevelopment opportunities associated with individual properties within each area and provide additional information to the committee regarding these areas. A draft of the Redevelopment Site Assessment Tool is attached. (**Attachment 2**)

At the March 23, 2015 meeting the committee asked that staff and the consultant team to reach out to property owners in these areas to gauge their interest in participating in the RFP process. Staff will continue this work and provide a status report to the Committee at the meeting on March 30, 2015.

One of the key decisions necessary to bring greater clarity to the RFP process is the need to identify which parcels owned by the City may be considered as redevelopment opportunity sites and which may not. This is particularly true for the Isthmus area. If the Isthmus area is to be included in the RFP process it will be necessary to clearly articulate what city property is included in the RFP and what conditions or limitations are associated with its inclusion. A copy of possible conditions is included as **Attachment 3**. Staff will provide information to the committee on city owned property in each of the redevelopment study areas (**See Attachment 2**).

The committee raised questions about how the City intends to move forward with the selection process at the March 23, 2015 committee meeting. They suggested that the committee should give the issue further consideration including whether a citizens committee should be used to review responses to the solicitation and how the community should be involved in the RFP process. The RFP addresses these issues on pages 18 and 19 (**Attachment 1**).

Options:

1. Receive a status report on continuing staff and consultant team work and review the draft RFP and provide feedback and direction to staff and the consultant team on the draft RFP and next steps in the CRA process.

Financial Impact:

The work proposed herein is within the project scope and budget.

March 30~~5~~, 2015 Draft - CRA RFP 03.30~~05~~.2105

REQUEST FOR QUALIFICATIONS AND PROPOSALS
Downtown Olympia
Community Renewal Area

Offered by: The City of Olympia.

Issued: XXXX 1, 2015

Submissions Due:
No later than 4:00 pm
XXXX, 2015

Deliver by mail or in person to:

City of Olympia
601 4th Avenue E
PO Box 1967
Olympia, WA 98507-1967
Attention: Keith Stahley

www.ci.olympia.wa.us

DOWNTOWN OLYMPIA
COMMUNITY RENEWAL AREA
REQUEST FOR QUALIFICATIONS AND PROPOSALS

This is an exciting time in Downtown Olympia. The City of Olympia (the City) has invested millions of dollars in downtown including building a new City Hall, rebuilding a significant portion of its waterfront boardwalk, renovating its performing arts center and building a new children's museum. These investments appear to be paying dividends as there are several significant private sector projects either under construction or recently completed that will add to the vibrancy of the downtown and point towards an even more exciting future. These projects include several adaptive reuse projects converting vacant office space to mixed use buildings and one new six story 138 unit apartment building with structured parking and 7,000 square feet of ground floor retail. Local lending partners seem to recognize the inflection point we are at too, with Thurston First Bank recently announcing a \$10,000,000 loan pool directed at downtown redevelopment.

The City of Olympia has retained the [National Economic Development Council \(NDC\)](#) to support the City's ongoing economic development activities and to assist in this process. The NDC is expert in project financing and brings years of experience and expertise to the table in helping local governments work effectively with private sector partners. NDC will also be providing underwriting services for the City's \$1,000,000 Grow Olympia Fund and \$1,500,000 Section 108 Loan Program. In particular NDC brings expertise about Federal Economic Development Resources such as New Market Tax Credits, Brownfields Economic Development Initiative, Low Income Housing Tax Credits and 63 – 20 project financing.

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Through this Request for Proposal (RFP) process the City intends to ensure that these recent investments and new private development projects represent the start of the rebirth of our downtown and that additional private investment will follow to keep this trend alive and growing. The City is exploring using a community redevelopment tool known as a Community Renewal Area (CRA - [Chapter 35.81 Revised Code of Washington](#)) to help to get some properties that are eyesores transformed into productive private use. The City hopes to attract one or more private partners to assist in this effort and is willing to put significant City

resources into this effort for a project(s) that yields substantial community benefit through the elimination of blight, and the creation of economic growth and redevelopment within the CRA.

The City is seeking qualifications and proposals to partner in a mixed-use project(s), including residential, commercial/retail, and parking in downtown Olympia. The City has adopted a Community Renewal Area (CRA) and this request for proposals (RFP) is an extension of that process. Recent community engagement forums indicate strong support for this process and the right redevelopment project(s) in our downtown. The City plans to spur economic vitality and redevelopment within the CRA through this process.

The CRA covers all of downtown Olympia and a portion of the area along West Bay Drive (see attached [Map 1](#)). ~~Within this area there are several properties that the City had identified as blighted and in need of redevelopment.~~ City Council has identified X priority sites for inclusion in this solicitation. These ~~include~~ are:

Specific sites to be added following City Council direction.

- ~~1. Former Reliable Steel property address... note private ownership provide contact information for owner...~~
- ~~2. Former Thurston County Health Department address...~~
- ~~3. Former Thurston County Housing Authority address...~~
- ~~4. Capitol Center Building and adjoining property address...note private ownership provide contact information for Neil...~~
- ~~5. Water Street Parcels address...note private ownership. Note private property provide contact information for Ray...~~
- ~~6. Vine Street property address... note private property provide contract information for the owner...~~
- ~~7. Griswold's property address... note private property provide contract information for the owner...~~
- ~~8. Other City-owned parking lots (include map)~~
- ~~9. Timberland Regional Library. While not blighted, the library building and block is owned by the City and is undersized based on levels of utilization~~
- ~~10. Other properties contributing to blight and lack of economic vitality within downtown.~~

The City will consider proposals on these and other ~~and other~~ properties ~~within the CRA.~~ within the CRA and will select one or more partners to

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March ~~30~~5, 2015 Draft - CRA RFP ~~03.30~~05.2105

enter into exclusive negotiations with [to redevelop one or more of these properties](#).

Enhancing the livability and vibrancy of downtown is one of the City of Olympia's highest priorities. The Comprehensive Plan sets forth the city's overall vision for downtown. Some key elements of that vision describe downtown as:

- A social, cultural and economic center of the region
- An attractive place to live, work and play
- A complete neighborhood with a mix of office, retail and residential uses – including 25% of the city's future residential growth
- A place that contains public art, significant landscaping and public spaces throughout

The City is seeking a development partner(s) that understands these objectives and wants to partner with us to create a project(s) that enhances the existing downtown and contributes to the social, environmental and economic health of the community.

The sections that follow describe the purpose of the Request for Qualifications and Proposals (RFQ/RFP) and summarize many of the project considerations, including market area characteristics, site location and characteristics, downtown profile, site profile, zoning and parking, environmental issues, and potential City incentives. The RFQ/RFP details submission requirements and the process in reviewing proposals. Developers who wish to respond to this RFQ/RFP should follow the procedures outlined in the Submission Requirements section.

We look forward to reviewing your RFQ/RFP submission and we invite you to learn more about City incentives at our Public Finance Symposium on [March XX, 2015-June XX, 2015](#). If you have any questions or need further information, please contact Keith Stahley, Community Planning and Development Director with the city, at (360) 753-8227 or kstahley@ci.olympia.wa.us.

Sincerely,

STEVEN HALL
City Manager

OLYMPIA AND THE DOWNTOWN AREA

Population and Location

Olympia is the capital of the State of Washington and the County seat of Thurston County. It sits on the picturesque southern-most shore of Puget Sound. The City has a nationally recognized reputation as one of the most livable cities in the U.S. It has an estimated 2014 population of about 50,000 and projected growth of approximately 50% over the next 20 years. Olympia resides within Thurston County, which has an estimated 2012 population of 256,000 and a projected population of 370,600 in 2035. A strong and highly educated public employment base, combined with a vibrant economy and excellent schools, create an environment that engenders a strong sense of community and an excellent long-term economic outlook.

Olympia has easy access to three vibrant metropolitan areas with Vancouver, BC located about 200 miles north and Seattle 60 miles north and Portland, Oregon about 100 miles south. Residents can enjoy a wide range of activities, including biking, sailing, fishing, skiing and hiking, all within a short driving distance. The beautiful setting and the strong sense of community make Olympia a highly desirable location to live, work and play. Residents have easy access to many world-class natural areas including: the Washington coast, San Juan Islands, Olympic National Park, Mt. St. Helens National Monument, Mt. Rainier National Park, Nisqually National Wildlife Refuge and numerous wilderness areas in the surrounding forest lands all within a few hours' drive. Additionally, there are numerous beaches, local parks, golf courses, tennis facilities and walking trails closer to home.

Along with its award winning public school system, there are three institutions of higher learning including St. Martin's University, The Evergreen State College and South Puget Sound Community College that add to the local economy and local quality of life.

Downtown Olympia

Downtown Olympia is the historic urban hub of Southern Puget Sound, with an emphasis on cultural, entertainment, and recreational opportunities naturally associated with its role as the economic center of the region. Olympia is waterfront-oriented, with a modern seaport, marinas, recreational uses, public boardwalk and outstanding views.

Downtown Olympia is home to the Washington State Capitol, state and county government, with many associated political, administrative, professional, and tourist activities. It is also an historic area, with much of the state's and region's past reflected in the layout, design, and character of its buildings.

Our vision for downtown Olympia is a neighborhood where residents contribute to a vital and safe city center; where ownership and use of cars is a choice, not a necessity; and where dense housing encourages sustaining use of land and supports full use of alternative transportation modes.

The local colleges and universities contribute to the active social and entertainment scene in our downtown. The four theaters there host live shows, movies and concerts nearly every night of the week. Restaurants are full and several new ones have successfully launched in the past year. There's always something going on in downtown Olympia.

Amenities in Downtown Olympia

This RFQ/RFP presents an extraordinary opportunity to develop an important downtown project in an area that includes the following amenities:

- A historic downtown.
- An active employment and activity center.
- The Dash -- a free shuttle bus connecting the Capitol Campus with Downtown Olympia
- Over 400 local restaurants, shops, and services.
- A full service grocery store.
- The second largest farmer's market in the state.
- Several theaters, including the Washington Center for the Performing Arts.
- Percival Landing, the waterfront boardwalk, that connects to a trail running along the shore of much of Budd Inlet.
- Sylvester Park, Heritage Park, Artesian Commons and Fountain Park.
- The Transit Center.
- The State Capitol Campus.
- The Olympia Center.

March ~~305~~, 2015 Draft - CRA RFP ~~03.3005~~.2105

- The Hands on Children's Museum.
- Views of Budd Inlet, the Olympic Mountains, Mount Rainier, Capitol Lake, Heritage Park, and the State Capitol.

See attached **Map 21** for the location of these amenities.

PROJECT SUMMARY

Development Opportunity

The City is committed to promoting high quality redevelopment of our downtown and is looking for partner(s) to help make it happen. The City may be willing to put its resources into the right project(s).

The Sites

There are ~~multiple~~ X priority sites offered for redevelopment ~~including~~:

- ~~1. Former Reliable Steel property address... note private ownership provide contact information for owner...~~
- ~~2. Former Thurston County Health Department address...~~
- ~~3. Former Thurston County Housing Authority address...~~
- ~~4. Capitol Center Building and adjoining property address...note private ownership provide contact information for Neil...~~
- ~~5. Water Street Parcels address...note private ownership. Note private property provide contact information for Ray...~~
- ~~6. Vine Street property address... note private property provide contract information for the owner...~~
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- ~~8. Other City-owned parking lots (include map)~~
- ~~9. Timberland Regional Library. While not blighted, the library building and block is owned by the City and is undersized based on levels of utilization~~
- ~~10. Other properties contributing to blight and lack of economic vitality within downtown.~~

The City will entertain proposals on ~~any property~~ these priority sites within the CRA boundary and will evaluate all proposals submitted against the criteria in this RFP and determine whether to enter into exclusive negotiations with one or more of the respondents.

Map of Downtown Olympia Redevelopment Sites

See **attached Map 2** for redevelopment properties of interest.

Project Characteristics

The most desirable project will be a mixed use building or residential building depending upon the location and **ideally** will include market rate housing.

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Residential Component

The residential component of the project may either be rental or owner occupied, however, condominiums or other for sale units are highly desirable. The unit characteristics are left to the development team to determine; however, the project must be designed to a human scale and inviting to residents as well as customers of retail business. Projects focused on creating market rate housing opportunities are preferred. Mixed income projects may also be considered.

Retail/Commercial Component

Projects proposed along the City's Pedestrian A Streets (**see Map 3**) must include a retail/commercial component, and the developer may determine how to address the inclusion of this aspectproject component.

Parking Component

The RFQ/RFP encourages the development team to consider a variety of ways of meeting the project's parking needs. The City's land development regulations (OMC 18.38.160 C) do not require that parking be provided for new residential buildings (or portions of buildings that are residential projects) in downtown or for commercial projects less than 3,000 square feet. Further, existing buildings are exempt from parking requirements (except for bicycle parking).

See City Incentives below for additional information about parking.

City Incentives

The City may offer one or more of the following incentives to the selected developer(s) depending on the benefit to the community from the proposed redevelopment project(s):

- City owned property included in this solicitation:
 - Residential property tax exemption (See OMC 5.86 for exemption requirements);
 - Priority permitting;
 - State Environmental Policy Act Urban Infill Exemptions;
 - Joint or shared development of a parking facility;
 - ~~The City owns numerous parking lots located throughout downtown and each of these may be considered part of this solicitation and the City may be willing to sell or trade these properties as part of a redevelopment agreement (See Map 3 for locations of City owned parking lots);~~
 - Other property sales or trades;
 - Timberland Regional Library site is owned by the City and the City may be willing to sell or trade this property as part of the redevelopment agreement;
 - Loans through the City's Section 108 Loan Program, Grow Olympia Fund and Grow America Fund;
 - Infrastructure and frontage improvements;
 - Public finance technical assistance through the NDC.
 - Assistance with land assembly, including reconfiguration of streets ; and
 - Remediation of contaminated soil including creation of a Redevelopment Opportunity Zone (See MTCA RZO).
 - Public finance technical assistance through the NDC.

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Councilmember Cooper's Proposed additions:

- ~~CDBG Money \$100,00 to 200,000 per year~~
- ~~General Fund dollars to create trust fund for environmental cleanup \$50,000 per year~~
- ~~Other properties potentially available for sale or trade:~~
 - ~~Maintenance Center~~

- ~~○ Justice Center Campus — Jail and Japanese Garden~~
- ~~○ Historic Firehouse/City Hall~~
- Other considerations:
 - ~~○ Density Bonus for other things like development uphill of 5th Ave~~
 - ~~○ Protecting and conserving critical areas or habitat elsewhere in the City i.e. Chambers Basin~~
 - ~~○ Should we add a fill map to the RFP. Areas that need pilings to hard pan~~
 - ~~○ Current codes will not protect structures below X' above sea level or below this line. Getting to voluntary increases that happened in Harbor House, LOTT, HOCM and City Hall~~

Section 108 Loan Program

The City of Olympia has recently established a Section 108 Loan program. This loan program can be used to stimulate economic redevelopment activity within the City in a manner consistent with the Department of Housing and Urban Development's standards. A mixed use project within the CRA could potentially be eligible for a [Section 108 Loan](#) up to \$1,500,000.

Permitting

A priority permit review process will apply to the development of a downtown mixed-use housing project. The City will prioritize the project and a project ombudsman will assist with developer/City relations and communication.

Density/Height

Because the City's goal is to substantially increase the number of housing units in downtown, there are no minimum or maximum residential density requirements within the downtown area. Development proposals must comply with the City's zoning requirements that allow for a range project heights from 35 feet up to 65 feet tall plus two additional stories for residential development. See section [18.06.100 A. 2](#) for more information.

Zoning

Nearly all sites within the CRA are appropriately zoned for mixed-use housing within the Urban Waterfront, Urban Waterfront Housing or Downtown Business Zoning Districts.

Parking Requirements

Downtown housing is exempt from parking requirements, however, any proposed parking must meet all parking design, Design Review Criteria, and applicable Pedestrian A and B Street Overlay Criteria. Projects that include over 3,000 square feet of gross commercial leasable area are required to meet vehicle parking and bicycle parking standards for the commercial space.

The City provides public parking and may be willing to partner with private developers to provide parking as part of a redevelopment agreement.

Building Heights

The base zoning height limit in the [Urban Water Front and Downtown Business zones](#) is 65 feet with an additional two-floor bonus for residential. [Properties with the Urban Water Front Housing Zoning District are limited to 35 feet.](#) See Section [18.06.80 and 100](#) for more information about allowed building heights ~~in the Urban Waterfront Zoning District.~~

The IBC allows for five stories of wood frame, Type V, 1-hour construction over a Type I base. Please see Olympia Municipal Code 16.05 for code alternative details.

Heritage Register

Some of the building within the CRA are listed on the State and National Historic Register. Alteration and/or demolition of the building must comply with the requirements of Olympia Municipal Code 18.05 and 18.12.

Utilities

Utilities are available to [most](#) ~~the~~ sites [in downtown](#).

Environmental and Geotechnical Findings

Environmental Investigation: Phase I/II Environmental Characterizations have been completed for some of the sites and are available for review.

Flood: Review the FEMA Flood Insurance Rate Map for downtown Olympia for flood zone information. Sea level rise issues will be addressed through the development review process.

Site Control

As noted above possible redevelopment sites are owned by both the City and private property owners. [The owners of the private property included in this solicitation have agreed to have their property included in this RFP.](#) Respondents are encouraged to coordinate with private property owners to the extent their properties are included in their project boundary. The City has established relationships with many of the property owners within downtown and may be willing to help coordinate and facilitate contacts, land assembly and development agreements.

Condemnation Authority

Through the creation of the CRA the City has ~~created~~ the ability to use its condemnation authority for economic development projects within the bounds of the CRA. The City Council has limited this authority to only those properties that are blighted and vacant for 7 years or longer [and recognizes that fair market value as determined by the court would be paid for any property acquired using condemnation.](#)

The City also understands that condemnation or the threat of condemnation can be advantageous from a capital gains perspective and is willing to entertain condemnation where it is deemed to be mutually beneficial.

Design Review

The RFQ/RFP offers an opportunity to develop an attractive building in Olympia's historic downtown area and will be subject to the City's design review regulations, however, projects will be expected to exceed these standards. The City expects a project that will set a very high standard for all future development through the use of high quality durable materials, timeless design principles and a sensitivity to the context of Olympia's downtown. [Designs that respect the historic nature of downtown are encouraged.](#)

Appraisal Information:

The City has recent appraisals for some of the properties that it owns. This information will be made avail to interested parties.

DEVELOPER - REQUIREMENTS AND PREFERENCES

The RFQ/RFP seeks highly qualified developers who clearly demonstrate qualifications to successfully complete the development of a high quality redevelopment project.

Requirements

1. Identify and describe the developer, including:
 - Developer's name, corporation name (if applicable) or business name, addresses, telephone numbers, fax numbers, e-mail addresses, and the name of the primary project contact.
2. Identify each person or entity involved with the project team, including development partners, technical partners (architects, engineers, others), and briefly describe their respective roles, including:
 - Information regarding the team member's experience and qualifications.
 - Resume of key team members.
 - Example projects that the team or key team members have been involved with.
3. Demonstration of financial capability of developer and development partners, including:
 - Description of approach to project financing including expectations of public participation.
 - Letter of interest from a lender.
 - Letters of reference from past lenders.
 - Selected partners may be asked to confidentially disclose their project financials.
4. Describe the developer's ~~redemption~~relevant project experience for ~~no more than~~up to 5 projects. The City is most interested in current projects and projects completed ~~within the past five years~~recently. Projects described must illustrate the

developer's experience with construction projects similar in scope and size to the proposed project. The City is interested in assessing the developer's experience in participating with public private partnerships. Submit photos or drawings and the following information in **Attachment 1, Redevelopment Project Experience Table**, for projects used to demonstrate experience:

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- Project name
 - Location
 - Description of project size and scope, including the number of units and unit type (i.e.g., 20 studios; 25 1-bdrm).
 - Total project cost and approach to project financing including sources of funds, amount of debt, equity and public participation, along with square footage costs for apartments, condos, and retail.
 - Date project conception, date project started construction and date construction completed.
 - Challenges and obstacles addressed during the development and construction process.
 - Other types of public financial participation.
 - Name of the developer's project manager and contact information.
 - Name of the architect and contact information.
 - Name of the construction manager or general contractor and contact information.
 - Contact name and information of the primary public official who ~~has previously~~ worked with the developer on the project.
5. Briefly describe experience or strategy for marketing and managing urban redevelopment projects.
6. Identify terms of purchase, lease, or other land transaction.

PROPOSAL REQUIREMENTS AND PREFERENCES

The City is interested in entertaining project proposals that are both market feasible and beautiful. The project design is an important aspect of the selection process, however, the City recognizes that market viability is equally important. The City anticipates negotiating a redevelopment agreement with the selected partner(s) that fixes the project design. The conceptual designs submitted as part of the proposal will remain a guide for the redevelopment agreement so realistic project proposals are encouraged.

The RFQ/RFP seeks a downtown redevelopment project(s) as an exemplary building that will guide future development in downtown Olympia. See Chapter 18.16 of the Olympia Municipal Code for more information about pedestrian street overlay requirements and 18.110 and 18.120 for further information about commercial and downtown design requirements.

Requirements

The submittal must address:

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1. Provide a brief narrative description of the proposed project, including the following:
 - Approach to Transportation Demand Management and facilitation of the use of alternative modes of transportation.
 - Residential, retail, and parking, including the required parking stalls and an estimate of the approximate amount of square footage for each component.
 - Above or below grade parking should cause minimum disruption to prime retail frontages and pedestrian vitality.
 - Pedestrian circulation and access to the surrounding community.
 - Use design elements that result in a building with a perceived size that maintains a human scale street that is comfortable for pedestrians and attractive to them.
 - Maintain interest at the street level in buildings that abut the street by orienting the primary building entrance and active uses (such as retail storefront window displays or restaurants) to the street.
 - Architectural features and elements.
 - Enhance and create a positive visual experience for pedestrians moving along the street and to add interest and variety to building facades.
 - Create visually interesting street walls that interrupt expanses of horizontal and vertical wall surfaces. Use architectural elements that define a base, middle, and top.

2. Provide a conceptual design drawing showing the size and character of the proposed development. It is understood that the plans will be very preliminary in nature, but the mass, scale, and architectural character should be apparent. Drawings must include the following:
 - The building footprint, parking, and location of vehicular and pedestrian access.
 - Conceptual elevations that take into account the design guidelines.
 - The design should use high-quality materials that relate to an urban context and enhance the project's sustainability in terms of durability and efficient operations.
 - A cross section showing a typical structure.
 - A typical floor plan.
 - Additional visualizations ~~may~~ will be required at later stages of the selection process.
3. Identify the market targeted for the proposed project.
4. Provide a preliminary proposed development budget with sources of funds sufficient to meet budgeted expenses.
5. Active retail at ground level with high transparency and building lobbies with windowed spaces are preferred along all street frontages. Provide relevant information in the narrative and conceptual drawings requested above.
6. Projects that recognize the historic nature of downtown and incorporate aspects of existing buildings into the overall project design are welcomed. If the project includes an existing building, provide information about how the existing building or elements of the existing building will be incorporated into the project design.
7. Identify any code changes or variances necessary to execute the project.
- ~~7.8.~~ Anticipated energy efficiency measures and LEED designation to be sought.

Preferences

Respondents should consider how their project relates to the each of the criteria below. The City will ~~be~~ evaluate proposals using these following criteria:

1. **Community Benefit** – Projects that leverage limited public resources to achieve long-term measurable community benefits, significant levels of private sector investment and are based in the realities of the market.
2. **Innovative and Effective Approaches to Public Involvement** – Development processes that engage the community in a highly collaborative and proactive process that uses public input to shape the final project.
3. **Impactful Projects** – Proposals that will have a broad and lasting impact on other nearby properties and areas as well as the entire downtown.
4. **High Quality Design** – Proposals that are extraordinarily well designed, sensitive to the surrounding context and use timeless, durable and high quality materials.
5. **Property Owner Participation** -- Responses that demonstrate participation or authorization by affected property owners.
6. **Timeliness** – Projects that are positioned to move forward in the near term and commit to significant milestones.
7. **Partnership** -- Respondents with a demonstrated capacity to partner with the City, property owners and the community and a proven ability to develop high quality projects.
8. **Comprehensive Plan Implementation** –
 - a. Treat our urban waterfront and vistas as priceless assets by enhancing access, protecting view corridors and expanding usable open space.
 - b. Stimulate private investment in residential and commercial development, increasing downtown Olympia's retail and commercial vitality.
 - c. Create or enhance town squares framed by commercial or civic buildings, pocket parks, plazas and other small public or private spaces in downtown.
 - d. Develop highly walkable communities.
 - e. Include public art and public spaces.
 - f. Encourage intensive residential and commercial development.
 - g. Enhance landscaping with trees, planters and baskets, banners, community gardens and other decorative improvements.
 - h. Encourage development that caters to a regional market.
 - i. Enhance the sustainability of our community and downtown.
 - j. Encourage the use of alternative modes of transportation including biking, walking and transit.
9. **Sustainability** -- Projects pursuing LEED Gold or higher certification are preferred.

10. **Environmental Remediation** -- Projects that assume full responsibility for environmental remediation and liability are preferred.

EVALUATION AND SELECTION

Evaluation Criteria

The City anticipates entering into exclusive negotiations with one or more developers following preliminary selection of one or more development partners. Evaluation of RFQ/RFP responses will be based upon the following:

1. Developer Experience:
 - Success in developing urban redevelopment projects.
 - Quality of representative projects.
 - Qualifications of project team and key project managers.
 - Financial capacity.
 - Experience in partnering with the public sector in the development of projects.
2. Purchase price offered including expectations of public financial participation and conditions and limitations pertaining to environmental remediation.
3. Proposal Requirements and Preferences:
 - Degree to which the preliminary development concept and site design meets the RFQ/RFP requirements and preferences.
 - Architectural merit.
 - Market targeted (housing, retail & parking).
 - Proposal budget.
 - Demonstrated market viability.
 - Proposed public participation process.

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The City anticipates using an open house type event to allow respondents to this solicitation to present their proposals to community members and respond to questions from the community. Additional public process will be required as part of the consideration of a development agreement and may include additional open house type meetings and public forums to present project plans and development concepts. All projects will also be required to be considered through the City's normal development review process including but not limited to land use review, design review and building permitting.

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General Provisions and Conditions

The City reserves the right to the following:

- To reject any and all responses.
- To negotiate with more than one redevelopment partner.
- To waive minor irregularities in a response.
- To cancel, revise, or extend this solicitation.
- ~~To request additional information on any response beyond that required by this RFQ/RFP.~~
- To modify the selection process set forth in this RFQ/RFP or to request additional information upon written notification to all respondents who have not been rejected at the time of modification.

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Selection Committee

~~The selection committee may recommend one or more finalists for final consideration.~~ The City shall have the final decision on whether to move forward with a development team or not.

SUBMISSION REQUIREMENTS

Interested developers must submit 5 paper copies of the response to the RFQ/RFP, including a letter of interest outlining response requirements and preferences and 1 electronic copy.

Limit the responses to 20 pages with the exception of the description of developer's redevelopment experience and current projects.

The City will become owner of all submitted materials and will not pay any costs related to any responses to the RFQ/RFP.

PRE-SUBMISSION CONFERENCE

A pre-submission conference will be held on Wednesday, XXXX, 1:00 p.m. in Room 207 at the Olympia City Hall 601 4th Avenue East, Olympia, Washington. The purpose of the conference is to answer questions about the downtown redevelopment RFQ/RFP. Attendance by a representative of each proposer is encouraged but not mandatory. A walking tour of downtown and key sites will be conducted following this session. Please

March ~~305~~, 2015 Draft - CRA RFP ~~03.3005~~.2105

contact Keith Stahley (360) 753-8227 or kstahley@ci.olympia.wa.us, for directions or questions.

SCHEDULE

The City reserves the right to modify the time line.

/RFQ/RFP Action	Approximate Completion
Issue Request For Qualifications and Proposals	TBD
Public Finance Symposium	TBD
Pre-submission conference	TBD
RFQ/RFP responses due	TBD
Presentations City Council	TBD
Presentations to the Community	TBD
Select respondent(s) to enter negotiations	TBD

Selected developer(s) will be invited to give a presentation on all aspects of the proposal, including design concepts, development cost, financial capacity/lender commitments, terms of site acquisition, and implementation schedule to City Council and the community.

CONTACT INFORMATION

City of Olympia:

Keith Stahley, Community Services Manager: (360) 753-8227 or kstahley@ci.olympia.wa.us.

ATTACHMENT 1: REDEVELOPMENT EXPERIENCE TABLE

Project name and location:

Brief project description:

Project manager and phone:

Construction manager or general contractor and phone:

Public official, if any, contact name and phone:

Approximate construction start and completion dates:

RESIDENTIAL

	Annual Proposed Rent	Proposed Sale Price	# of Units	Sq Ft/ Unit	Total Sq Ft	Total Project Cost
Studio						
1 bedroom/1 bath						
2 bedroom/1 bath						
2 bedroom/2 bath						
3 bedroom/2 bath						
Artist Live/Work						
Other						

Total Residential Sq. Ft. _____

Estimated Construction Cost/Sq. Ft. _____

COMMERCIAL

	Annual Proposed Rent	Proposed Sale Price	# of Units	Sq Ft/ Unit	Total Sq Ft	Total Project Cost
Retail						
Office						
Light Industrial						
Artist Live/Work						
Other						
Other						
Other						

Total Commercial Sq. Ft. _____

Estimated Construction Cost/Sq. Ft. _____

ATTACHMENT 2 – SITE ANALYSIS (THIS IS DEPENDENT ON THE PARTICULAR SITE OR SITES INCLUDED IN THE SOLICITATION.)

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The site analysis is provided for reference information only and does not limit the City's authority in any manner. Respondents should rely on their own site analysis.

Preliminary Analysis

Comprehensive Plan and Zoning:

Urban Waterfront:

- 1) Height – 65 feet, two additional residential stories may be built. See 18.06.100(A)(2)(b).
- 2) Maximum Development Coverage 100%
- 3) Setbacks 0-feet. See Pedestrian Access (OMC 18.06A.140) and View Corridors (OMC 18.06A.025)
- 4) There are no maximum or minimum residential density requirements downtown

Need to add Downtown Business:

Parking:

- 1) New residential uses (including residential uses in a commercial building) are exempt from parking. If any residential parking is provided, it must meet all parking design, Design Review Criteria, and applicable Pedestrian A and B Street Overlay Criteria. Downtown Parking Exempt Zone (OMC 18.38.160(C), (D) and Figure 38-2)
- 2) New commercial buildings or expansions of 3,000 square feet or more of gross floor or leasable area is required to meet all parking standards (OMC 18.38.100, Table 38.01 and OMC 18.38.080);
 - a. 10% downtown deduction and ability to count on street parking
 - b. Administrative Variance to increase or decrease parking by 40%
- 3) Residential and commercial additions, buildings, or changes in use must provide Class I and II bicycle parking (OMC 18.38.160(C))
- 4) Loading Berth Exempt Zone (OMC 18.38.140 and Figure 38-1.5)

Environment:

- 1) Phase I and Phase II Environmental Site Characterization completed and are available included as Exhibit B for some City owned parcels.
- 2) Other key regulations and required reports at land use application:
 - a. Critical areas
 - b. Shoreline Master Program
 - c. Transportation study may be required
 - d. SEPA Reports likely to include:
 - a. Flood Proof certification
 - b. Grading and Erosion Control
 - c. Air Quality
 - d. Tree Plan
 - e. Historic Preservation
 - e. Noise Attenuation – Pile driving impacts on residential
 - f. Historic Preservation – The subject property is on the Washington Historic Register and the National Historic Register. Historic register report is available.

Applications and Process:

- 1) Detailed Design Review by the Design Review Board (Council Appointed) that makes recommendation to the Site Plan Review Committee (SPRC)
- 2) Environmental Review by staff
- 3) Land Use Decision by the Site Plan Review Committee
- 4) Hearings Examiner if variance, conditional use, or an appeal of SPRC

Building Code:

- 1) IBC and local adoption of amendments

Utilities:

- 1) All utilities available to the site.

Overlays:

- 1) Downtown (OMC 18.06A) and City Wide (OMC 18.20) Design Guidelines
- 2) Pedestrian Street Overlay District (OMC 18.16)

Impact Fees and General Facility Charges (GFC) for Downtown Mixed-Use Housing:

1. The project will be subject to impact fees and general facilities charges in place at the time of application.

Tree Plan:

- 1) Street trees along all frontages
- 2) On-site tree density may be met with planting or payment in-lieu to tree account.

Landscape:

See OMC 18.36

Miscellaneous:

- 1) Multifamily property tax exemption program available

Other information available upon request:

- Exhibit A, property appraisal.
- Exhibit B Phase I and Phase II Environmental Characterization.
- Exhibit C Historic register report.

To obtain an electronic copy of this information please email Kstahley@ci.olympia.wa.us.

City of Olympia Community Renewal Area Site Evaluation Tool:

March 30, 2015

Introduction and Overview:

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Criteria	Possible Sites					
	Area 1		Area 2		Area 3	Area 4
	Isthmus	Yacht	Griswold's Block	Smart	Waterfront	Water Street
1. Potential Public benefit – The site's development is likely to result in public benefit.						
2. Location – The site has locational advantages such as proximity to public parks, transit, public parking and major transportation corridors.						
3. Blight – The site's development will result in the elimination of blight on the property, or may influence elimination of blight on nearby properties.						
4. Control of property:						
a. Ownership – Ownership – owned by the City or in an area that includes City ownership.						
b. Partnership – owned by private parties who are willing to participate as an active partner in the redevelopment process.						
5. Scale – The site is of an appropriate size to achieve market economies.						

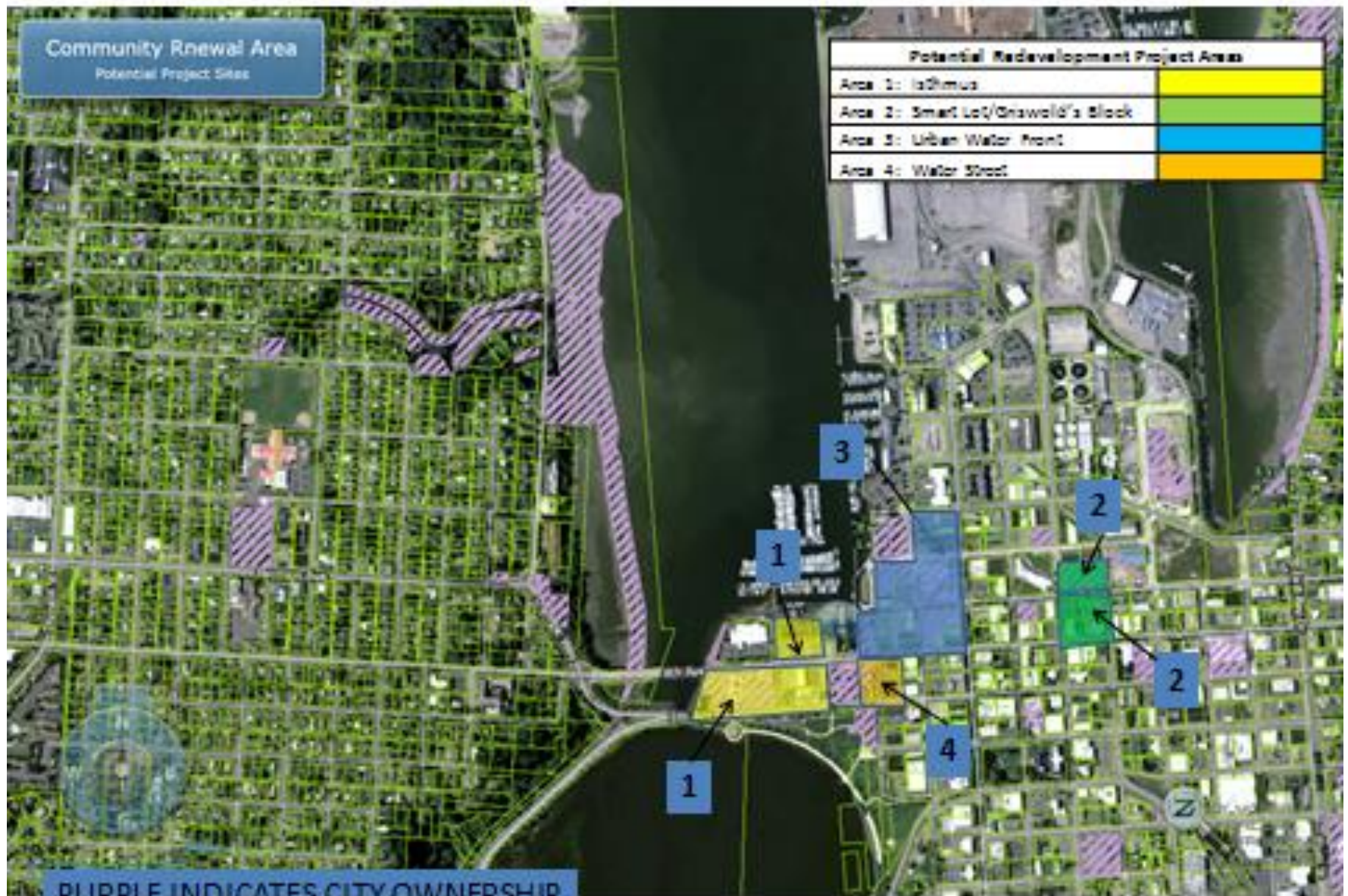
6. Catalytic Potential – Site development has the potential to trigger redevelopment of surrounding underutilized properties.						
7. Constraints – The site's constraints (such as contamination, soils, etc..) are known or can be identified and can be reasonable addressed.						
8. Timing – The site has potential to move forward quickly from solicitation to proposal to development agreement to project construction.						
9. Zoning – The site's zoning supports development potential.						
10. Public investment – The level of public investment needed to make the property marketable and/or project feasible is commensurate with the public benefit received from its development.						
11. Comprehensive Plan – Site development has the potential to further the goals of the Comprehensive Plan relative to downtown.						
12. The site appears likely to attract private development partners, or to move to successful implementation.						
5 Point Likert Scale = 5 highest 1 lowest						
Criteria	Area 1 Isthmus	Area 1 Yacht	Area 2 Griswold's Block	Area 2 Smart	Area 3 Waterfront	Area 4 Water Street

Rational – Likelihood of Successful Development:

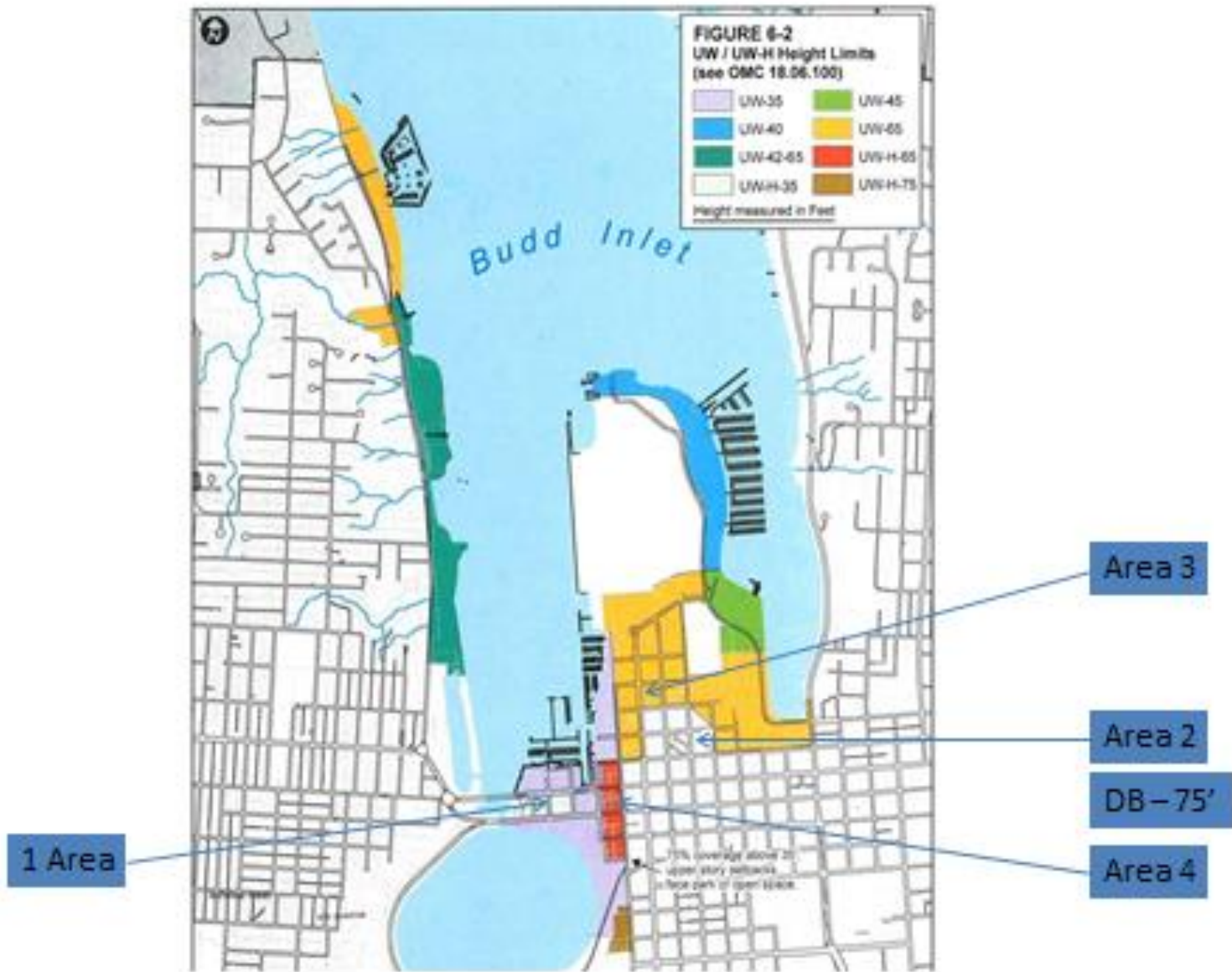
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Community Renewal Area
Potential Project Sites

Potential Redevelopment Project Areas	
Area 1: Isidmus	Yellow
Area 2: Smart Lot/Oswald's Block	Green
Area 3: Urban Water front	Blue
Area 4: Water Street	Orange



PURPLE INDICATES CITY OWNERSHIP



Site Characteristics and Constraints Summary					
Site:	Acreage	Zoning	Maximum Bldg. Ht.	Bldg./Land Value	City Ownership
Area 1: Isthmus	3.96 acres	UW 35, UWH - 35	35'	.43	2 parcels 2.34 acres
Area 1: Yacht Club	1.78 acres	UW 35	35' absolute	.06	None
Area 2: Griswold's Block	1.33	DB	75' + 2 stories of res.	.35	None
Area 2: Smart Lot	1.08 acres	DB	75' + 2 stories of res.	.77	City owns all
Site 3: Urban Waterfront	10.46 acres	UW 35, UW 65	65' + 2 stories of res.	1.36	9 parcels 3.36 acres
Area 4: Water Street	1.09 acres	UW, UW – H 65	35' and 65'	.35	2 parcels .34 acres

Area 1: Isthmus Park and Capitol Center						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
401 PARKING LLC	UNKNOWN	UW-H	0.26	\$15,500	\$303,050	0.05
CAPITOL CENTER LLC	411 4TH AVE W	UW-H	0.4	\$159,900	\$553,300	0.29
VIEWS ON FIFTH AVENUE LTD, THE	410 5TH AVE SW	UW-H	0.66	\$1,413,400	\$982,700	1.44
OLYMPIA, CITY OF	505 W 4TH AVE	UW-H	0.79	\$149,700	\$876,600	0.17
OLYMPIA, CITY OF	529 4TH AVE W	UW-H	1.55	\$145,600	\$2,106,850	0.07
LABAS 612 LLC	612 5TH AVE SW	UW-H	0.3	\$448,000	\$534,900	0.84
			3.96	\$2,332,100	\$5,357,400	0.44

Area 1: Isthmus Park City Ownership						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
OLYMPIA, CITY OF	505 W 4TH AVE	UW-H	0.79	\$149,700	\$876,600	0.17
OLYMPIA, CITY OF	529 4TH AVE W	UW-H	1.55	\$145,600	\$2,106,850	0.07
			2.34	\$295,300	\$2,983,450	0.10

Area 1: Yacht Club and Capitol Center Parking Lot						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
CAPITOL CENTER LLC	410 4TH AVE W	UW	0	\$0	\$372,250	0.00
CAPITOL CENTER LLC	420 4TH AVE W	UW	0.36	\$0	\$372,250	0.00
OLYMPIA YACHT CLUB	201 SIMMONS ST NW	UW	0.71	\$53,900	\$569,750	0.09
			1.78	\$107,800	\$1,884,000	0.06

Area 2: Griswold's Block							
PARCEL_NO	OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
78503300100	SCHNEIDER, GARY	305 STATE AVE NE	DB	0.17	\$11,800	\$236,000	0.05
78503300200	SNYDER, LEONARD & PAULINE	307 NE STATE AVE - 09	DB	0.17	\$58,400	\$264,900	0.22
78503300300	CAHAN, MICHAEL R	317 NE STATE AVE	DB	0.33	\$11,700	\$346,550	0.03
78503300500	LAM, QUANG D	324 4TH AVE E	DB	0.25	\$237,500	\$428,950	0.55
78503300600	FOURTH AVENUE GROUP	312 E 4TH AVE	DB	0.08	\$136,300	\$111,100	1.23
78503300700	LEE, CLIFFORD & SEAN	308 TO 310 4TH AVE E	DB	0.17	\$3,900	\$325,600	0.01
78503300801	PLAY THE GAME LLC	108 FRANKLIN ST NE	DB	0.05	\$102,300	\$113,850	0.90
78503300802	302-304 4TH AVE E LLC	302 TO 304 4TH AVE E	DB	0.11	\$155,900	\$243,550	0.64
				1.33	\$717,800	\$2,070,500	0.35

Area 2: City Ownership							
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio	
OLYMPIA, CITY OF	318 NE STATE AVE	DB	1.08	\$761,700	\$979,600	0.78	

Area 3: Urban Waterfront						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
OLYMPIA, CITY OF	222 COLUMBIA ST NW	UW	0.66	\$7,056,400	\$782,750	9.01
OLYMPIA, CITY OF	108 NW STATE AVE	UW	0.66	\$1,545,600	\$773,450	2.00
OLYMPIA, CITY OF	116 COLUMBIA ST NW	DB	0.17	\$12,300	\$275,950	0.04
OLYMPIA, CITY OF	107 NW STATE AVE	DB	0.16	\$0	\$269,600	0.00
OLYMPIA, CITY OF	114 COLUMBIA ST NW	DB	0.17	\$0	\$275,950	0.00
OLYMPIA, CITY OF	122 4TH AVE W	DB	0.17	\$10,300	\$275,950	0.04
OLYMPIA, CITY OF	225 COLUMBIA ST NW	UW	0.64	\$40,200	\$1,091,850	0.04
OLYMPIA, CITY OF	225 COLUMBIA ST NW	UW	0.64	\$40,200	\$1,091,850	0.04
OLYMPIA, CITY OF	220 WATER ST NW	UW	0.12	\$52,200	\$151,350	0.34
105 COLUMBIA LIMITED PARTNERSHIP	105 COLUMBIA ST NW # 11	UW-H	0.16	\$178,300	\$246,250	0.72
ANDERSON, JEANNE	113 TO 117 COLUMBIA ST NW	UW-H	0.08	\$87,900	\$135,600	0.65
BUDD BAY CAFE LLC	525 COLUMBIA ST NW	UW		\$0	\$0	
COLUMBIA STREET WHARF BUILDI	501 COLUMBIA ST NW	UW		\$794,900	\$0	
DAUREHOJ COMMERCIAL LLC	109 CAPITOL WAY N	DB	0.14	\$401,500	\$256,950	1.56
DAYLIGHT PROPERTIES LLC	101 CAPITOL WAY N	DB	0.15	\$836,200	\$203,100	4.12
DILLEY LLC	119 COLUMBIA ST NW # 25	UW-H	0.08	\$186,400	\$178,400	1.04
DREBICK INVESTMENTS LLC	210 STATE AVE NW	UW	0.41	\$177,100	\$742,550	0.24
DREBICK INVESTMENTS LLC	210 STATE AVE NW	UW	0.41	\$177,100	\$742,550	0.24
DREBICK INVESTMENTS LLC	210 NW STATE AVE	UW	0.17	\$125,500	\$407,050	0.31
EVERGREEN OLYMPIC PROPERTIES INC	320 COLUMBIA ST NW	UW	0.33	\$0	\$335,450	0.00
GRIFFITH SQUARED LLC	107 N CAPITAL WAY	DB	0.05	\$58,100	\$94,150	0.62
HULBERT HOLDINGS LLC	312 COLUMBIA ST NW	UW	0.33	\$257,500	\$312,750	0.82
INTERLOCK PROPERTIES LLC	204 -10 4TH AVE W	UW-H	0.17	\$370,700	\$325,600	1.14
JFL HOLDINGS LLC	317 N CAPITOL WAY	UW	0.08	\$63,200	\$142,700	0.44
JOHNSON, ORAN	315 CAPITOL WAY N	UW	0.08	\$121,900	\$135,600	0.90
LABOR BUILDING LLC	119 CAPITOL WAY N	DB	0.17	\$613,500	\$332,700	1.84
OLY LONGSHORE BEN ASSOC	111 NE THURSTON ST	UW	0.12	\$0	\$121,300	0.00

OLY LONGSHORE BEN ASSOC	111 NW THURSTON AVE -13	UW	0.04	\$107,700	\$50,800	2.12
PHAM, NICOLE R	212 W 4TH AVE -14	UW-H	0.06	\$116,800	\$96,750	1.21
PIH OLYMPIA LLC	415 CAPITOL WAY N	UW	1.38	\$6,762,700	\$1,253,100	5.40
SMITH, MINH D	112 4TH AVE W	DB	0.1	\$66,000	\$170,050	0.39
SMITH, MINH D	116 4TH AVE W	DB	0.06	\$120,200	\$111,250	1.08
T&L LLC	116 WATER ST NW	UW-H	0.17	\$0	\$243,400	0.00
T&L LLC	207 STATE AVE NW	UW-H	0.18	\$0	\$168,900	0.00
T&L LLC	114 WATER ST NW	UW-H	0.17	\$0	\$219,350	0.00
VINE STREET INVESTORS LLC	500 COLUMBIA ST NW	UW	1.38	\$0	\$1,849,500	0.00
WATER STREET BUILDING LLC	110 NW WATER ST	UW-H	0.16	\$0	\$214,200	0.00
WATER STREET BUILDING LLC	218 4TH AVE W	UW-H	0.11	\$242,800	\$259,900	0.93
WIEST, DONNA J	301 N CAPITOL WAY	UW	0.33	\$253,200	\$408,950	0.62
			10.46	\$20,876,400	\$14,747,550	1.42

Area 3 Urban Waterfront: City Ownership						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
OLYMPIA, CITY OF	222 COLUMBIA ST NW	UW	0.66	\$7,056,400	\$782,750	9.01
OLYMPIA, CITY OF	108 NW STATE AVE	UW	0.66	\$1,545,600	\$773,450	2.00
OLYMPIA, CITY OF	116 COLUMBIA ST NW	DB	0.17	\$12,300	\$275,950	0.04
OLYMPIA, CITY OF	107 NW STATE AVE	DB	0.16	\$0	\$269,600	0.00
OLYMPIA, CITY OF	114 COLUMBIA ST NW	DB	0.17	\$0	\$275,950	0.00
OLYMPIA, CITY OF	122 4TH AVE W	DB	0.17	\$10,300	\$275,950	0.04
OLYMPIA, CITY OF	225 COLUMBIA ST NW	UW	0.64	\$40,200	\$1,091,850	0.04
OLYMPIA, CITY OF	225 COLUMBIA ST NW	UW	0.64	\$40,200	\$1,091,850	0.04
OLYMPIA, CITY OF	220 WATER ST NW	UW	0.12	\$52,200	\$151,350	0.34
			3.39	\$8,757,200	\$4,988,700	1.76

Area 4: Water Street						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
ILLING, JOSEPH		UW-H	0.06	\$2,000	\$102,450	0.02
TAYLOR SAPLAN TRUSTEE, KARALEE	219 W 4TH AVE	UW-H	0.11	\$1,000	\$231,950	0.00
ILLING, JOSEPH	406 WATER ST SW	UW-H	0.14	\$235,600	\$128,150	1.84
TAYLOR SAPLAN TRUSTEE, KARALEE	406 WATER ST SW	UW-H	0.03	\$6,900	\$21,150	0.33
MALLORY FAMILY REVOCABLE TRUST	416 WATER ST SW	UW-H	0.17	\$57,200	\$158,950	0.36
MALLORY FAMILY REVOCABLE TRUST	416 WATER ST SW	UW-H	0.17	\$5,300	\$242,850	0.02
OLYMPIA, CITY OF	301 4TH AVE W	UW	0.07	\$69,900	\$121,600	0.57
OLYMPIA, CITY OF	407 WATER ST SW	UW	0.17	\$189,400	\$215,300	0.88
WOOD, SHARON MALLORY	300 SW 5TH AVE BLK	UW	0.17	\$0	\$384,450	0.00
			1.09	\$567,300	\$1,606,850	0.35
PROPERTY ONE PARTNERSHIP	419 SW WATER ST	UW		\$420,600	\$0	

Area 4: City Ownership						
OWNER_NAME	SITUS_STRE	Zoning	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	Ratio
OLYMPIA, CITY OF	301 4TH AVE W	UW	0.07	\$69,900	\$121,600	0.57
OLYMPIA, CITY OF	407 WATER ST SW	UW	0.17	\$189,400	\$215,300	0.88
			0.24	\$259,300	\$336,900	0.77

Considerations for isthmus parcels that have been purchased by city (with contributions from parks group and Conservation Futures dollars). It's the city's intent to develop these parcels into a public park. The parcels are nonetheless included in the CRA asset list with the understanding that any change from the city's plan to develop the parcels into a park would:

- ✓ Not result in any less park being developed on the isthmus than what the properties currently allow.
- ✓ That it's understood that a possible way of accommodating high quality development and an improved park situation might be achieved by swapping property and moving the footprint of a park to the west so that it includes shoreline access.
- ✓ It's understood that the point of any change must meet the principles and vision for the CRA.
- ✓ No condemnation authority would be used on the private property that's to the west of the park property (Image source).
- ✓ The city parcels that are intended for a park are not intended for commercial development – an area of park that matches at least the size of the two parcels will be incorporated into a development plan for the isthmus.
- ✓ Any swap of property should enhance waterfront access, make it possible to continue Percival Landing to the south, making a favorable connection between the current Landing and Heritage Park, and allow for high quality park amenities including viewing the fish ladder and access to the water.
- ✓ The hope is that any land swap would expand commercial and/or residential development on the isthmus without reducing the amount of property currently allocated for a public park.
- ✓ A proposal to move the footprint of the park should be acceptable to all parties of interest that contributed resources, or money would be refunded.