



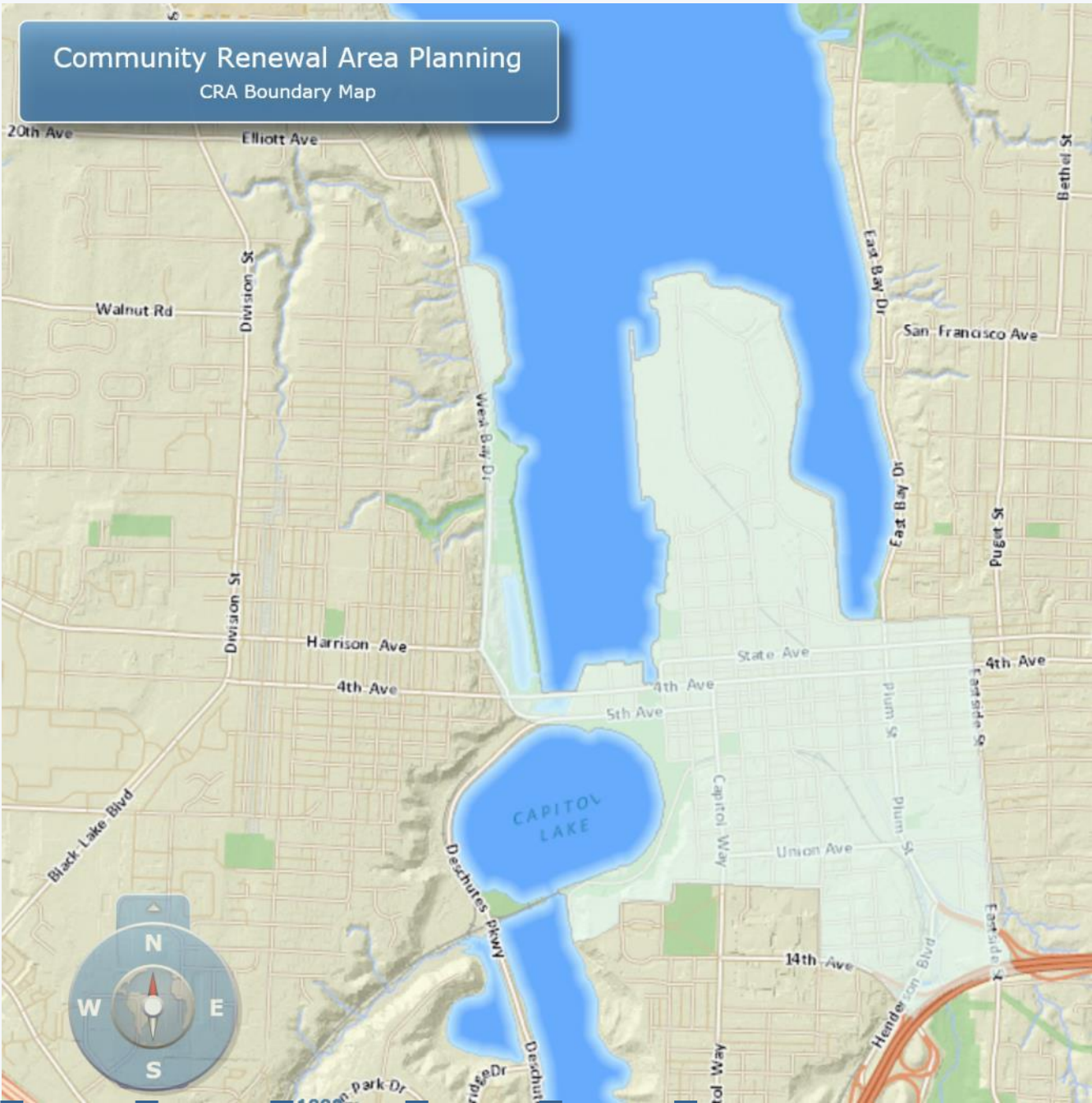
Site Evaluation and Timeline

RFP for Development in Olympia

June 16, 2015

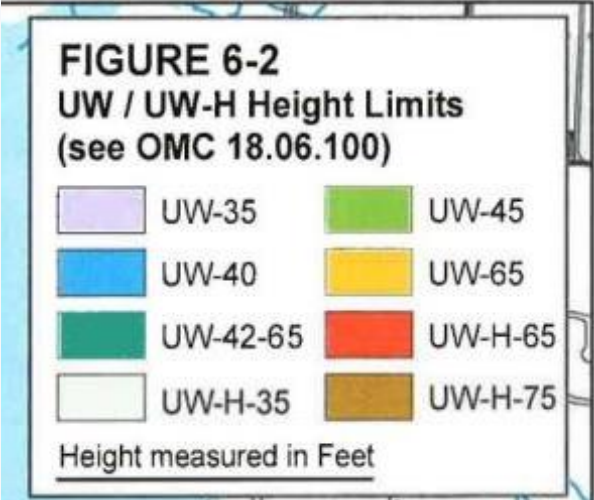


Community Renewal Area Planning CRA Boundary Map

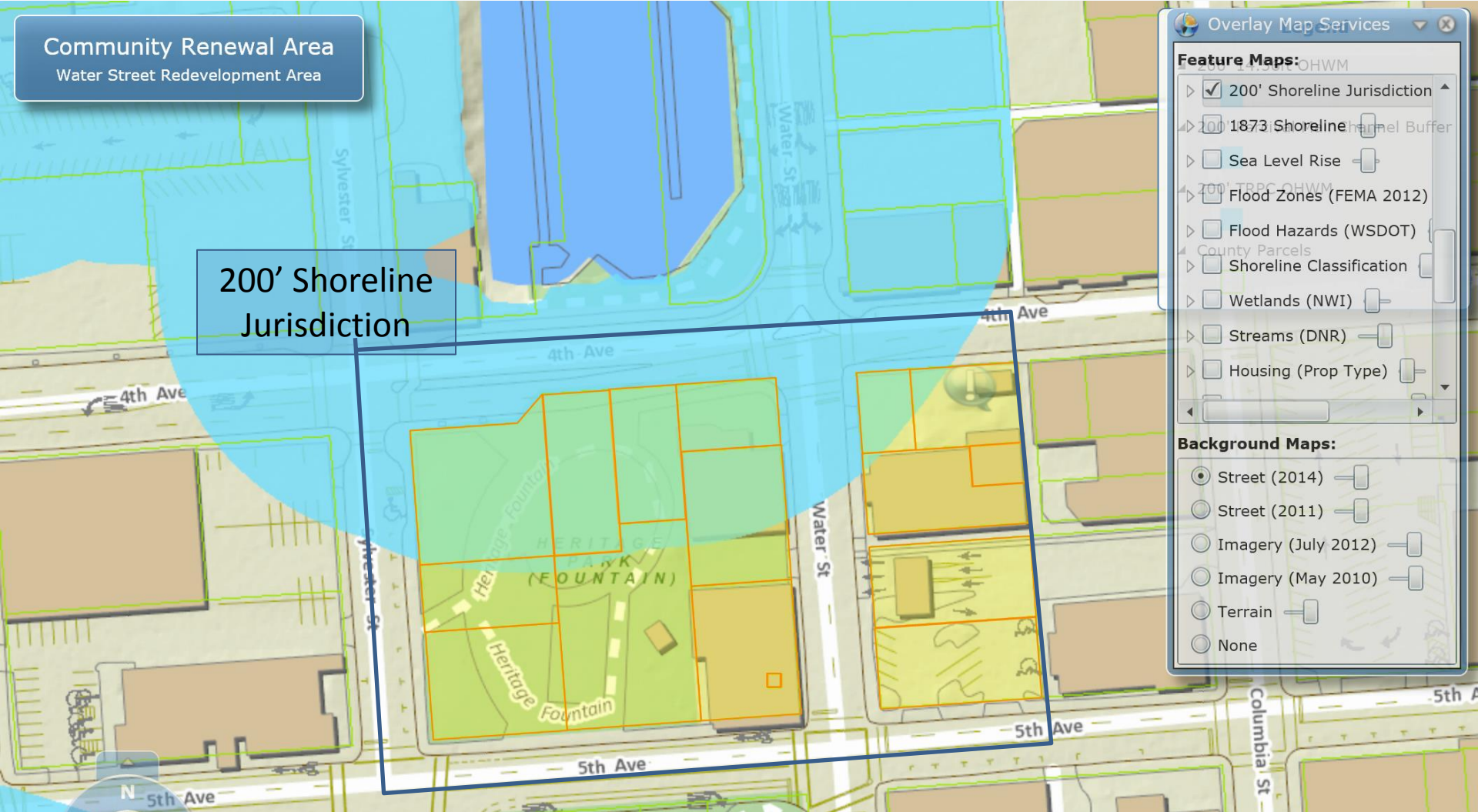


Water Street Redevelopment Area – Zoning & Heights

Community Renewal Area



Water Street Redevelopment Area – Shoreline Jurisdiction



Water Street Redevelopment Area -- Ownership

	OWNER_NAME	ADDRESS	TOTAL_ACRES	BLDG_VALUE	LAND_VALUE	RATIO	Zoning
1	ILLING, JOSEPH		0.06	\$2,000	\$102,450	0.02	UW-H
2	TAYLOR SAPLAN TRUSTEE, KARALEE	219 W 4TH AVE	0.11	\$1,000	\$231,950	0	UW-H
3	ILLING, JOSEPH	406 WATER ST SW	0.14	\$235,600	\$128,150	1.84	UW-H
4	TAYLOR SAPLAN TRUSTEE, KARALEE	406 WATER ST SW	0.03	\$6,900	\$21,150	0.33	UW-H
5	MALLORY FAMILY REVOCABLE TRUST	416 WATER ST SW	0.17	\$57,200	\$158,950	0.36	UW-H
6	MALLORY FAMILY REVOCABLE TRUST	416 WATER ST SW	0.17	\$5,300	\$242,850	0.02	UW-H
7	OLYMPIA, CITY OF	301 4TH AVE W	0.07	\$69,900	\$121,600	0.57	UW
8	OLYMPIA, CITY OF	407 WATER ST SW	0.17	\$189,400	\$215,300	0.88	UW
9	WOOD, SHARON MALLORY	300 SW 5TH AVE BLK	0.17	\$0	\$384,450	0	UW
10	PROPERTY ONE PARTNERSHIP	419 SW WATER ST		\$420,600	\$0		UW
			1.09	\$987,900	\$1,606,850		



Water Street Redevelopment Area

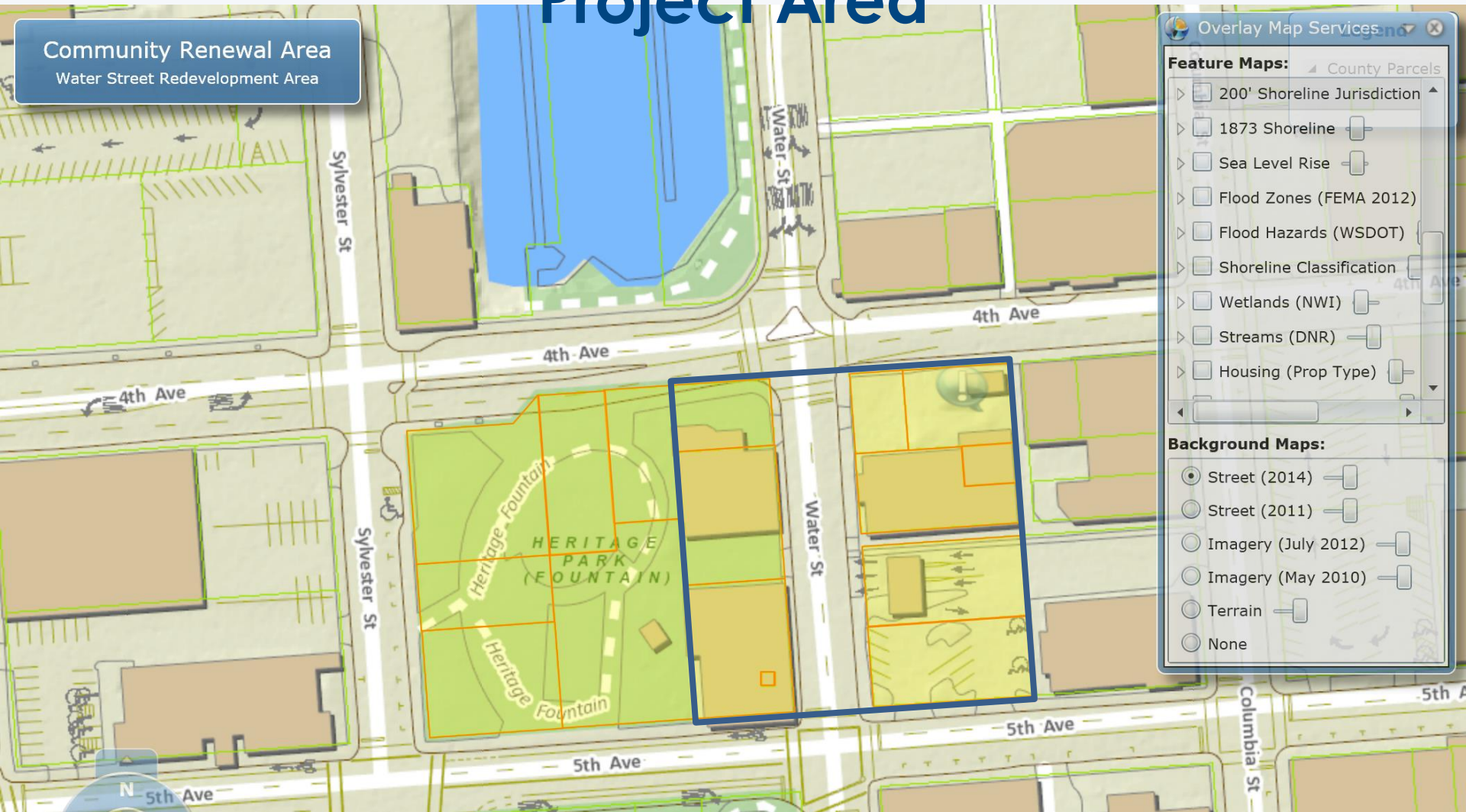
Site Characteristics & Constraints Summary

Site:	Acreage	Zoning	Max Bldg. Ht.	Bldg/Land Value	City Ownership
Water St Redev. Area	1.09	UW 35, UW - H 65	35' and 65'	0.298	8 parcels 1.33 acres

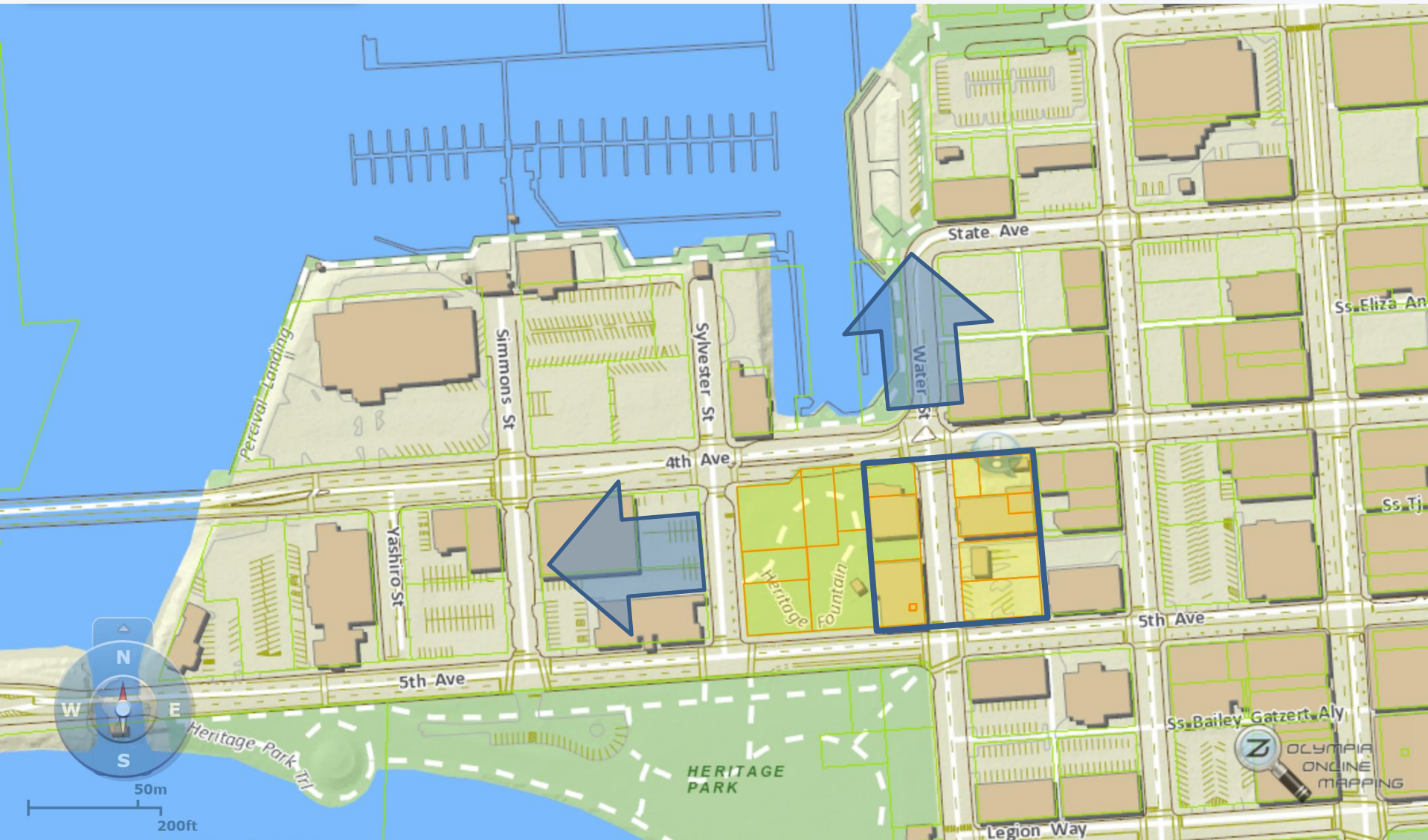


Water Street Redevelopment Area – Project Area

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



Revised Timeline

2015 - 2016 Community Renewal Area Timeline

	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April
RFQ/P	Draft and Council review	Council Approval July 7th	Release/ Bidder's Conference		Responses due			Finalize Exclusive Negotiation Agreement	Predevelopment Work	Predevelopment Work	Possible development agreement in place
CRA Resolution and Plan								Draft of Plan	Final Council review		Final Plan adopted
Public Outreach		Outreach to potential developers and marketing				Open House on Responses	Council Select Development Partner	Council Review Exclusive Negotiation Agreement	Public review draft CRA available	Public review draft available	Public hearing
Downtown Plan		Plan underway – Development Partner Participation									

Original Timeline

2015 Community Renewal Area Timeline

	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	
RFQ/P					Draft and Council review	NDC Finance Seminar	Release/Bidder's Conf/NDC Finance Seminar		Responses due			Selection	Negotiations		Possible development agreement in place	
CRA Resolution and Plan		Council adopts resolution								Draft of Plan	Final Council review		Final Plan adopted			
Public Outreach	CRA Open House	Public Hearing							Open House on Responses	Public review draft CRA available		Public review draft available	Public hearing			
Downtown Plan		Scoping						Plan underway								