



June 11, 2018

**REQUEST FOR LETTERS OF INTEREST
DOWNTOWN ENUMCLAW CENTRAL BUSINESS DISTRICT
MIXED-USE DEVELOPMENT**

Public property not needed for municipal purposes



Letters to be delivered in person or via email or US Mail:

*Enumclaw City Hall
1339 Griffin Avenue
Enumclaw, WA 98022*

*Contact: Chris Searcy, City Administrator
csearcy@ci.enumclaw.wa.us
Office: 360-615-5607*

Letters Due:

Friday, August 3, 2018 at 4:00 PM

Washington State Public Records Act (RCW 42.56) requires public agencies make public records available promptly for inspection unless they fall within Act exemptions. See Note Regarding Public Disclosure at the end of this document.

Enumclaw is Ready to Return to its Beginning

The City of Enumclaw was originally platted adjacent to the Northern Pacific Railroad in 1885 with the origin occurring at the intersection of Initial Avenue and Railroad Street. This point lies at the northeast corner of the city’s 1.4 acre public parking lot, an entire city block. The westerly boundary of this block is Cole Street, Enumclaw’s “main street” and historic core of its Central Business District (CBD). The City believes the time is right for private investment in the CBD to bring housing and a sense of place to the City’s center.

Invitation

The City is seeking interest from experienced developers, companies, teams or end users interested in purchasing or ground leasing, and redeveloping the property described below, into a multi-story mixed-use development with associated improvements to create a public gathering area. This public area would include certain improvements such as a plaza, pavilion, water feature and public art.



Example of Mixed-Use Development

Location

The City of Enumclaw is distinctively located in southeast King County on the greater Enumclaw Plateau. The City and its urban growth area are surrounded by rural unincorporated King County, designated as Agricultural to the south, west and north of the City and as Forest Production to the east. Travel to Seattle is approximately 40 miles to the northwest while Tacoma lies 26 miles to the west. Three state highways (164,169 & 410) converge in the City.

Enumclaw is a “Gateway” to Mt. Rainier National Park, specifically the Sunrise and Stevens Canyon entrances. Enumclaw also serves as a portal to other outdoor recreation attractions to the east such as Crystal Mountain Resort and the Mt. Baker-Snoqualmie National Forest.

Demographics

The City’s current footprint is 5.1 square miles with another 1.1 sq. miles lying within the City’s Urban Growth Area to be annexed in the future to accommodate growth. The population has grown in spurts over the years:

Census Year	Population
1970	4,703
1980	5,427
1990	7,227
2000	11,116
2010	10,669
2017 (est)	11,450

The City has planned to accommodate a 2035 population of 14,376 although the City has adequate land area, water and wastewater capacity for significantly more.

The City's median age has increased from 35.1 in 2000 to 38.9 in 2010 and with nearly 15% of its population over the age of 65, is older than the state (12%) and county (11%) medians. Offsetting this is an increasing population of Young Adults (20-34) and Work Force (35-64) to a total of 58%.

According to Zillow, for April 2018 the median home value for sale in Enumclaw was \$342,300.

An economic development task force assembled in 2012 developed the *Enumclaw Strategic Plan for Economic Development*. One of the strategies was Downtown Revitalization, encouraging the City to explore opportunities to redevelop underutilized City owned property in the downtown core, and consider developing an attractive downtown gathering space, additional retail and high quality residential housing.

Comprehensive Plan & Zoning

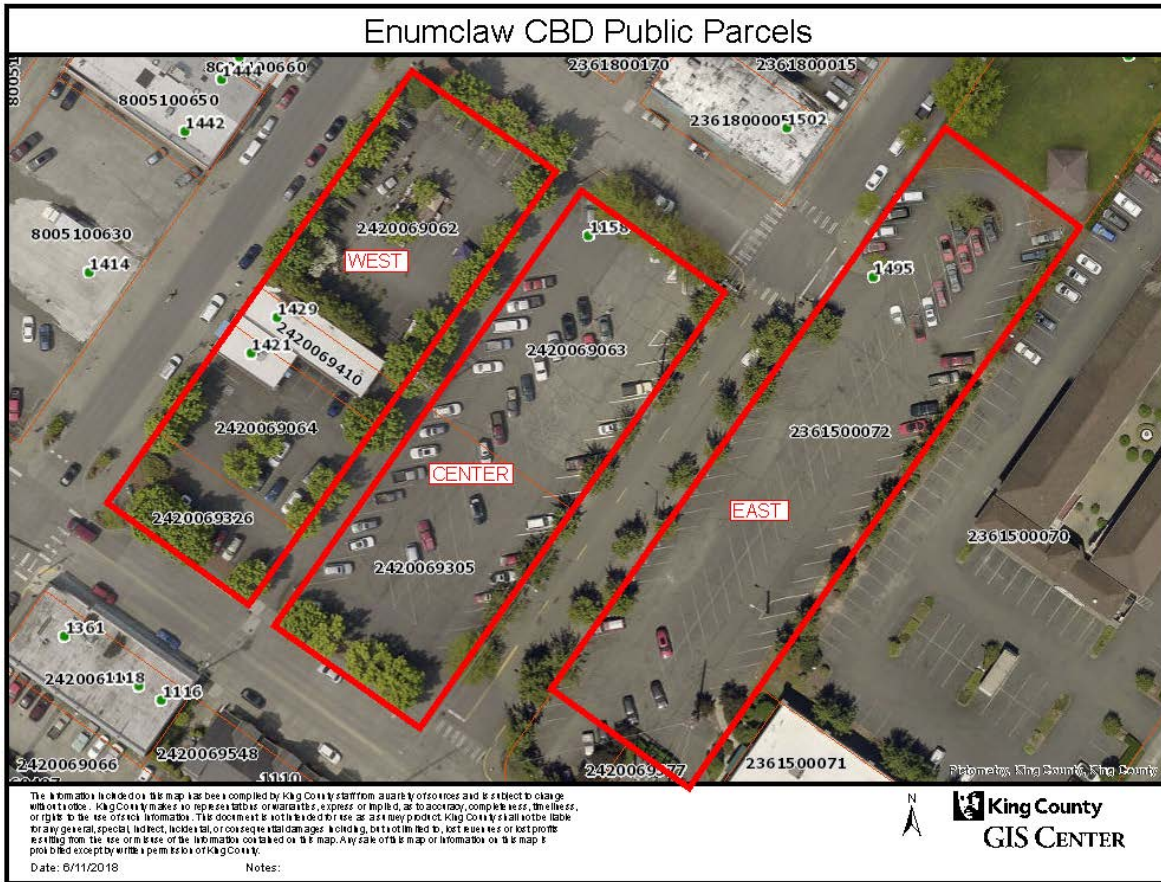
The site currently has a Public land use designation and zoning but is surrounded by Commercial land use and either HCB or CB-2 zoning. Additionally, the site is surrounded by the Mixed Use Overlay District. The purpose and intent of the Mixed Use Overlay District is set forth in EMC Chapter 19.38 but can be summarized to:

- To help implement the vision of the City of Enumclaw's comprehensive plan;
- To promote development within the city's central business district mixed use overlay zone that is compatible with the historic character and pedestrian orientation of Enumclaw, encouraging and requiring commercial development that enables the safe circulation of pedestrians with minimal vehicle/pedestrian conflicts, and provides a regional design that invites the pedestrian into ground floor commercial establishments;
- To promote a distinct community and sense of place that strengthen the mixed use districts as commercial service destinations for Enumclaw's residents and visitors;
- To provide clear directions to public and private decision makers regarding the city's property development expectations;
- To require building design that is compatible with adopted requirements, while allowing design professionals guidance that is flexible and encourages creative solutions; and
- To implement the recommendations of the city's downtown enhancement action plan.

The City intends to amend its Comprehensive Plan to designate the site as Commercial and within the Mixed Use Overlay District. The privately developed portions of the site are intended to be rezoned to CB-2.

The Property

The Property consists of seven parcels located over three half-blocks (see attached Exhibit A).



Parcels 2420069326, 2420069064, 2420069410 and 2420069062 comprise the West block. The total area is 30,000 square feet. All parcels are currently accessed via a public alley lying between Cole Street and Railroad Street.

- Parcel 9326 is a portion of a public parking lot at the intersection of Cole Street and Stevenson Avenue. A public drinking fountain project is currently proposed for the southwesterly corner of this parcel that is currently paved with a bench.
- Parcel 9064 has a one-story masonry building that currently houses the Enumclaw Area Chamber of Commerce (1421 Cole Street) and a portion of public parking lot.
- Parcel 9410 has a one-story masonry building that currently houses Arts Alive! (1429 Cole Street).
- Parcel 9062 is a public parking lot at the intersection of Cole Street and Initial Avenue. It also includes a public restroom, a bronze sculpture “The Foal” and a Sequoia tree that is decorated for the Christmas season.

Parcels 2420069063 and 2420069305 comprise the Center block. The total area is 30,000 square feet and the current use is for public parking. The parcels are currently accessed either via a public alley lying between Cole Street and Railroad Street or by a driveway entrance off Railroad.

Parcel 2361500072 is the East block and is currently a public parking lot accessed from driveways on Stevenson and Railroad. The available area is approximately 40,000 square feet and is bounded by Rotary Centennial Park on the north and a hotel on the east.

The City expects that a lot line adjustment would be necessary to delineate the limits of the mixed use development, public parking lot and public gathering space.

The Project

The City's vision for this Project is to redevelop the Property to include three basic elements:

1. Public Plaza & Pavilion
2. Public Parking
3. Mixed-use Building(s)

The configuration of these elements requires some expertise from the private development community to determine the orientation of residential units to achieve the optimum market value and synergy with the public spaces.

The multi-story mixed-use development must be consistent with the scale and character of Enumclaw's historic downtown along Cole Street while development along Railroad Street could maximize density under the Mixed Use Overlay provisions. The development would provide commercial tenant space on the ground floor with owner-occupied housing units on the floors above. The City will consider a reasonable rental cap provision to allow some flexibility for unit owners. An anchor commercial tenant is desirable. An alternative concept could be a boutique hotel¹ with commercial tenant space on the ground floor.

The construction of the public improvements could be jointly accomplished, some privately, and the remainder by the City, or entirely by the City.

This Project would provide a retail connection along Cole Street while creating a public plaza to draw in both residents and tourists for events and enhance commerce in the CBD. Housing is in walking proximity to numerous quality food and drink establishment as well as groceries and household supplies. A hotel alternative has the same advantages for outdoor recreationists visiting Mt. Rainier National Park or Crystal Mountain Resort.

¹ Hotel is a conditional use within the CB-2 zone.

City Goals & Objectives

The City would like to hear from interested developers who can demonstrate their ability to address important City goals through the development of this property. Project goals include:

- Stimulate the type of development and community enhancement envisioned in the City's Comprehensive Plan
- Create a strong sense of place in public gathering spaces in the Central Business District
- Generate long-term economic benefit to the City

Submittal Requirements

The City requests that interested parties provide a letter of interest that describes their firm or partnership and some brief examples of successful urban development projects.

Engagement Process

Letters received will be reviewed and it is the City's intent to schedule in-person meetings to begin an informal discussion of the Project and how the three elements may be accomplished. These discussions are anticipated to ultimately result in a public-private development agreement.

Discretion, Authority & Disclaimer

- The City is not responsible for the cost of the preparation of a letter of interest.
- The City retains the right to modify the CBD redevelopment plan by adding or deleting requirements to support the City's desired goals and objectives.
- The City's primary responsibility is to ensure the proper application of land use regulations and development codes. The City is not obligated to consider proposals that would necessitate changing the City's Comprehensive Plan and/or Municipal Code other than as described herein.

Key Contacts

- City Administrator – Chris Searcy
Office: (360) 615-5607
Email: csearcy@ci.enumclaw.wa.us
- Community Development Director – Chris Pasinetti
Office: (360) 615-5726
Email: cpasinetti@ci.enumclaw.wa.us
- City Attorney – Mike Reynolds
Office: (360) 802-3888
Email: mjr@reynoldsburton.com

Document Requests

To request a hard copy of any documents, please contact the Enumclaw City Clerk's Office Public Records Request: mburwell@ci.enumclaw.wa.us or by calling 360-615-5608. Please reference this solicitation of interest when requesting. Copy fees will apply upon collection of copies.

A Note Regarding Records Disclosure

The Washington State Public Records Act (RCW 42.56) requires public agencies in Washington to promptly make public records available for inspection and copying unless they fall within the specified exemptions contained in the Act. Submittals received under this RFP shall be considered public records. Subject to the paragraph immediately below, submittals will be available for inspection and copying by the public upon the conclusion of the selection process.

If a submitter considers any portion of the concept to be protected under the law, the submitter shall clearly identify on the page(s) affected such words as "CONFIDENTIAL, PROPRIETARY or BUSINESS SECRET." The submitter shall also identify the affected page numbers(s) and location(s) of any material to be considered as confidential (attach additional sheets as necessary).

If a request is made for disclosure of such portion, the City will determine whether the material should be made available under the law. If the material is not exempt from public records law and is marked by the applicant as confidential, the City will notify the submitter of the request and allow the submitter ten (10) days to take whatever action it deems necessary to protect its interests. If the submitter fails or neglects to take such action within said period, the City will release the portion of the submittal deemed subject to disclosure. By submitting a concept, the submitter assents to the procedure outlined in this paragraph and shall have no claim against the City on account of actions taken under this procedure.

DISCLAIMER: THE INFORMATION IN THIS HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES AS GENERAL REFERENCE AND GUIDANCE FOR POTENTIALLY INTERESTED PARTIES. IT IS EACH PARTIES RESPONSIBILITY TO PERFORM ITS OWN REVIEW AND DUE DILIGENCE WITH RESPECT TO FACTS AND THE APPLICATION OF LAW.

EXHIBIT A

Enumclaw CBD Public Parcels



Pictometry, King County, King County

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Date: 6/11/2018

Notes:



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GIS CENTER