



# Development Briefing

Council Study Session

May 9, 2017

Keith Stahley, Director Community Planning & Development

Renée Sunde, Economic Development Director

Tim Smith, Principal Planner

Todd Cunningham, Building Official

# Olympia Ranked #4

A thriving arts scene and excellent schools helped Washington's capital land on our 100 Best Places to Live list.

By [Jessica Walker Boehm](#) on Sat, 07/30/2016 - 01:29



## Recent top 100 lists



### Best Cities for Entrepreneurs

For the second year in row, we worked with *Entrepreneur* magazine, we examine the best places in America for starting a business.



### Top 100 Best Places to Live

Our fourth annual ranking of the best small to mid-sized cities in the U.S.

# Project Valuation

## Project Valuation - Commercial

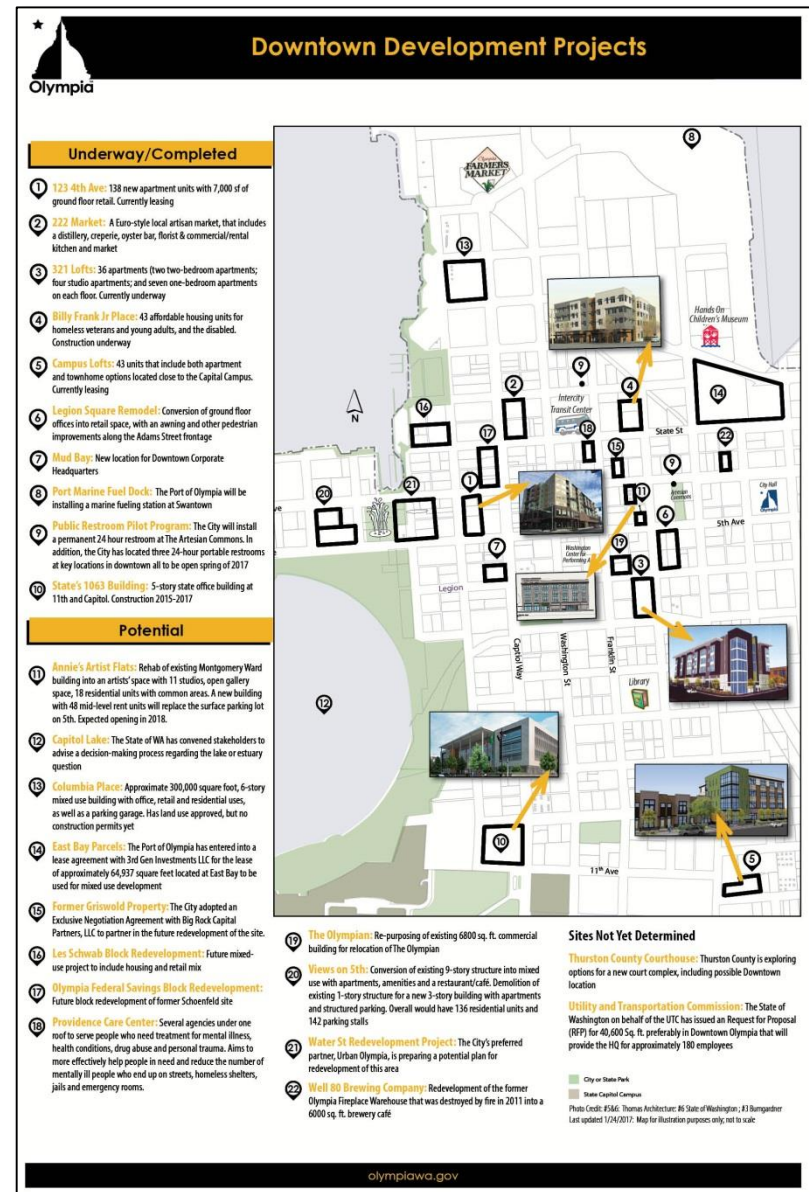


## Project Valuation - Commercial & Residential



# Downtown Development

- The Time Is Right
  - \$180 m in Public Investment
  - Economic rebound
  - Pent-up demand
  - Changing demographics (millennials & boomers)
  - Adoption of DTS
  - Catalytic private investment





# In the Pipeline

## #9 Annie's Artists Flats

- Rehab of existing building
- Artist space with 11 studios and open gallery
- 18 residential units with common areas
- New construction consists of 48 mid-level units with parking



# In the Pipeline

## #10 Columbia Place

- 7 Story mixed-use new construction
- Approximately 300,000 sq. ft.
- Includes street level retail, office
- 115 residential units (55+) and parking



# In the Pipeline

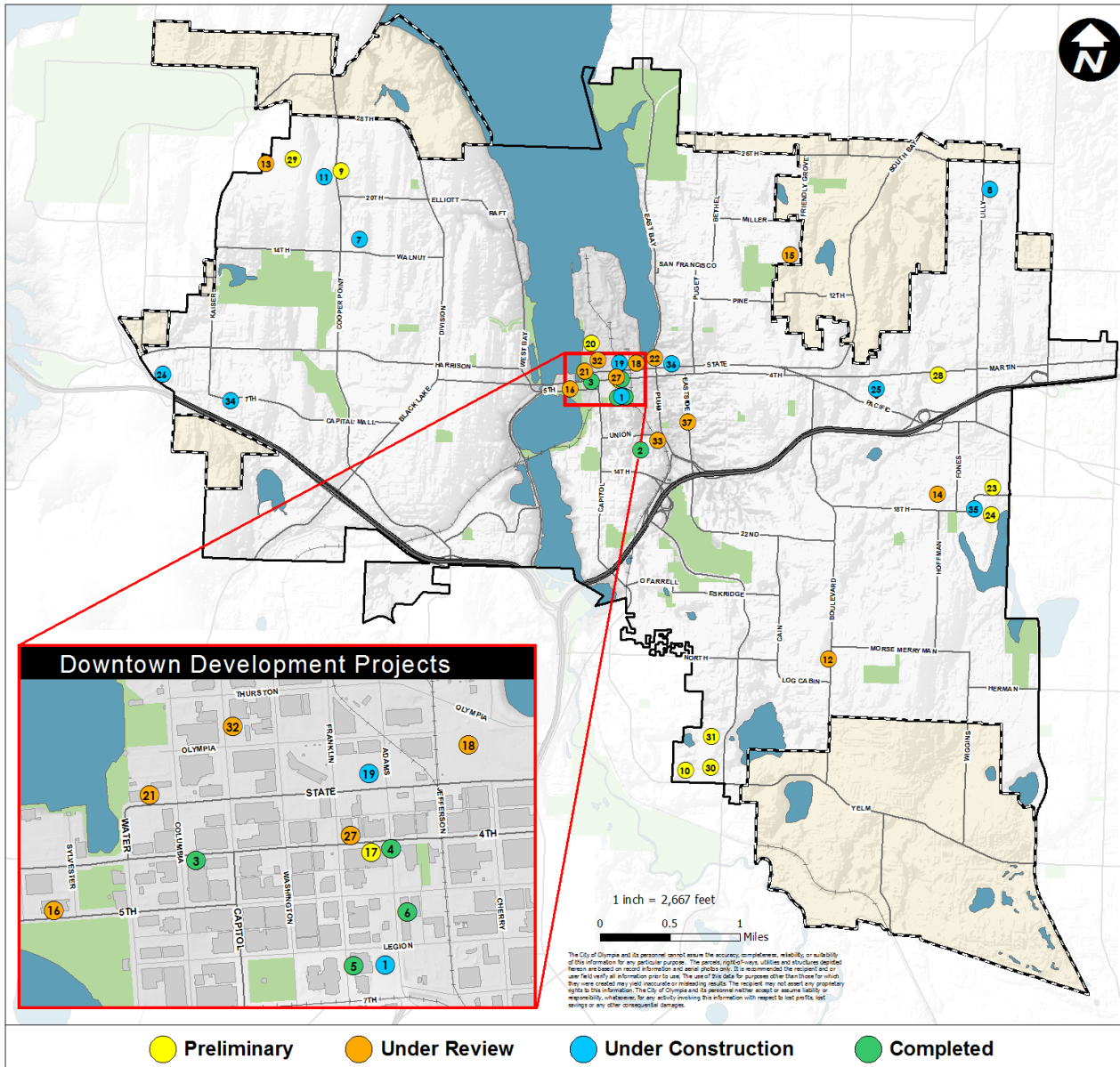
## #11 East Bay Flats & Townhomes

- Approximately 64,000 sq. ft. of mixed-use development
- Ground floor retail with 3 floors of multi-family apartments and 12 3-story townhome units
- Covered parking with courtyard and community facility & water feature





# Major Multi-Family and Subdivision Projects

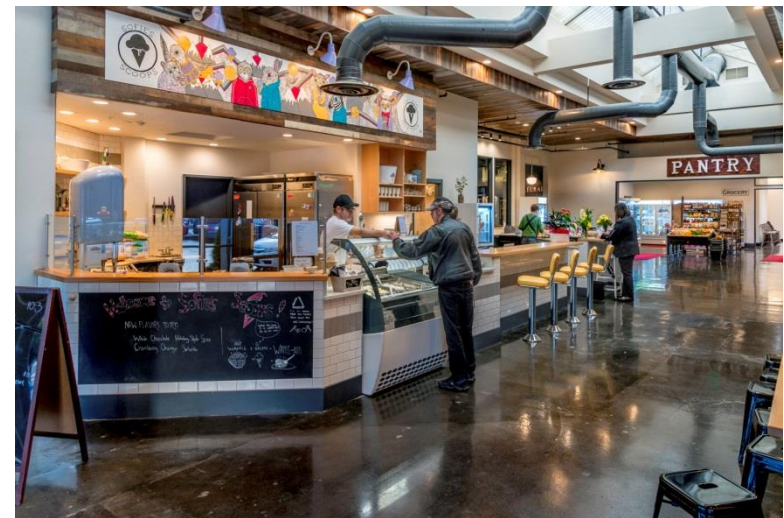




# Construction in Downtown

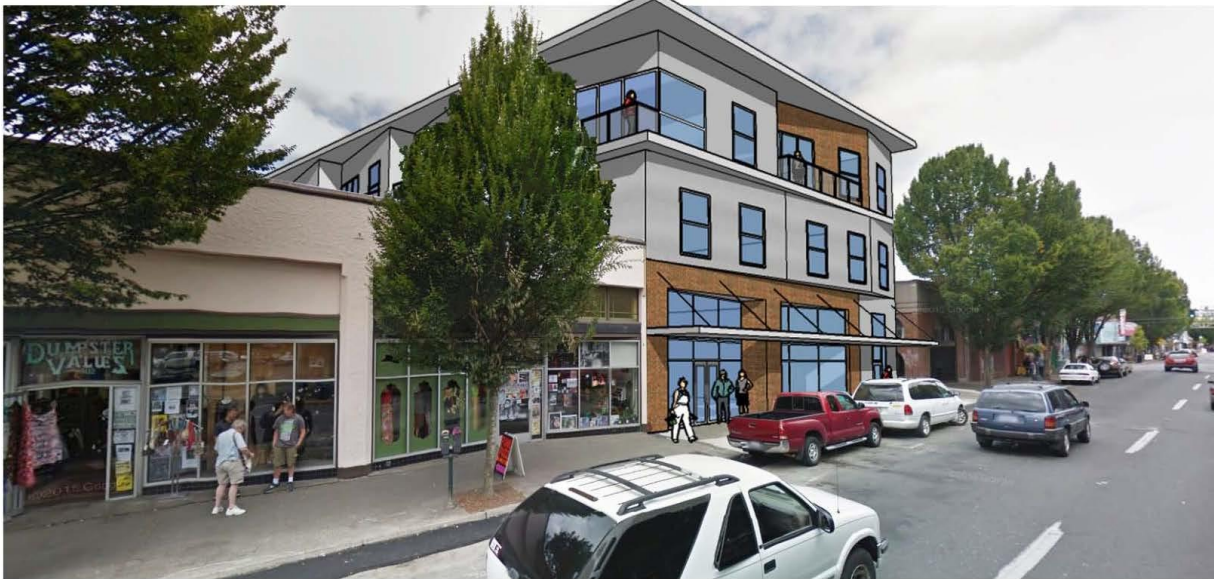
## Adaptive Reuse & New Construction

- Key Factor in land & building conservation
- Adaptive reuse enhances construction cost feasibility
- Environmental sustainability
- Maintains historical significance and social sustainability



# Construction Code Application

- Complexity of seismic protection
- Fire protection
- Building heights and structural engineering
- Soil stability
- Sea level rise/Flood damage protection





# Commercial Activity

## Healthcare Services

- Capital Medical Center
  - \$16.3 mil investment
  - 9,950 sq ft expansion and surgical center renovation
- UW Medicine Neighborhood Clinic
  - Corner of Lilly & Ensign
  - 12,300 sq ft facility



- Lilly Road Medical
  - 418 Lilly Road NE
  - Demolition of existing medical office
  - New 3 story, 25,000 sq ft facility
- FMC Lacey
  - 12 Ave NE (4 lots)
  - 15,900 sq ft new medical facility
- Providence Community Care
  - State/Franklin Ave
  - 7,500 sq ft - renovation

# Commercial Activity

## Hospitality

- Hilton Garden Inn
  - SE Henderson Blvd
  - 122 room hotel
  - 79,457 sq. ft. 5 story
- Hampton Inn & Suites
  - Martin Way E
  - 86,500 Sq. ft 4 story



- Marriot Townplace Suites
  - Capitol Way
  - Full renovation of existing hotel
- Olympia Courtyard Hotel
  - SE Henderson Blvd
  - 133 room hotel
  - 4 Story





# Commercial Activity

## National Retail

- Dicks Sporting Goods
  - Capital Mall
  - 50,000 sq ft new construction
- Cost Plus/World Market
  - Promenade/ 4<sup>th</sup> Ave
  - 18,317 sq ft new construction
- Starbucks
  - Cooper Point/Martin Way

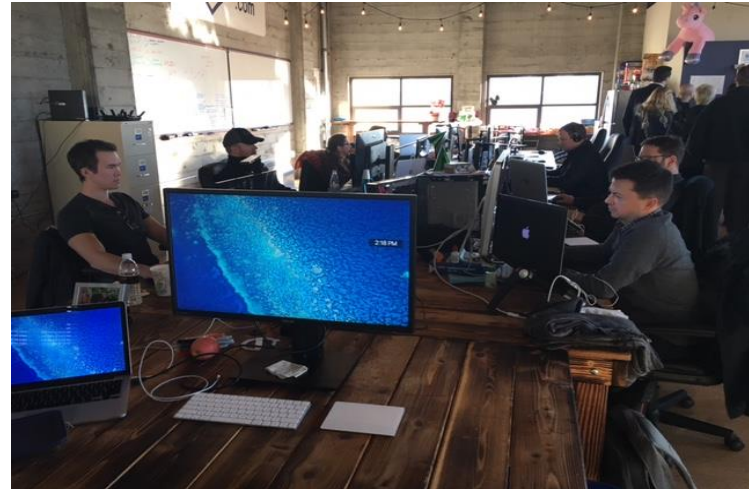


- Capital Mall tenants
  - Mall reconfiguration
  - H&M, NY Pizza Grill
- Cooper Point Market Place
  - Reconfiguration and proposed new construction
- Automotive
  - Volkswagen, Chrysler Jeep - TI's
  - Les Schwab, Capital Collision – New Construction

# Commercial Activity

## Technology & Manufacturing

- Cops For Hire
  - Steam Plant TI
- Beech Tree Woodworks
  - Redeveloped Site





# Commercial TI's

## Local Artisans -

- Phoebe's, Dillinger's, Little General, Mouse Trap, Hawley's Gelato & Coffee, 3 Magnets Brewery, Bitter Sweet Chocolates, 222 Market shops, Gallery Boom, Jobi Glass, Well 80





# Planning & Engineering Codes - Key Issues

## Downtown Projects

- Building Design
- Site Design
- Pedestrian Connections
- Vehicle Access and Parking
- Solid Waste Facilities
- Landscaping and Bike Parking



## Projects Outside of Downtown Area

- Extension of Utilities
- Street Frontage Improvements
- New Street Connections
- Drainage and Erosion Control
- Soil and Vegetation Protection
- Critical Areas (wetlands, streams, etc.)



# Thank You