

**City of Olympia Community Renewal Area Site Evaluation Tool:**

**March 30, 2015**

**Introduction and Overview:**

**Intentionally left blank.**

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						
<b>Criteria</b>	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:**

**Intentionally blank. To be completed at a later date.**

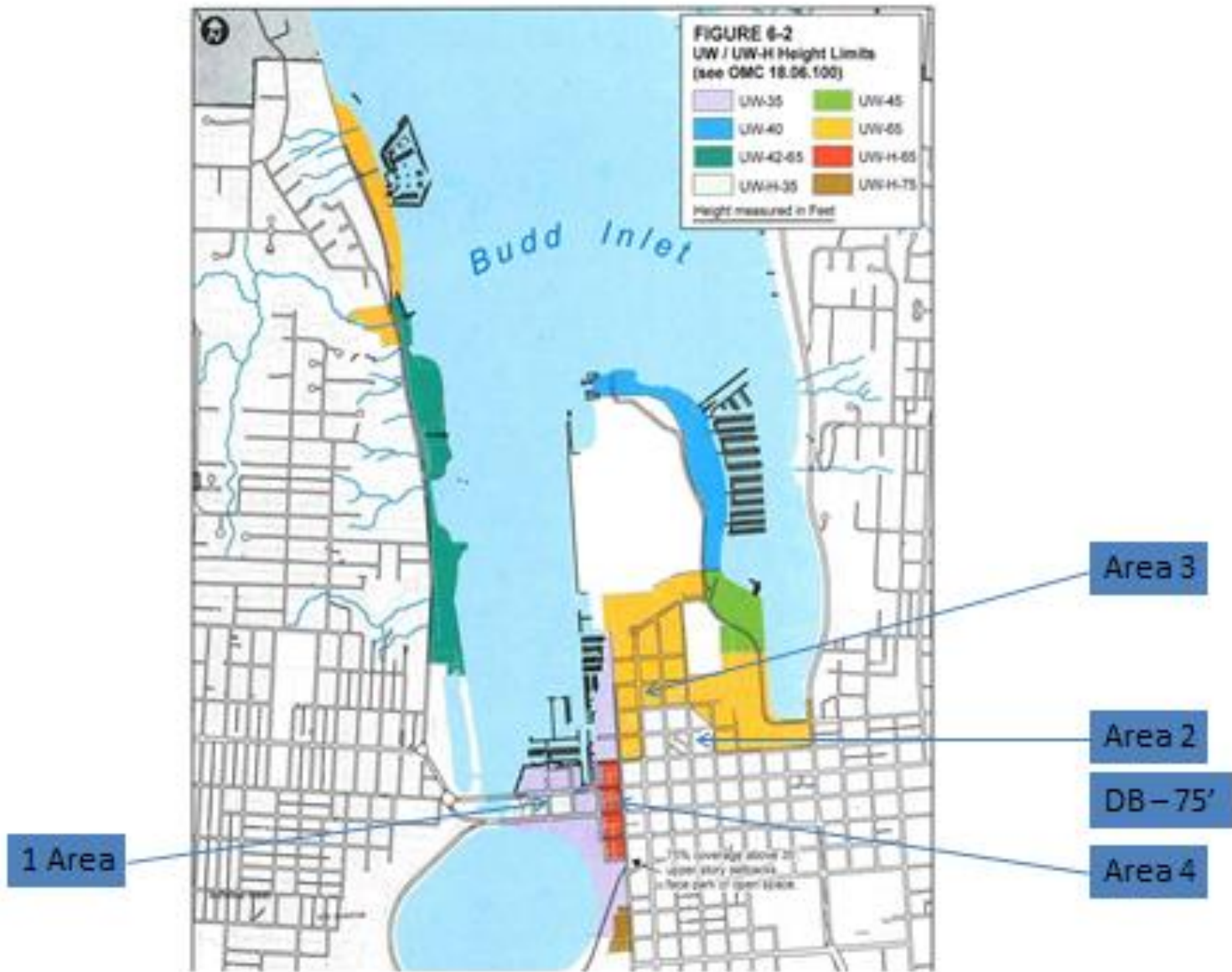
Community Renewal Area  
Potential Project Sites

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





<b>Site Characteristics and Constraints Summary</b>					
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

<b>Area 1: Isthmus Park and Capitol Center</b>						
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

<b>Area 1: Isthmus Park City Ownership</b>						
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

<b>Area 1: Yacht Club and Capitol Center Parking Lot</b>						
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



<b>Area 2: Griswold's Block</b>							
<b>PARCEL_NO</b>	<b>OWNER_NAME</b>	<b>SITUS_STRE</b>	<b>Zoning</b>	<b>TOTAL_ACRES</b>	<b>BLDG_VALUE</b>	<b>LAND_VALUE</b>	<b>Ratio</b>
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

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

<b>Area 3: Urban Waterfront</b>						
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

<b>Area 3 Urban Waterfront: City Ownership</b>						
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

<b>Area 4: Water Street</b>						
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	

<b>Area 4: City Ownership</b>						
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