



Site Evaluation

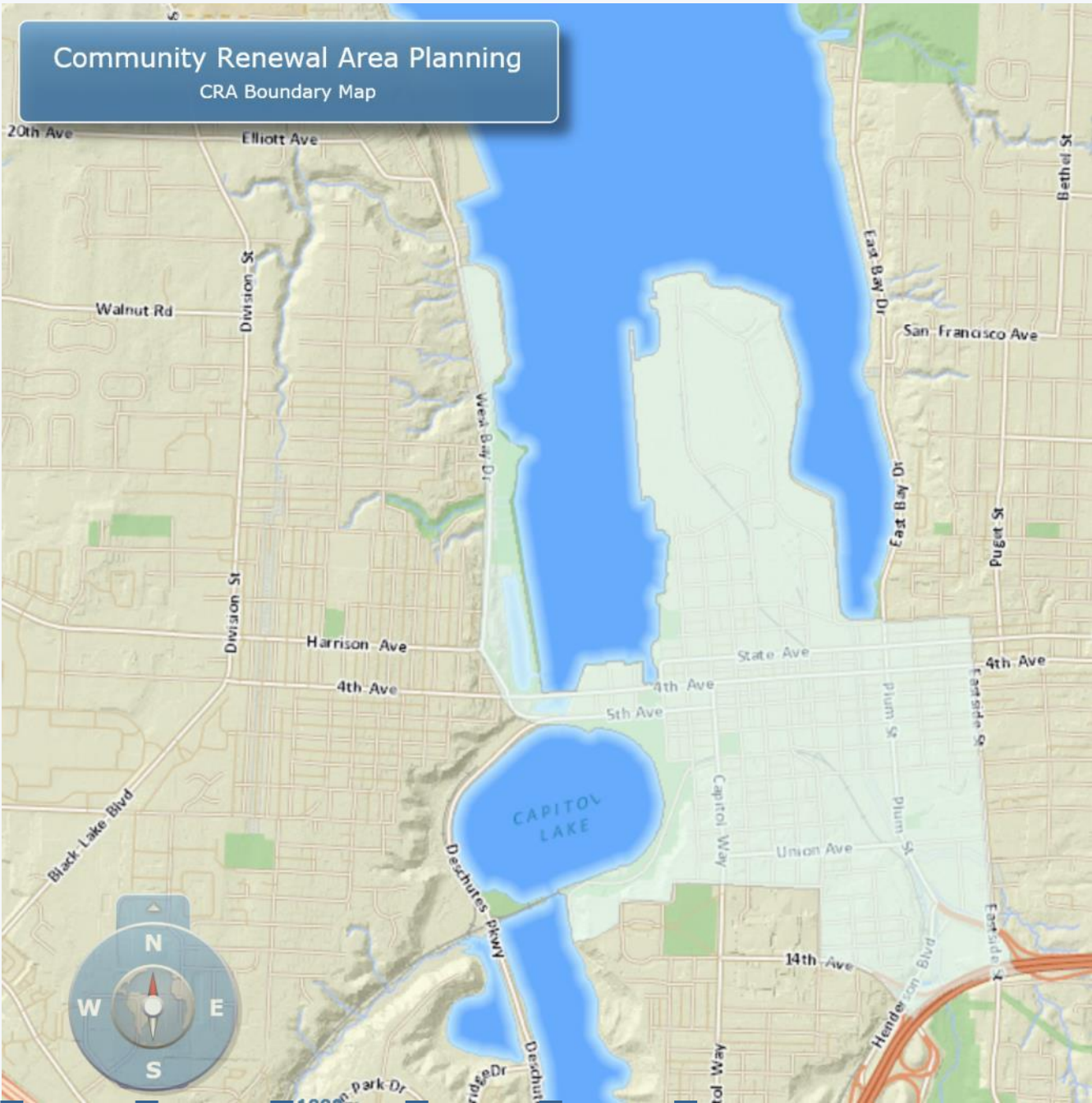
RFP for Development in Olympia

May 16, 2015



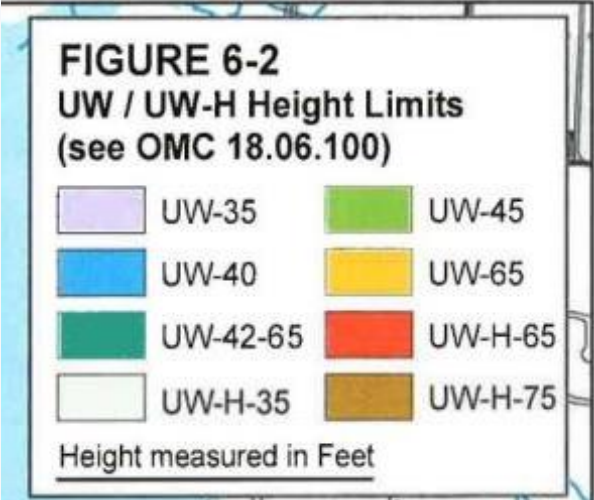
Community Renewal Area Planning

CRA Boundary Map

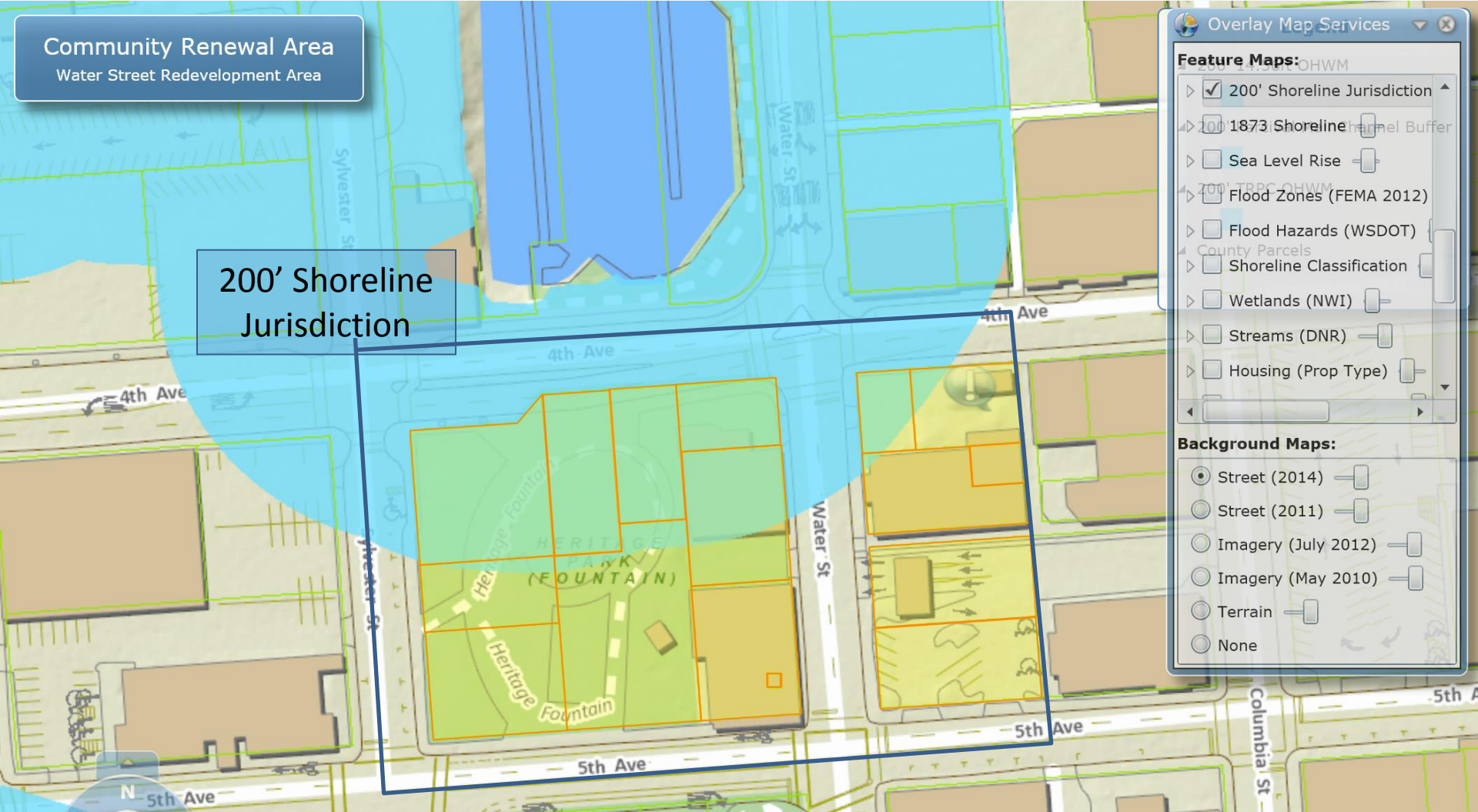


Water Street Redevelopment Area – Zoning & Heights

Community Renewal Area



Water Street Redevelopment Area – Shoreline Jurisdiction



Water Street Redevelopment Area -- Ownership

PARCEL_NO	OWNER_NAME	SITUS_STRE	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	RATIO	Zoning
78507400100	ILLING, JOSEPH		0.06	\$2,000	\$102,450	0.02	UW-H
78507400101	TAYLOR SAPLAN TRUSTEE, KARALEE	219 W 4TH AVE	0.11	\$1,000	\$231,950	0.004	UW-H
78507400400	ILLING, JOSEPH	406 WATER ST SW	0.14	\$235,600	\$128,150	1.838	UW-H
78507400401	TAYLOR SAPLAN TRUSTEE, KARALEE	406 WATER ST SW	0.03	\$6,900	\$21,150	0.326	UW-H
78507400500	MALLORY FAMILY REVOCABLE TRUST	416 WATER ST SW	0.17	\$57,200	\$158,950	0.36	UW-H
78507400800	MALLORY FAMILY REVOCABLE TRUST	416 WATER ST SW	0.17	\$5,300	\$242,850	0.022	UW-H
91003600000	OLYMPIA, CITY OF	301 4TH AVE W	0.07	\$69,900	\$121,600	0.575	UW
91003800000	OLYMPIA, CITY OF	407 WATER ST SW	0.17	\$189,400	\$215,300	0.88	UW
91003900000	WOOD, SHARON MALLORY	300 SW 5TH AVE BLK	0.17	\$0	\$384,450	0	UW
91004100000	OLYMPIA, CITY OF-PARKS	330 5TH AVE SW	0.18	\$0	\$374,350	0	UW
91004200000	OLYMPIA, CITY OF-PARKS	330 5TH AVE SW	0.11	\$0	\$134,400	0	UW
91004201000	OLYMPIA, CITY OF-PARKS	330 5TH AVE SW	0.23	\$0	\$341,650	0	UW
91004300000	OLYMPIA, CITY OF	309 W 4TH AVE	0.11	\$0	\$189,000	0	UW
91004400000	OLYMPIA, CITY OF-PARKS	330 5TH AVE SW	0.32	\$0	\$425,750	0	UW
91004501000	OLYMPIA, CITY OF		0.14	\$0	\$241,950	0	UW
91003901000	PROPERTY ONE PARTNERSHIP	419 SW WATER ST		\$420,600	\$0		UW
			2.18	\$987,900	\$3,313,950	0.298	



Water Street Redevelopment Area

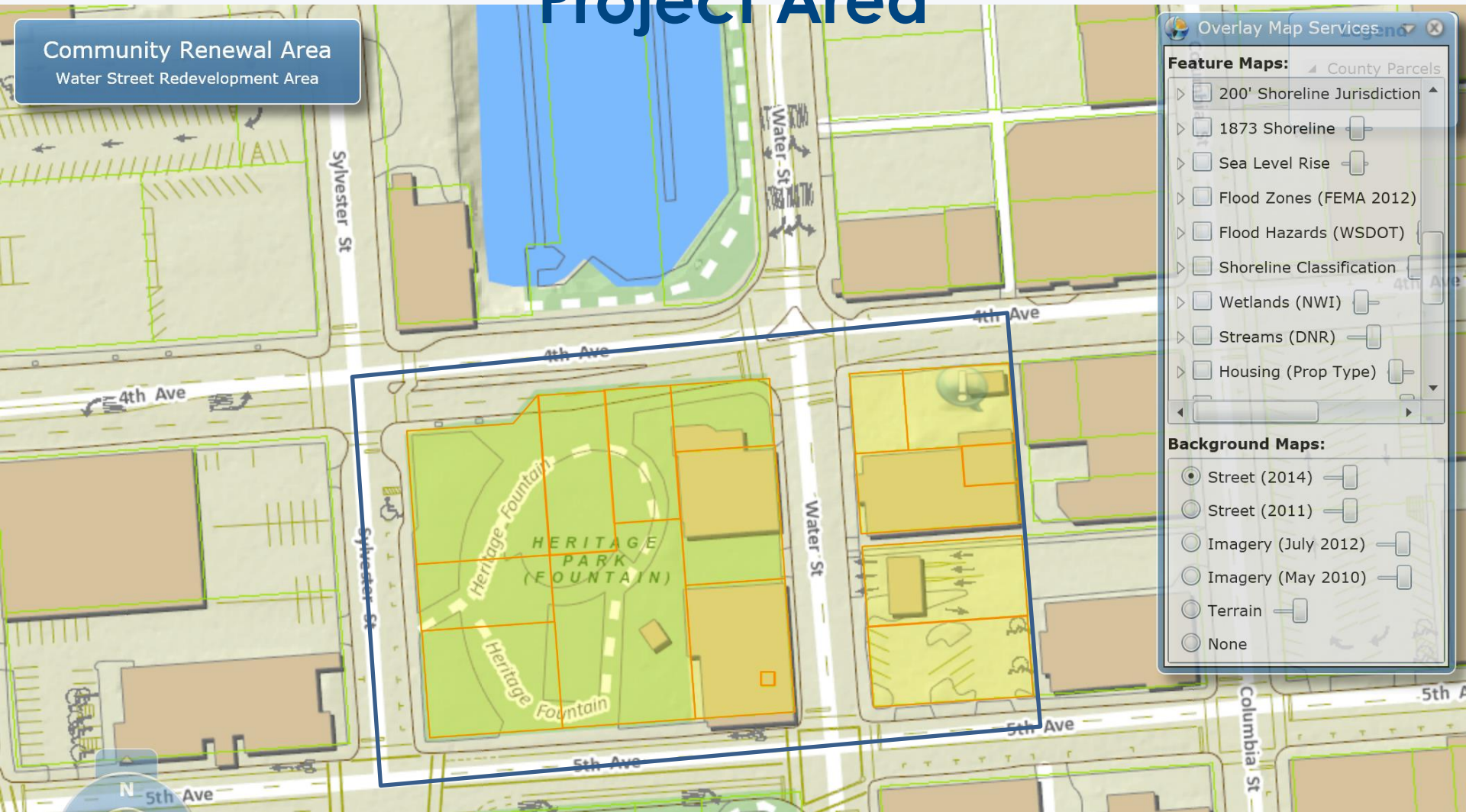
Site Characteristics & Constraints Summary

Site:	Acreage	Zoning	Max Bldg. Ht.	Bldg/Land Value	City Ownership
Water St Redev. Area	2.18	UW 35, UW - H 65	35' and 65'	0.298	8 parcels 1.33 acres

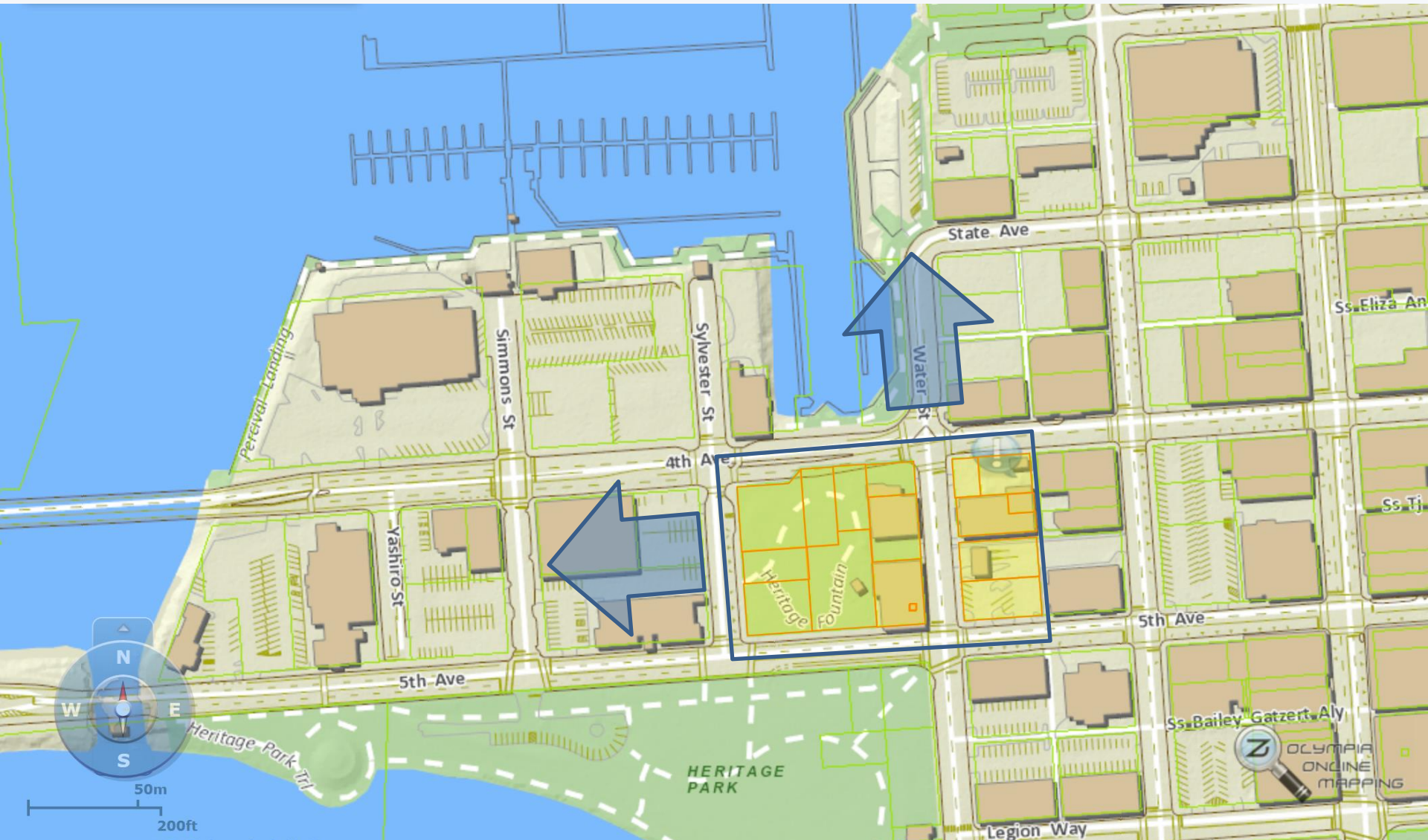


Water Street Redevelopment Area – Project Area

Community Renewal Area
Water Street Redevelopment Area



Water Street Redevelopment Area – Context & Relationships



Observations: **Water Street**

Potential Pros

- Greater agreement on uses; greater densities allowed
- Willing partners/property owners
- Existing public amenities
- City control of some key properties
- Corridor for events
- Connection to Percival Landing (funding?)
- Scale of development

Potential Cons

- Have not connected with all property owners
- Contamination?
- Traffic challenges
- Sea level rise

