

**CITY OF EDMONDS
WATERFRONT AREA
REDEVELOPMENT
PROGRAM**

EDMONDS WATERFRONT AREA REDEVELOPMENT PROGRAM



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Background

April 25, 2006

- Edmonds City Council and Port Commission joint meeting
 - Status and history of Harbor Square and Antique Mall properties
 - Public/private development opportunities
 - Presentation by Maritime Trust
 - Port of Everett - Port Gardner project
 - Downtown Waterfront Plan
 - Potential railroad quiet zone
- Creation of Redevelopment Committee
 - Focus on finding a way to redevelop the study area

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Why Redevelop?

- Redevelopment of the study area is a high priority
 - Large prime parcels of underutilized real estate containing structures with utilitarian architectural interest
 - Large areas of concrete provide an unfriendly streetscape
 - Contributes to lack of connectivity between City's waterfront and downtown
 - Haphazard arrangement of uses are not reflective of site's significant potential value and strategic location
 - Study area has strong economic and public access components
- Redevelopment will have a direct effect on the economic future of Edmonds
 - Promotes improvements focused on growth and enhancement of the community
- Improvement of the study area and positive effect on the rest of the City is consistent with the City's comprehensive plan

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Benefits of Redevelopment

- Positive effects reach beyond boundaries of study area
 - Attractive citywide destination
 - Improves the quality of life for residents, visitors and businesses
 - Improves the City's favorable image and economic and social climates
- Benefits that could occur as a result of redevelopment
 - Encourages others to invest in future development
 - A wider range of available jobs
 - Increased opportunities for shopping and recreation
 - Improved infrastructure, public facilities, and open space
 - New and renovated housing opportunities
 - Diversified and increased tax base
 - Improve the appearance and circulation of the project area
 - Improved connectivity between the downtown area and the City's waterfront and Port of Edmonds

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The Process

- The overall process of redeveloping the study area can be commenced and completed very quickly, or over a longer period of time
- The timeline depends on a variety of factors
 - Level of political and public support
 - Receptivity and participation of property owners
 - Public participation
 - Availability and experience of professional consultants
 - Community's vision for the area

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The Process

- Committee Meetings
 - Understand level of involvement that may be necessary to transform the study area
 - Establish a vision
 - Review existing conditions and opportunities
 - Master Planning Process
 - Public involvement
 - Engaging stakeholders
 - Interactions between the Port, City, property owners, citizens and development community
 - Determining financial feasibility of redevelopment
 - Project milestones
- Committee discussed the overall development process with:
 - Staff and officials from the Port and City of Everett
 - Private property owner
 - Development company

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The Process

- Committee views property owners as the major partners in this endeavor
 - Structure the process to include property owners in all steps leading towards eventual redevelopment
- A collective effort.....
 - City / Port officials and staff, property owners, residents, business owners, investors, developers, engineers, and architects
 -will be necessary to redevelop the study area in such a way as to achieve positive results
- Necessary to develop a process or Master Planning Process that allows the involvement of these entities
- Recognition of design parameters

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The Plan

Master Planning Process

- **Phase 1 – Master Planning Alternatives**
 1. Public Workshop #1
 - Profile of Existing Conditions and Opportunities
 - User Group Needs and Concerns
 - Alternative Use and Development Strategies
 2. Public Workshop # 2
 - Preferred Land Use Development Strategies
 - Preliminary Concepts and/or Designs
 3. Public Workshop #3
 - Master Plan Alternatives (similarities and differences)
 - Economic Feasibility & Employment Impact Overview
 4. Planning Commission Approval of Concepts
 5. City Council Review and Approval of Concepts
 6. Port of Edmonds Commission Review and Approval of Concepts
- **Phase 2 – Environmental Review and Permitting**
- **Phase 3 – Phased Site Redevelopment**

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Committee Recommendation

- Authorize the creation of a Redevelopment Plan via a Master Plan process (private-sector firm to lead planning effort)
 1. Committee will study:
 - Costs associated with preparing and soliciting a Request for Qualifications (RFQ)
 - Costs associated with conducting Phases 1, 2 and 3
 - Options for funding the work
 2. Committee reports findings to City Council and Port Commissioners

- If City and Port officials agree to issue a RFQ
 1. Issue RFQ
 2. Require responders to have experience in:
 - Conducting public/private partnerships
 - Community outreach
 - Developing mixed use projects and be capable of undertaking development following the master plan's completion