

**Kari Qvigstad Presentation, Marketing & Business Development Director, on Port Planning, Given to the Olympia Planning Commission on 6-21-10  
(CJC's Notes 6-22-10)**

The Port's objective is to seek uses of its peninsula property that are consistent with a working Port. Fifteen acres of the Port is green space accessible to the public, including almost 7000 feet of shoreline access. These areas are called the String of Pearls. Approximately 2700 feet around the Marine Terminal is restricted access due to the requirements of Homeland Security. She reviewed the state of the Port when its first plan was developed in the mid 1990's after at least 100 citizen meetings. This plan was consistent with Olympia's Comprehensive Plan, even though the Port plans under a different law, not the Growth Management Act. The Port's Comprehensive Scheme of Harbor Improvements complies with the planning law governing Ports and is part of the Port's plan. She then showed the improvements that had been made pursuant to the plan since then, including Anthony's Hearthfire, the new KGY tower, the East Bay development, the North Point development, and the Cascade Pole clean-up.

In response to a question, she said the Shell gas station on the corner of State & East Bay Dr has been offered to the East Bay developer and the property has been environmentally remediated, but this transfer is not likely to occur until the East Bay project is further along.

Anthony's Homeport shares parking with the Farmer's Market and such parking is managed by the tenants, including Rantz. The Port is saving some space for more surface parking or a parking structure. She showed the proposed new Port office, which will preserve view corridors. She also noted that there are some Army Corps of Engineers restrictions on the Boat Works and Swantown Marina, and that residential dwellings are not a permitted use under these restrictions. Most developers won't do condo projects where the underlying land is not for sale. The East Bay development will allow residential dwellings along State Street, so they can be part of the East Bay neighborhood, but they are likely to be apartments.

In response to a question asking for more details about economic development, she responded that the Port focuses on marine transportation, jobs and environmental stewardship. She explained that the Boat Works is unique because you can do your own repair, use a mobile facility for repairs (generally small businesses), or you can obtain repairs at one of the permanent facilities. The Boat Works building is being used at the back, but there are vacancies for marine related retail businesses in the front.

In response to a question about sea level rise, she said the City is taking the lead and had recently presented its research to the Port Commissioners. Regarding a question about log truck traffic, she said that it will likely increase, but not beyond the capacity of the roads. Such trucks already avoid peak traffic times.

This presentation was followed by a walking tour of the Port on June 23, 2010.