

Northwest Olympia Neighborhood Association  
West Bay Redevelopment Position Statement  
Adopted: November 13, 2000

1. Transportation

A. No additional automobile East-West access routes should be developed on hillsides within the study area.

B. Special design standards for West Bay Drive should be developed that help define the character of the district.

C. Development in the Raft Street-West Bay Drive intersection area has a high potential to make a currently hazardous intersection much more so. Intersection re-design must carefully consider ways to improve traffic safety, while also seeking to enhance the ecological function of Schneider Creek and estuary. One of the options the city should consider for such a redesign is the concept of an elevated bridge over a daylighted Schneider Creek.

D. West Bay Drive should be designed in a manner that slows down traffic (30 mph or less), with no additional traffic lanes. Bike lanes should be constructed. Take into consideration potential impacts on the northern portion of neighborhood in any design.

E. New non-motorized connections from the neighborhood to and across West Bay Drive should be pursued.

F. A traffic impact analysis focusing on potential impact on the major collectors and arterials of the Northwest Neighborhood Association boundaries including but not limited to the Brawne Avenue-Bowman Street Corridor and the Raft and Harbor View Drive area should be conducted prior to extensive development along West Bay Drive.

2. Public Shoreline Access

A. A continuous waterfront trail should be available with no development between the trail and the water's edge; except as minimally necessary for water-dependent or water-related uses.

3. Land Use

A. Existing industrial uses should be grandfathered.

B. Only public recreational uses, or water-dependent, water-related or water-enjoyment uses should be permitted east of West Bay Drive and within 200 feet of the shoreline.

C. Commercial water-dependent, water-related and water-enjoyment uses should be permitted where a public park is not provided.

D. The city should acquire land and establish parks in the area. The highest priority sites are:

1. Schneider Creek and estuary area.
2. Port property adjacent to the existing wildlife refuge and

## Garfield Trail.

E. Those portions of the site east of WBD that are most desirable for mixed use development, in priority order are:

1. Hardel Property
2. Delson Waterfront north of natural extent of Schneider Creek and estuary.

## 4. Design/Aesthetics

A. Building heights in the area should generally be kept very low, and certainly no higher than 35 feet.

B. East of West Bay Drive: If building heights block view from WBD, then broad view corridors must be provided.

C. District design standards should be developed. One notion would be a "heritage waterfront industrial" motif.

## 5. Schneider Creek and Estuary

A. There is proposal to build a 60' office building west of West Bay Drive with little of Schneider Creek daylighted. We are in favor of fully restoring creek and estuary natural systems, and purchase of the site as a public park.

B. Salmon habitat in the creek and estuary system should be protected through restoration and enhancement efforts.

C. A biological assessment of the creek corridor should be conducted to determine extent of invasive non-native vegetation as well as the condition of wildlife habitat and presence of wildlife species. A vegetation and wildlife restoration plan for the creek watershed should then be developed identifying appropriate methods of protection and restoration.

## 6. Natural Habitat and Other Features

A. Critical habitat areas, including fish spawning streams and near shore habitat areas, should be given higher priority than public access, or private commercial, industrial or residential use.

B. Restoration of the hillside ecology should be part of any private development or public capital project.

C. Public trails are encouraged where it can be determined that they will not have a detrimental environmental impact.