



OLYMPIA DOWNTOWN PARKING STRUCTURE ANALYSIS

October 2018

EXAMINE EXISTING CONDITIONS

The first step in the process should be to examine existing conditions and determine if the opportunity for future development resides in existing resources. If land acquisition can be minimized in order to accomplish the same goals, this option should be explored.

The City owns a number of surface parking lots downtown. The current site at issue, located at the southeast corner of Water St NW and State Ave NW (Site X as referred to throughout this report) includes parcels along State Ave and Water St. In order to complete a full half block, the City would have to purchase either the Labor Temple (current location for the Brotherhood Tavern) or the Weidner Rummy Building (current location for the Great Cuisine of India and Ben Moore's). However, there is one site that the City owns that equals a half city block, the minimum size required to construct a parking structure. The surface parking lot immediately south of Percival Landing Park, and west of the Olympia Center, is 100% owned by the City of Olympia. Development of this surface parking would require no property acquisition by the City and likely presents similar geotechnical challenges for developing a multi-story structure as Site X.

The City also owns 4 additional parcels that equal a quarter city block. Development of these would require acquisition of property, and in a couple of those instances demolition of non-historic structures. In two instances, no demolition would be necessary.

There are also surface parking lots that could be acquired by the City via land swap (with LOTT) or by acquisition from private property owners, but would require no building demolition.

These alternative opportunity sites are further evaluated in the following pages.



Existing surface parking lots owned by the City of Olympia

IDENTIFY ALTERNATIVE OPPORTUNITY SITES

Several alternative opportunity sites are identified in the map to the right. Sites were selected for analysis based on a number of limited variables, including: existing surface parking lot owned either by City of Olympia or private sector or combination thereof, adjacency to the “downtown core”, is approximately half a city block in size, and limited necessity to demolish existing buildings regardless of historic status.

Site A is an existing City surface parking lot.

Site B is an existing City surface parking, a privately owned parking lot, and a non-historic building.

Site C is an existing City surface parking lot and a privately owned surface parking lot.

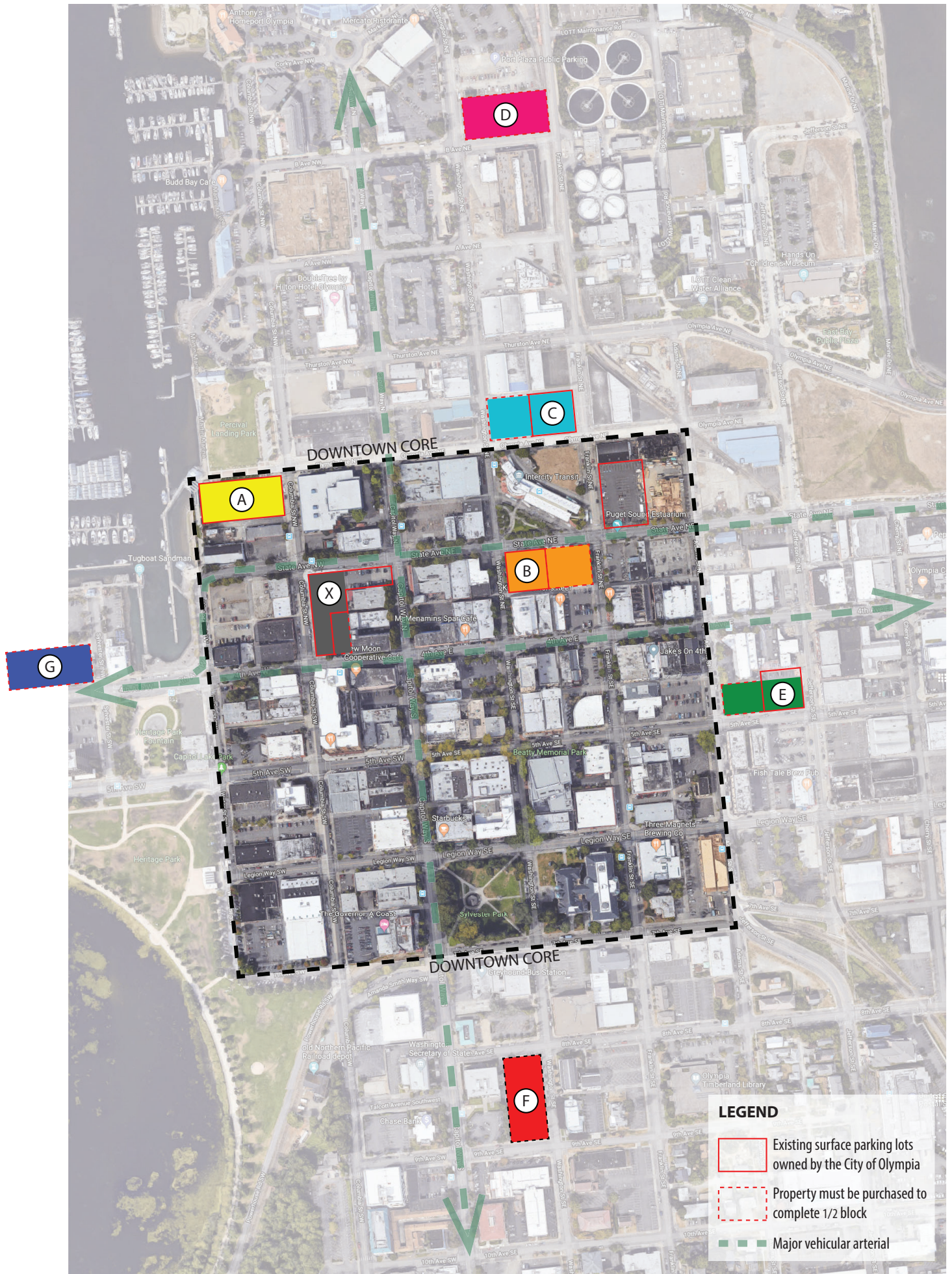
Site D is an existing surface parking lot owned by LOTT.

Site E is an existing City surface parking lot and a privately owned surface parking lot.

Site F is a privately owned surface parking lot.

Site G is a privately owned surface parking lot.

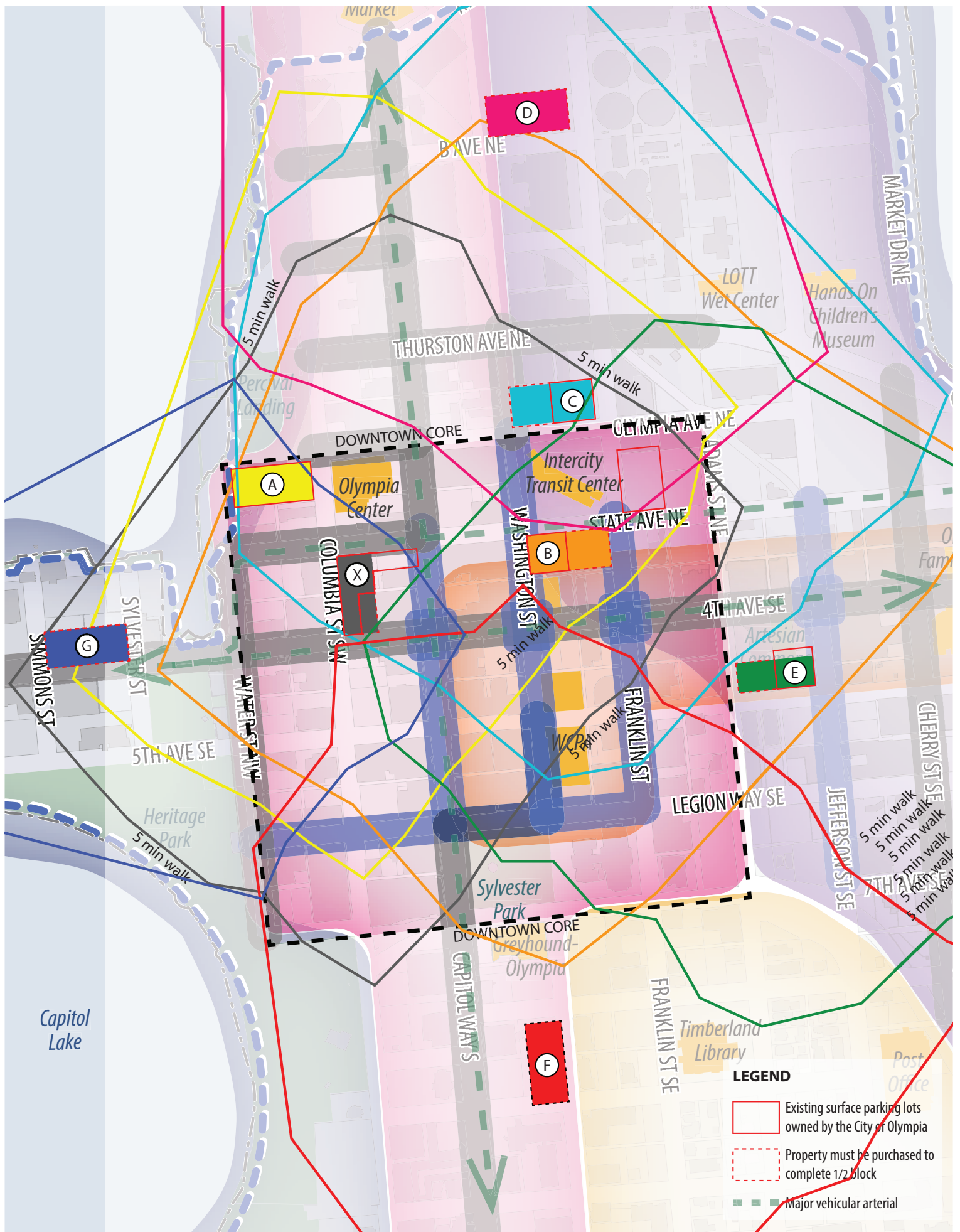
Analysis of each alternative site includes a 5 minute walking “radius” using Google Maps to identify walking times to several points radiating from the centroid of each proposed site. The analysis also includes characteristics of each site, such as proximity to “downtown core”, overlay with character areas as identified in the Downtown Strategy, proximity to major traffic arterials, proximity to major points of interest such as the downtown core, Percival Landing, the boardwalk, Capitol Lake, the Farmer’s Market, Sylvester Park, the Transit Center, City Hall, the Capitol Theatre, and the Washington Center. It is assumed that retail, consumer services, and restaurants which are littered throughout and on the periphery of the downtown core can be easily accessed by most analyzed alternative opportunity sites.



Potential alternative sites to explore City-led mixed-use development or parking structure.

ANALYZE ALTERNATIVE OPPORTUNITY SITES

When overlaid with the character area map from the Downtown Strategy, it is clear that many of the alternative opportunity sites would serve several distinct areas.



Potential alternative sites for mixed-use development or parking structure, overlaid with character areas from the Downtown Strategy.

CURRENT SELECTED SITE (X)

Pros:

The City owns 75% of the land required to develop a full half city block.

5 minute walk radius includes the majority of the downtown core.

Serves major points of interest, including Percival Landing, Capitol Lake, Sylvester Park, Capitol Theatre, Washington Center, Transit Center, and numerous downtown businesses.

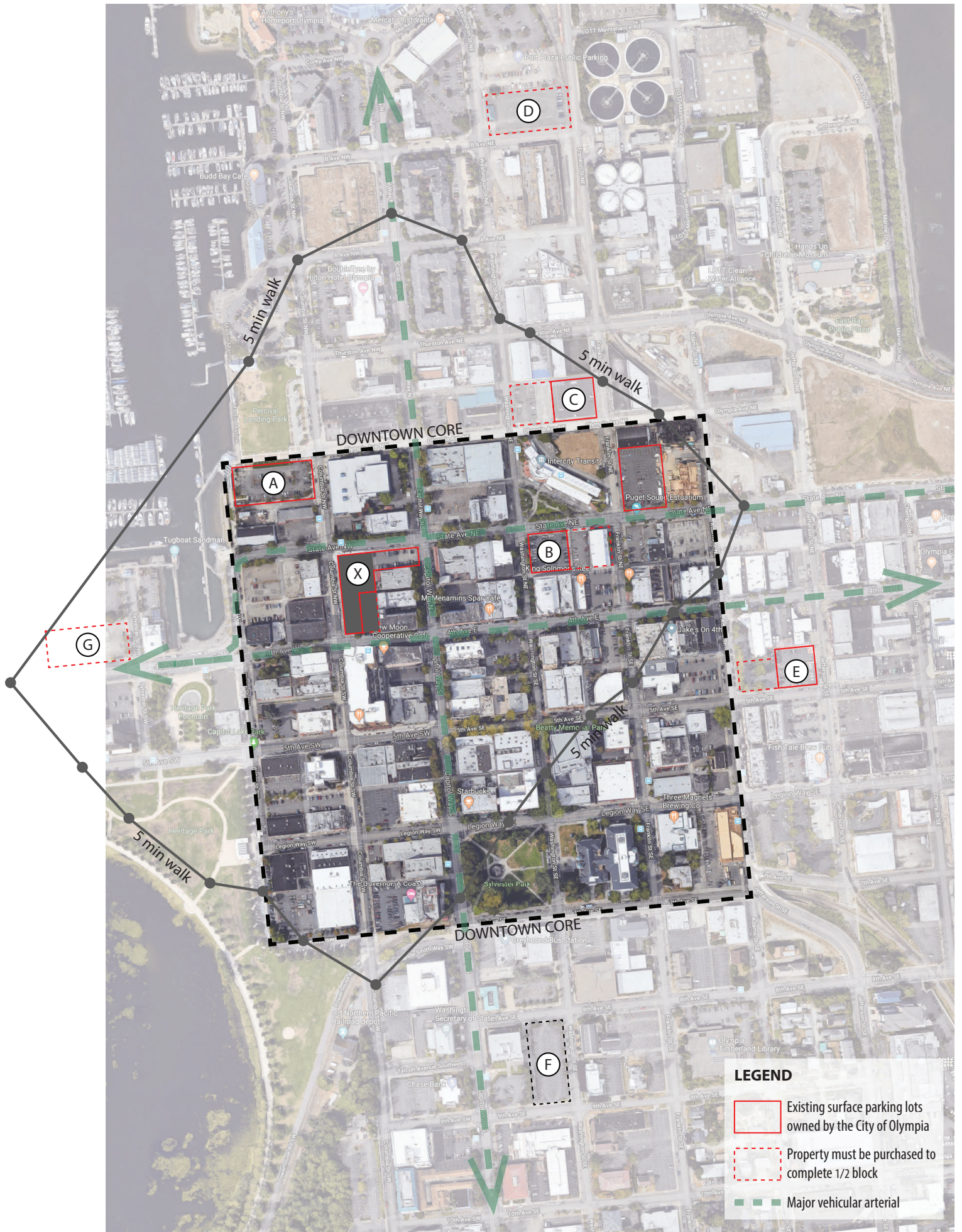
Cons:

Acquisition of the remaining 25% comes at a cost of local heritage. Demolition of historic structures with deep community connections cannot be replaced by a plaque or interpretive element. Placemaking is only successful when the places that make a place unique are still standing.

Does not serve Farmer's Market, City Hall, or downtown businesses further east on 4th Ave.

Located on two major traffic arterials (traffic engineers generally recommend parking areas to be accessed off of access streets rather than arterials).

Displaces two small venues that are well suited for legacy and startup businesses without astronomical commercial rental rates.



Current selected alternative (Site X) and 5 minute walking radius.

ALTERNATIVE SITE OPTION (A)

Pros:

The City owns 100% of the land required to develop a full half city block.

5 minute walk radius includes the majority of the downtown core.

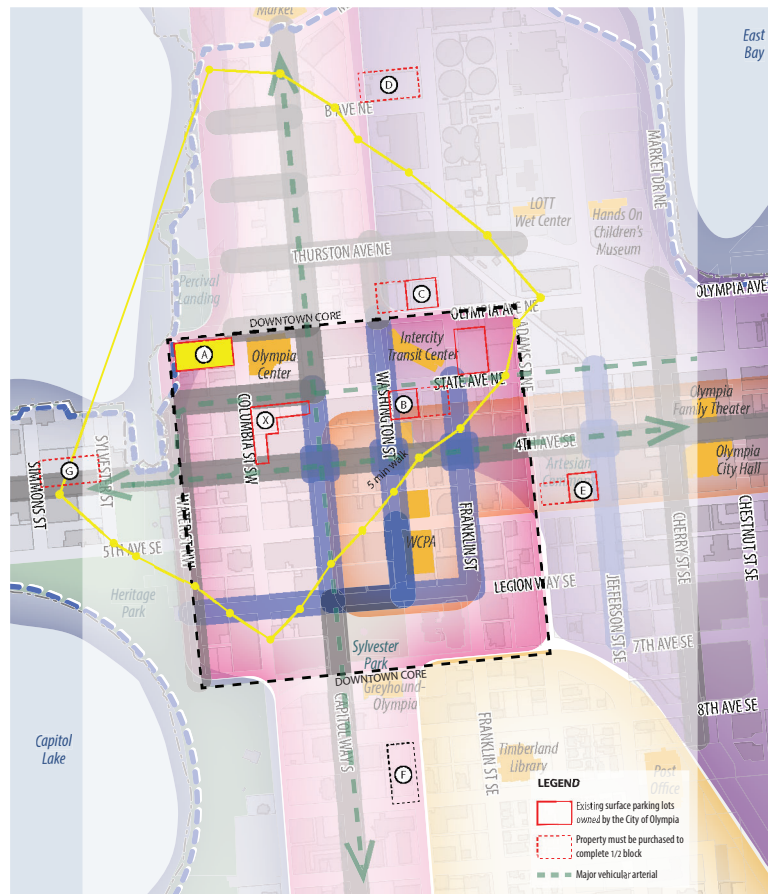
Serves major points of interest, including Percival Landing, the boardwalk, Capitol Lake, Transit Center, and numerous downtown businesses.

Not located on a major traffic arterial.

Cons:

May not be highest and best use for land (though surface parking on waterfront property is also generally not the highest and best use).

Does not serve serve Farmer's Market, City Hall, Sylvester Park, Washington Center, Capitol Theatre, or downtown businesses further east on 4th Ave or in the southeast quadrant of the downtown core.





Alternative site option (A) and 5 minute walking radius.

ALTERNATIVE SITE OPTION (B)

Pros:

The City owns 50% of the land required to develop a full half city block.

Immediately adjacent to the Transit Center, which could provide amalgamated security patrols to alleviate concerns about security, meets Crime Prevention Through Environmental Design (CPTED) principles by adding increased human activity around an area currently known for loitering, and can provide critical and economically sound commuter parking for those living in Olympia and commuting to other cities in Puget Sound via express bus. The structure in this location could very well be fully occupied a higher percentage of the week, serving commuters during the weekdays, entertainment district patrons in the evenings and weekends, and general patrons of downtown during all times.

5 minute walk radius includes the vast majority of the downtown core.

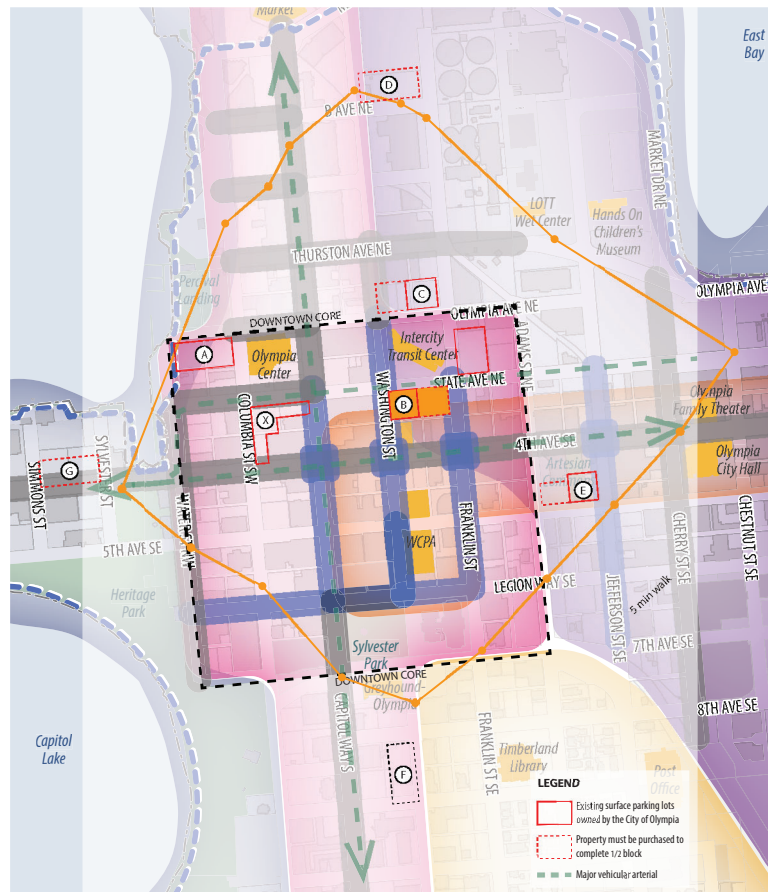
Serves major points of interest, including Percival Landing, the boardwalk, Capitol Lake, Transit Center, City Hall, Sylvester Park, Washington Center, Capitol Theatre and numerous downtown businesses including those further east down 4th Ave.

Cons:

Does not serve serve Farmer's Market.

Located on a major traffic arterial (traffic engineers generally recommend parking areas to be accessed off of access streets rather than arterials).

Includes acquisition and demolition of an existing non-historic structure unless a less efficient parking structure is constructed comprising only existing surface parking lots.





Alternative site option (B) and 5 minute walking radius.

ALTERNATIVE SITE OPTION (C)

Pros:

The City owns 50% of the land required to develop a full half city block.

Acquisition of additional surface parking lots does not require any building demolition.

Immediately adjacent to the Transit Center, which could provide amalgamated security patrols to alleviate concerns about security, meets Crime Prevention Through Environmental Design (CPTED) principles by adding increased human activity around an area currently known for loitering, and can provide critical and economically sound commuter parking for those living in Olympia and commuting to other cities in Puget Sound via express bus. The structure in this location could very well be fully occupied a higher percentage of the week, serving commuters during the weekdays, entertainment district patrons in the evenings and weekends, and general patrons of downtown during all times.

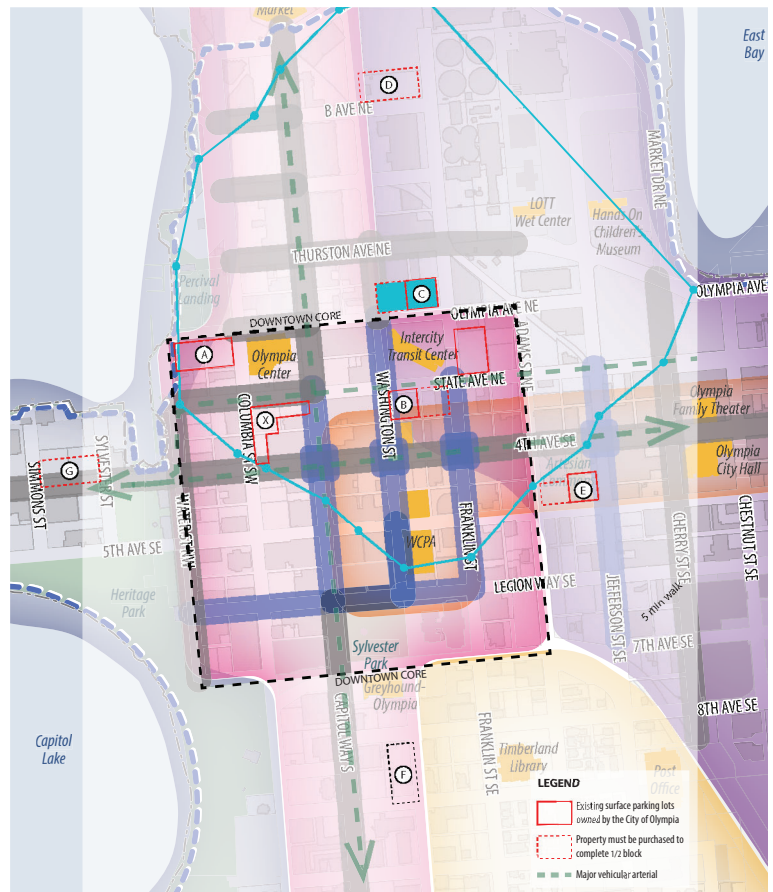
5 minute walk radius includes the vast majority of the downtown core.

Serves major points of interest, including Percival Landing, the boardwalk, Farmer's Market, , Transit Center, City Hall, Washington Center, Capitol Theatre, Children's Museum, and numerous downtown businesses including those further east down 4th Ave.

Not located on major traffic arterial.

Cons:

Does not serve serve Capitol Lake, Sylvester Park, or businesses located further south in the downtown core.





Alternative site option (C) and 5 minute walking radius.

ALTERNATIVE SITE OPTIONS (D, E, F, and G)

Pros:

Acquisition of additional surface parking lots does not require any building demolition.

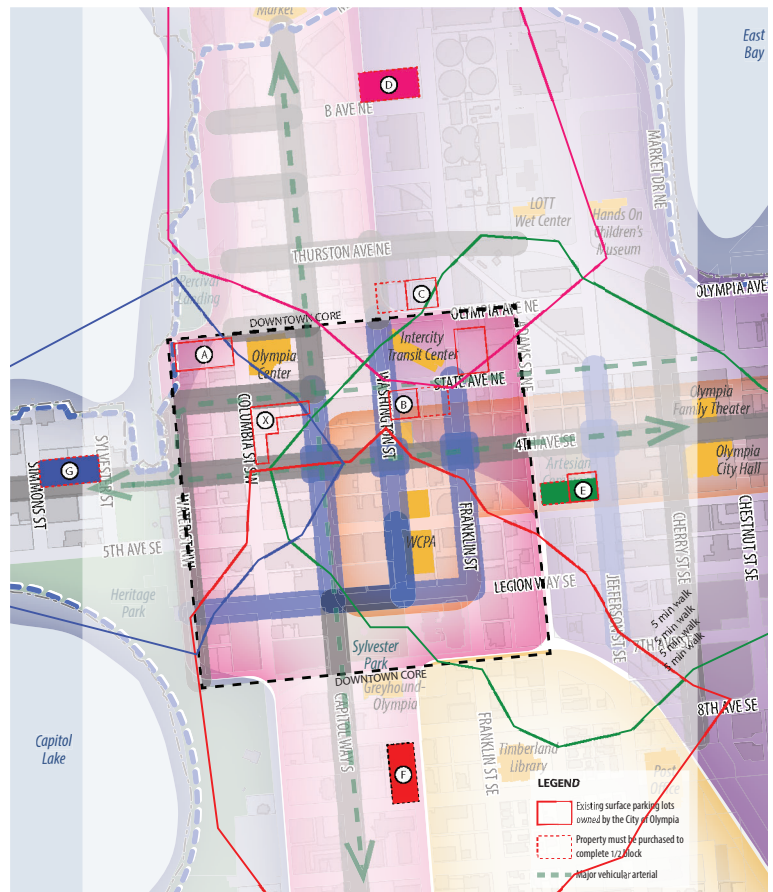
Intermittent walkability to major points of interest and downtown core.

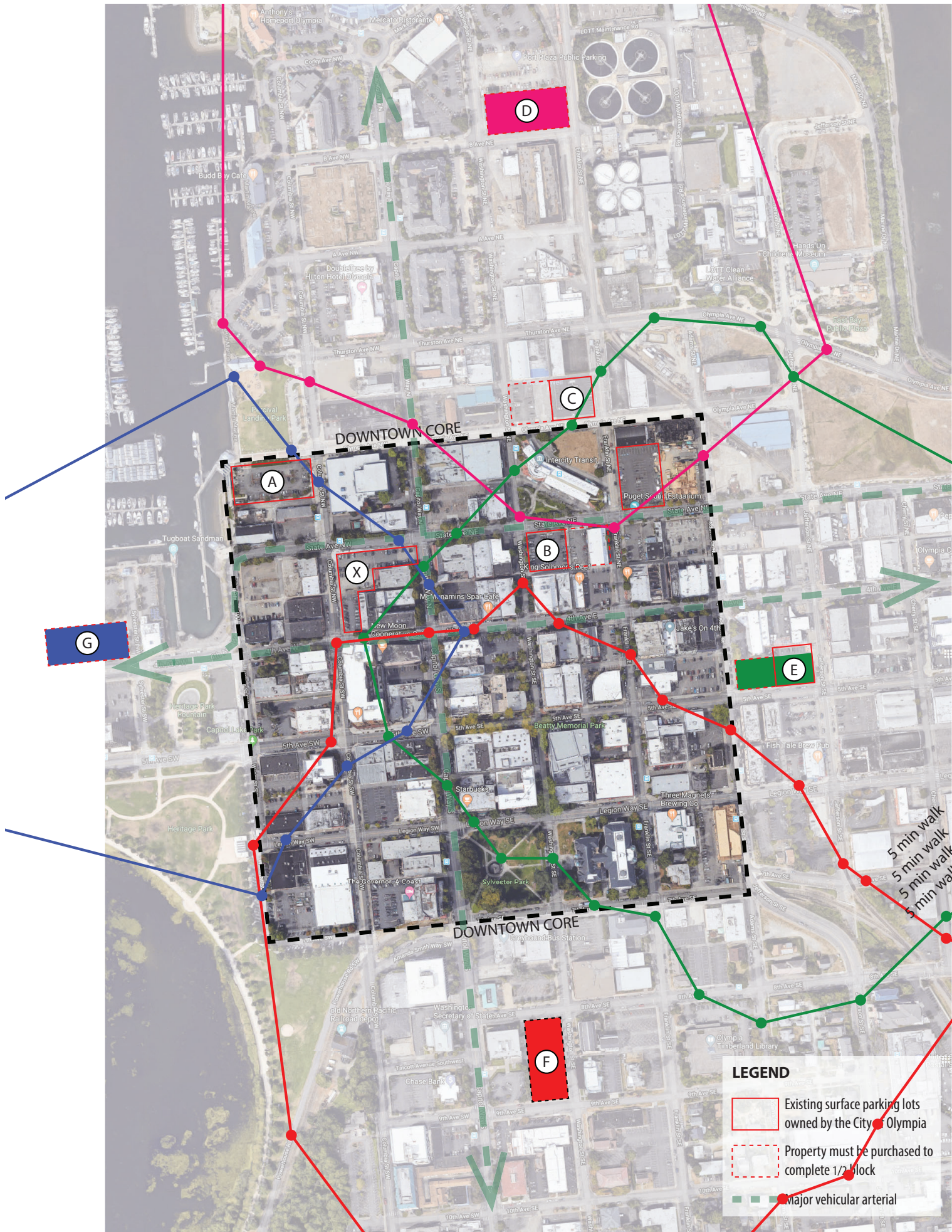
Cons:

Of these alternatives, the City only owns half of one site. All others would require either a land swap or acquisition in whole from the private sector.

Walkability does not serve either a majority of the downtown core or too many points of interest in most cases.

Generally, these sites do not locate parking as close to the downtown core as Options X, A, B, or C, but they shouldn't be written off if a full feasibility analysis is conducted. Further development outside the downtown core is ongoing, and the nucleus of downtown businesses and points of interest could shift over time.





Alternative site options (D, E, F, and G) and 5 minute walking radius.

APPENDICES

Excerpts from the Downtown Strategy

Excerpts from the Parking Strategy