



West Bay Yards Development Agreement

City Council Meeting

March 30, 2021



Development Agreement Requirements

RCW 36.70B.170 – authorizes cities to enter into a written agreement with property owner

OMC 18.53 – outlines Development Agreement procedures

- City Council must hold a public hearing
- City Council makes a final decision
- Development Agreement must be heard by City Council prior to consideration of any development application
- Agreements typically address development standards for a future project (vesting), phasing of improvements; timeframe

Site Description

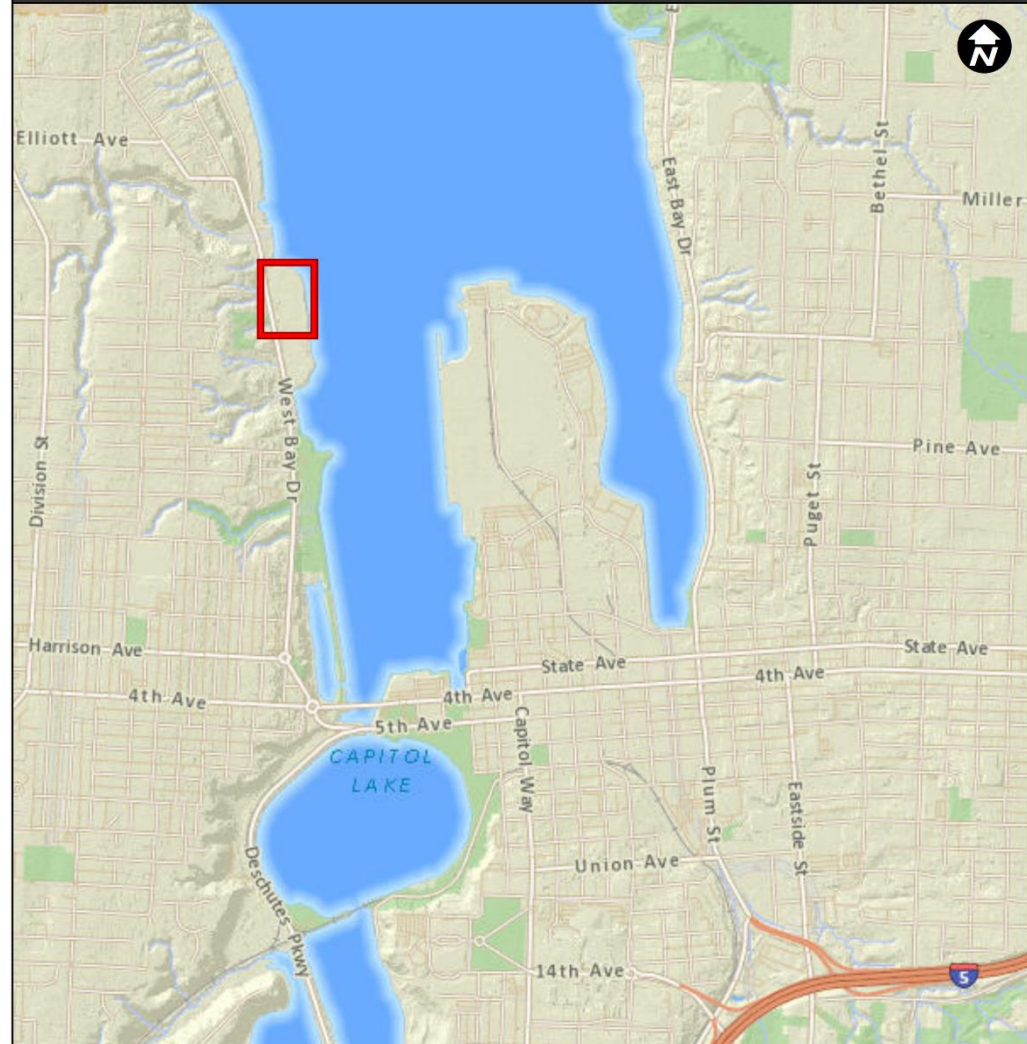
8-acre site

1210 West Bay Drive

Former Hardel Mutual
Plywood manufacturing
facility

North of former
Reliable Steel site

West Bay Yards - Vicinity Map



Site History

1996 – Fire Destroyed
Lumber Mill

2003 – City amended its
Comprehensive Plan and
zoning from Industrial to
Urban Waterfront

Maximum building height
changed to 65 feet





Site History

Former Brownfield/Site Cleanup

- 2007 Clean up action plan between Hardel and State Department of Ecology; completed in 2010
- Applicant now conducting additional site investigations
- A development proposal must comply with Ecology requirements for any additional site cleanup



West Bay Yards Timeline

- Presubmission Conference: **May 2020**
- Development Agreement Application: **August 2020**
- SEPA Appeal Filed: **December 2020**
- SEPA Appeal Decision: **February 2021**
- Public Hearing: **March 23, 2021 Council Meeting**
- Decision: **March 30, 2021 Council Meeting**
- Formal Shoreline/Land Use Application: **TBD**



Anticipated Future Project

- Approximately 478 market-rate rental housing units
- Five mixed-use buildings
- Approximately 20,500 square feet of:
 - Retail
 - Restaurants
 - Recreational Uses



City Plans and Development Standards

Shoreline Master Program
Comprehensive Plan
Zoning Code
Transportation Master Plan
West Bay Dr. Corridor Study
Storm Drainage Manual





Development Agreement Summary

- Agreement is for 15 years
- Establishes vesting to current land use regulations
 - Comprehensive Plan
 - Shoreline Master Program
 - Zoning Map and Zoning Standards
 - Land Divisions Standards
 - Engineering, Design and Development Standards



Development Agreement Summary

- Exceptions to Vesting Provisions
 - State Mandated Building and Fire Codes
 - City Council can make amendments to plans and codes affecting the property during the term of the agreement to the extent required by a serious threat to public health and safety, or as a result of superseding state or federal law



Development Agreement Summary

- Establishes phases and timing for permitting, site improvements & payment of impact fees
- Requires project-level SEPA review by City during review of a project permit application
- Requires shoreline restoration and public access
- Requires one-time payment of \$250,000 to the City of Olympia Home Fund (proposed by applicant on 3/25/2021)



Development Agreement Summary

Section 12: One Time Payment to City of Olympia Home Fund.

The Property Owner shall make a one-time payment of \$250,000.00 (Two Hundred Fifty Thousand and No/100 Dollars) to the City of Olympia Home Fund to develop and sustain supportive and affordable housing in the City. This payment shall be made to the City as a condition of issuance of building permits for construction of the first building in Phase 1, and shall be separate from and in addition to any Home Fund levy applicable to the Property.



Development Agreement Summary

- Home Fund Levy provides funding to develop and sustain supportive housing and affordable housing in Olympia
- RCW 36.70B.170(3)(b) states in part: “3) For the purposes of this section, "development standards" includes, but is not limited to: . . . (b) The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, **other financial contributions by the property owner,** inspection fees, or dedications . . .”

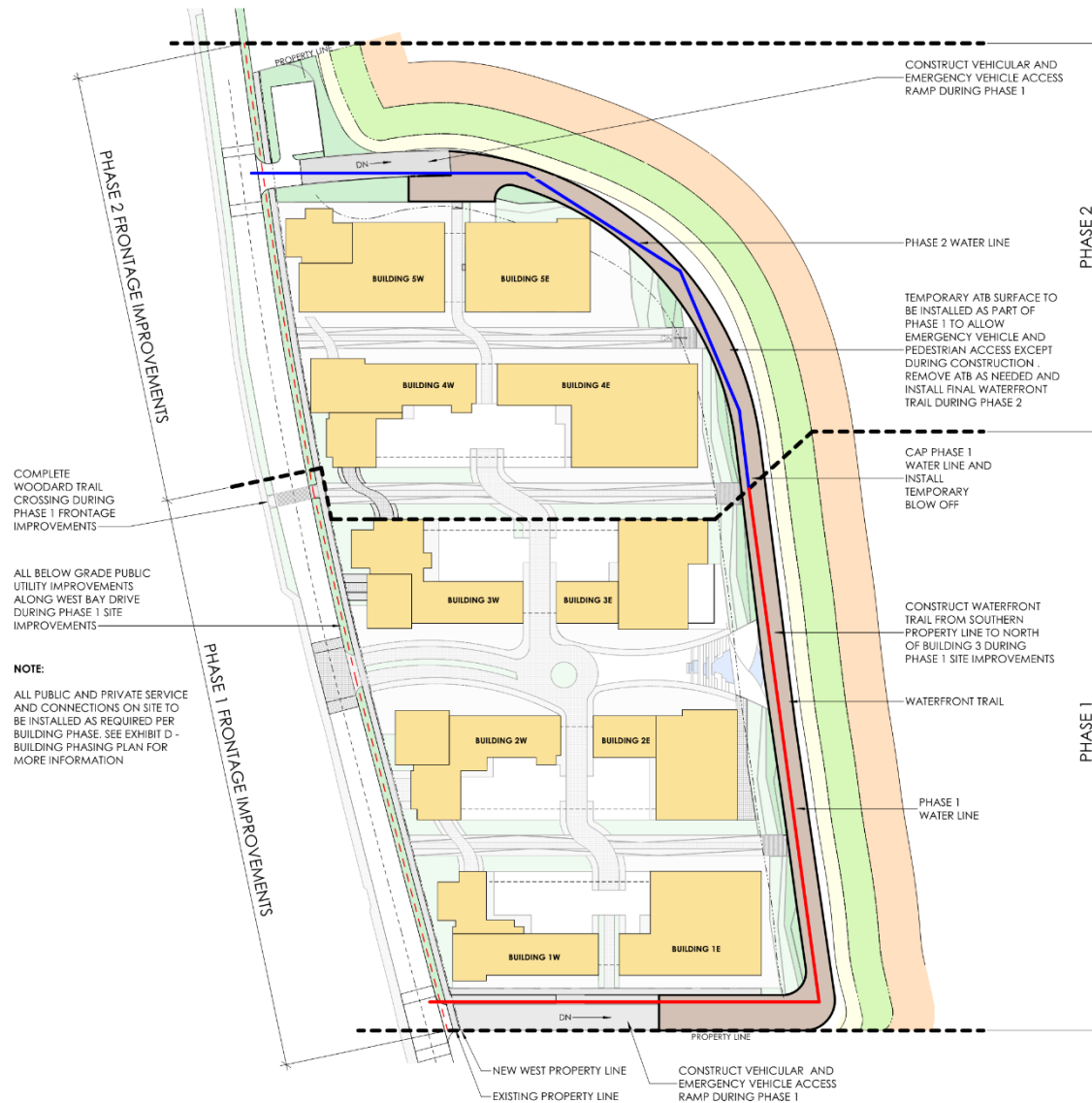


Development Agreement Summary

Shoreline Restoration

- *City of Olympia West Bay Environmental Restoration Final Report*
- Prepared by City, Port of Olympia and Squaxin Tribe
- Report identifies potential restoration projects to enhance ecological functions
- Creation of intertidal beach and marsh areas
- State and Federal Permits required
- **Shoreline Public Access Amenities**
 - Esplanade along waterfront
 - Parking lot for community use and access to trails

Site Phasing Plan



PHASE 2 NARRATIVE

1. CONSTRUCTION OF REMAINING SHORELINE IMPROVEMENTS ALONG PROJECT BOUNDARY
2. CONSTRUCTION OF REMAINING FRONTAGE IMPROVEMENTS
3. CONSTRUCTION OF REQUIRED PUBLIC UTILITY INFRASTRUCTURE RELATED TO IMPROVEMENTS FOR BUILDINGS 4 (4W AND 4E) AND 5 (5W AND 5E).

SHORELINE PHASING

1. ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION WILL BE SUBMITTED FOR BOTH PHASE 1 AND PHASE 2 SIMULTANEOUSLY
2. NO CONSTRUCTION WILL OCCUR PRIOR TO APPROVAL OF ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION
3. SHORELINE RESTORATION WILL OCCUR IN TWO PHASES AS NOTED IN THE SITE PHASING DRAWING ON THIS SHEET
4. UPON APPROVAL OF ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION CONSTRUCTION OF SITE AND BUILDING IMPROVEMENTS FOR PHASE 1 WILL COMMENCE.
5. UPON COMPLETION OF PHASE 1 SHORELINE RESTORATION AND PHASE 1 SITE AND BUILDING IMPROVEMENTS PHASE 2 SHORELINE RESTORATION AND PHASE 2 SITE AND BUILDING IMPROVEMENTS WILL COMMENCE.

PHASE 1 NARRATIVE

1. CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG WEST BAY DRIVE SOUTHERN PROPERTY BOUNDARY TO THE NORTH OF THE WOODARD TRAIL PEDESTRIAN CROSSING.
2. CONSTRUCT BELOW GRADE UTILITY IMPROVEMENTS ALONG WEST BAY DRIVE ALONG THE ENTIRETY OF WESTERN PROPERTY BOUNDARY.
3. CONSTRUCTION OF SHORELINE ENHANCEMENTS FROM SOUTHERN PROPERTY LINE TO NORTHERN EXTENT OF PHASE 1
4. CONSTRUCTION OF WATERFRONT TRAIL ALONG SOUTH, EAST, AND NORTHERN PROPERTY
5. CONSTRUCTION OF WATER LINE TO THE NORTHERN EXTENT OF PHASE 1
6. CONSTRUCTION OF ASSOCIATED PUBLIC UTILITY INFRASTRUCTURE RELATED TO IMPROVEMENTS FOR BUILDINGS 2 (2W AND 2E) AND 3 (3W AND 3E) AND FUTURE CONSTRUCTION OF BUILDING 1 (1W AND 1E).

Building Phasing Plan



PHASE 2 NARRATIVE

1. CONSTRUCTION OF PLAZA LEVEL FROM NORTH OF BUILDING 3 (3W AND 3E)
2. CONSTRUCTION OF BUILDING 4 (4E AND 4W), BUILDING 5 (5E AND 5W)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 4 (4E AND 4W) AND BUILDING 5 (5E AND 5W)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES

PHASE 1 NARRATIVE

1. CONSTRUCTION OF PLAZA LEVEL FROM SOUTH OF BUILDING 2 (2W AND 2E) TO THE NORTH OF BUILDING 3 (3W AND 3E)
2. CONSTRUCTION OF BUILDING 2 (2E AND 2W) AND BUILDING 3 (3E AND 3W)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 2 (2W AND 2E) AND 3 (3W AND 3E)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES
5. CONSTRUCT SOLID WASTE FACILITIES ADJACENT TO NORTHERN VEHICULAR RAMP, INTERNAL SOLID WASTE MANAGEMENT BY OWNER.
6. EMERGENCY VEHICLE ACCESS CONSTRUCTED DURING PHASE 1 AND MAINTAINED THROUGHOUT CONSECUTIVE PHASES

PHASE 3 NARRATIVE

1. CONSTRUCTION OF PLAZA LEVEL FROM SOUTH OF BUILDING 2 (2W AND 2E) TO THE SOUTH PROPERTY LINE
2. CONSTRUCTION OF BUILDING 1 (1W AND 1E)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 1 (1W AND 1E)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES



Development Agreement

What is the public benefit of agreement?

- Shoreline Restoration
- Public Access Amenities
- Home Fund Contribution

What is the City benefit of agreement?

- Framework for timing of permitting and public infrastructure improvements

What is the applicant benefit of agreement?

- Certainty of regulations, permit process and timing for required site improvements



Recent Development Agreements

3333 Martin Way - 2015

Public Benefit: demolition of dangerous building; redevelopment of blighted property (old Bailey Motor Inn site)

526 Pattison Street - 2015

Public Benefit: expanded public transit options through development of headquarters site

2828 Martin Way - 2020

Public Benefit: low income housing and shelter space

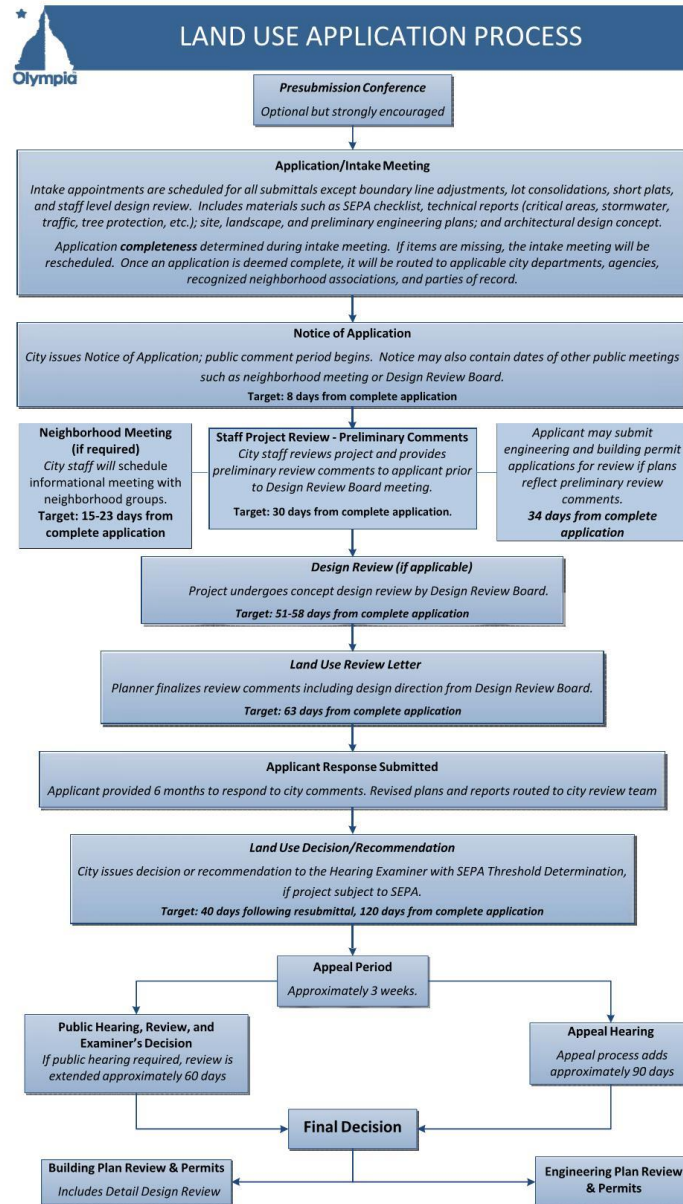


What's Next?

- Council Vote on Resolution – March 30
- Applicant Submits Development Application
 - Shoreline Substantial Development Review
 - Land Use Review
 - Land Division Review
 - Design Review
 - SEPA Project-Level Environmental Review
 - Stormwater Management Review
 - Transportation Analysis Review
 - JARPA: Army Corps of Engineers, Department of Ecology, WA Departments of Fish & Wildlife and Natural Resources



What's Next?





Project Information can be found at:

<http://olympiawa.gov/news-and-faq-s/construction-news/west-bay-yards.aspx>.

Thank you

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