



Community Renewal Area

Community Open House
December 3rd & December 4th



Tonight

- Welcome - Meeting purpose and background
- Introductions of Council, Staff and Consultant Team
- Overview of the process to date
- Overview of the next steps in the process
- Breakout to tables
- Report back



Fulfilling the Aspirations of the Comprehensive Plan

- **Quality development** | Not just any development
- **Holistic** | Not piecemeal
- **Proactive** | Not reactive



The Community Renewal Act

Authority Comes from the State

- Community Renewal Act (Chapter 35.81 RCW)
- Empowers cities, towns and counties to “undertake and carry out community renewal projects”



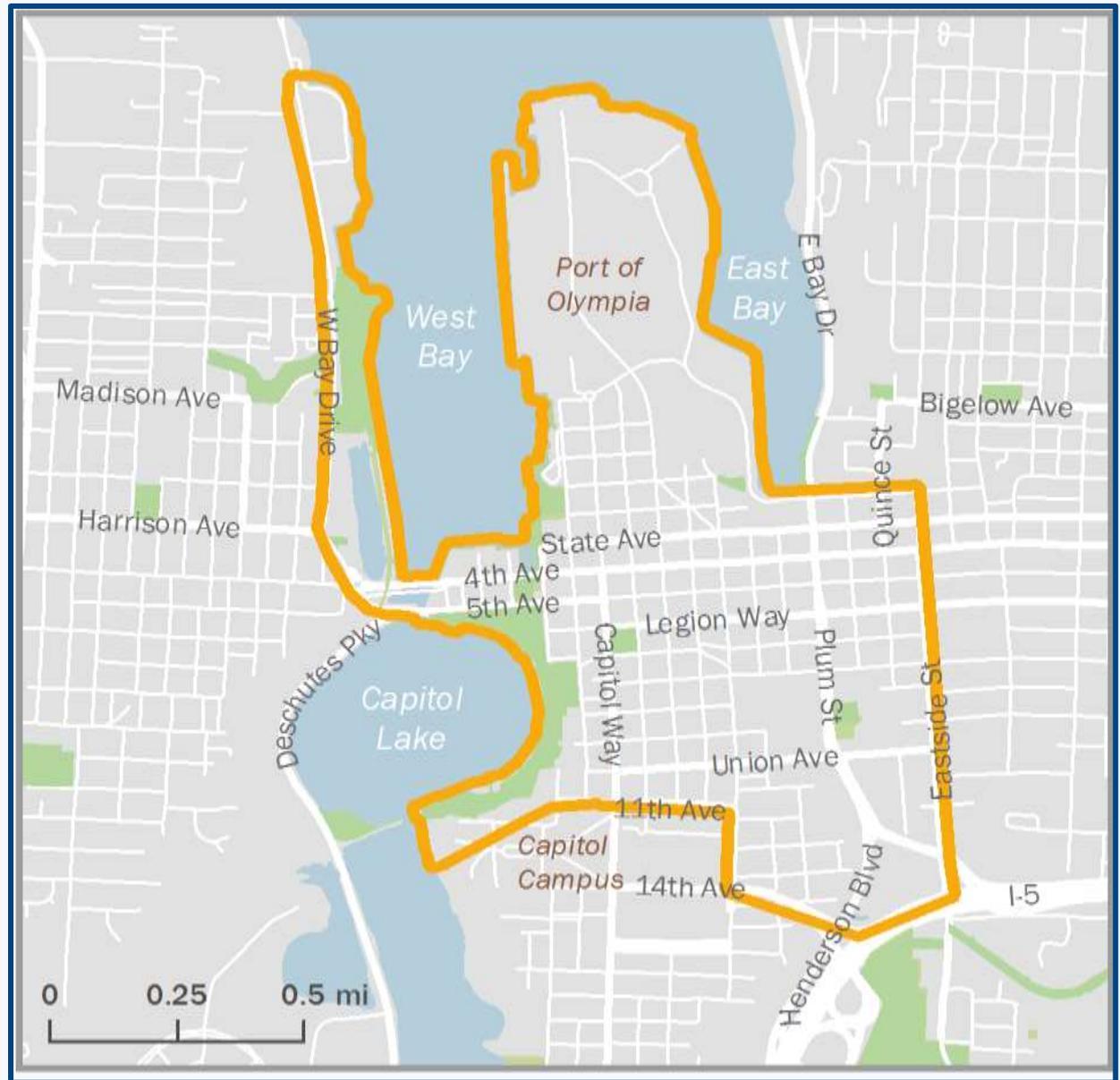
Community Renewal Projects



Undertakings or Activities Within a Defined *Community Renewal Area* in Order To:

- Eliminate spread and/or development of *blight*
- Encourage economic growth through job creation or retention *redevelopment* or *rehabilitation*
- In accordance with a *community renewal plan*

CRA Boundary



Redevelopment Opportunities and Implementation Options

Expected Outcomes:

- Identify redevelopment opportunities and approaches for selected areas
- Explore development scenarios
- Analyze market conditions and realities
- Engage stakeholders and public to help determine project feasibility and priority
- Create an action plan with suggested next steps for project implementation



Community Renewal Area for Downtown

Expected outcomes:

- Analyze benefits and constraints of a CRA in Downtown.
- Outreach and education about the creation of the CRA.
- Potentially propose a Community Renewal Plan (consistent with RCW 35.81) which could include:
 1. Identifying land to be acquired, buildings demolished or redeveloped and what improvements are to be carried out to revitalize Downtown
 2. Analyze market conditions and realities to help determine project feasibility and priority.
 3. Identify what changes in existing land use regulations are necessary to implement the Community Renewal Plan
 4. Create an action plan with clear next steps for project implementation
 5. Provide an ample opportunity for public engagement
 6. Focus on opportunities for positive action



Community Redevelopment Examples

- Bremerton, WA
- Vancouver, WA
- Shoreline, WA
- Tukwila, WA



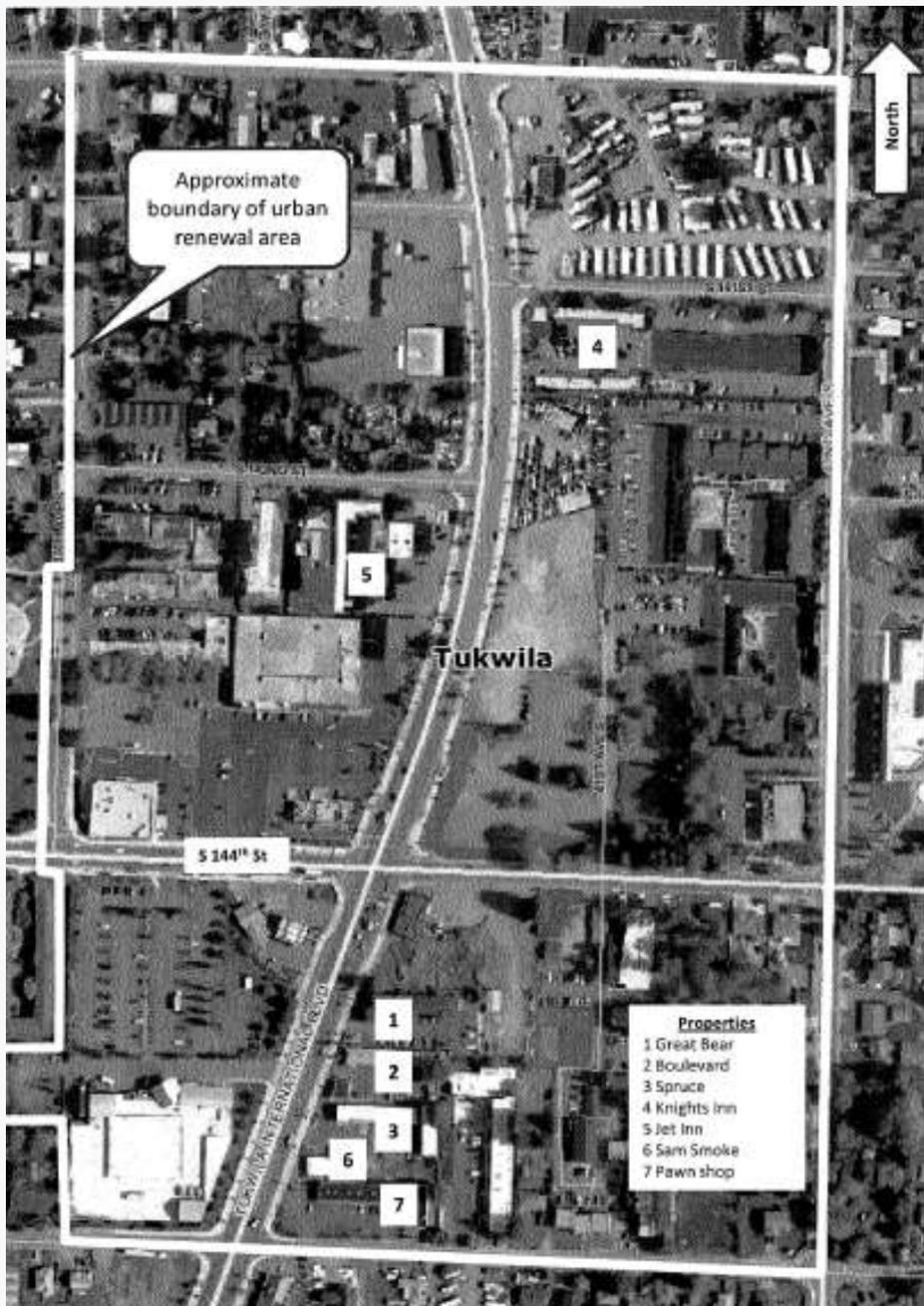


Bremerton, WA | Downtown Redevelopment

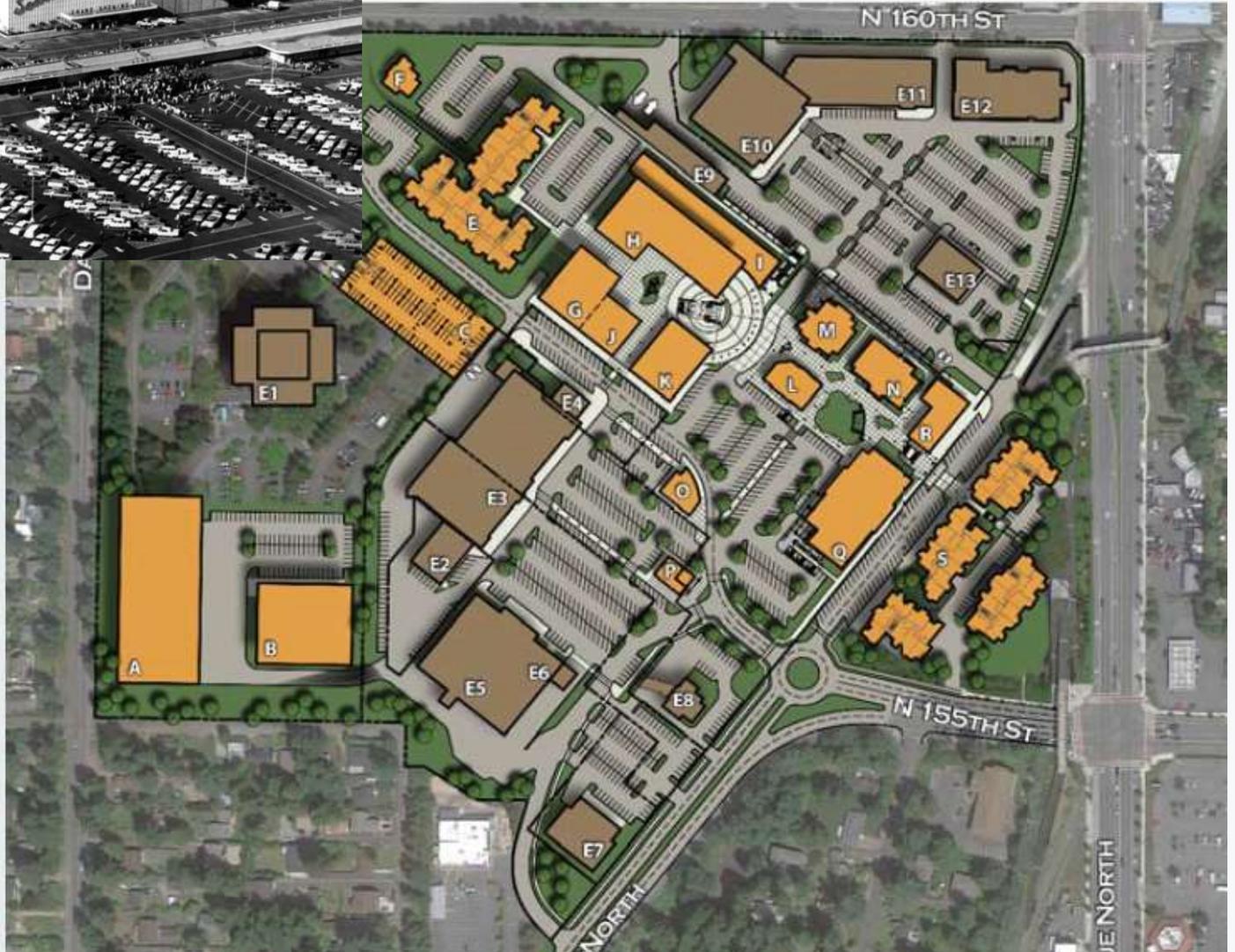




Vancouver, WA | ESTER Short Park

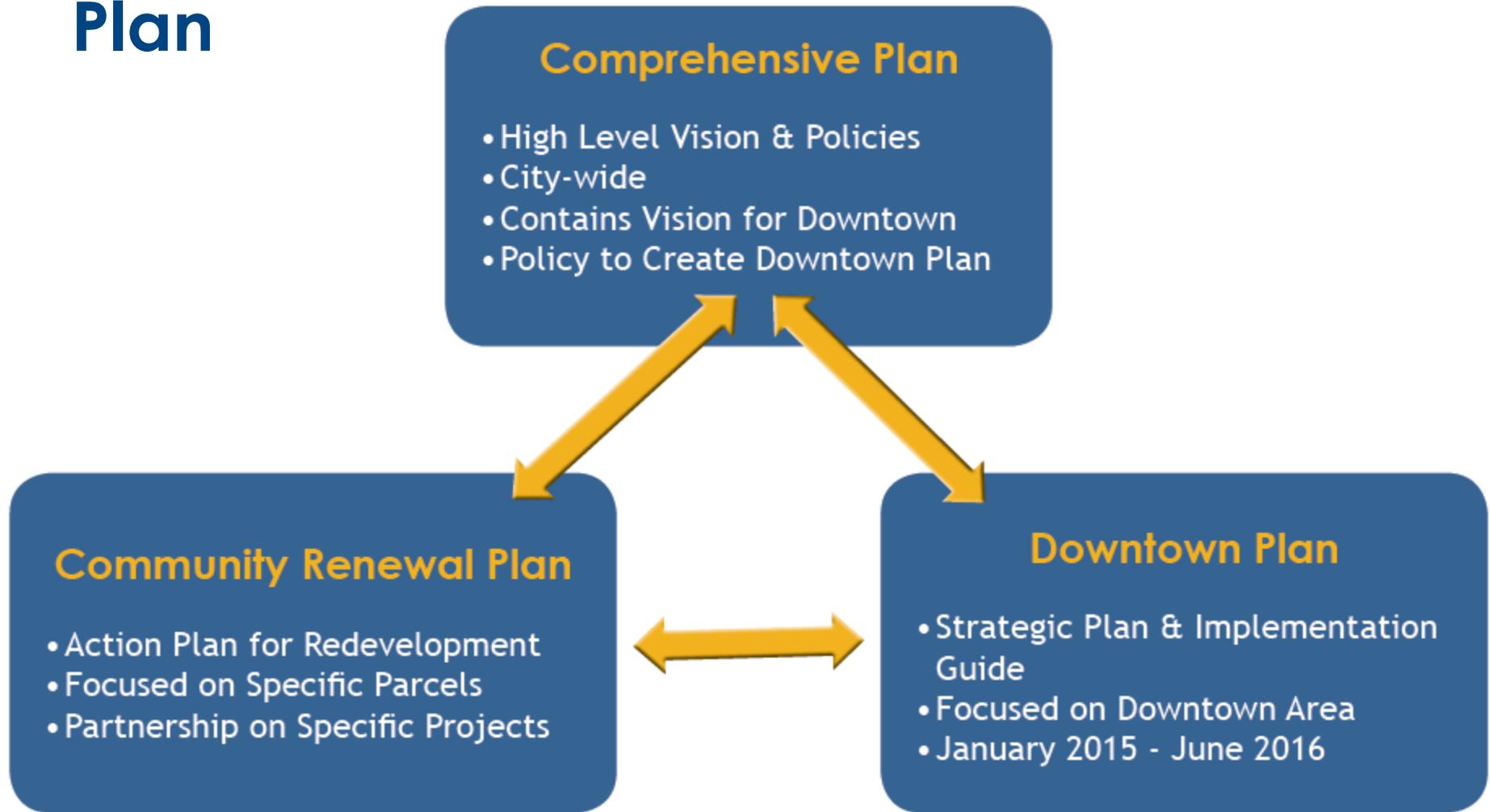


Tukwila, WA | Redevelopment Area



Shoreline, WA | Aurara Square

CRA Plan, Comp Plan & Downtown Plan



What's Next?

- Open House
- Public Outreach, Education and Involvement
- Request for Proposals Process





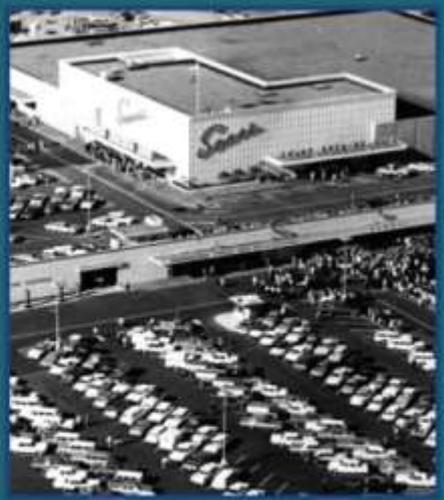
Examples | Other Communities



Bremerton, WA | Downtown Waterfront



Shoreline, WA | Aurora Square



CRA Process to Date



Market Study

Assessed Six Sub-Areas
Downtown Most "Ready"

Feasibility Study

Why a CRA Downtown?
Does "Blight" Exist?

Citizen Advisory Committee

Developed Guiding Principles
Assessed Development Concepts

City Council Resolution

Establishes a CRA
Council Vote Required

What Guiding Principles are Most Important to You?

Use the dots provided to pick your top three(3).

Create vibrant mixed-use areas that combine housing, retail, office and park space.

Create an extraordinary pedestrian environment: public art, public gathering spaces, outdoor dining, street vendors, performance space, retail and restaurants.

Look at how to eliminate blight and stimulate reinvestment.

Consider redevelopment concepts from an economic perspective.

Consider existing business and property owners needs, so they can grow and prosper.



Process Going Forward

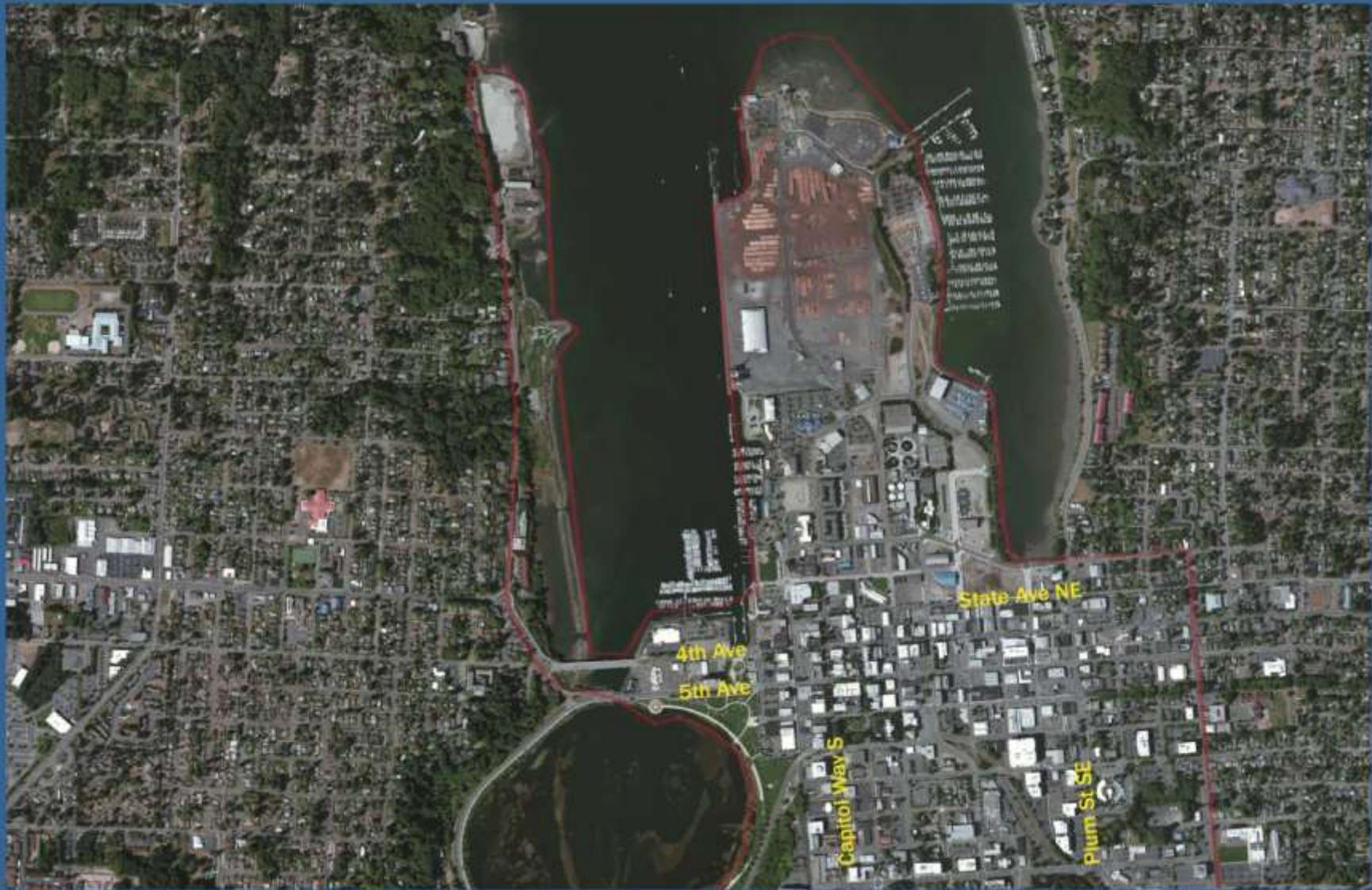


Overview & Legal Powers

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Property ownership by City	Without CRA	Additional abilities with CRA in place
Buy, lease, condemn, acquire real property	Allowed but not with intent to be resold to private party for economic development	Allowed with preference to private parties
Hold, clear, or improve real property	Allowed, but generally only for public use	Allowed for both public or eventual private use
Dispose of real property	Allowed but not if acquired with intent to be resold to private party for economic development	Allowed with preference for resale to private parties
Zoning changes	Without CRA	Additional abilities with CRA in place
Rezoning property	Site specific rezones are subject to GMA requirements	Site specific rezoning allowed with greater flexibility
Use resources to master plan private property	Not allowed since it can be construed to benefit private property	Allowed
Create special districts with unique rules	Allowed in a limited way as part of the Planned Area zoning	Allowed
Private partnerships	Without CRA	Additional abilities with CRA in place
Enter into a developer agreement	City can sell surplus property for fair market value	Before purchasing property, the City can identify partners to develop property. City can also dictate to buyers how the property will be used.
Select buyer who agrees to further CRA goals	Can condition sale	Allowed after some kind of competitive process or any non-profit buyer without competitive process
Execute contracts and other instruments	Allowed to carry out City purposes only	Allowed to carry out CRA purposes as well
Provide incentives to tenants who help fulfill the community renewal plan	Allowed with limitations	Allowed with more flexibility
Building infrastructure	Without CRA	Additional abilities with CRA in place
Build and repair roads, parks, and utilities	Allowed	Allowed
Close, vacate & rearrange streets and sidewalks	Allowed for City purposes	Allowed to promote economic development as well
Borrow money to carry out community renewal	Not allowed, except for traditional City purposes	Allowed
Form Local Improvement Districts to finance	Allowed	Allowed
Incentives and Impacts	Without CRA	Additional abilities with CRA in place
Provide loans, grants, or other assistance to property owners or tenants affected by the community renewal process	Not allowed, except in aid of poor or infirm	Allowed
Provide financial or technical incentives for job creation or retention	City's authority is limited	Allowed
Relocate persons affected by community renewal	Not allowed except for persons affected by condemnation for public facilities	Allowed

- ✓ Establishes Findings of Blight
- ✓ Establishes the Community Renewal Area
- ✓ Directs Staff Next Steps
 - > Preparing request for proposals (RFP) or Requests for Qualifications (RFQ)
 - > Identifying possible City contributions
 - > Defining a process for selecting partners
 - > Preparation of Community Renewal Plan



The RFP Process Should:

- Solicit interest in private and public development
- Support the CRA process AND inform the Downtown Plan
- Help move projects forward
- Enhance downtown due to increase in investments & redevelopment downtown

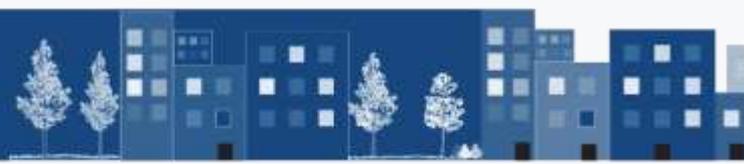
Principles for the Process

- **Be Inclusive**
Open to all types of projects as long as they address the criteria and include a public process.
- **Create Partnerships**
The City providing incentives for selecting projects such as NDC technical support on gap financing; the value of City-owned land; and other tools as appropriate. In return, the City hopes for investment in high-quality urban development.
- **Transparency**
 - > Established criteria
 - > Clearly defined outcomes
 - > Opportunities for public involvement





Which Criteria Are Important to You?



December 4, 2014

Use the dots provided to pick your top three(3). 

Public Involvement

> Engage the community in a collaborative and proactive process.

Property Owner Participation

> Property owners are engaged in the process.

Impactful Projects

> Select projects that will have a broad and lasting impact on the other nearby properties and areas as well as the downtown are encouraged.

Timeliness

> Results can be seen in the near future.

Return on Investment

> Use our limited resources to achieve long-term benefits.

Partnerships

> Between the City, property owners, and the community.

High Quality Design

> Create well designed projects that are sensitive to their surroundings.

Implements the Comprehensive Plan

- > Select projects that...
- address the waterfront as a priceless asset.
- increase downtown commercial vitality.
- enhance public spaces.
- include public art.
- include residential development.
- enhance landscaping and/or
- cater to a regional market.



Relationship to Downtown Plan



Comprehensive Plan

- High Level Vision & Policies
- City-wide
- Contains Vision for Downtown
- Policy to Create Downtown Plan

Community Renewal Plan

- Action Plan for Redevelopment
- Focused on Specific Parcels
- Partnership on Specific Projects

Downtown Plan

- Strategic Plan & Implementation Guide
- Focused on Downtown Area
- January 2015 - June 2016





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What Projects Are Needed?



Thank You

