

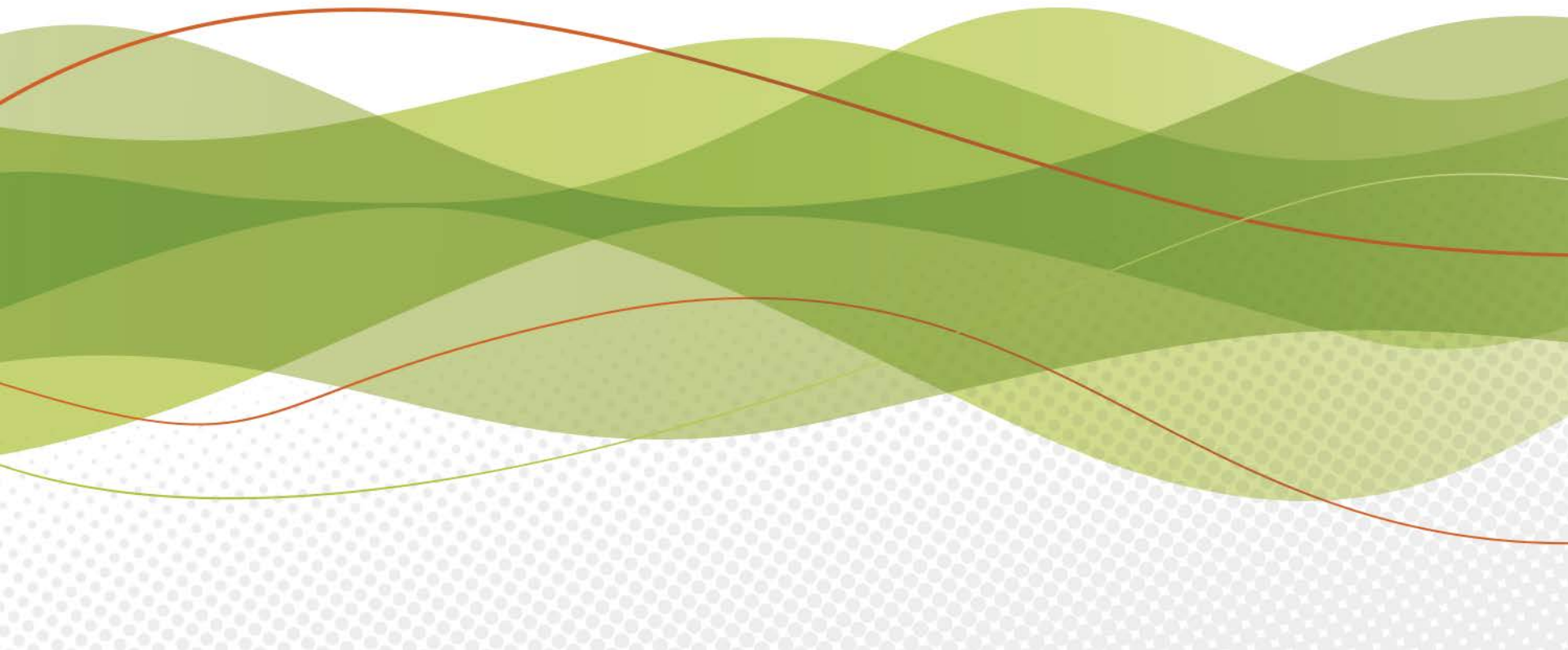


MAUL
FOSTER
ALONG!

Planning Tools for Redevelopment

“Using a Planned Action EIS and Integrated Planning Grants to Address Environmental Issues Early in the Development Process”

Jim Darling and Michael Stringer



Bellingham Waterfront



Washougal Waterfront



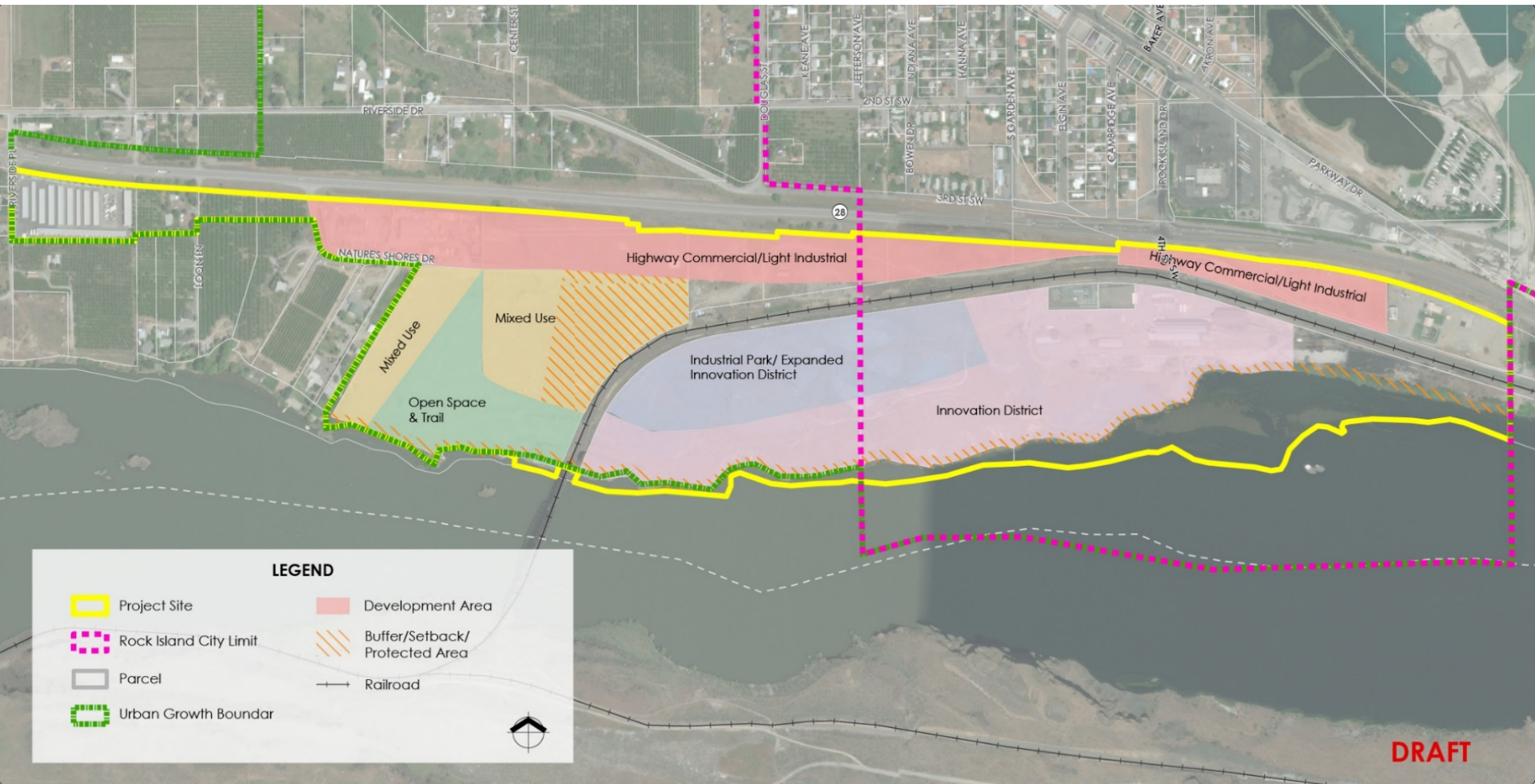
Former Carnation Plant, Sunnyside



Former Northern State Hospital



Port of Douglas County





Topics

- Port role in redeveloping challenging properties
- Tools to support redevelopment
 - Integrated Planning Grant
 - Planned Action EIS
- Bringing it together



Public Policy Case

- Private market unwilling or unable to invest
 - Environmental concerns
 - Market demand
 - Infrastructure insufficient
 - Regulatory barriers





Port Role

- Position property for redevelopment
 - Reduce uncertainty
 - Provide infrastructure
 - Obtain entitlements
- Public investment at front end
- Planning and feasibility analysis to make ready for market





Topics

- Integrated Planning Grant
- Planned Action EIS





Integrated Planning Grants

Benefit

- Economic development
- Environmental cleanup and restoration
- Community development





Integrated Planning Grants

What it is

- Plan for acquiring and redeveloping brownfield sites
 - Environmental studies
 - Planning
- Up to \$200k for single site
- Up to \$300k for multiple sites
- No match required





Integrated Planning Grants

Eligible uses

- Environmental site assessments
- Land use and site planning
- Natural resource and cultural resource assessments
- Community involvement
- Building and infrastructure assessments





Planned Action EIS

Benefit

- Serves community *and* attracts developers
- Increased certainty for community and developers
- Expedited review and permitting
- Reduced up-front cost for developers





Planned Action EIS

What it is

- Upfront review before specific permit applications are submitted
- Early public input to shape decisions
- Broad analysis of key issues
- Establishes framework for expedited permitting of future proposed projects





Planned Action EIS

Subarea Plan

- Physical
- Market
- Infrastructure
- Regulatory
- Conceptual Plan Alternatives
- Feasibility Analysis
- Preferred Plan
- Land Use Policies
- Capital Improvements

Existing
Conditions
Assessment

Conceptual
Plan
Alternatives

Final Plan

Environmental Review

Scoping

- Identify Issues of Concern

- Draft Environmental Impact Statement

- Final Environmental Impact Statement
- Planned Action Ordinance





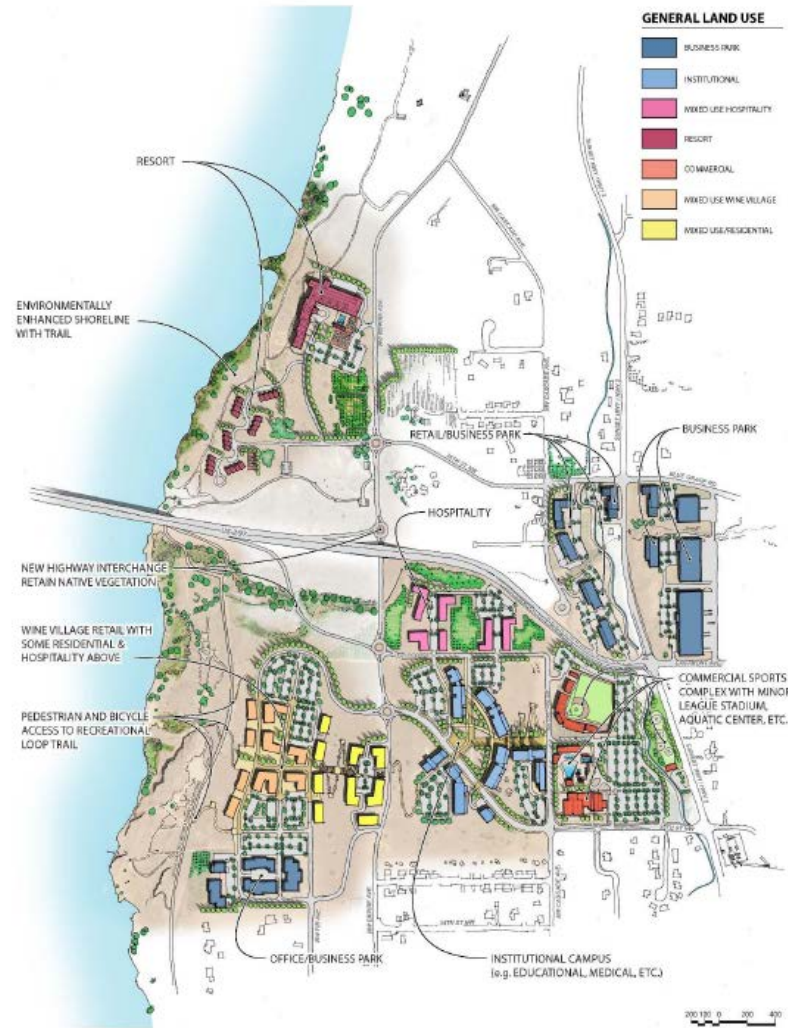
Planned Action EIS

Katerra Cross-laminated Timber Factory



Planned Action EIS

Wenatchee North End





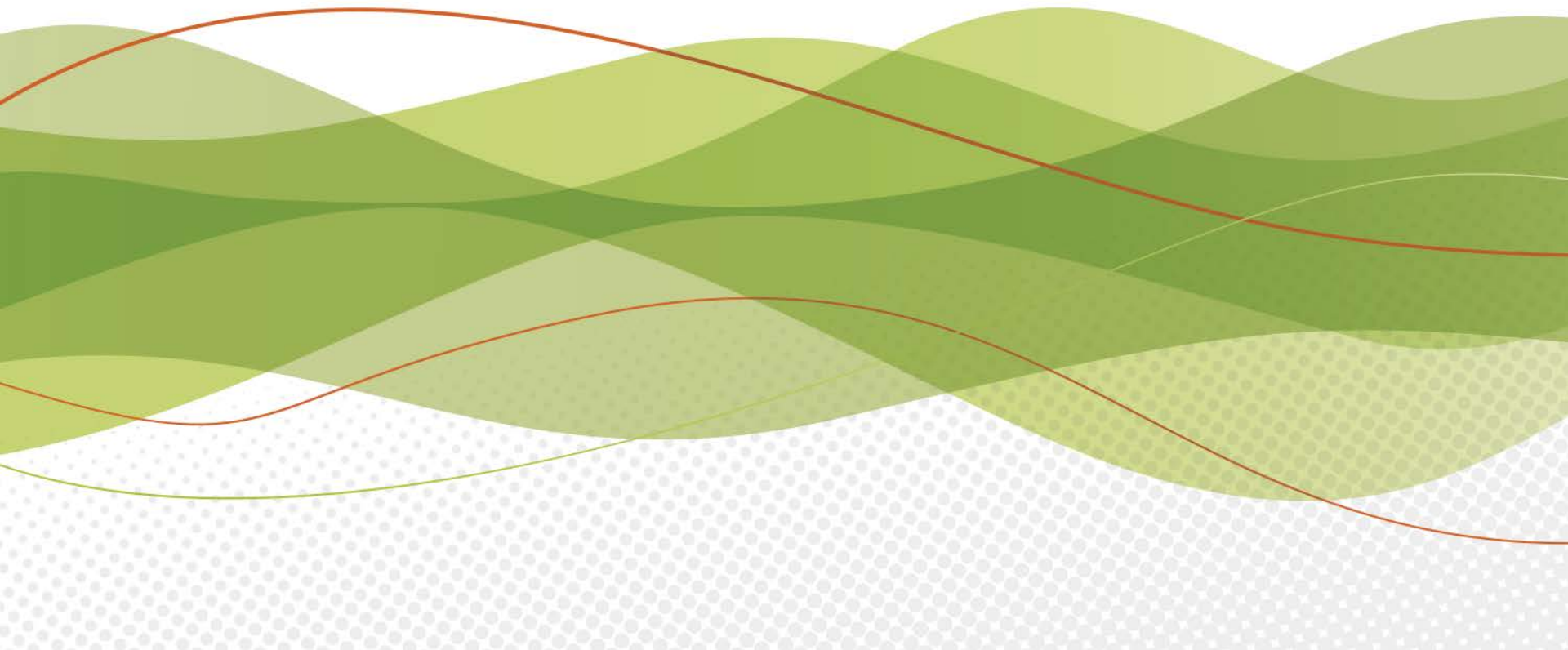
Planned Action EIS

Bellingham Waterfront





Case Examples: IPG and EIS



Former Northern State Hospital



- Sedro-Woolley, Skagit County
- 225 Acres
- Hospital Operations – 1912-1973
- 60+ Buildings (550,000+ sq. ft.)
- National Historic Registry





SWIFT Center



SWIFT Center





Former Northern State Hospital

What future uses do you think are best for this site?

Text 251201 and your response to 22333,
or...



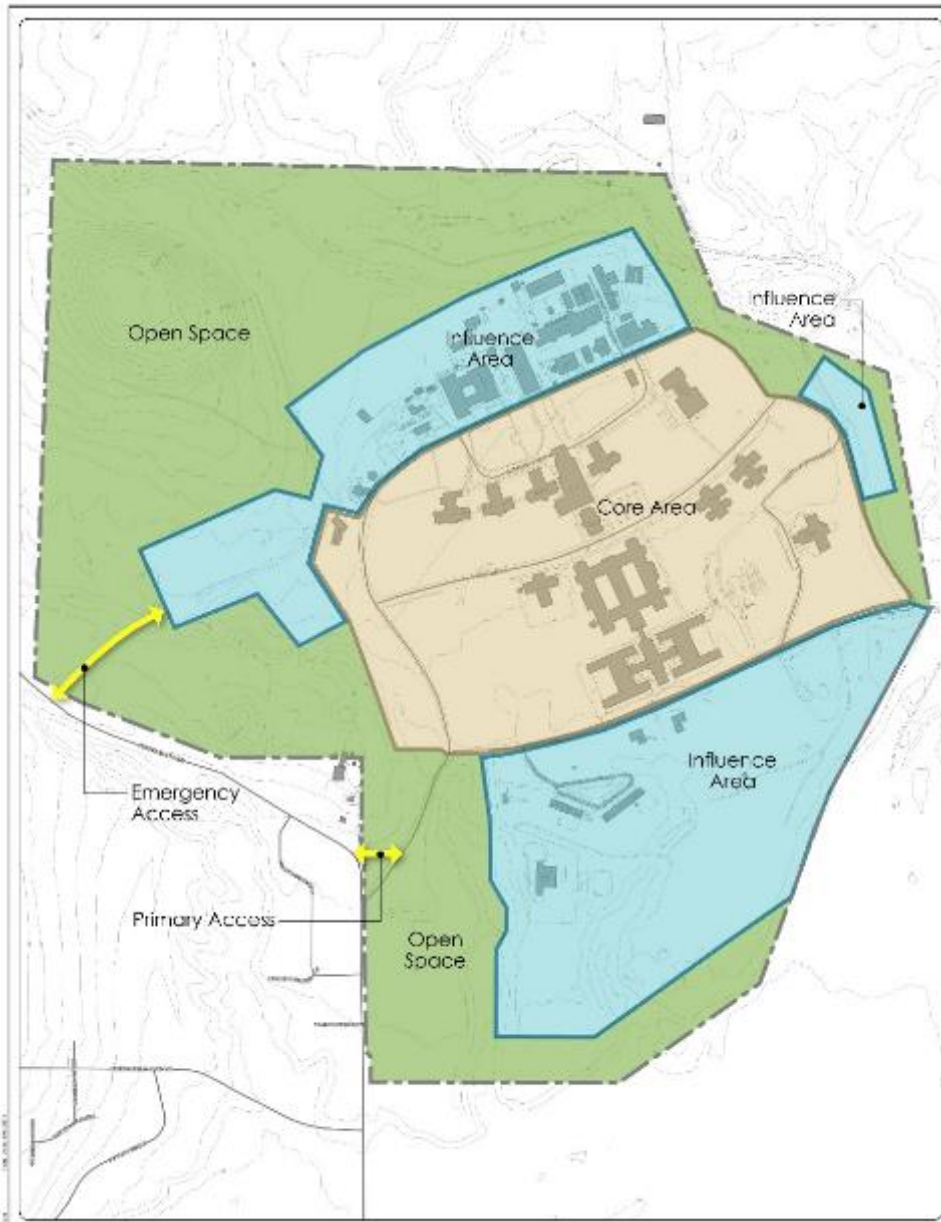
SWIFT Center - Benefits

FUTURE USE	ECONOMIC			COMMUNITY			ENVIRONMENT	
	Jobs	Taxes	Multiplier Effect	Heritage	Access	Compatibility	Natural Resources	Remediation
LEVEREAGED EXISTING USES	Yellow	Brown	Brown	Yellow	Brown	Light Green	Light Green	Light Green
EDUCATION / RESEARCH	Light Green	Brown	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
HOSPITALITY	Yellow	Light Green	Light Green	Light Green	Light Green	Yellow	Light Green	Light Green
COMMERCIAL	Light Green	Yellow	Light Green	Yellow	Yellow	Yellow	Yellow	Light Green
SPECIALTY RESIDENTIAL	Yellow	Yellow	Brown	Light Green	Yellow	Light Green	Light Green	Light Green
LIGHT INDUSTRIAL	Light Green	Yellow	Yellow	Brown	Yellow	Brown	Brown	Yellow

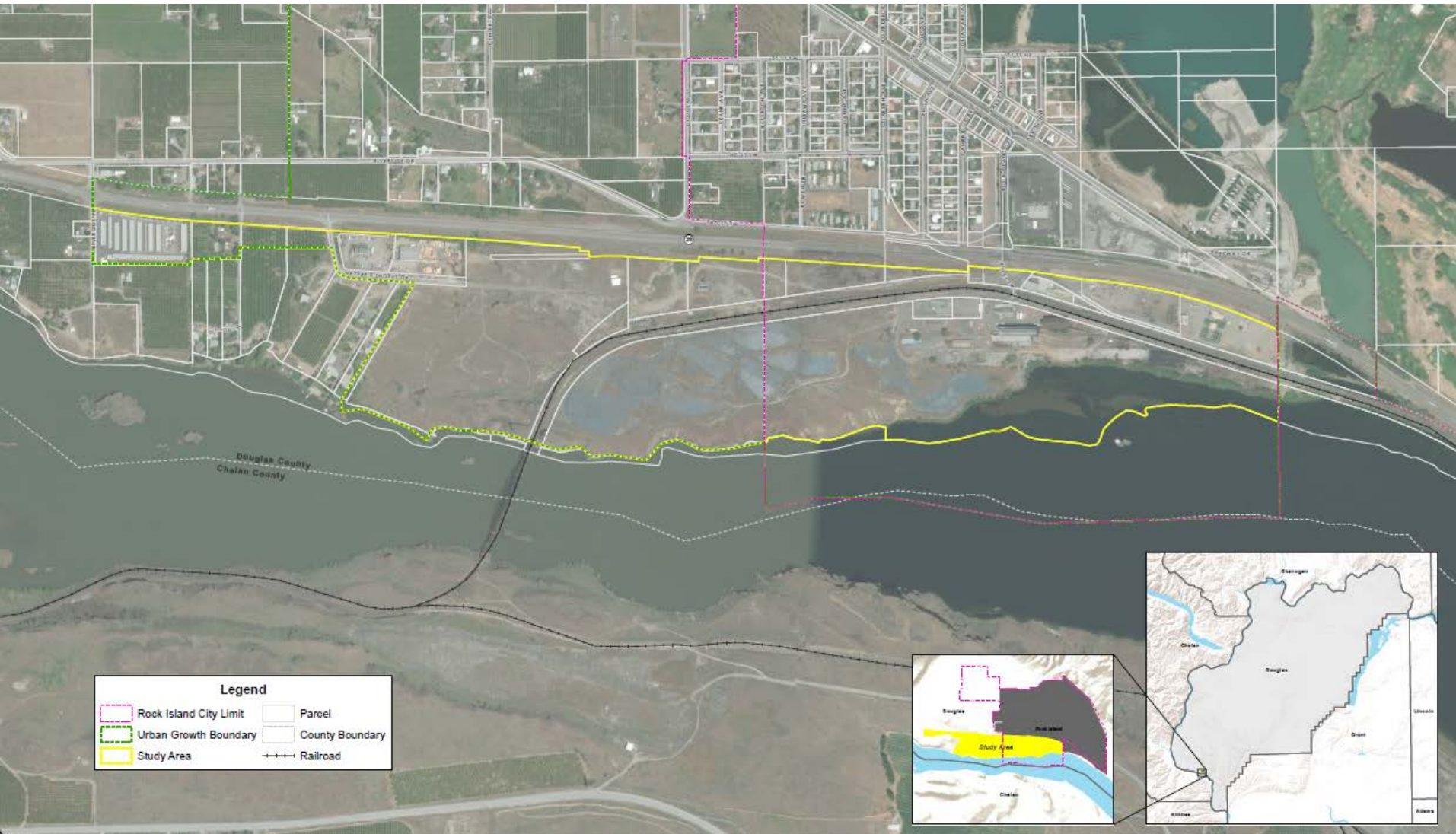
Former Northern State Hospital



Former Northern State Hospital



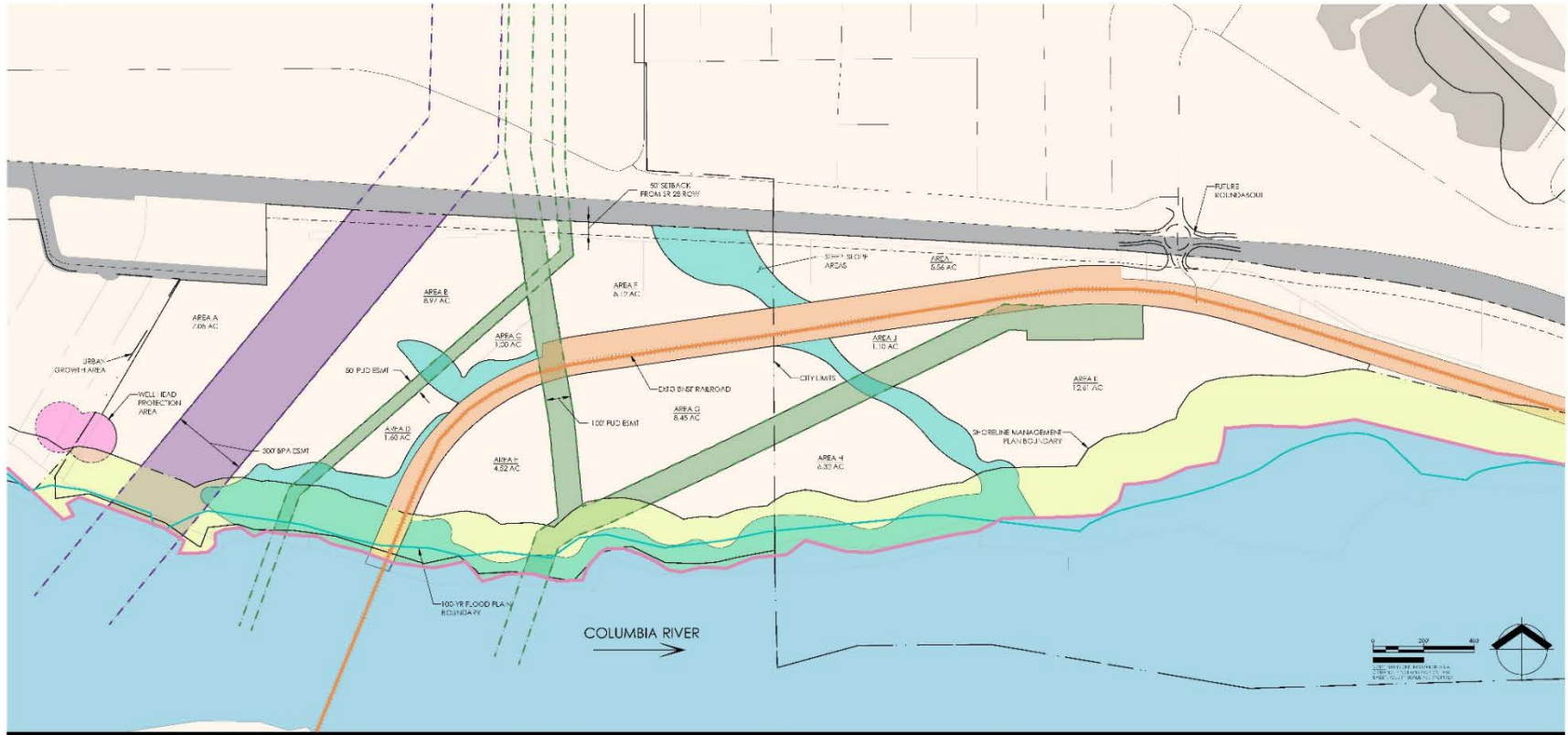
Rock Island Waterfront



Rock Island Waterfront



Rock Island Waterfront



LEGEND

- | | |
|--|---|
|  BPA EASEMENT |  BPA POWER LINE |
|  SHORELINE JURISDICTION |  PUD POWER LINE |
|  RAILROAD EASEMENT |  RAILROAD |
|  STEEP SLOPES |  100-YEAR FLOOD PLAIN |
|  PUD EASEMENTS |  APPROXIMATE PUD FLOOD LEVEL |
|  WELLHEAD PROTECTION AREA | |

LAND ENCUMBRANCES NOTES

- BPA EASEMENT RESTRICTIONS (10.93 AC): HEIGHT AND USE LIMITS
- PUD EASEMENT/PROPERTY RESTRICTION (11.13 AC): HEIGHT AND USE LIMITATIONS
- STEEP SLOPES (15.98 AC): GEOLOGICAL HAZARD AREA, DEVELOPMENT HAZARD MUST BE MITIGATED
- SHORELINE MANAGEMENT PLAN BOUNDARY (31.48 AC): PREFERENCE FOR WATER-DEPENDENT USE
- WELLHEAD PROTECTION AREA (0.54 AC): LIMITATIONS ON STORMWATER DISCHARGE
- 100-YR FLOOD PLAIN: NO FILL ALLOWED
- BNSF RAILROAD PROPERTY: AT-GRADE CROSSINGS DISCOURAGED AND LIMITED

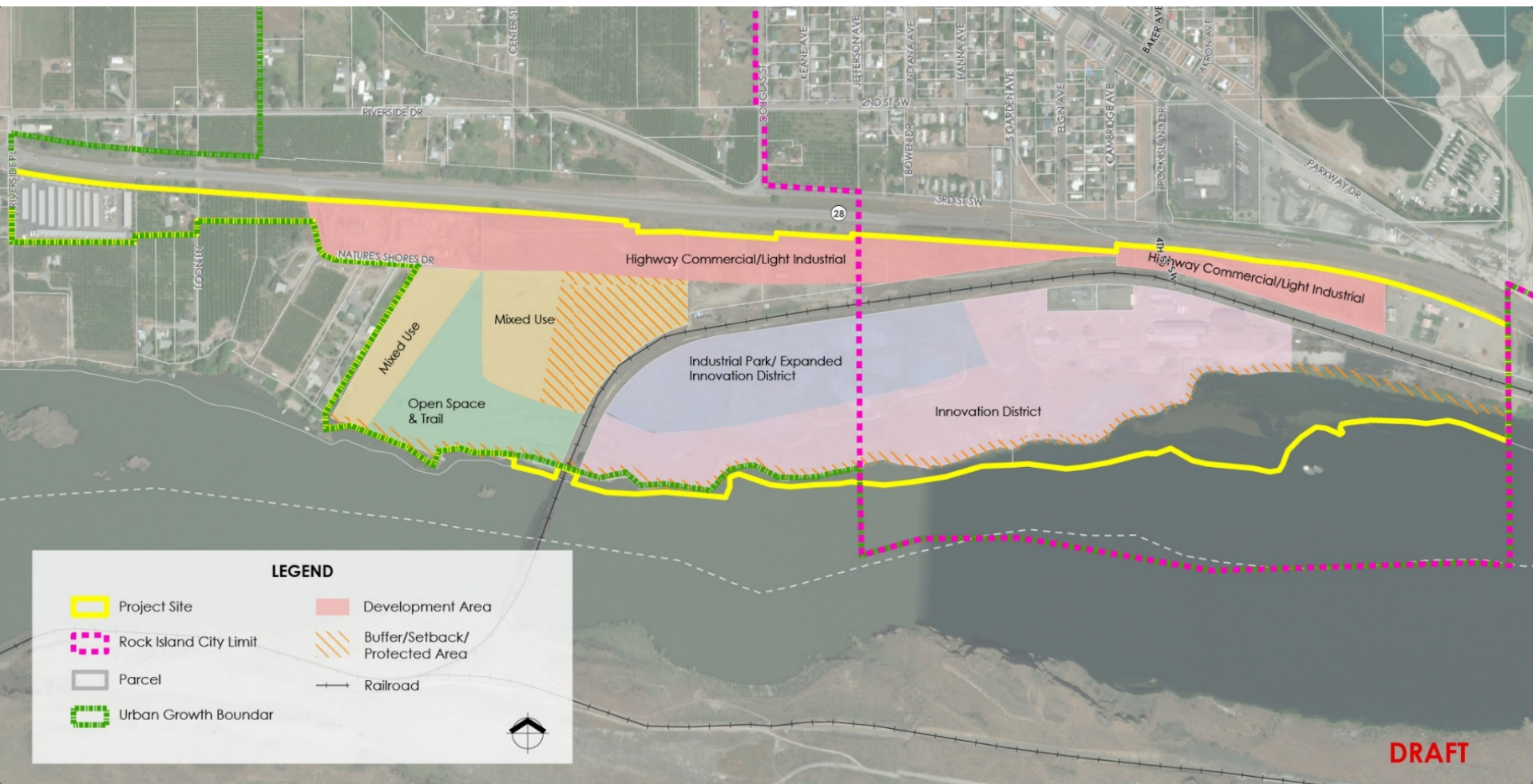
Rock Island Waterfront



Rock Island Waterfront



Rock Island Waterfront: Land Use





EIS Scoping

What issues would you be concerned about for this site?

Text 249652 and your response to 22333,
or...





Outcomes

- Administrative Review Process
 - Development Project Within Thresholds, SEPA Review Complete
- Mitigation measures – triggered by levels of development
 - SR 28 Intersection Improvements
 - Secondary Emergency Access
 - Procedures to Protect Cultural Resources
- Capital Improvement Plan – Financing for Improvements





Discussion

