

The Waterfront District

OTHER AREAS OF CONCEPTUAL AGREEMENT

- **Port/City Partnership** – The Port Commission and City Council remain committed to the redevelopment of The Waterfront District, consistent with interlocal agreements and amendments from 2004 to 2009.
- **Clean Ocean Marina** – Cleanup and redevelopment of the wastewater treatment lagoon (Aerated Stabilization Basin, or ASB) should be performed to provide for a new community marina, including public park and shoreline habitat features.
- **Building Heights** – New structures within The Waterfront District will be allowed within a range of maximum building heights varying from 35 feet to 200 feet, depending on location, as specified in final plans and development regulations that will preserve primary view corridors, densities and setbacks.
- **Shorelines** – The transition from historically industrial activities to mixed use offers opportunities for shoreline cleanup and restoration that should be part of the master plan. As indicated by the architects, the plan should include natural shorelines, habitat restoration, and an active water's edge with a mix of urban waterfront experiences and overlooks.
- **WWU and adaptive reuse** – WWU plans to pursue adaptive reuse the Board Mill Building and the Barking & Chipping Facility.
- **Alternative planning** – Explore alternative planning options if WWU is unable to move forward with plans for its waterfront development.

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RECOMMENDED GOALS FOR NEXT STEPS

If City Council and Port Commission adopt the proposed Planning Framework and Planning Assumptions as a basis to move the Waterfront master planning process forward for further public review and consideration, the recommended next steps would be:

- **Amendment to the Interlocal Agreement** – Provide a proposed amendment to the existing Interlocal Agreement for consideration by the Port Commission and City Council, including budget authorization and estimated schedule for completing the Master Plan, FEIS, Development Agreement and Implementation Agreement.
- **Draft Master Plan** - Create a draft Master Plan for public review and comment, based on the proposed planning framework and planning assumptions.
- **Environmental Review** – Evaluate the draft Master Plan, as the preferred alternative for completion of a Final Environmental Impact Statement (FEIS) for the Waterfront District. If future proposed projects conform to the features analyzed and mitigation required in the FEIS, then no additional environmental review would be required.
- **Draft Development Agreement and Draft Implementation Agreement** – Complete these draft agreements between the Port and City for the Waterfront District, including, by way of example, the height and bulk of buildings, land uses, densities, block sizes, view corridors, setbacks, parking ratios, architectural design requirements, infrastructure and phasing, SEPA mitigation and other requirements.
- **Design Review** - Develop a clear and efficient process for design review to provide certainty to the community and potential public and private investors in The Waterfront District.