

ECONorthwest

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August 24, 2011

Keith Stahley
Community Planning & Development Director
City of Olympia
601 4th Ave
Olympia, WA 98501

RE: RFQ for Downtown Redevelopment Consulting Services

Dear Mr. Stahley,

ECONorthwest (ECO) is pleased to submit the attached proposal responding to the Request for Qualifications from the City of Olympia for Downtown Redevelopment Consulting Services. We are excited to work with the City to develop and help implement a Community Renewal Area in Olympia. We are familiar with Downtown Olympia, having completed past projects for the City, including the Transportation Mobility Strategy in 2009. We have assembled a team with the creativity, flexibility, and professional experience to perform the required tasks. Our team has designed a work plan that will provide the City with a Community Renewal Plan and Report that embodies the community vision, garners public support, and helps transform downtown into a more vibrant, resilient urban environment

QUALIFICATIONS

For this project, ECONorthwest (ECO) is partnering with Washington-based BERK and Mithun Architects. This team of urban redevelopment experts is qualified to create a strategic and localized Community Renewal Plan for the City of Olympia. Qualifications for all ECO team members, including the expertise of key personnel, are provided below.

ECONorthwest

ECONorthwest specializes in the application of economic and financial principles and methods to the evaluation of public policies and investments. Incorporated in 1974, ECO has completed more than 2,500 projects for public and private clients. ECO has a staff of approximately 40 people, about half of whom have advanced degrees and decades of work experience in economics, planning, development, finance, and public policy. Fields in which ECO has considerable project experience include:

Development	Planning	Market Analysis
Downtown Development	Regional Planning	Real Estate Analysis
Public-Private Partnerships	Land-Use Planning	Developer Negotiations
Economic Development	Comprehensive Plans	Financial Feasibility
Urban Renewal	Transportation / Land Use Connection	Site Selection
Sustainable Development	Community Visioning	Economic Forecasting

One of ECO's strengths is the management of large, interdisciplinary planning and development projects. We pay attention to details (products, schedule, budget) and communication, understand the role of technical analysis in a political decision-making process, and communicate complicated ideas in a clear and concise manner.

BERK

BERK brings a unique blend of expertise in assisting communities in Washington navigate complex issues related to downtown redevelopment effectively including: infrastructure funding strategies, planning and redevelopment, and facilitation and community outreach. BERK has extensive experience providing technical support that results in expanded funding opportunities. BERK's Sustainable Communities planning practice is focused on helping local governments identify enduring and balanced ways to deliver services that meet community expectations, all within a complex legal environment and

an increasingly constrained fiscal landscape. A key element of any significant revitalization effort is a successful community outreach and engagement process. BERK offers expert facilitation, process design, and communications capabilities to ensure these efforts are in alignment with community goals.

Mithun

Founded in 1949, Mithun is a national leader in planning, urban design, architecture, landscape architecture, and interior design services—a multidisciplinary approach that unites human and natural systems within the built environment. With offices in Seattle and San Francisco, Mithun brings experience with public and private clients in redevelopment planning, sub-area planning, geographic information systems (GIS) planning and visualization, urban design guidelines, policy toolkits, and projects with a strong community involvement component. The team proposed for this project includes experts in land use planning, urban design, architecture, landscape architecture, green infrastructure, low-impact development, urban ecological systems, and visualization.

APPROACH

At ECONorthwest, we approach all redevelopment projects with a focus on implementation. An exciting community vision that stems from engaged stakeholders, and detailed technical analysis are important, but if the end result is a plan that sits on a shelf for a decade gathering dust, then it has fallen short of its potential.. In Washington, community renewal areas (CRAs) are an important tool that can be used with other redevelopment strategies and funding sources to support implementation of local redevelopment plans.

Cities and counties in Washington State are able to use CRAs, as authorized by RCW 35.81, in an effort to revive blighted areas as well as prevent further blight due to economic hardships. The

implementation of a CRA is meant to alleviate unemployment and poverty, and to encourage public and private investment within the CRA for redevelopment purposes.

Our analysis would begin with an evaluation of the benefits and constraints of creating a CRA in Downtown Olympia. This task would result in a concise report that describes how the CRA program works, what types of projects it may help secure funding for, and what are the program's limitations. This report would be targeted at both public officials and the general public, and would be written in a concise and direct fashion, without using technical jargon.

The next step in our analysis would be to create a CRA Plan. This plan would rely heavily on input from key stakeholders and the general public. We recommend the City host a public open-house early in the process to help clarify goals and expectations, and educate the public on what CRAs are and how they work. Key personnel from the ECO Team would assist the City in establishing a Community Advisory Committee (CAC) comprised of local property owners, residents and representatives of affected businesses. The ECO Team would facilitate CAC meetings, soliciting input on appropriate boundaries for a CRA, prioritizing projects and programs to alleviate blight within the CRA, and other issues required to be addressed in the CRA plan.

A key component of creating the CRA is identifying blight. The ECO Team would analyze socio-demographic trends in the Area, including unemployment, and household income, as well as real estate trends such as improvement-to-land-value ratios (I:L), vacancy rates, and floor-to-area (FAR) ratios. Using these data, ECO would help the City determine to what extent Downtown Olympia suffers from blight, and which areas of Downtown are most crucial to include in the proposed CRA.

After determining blight and identifying boundaries for the proposed CRA, the ECO Team would work with City staff and the Community Advisory Committee to identify specific actions that the City could take to alleviate blight in the CRA and spur private redevelopment and investment in the Area.

We recommend that the City host another public open house to solicit input from the broader community on project priorities for the Downtown area. Specific projects could include property to be acquired, buildings to demolish/redevelop, public improvements to spur private investment, and other programs for the purpose of creating or retaining jobs in the Area. For key properties that are identified as potential sites for new development, the ECO Team would provide preliminary design concepts to show what future redevelopment on the site would look like. These visualizations will help the community understand the power of a Community Renewal Area to transform Downtown Olympia into a more vibrant, urban community.

To ensure that projects identified in the Plan can be implemented, the ECO Team would work with market data and City staff to provide preliminary project pro formas to illustrate economic viability of the conceptual projects in the Plan, and forecast future tax revenues that could be generated through redevelopment of the Area. Realizing that many projects would not pencil out through private resources alone, we would examine a broad range of financing tools that could help to spur new development in Downtown Olympia, including State and Federal grants, Local Improvement Districts, Section 108 loans, EB5 foreign investments, sole-source Impact Fees, and various tax credits and abatements.

Our Team would also review local land-use codes and other regulations to ensure they can enable the proposed redevelopment called for in the CRA Plan. Where appropriate, we would recommend changes to local land-use regulations to better facilitate the desired redevelopment. During this analysis, we would make sure to be consistent with other City planning efforts, such as an update of the City's comprehensive plan (though we understand the City's comprehensive plan update may be on a longer schedule than the CRA Plan).

Ultimately we would produce a CRA Plan that has broad-based support from the community, and achieves the City's vision for a better Downtown. Members of our team have extensive experience with

similar communities in Washington, and are familiar with Washington's CRA program. We believe our multi-disciplinary team has all of the necessary skills to produce a realistic and implementable CRA Plan for Downtown Olympia, and to complete the work in the desired time frame.

TIMELINE AND BUDGET

ECONorthwest proposes to accomplish all tasks outlined in the RFP for a cost not-to-exceed \$80,000. The ECO Team would like to meet with City staff and discuss a timeline that will deliver a high-quality final product on a schedule that meets all key milestones for the City. Typically, projects of a similar scope and magnitude require a timeline of five to six months. We understand that the City desires a final product to be completed by December 6, 2011 (approximately 3 months from when the successful consultant team will be selected). If the December 6th deadline is critical for the City, our staff have the expertise and availability to complete this project at a pace that meets the City's deadline.

AVAILABILITY TO COMPLETE THE REQUESTED SERVICES

The ECONorthwest Team has the time and resources to provide the services requested by the City of Olympia. We are confident that all team members will have sufficient availability to provide the City of Olympia with the attention and focus that this project deserves. Attached to this proposal are resumes for the key personnel who would work on this project, and references from previous clients of ECO and its subcontractors.

Sincerely,

Terry Moore
Vice President

Attachment A: **References and Similar Project Experience**

ECONORTHWEST

City of Hillsboro - Downtown Action Plan

For the City of Hillsboro, ECO worked with a multi-disciplinary team to create a vision and accompanying action plan for the future of downtown Hillsboro. ECO created a development strategy that reflects market realities, and created an Urban Renewal Plan that meets state statutory requirements and provides a funding source (tax increment financing) to implement the action plan. The Plan was successfully adopted by City Council, and will begin receiving TIF revenues in FY 2011-12. ECO has continued to work with the City of Hillsboro, creating a five-year spending plan for the urban renewal area, and helping to structure public-private partnerships for mixed-use development projects.

John Southgate, Economic Development Director
City of Hillsboro
503-681-6229
johnso@ci.hillsboro.or.us

City of Bothell – LIFT Application

For the City of Bothell, ECO estimated the economic and fiscal impacts of creating a Revenue Development Area. ECO conducted a market analysis to assess local demand for downtown commercial space and residential units, projected local and State sales and property tax revenues from new development, and estimated the impacts of the new development on existing businesses and downtown low-income residents. ECO's analysis supported the City's application for Washington's Local Infrastructure Financing Tool (LIFT) to be awarded funding from the state. The City of Bothell was awarded the full amount it requested from the state.

Terrie Battuello, Economic Development Manager
City of Bothell
425-486-3256
terrie.battuello@ci.bothell.wa.us

BERK

City of Puyallup: Cultivating Puyallup – Preserving our Heritage, Building Prosperity

BERK is working with the City of Puyallup to promote economic development and downtown revitalization, by bringing together a Transfer of Development Rights (TDR) initiative with the “planned action” authority provided under the State Environmental Policy Act (SEPA). The combination of these two tools, designed to preserve sensitive lands and attract and encourage investment in urban areas, is an innovative use of land use programs in Washington State. This project brings together two significant tools - planned actions and TDR - in a unique fashion to serve the interests and objectives of the City and the region. The successful application of these tools in Puyallup will serve as a model for economic development, resource protection, and regional growth management throughout Puget Sound and Washington State.

Tim Parham, Planner
City of Puyallup
206-971-3288
tparham@psrc.org (now at PSRC)

City of Woodland – Transportation Benefit District Formation Study.

For the city of Woodland, BERK evaluated the creation of a transportation benefit district (TBD), including different TBD boundary and revenue options. The key objective of the TBD analysis is to inform the discussion around potential TBD boundary and revenue configurations and key policy choices the City has. In addition to the analytical piece, BERK will support the City in crafting the necessary enabling ordinance(s). BERK is also creating and supporting the City's TBD public outreach strategy that will include creation of communication materials and the hosting of public meetings.

Mari Ripp, Clerk/Treasurer
City of Woodland
360-225-8281
rippm@ci.woodland.wa.us

MITHUN

South Lincoln Redevelopment Master Plan

For the Denver Housing Authority, Mithun developed a master plan for a 15-acre public housing site, located in a diverse and historic community, adjacent to Downtown Denver. The resulting master plan represents the most innovative approaches to integrate district-wide green infrastructure, renewable energy, and healthy community planning to create a comprehensive mixed-income neighborhood. The master plan has attracted over \$33 million in federal redevelopment funds in less than two years, and the project is moving into the next stages of implementation.

Chris Parr, Director of Development
Denver Housing Authority
720-932-3153
cparr@denverhousing.org

Sunset Area Community Investment Strategy and Planned Action EIS

For the City of Renton, Mithun completed the Sunset Area Community Investment Strategy (CIS) for a 140-acre subarea of the Renton Highlands with a blueprint coordinating and phasing public investments to leverage mixed-income housing redevelopment, roadway improvements, pedestrian facilities and a district stormwater strategy. Following the CIS, Mithun helped the City implement a combined NEPA/SEPA Planned Action EIS.

Alex Pietsch, Administrator
City of Renton
425-430-6592
apietsch@rentonwa.gov

ABRAHAM K. FARKAS

Ph.D. American Studies - University of Minnesota
M.A. American Studies - Purdue University
B.A. Political Science - Purdue University

Abe Farkas is the development services director with ECONorthwest. Farkas has over three decades of experience in structuring successful public-private partnerships that have improved urban neighborhoods, downtowns, business districts, and university environments. Farkas is the former Development Director for the Portland Development Commission; Planning and Development Director for the City of Eugene, OR; Economic Development Manager for the City of Seattle; Director of Community Development and Planning for the City of Fort Wayne, IN; and Assistant Professor of Housing and Public Policy at the University of Tennessee. Most recently Farkas was President of the Farkas Group, a development services company in Portland, OR. Numerous public-private partnerships projects which Farkas helped structure have been mixed-use developments, transit-oriented, achieved LEED certification (silver to platinum) for sustainability, and were recipients of regional or national awards.

Professionally Related Work

Public & Private Partnerships

- Assisting the Portland Public School district with disposition and redevelopment of a former inner-city high school building and site. The school building will likely be converted to mixed-income housing.
- Assisted a private developer in Bozeman, MT, in structuring a development agreement with the city for a sustainable, mixed-use, mixed-income 106-acre development project. Following completion of design and engineering work the project was terminated by the developer due to family financial issues.
- For the City of Portland, OR negotiated numerous development agreements to establish public-private partnerships for projects including mixed-use buildings, affordable and mixed-income housing, retail complexes, historic rehabs, alternative transportation systems and institutional buildings. Projects include: Museum Place, The Brewery Blocks, Fremont Place, Children's Receiving Center, Station Place, The Meier and Frank Block, Portland Streetcar, Portland Aerial Tram.
- For the City of Portland, OR led in creating a partnership among Portland State University, the Portland Development Commission, and the private sector that resulted in construction of a new sustainable residence hall, an urban plaza, development of a new engineering building, and acquisition of facilities that will be redeveloped for mixed-use campus needs.
- For a private business, structured multi-layered public-private financing for the sustainable rehabilitation of the historic Smith's Block on Portland's waterfront.

Strategic Planning

- For the Baton Rouge Redevelopment Agency, collaborated with a design firm to craft redevelopment strategies with prototype projects and financing options for five of the poorest neighborhoods in the parish.
- For the City of Tacoma, WA, created a development strategy for the Portland Avenue neighborhood on Tacoma's eastside. The strategy incorporated a vision for the neighborhood's future, and recommended specific steps that the City of Tacoma, property owners, businesses, and developers could take to achieve that vision.

- For the University of Oregon, completed a revitalization strategy for the Franklin Boulevard commercial corridor that incorporates a new basketball arena, mixed-use buildings for university and private sector with active ground floors, a recommendation for a new street to enhance connections between the university and the commercial corridor, and suggested partnership approaches to achieve these results.
- For Portland State University (PSU), prepared an Economic Development Strategy to guide the university's partnerships endeavors with public agencies and private business to enhance the regional economy. Assisted PSU and its contracted urban design firm in crafting a sustainable physical development strategy for future buildings on campus and within adjacent areas.
- For the Portland Development Commission, directed collaborative efforts for a range of development and planning strategies including: The Rose Quarter Urban Design and Development Strategy, The Mid-town Blocks Development Strategy, The Downtown Waterfront Development Strategy, The North Macadam / South Waterfront Framework Plan, the Downtown Retail Strategy.
- For Santa Monica, CA developer, member of a team that crafted a development strategy for a large former shopping center site in Los Angeles, converting it into a sustainable mixed-use neighborhood.

Urban Renewal

- For the City of Portland, OR, directed redevelopment activities in 10 urban renewal areas (URAs) in Portland. URAs ranged from 180 to 3200 acres and had a combined tax increment bonding capacity of \$1.3 billion. Projects included: large-scale sustainable mixed-use developments (e.g., Brewery Blocks, Meier and Frank Block, and Museum Place), creation of new urban neighborhoods (e.g., South Waterfront and the Pearl District), transit systems (e.g., Portland Streetcar, the aerial tram, and light rail extensions), and smaller scale projects such as housing and historic building rehabilitation, and infill redevelopment (e.g., Vanport Square and Fremont Place).
- For the City of Portland, OR, coordinated Commission efforts to create 3 new urban renewal districts totaling over 5000 acres with over \$700 million in bonding capacity which are providing these areas with more housing choices, improved transit systems, parks, mixed-use projects and jobs.
- For the City of Hillsboro, OR, worked with a multi-disciplinary team to create a Financial Plan and URA Plan that included a vision and accompanying action plan for the future of downtown Hillsboro based on development strategies that reflect market realities. The URA plan was recently (2010) adopted by City Council.
- For the Portland Development Commission, completed a preliminary feasibility study for a proposed Central City Urban Renewal Area. The feasibility study included an evaluation of potential catalytic urban renewal projects on the west side of central Portland, an analysis of estimated TIF revenue potential, identification of other likely redevelopment sites, and preliminary identification of public infrastructure projects that could benefit from TIF and catalyze redevelopment in the area. The evaluation will support future decision-making regarding the feasibility of urban renewal in this part of Portland.

LORELEI JUNTUNEN

M.A. Community and Regional Planning -University of Oregon

M.A. Public Administration - University of Oregon

B.A. English and Global Studies - Pacific Lutheran University

Lorelei Juntunen specializes in Oregon land use policy and planning, and redevelopment planning and finance. Juntunen's recent projects include managing a study of the financial capacity of potential new urban renewal area in Portland's Central City, the creation of a finance plan and an urban renewal area feasibility plan for the development of the newly-incorporated North Bethany area in Washington County, Oregon; conducting housing needs analyses and economic opportunities analyses for the new City of Damascus, Oregon and other Oregon cities; and evaluating the effect that local land use regulations have on housing affordability throughout the nation. She has also worked on projects exploring options for development or redevelopment in a number of communities, including Portland's Kenton neighborhood, Tacoma's eastside neighborhood, and Portland's Central Eastside Commercial Corridor. Juntunen serves as the Land Use Chair for Portland's St Johns Neighborhood Association.

Representative Projects

- For the City of Portland, managed a technical study to assess the possibility of creating a new urban renewal area (or areas) in Portland's Central City, and is currently working to create a feasibility study and possible urban renewal area plan for the area. The project estimated that there will likely be tax increment finance revenue generation as well as the cost of possible public projects that might benefit from urban renewal dollars. The feasibility study and urban renewal plan (if the City decides to create one) will outline specific public-sector projects that will catalyze redevelopment.
- For the City of Hillsboro, Oregon, worked with a multi-disciplinary team to assess redevelopment potential in the City's downtown core and create a finance and implementation tool kit for improving the built environment for businesses and residents. Juntunen managed the technical components of an urban renewal area feasibility study.
- For Portland State University, managed the development of a coordinated physical Framework Plan and Economic Development Strategy. The plan identified opportunities for PSU to further integrate into the physical landscape of the City of Portland and become a more prominent and effective regional economic driver as it grows.
- For Washington County, Oregon, managed a team to develop a finance plan to fill a \$200 million funding gap to pay for needed public infrastructure in the newly incorporated North Bethany area. The finance plan may include an urban renewal area plan; technical analysis to support this possibility is a major part of the project.
- For the U.S. Department of Housing and Urban Development (HUD), worked with the National Center for Smart Growth Education and Research to evaluate methods for identifying barriers to affordable housing provision. Specifically, the project considered local-level land use codes and their effects on multi-family housing development. The American Planning Association recently released this research as a Planning Advisory Service publication.
- For Metro, ECO worked with a multi-disciplinary team to suggest criteria for adding new land to the regional urban growth boundary.
- For the U.S. Department of Housing and Urban Development, ECO assisted a consortium of university researchers (Rutgers, Cornell, UC Berkeley) in the development and pre-testing of a

national survey on housing regulations. Among other tasks, ECO organized and facilitated a focus group with Portland-area housing and land-use experts to evaluate the survey.

- For TriMet, worked with developers, adjacent property owners, and neighborhood groups to suggest reasonable options for the development of a 97,000 square foot site in a transit overlay zone.
- For Metro, provided project and information management services as the Metro Council determined whether or not a publicly-financed headquarters hotel should be built near the Oregon Convention Center.
- Conducted various urbanization studies to comply with the requirements of Oregon's statewide planning Goals 9, 10, and 14, including studies for the Cities of Sandy, Wilsonville, Redmond, and the first new city in Oregon in several decades, the City of Damascus.
- For the City of Tacoma, considered opportunities and obstacles for development in the Portland Avenue neighborhood, Tacoma's Eastside. The report presented a vision for the neighborhood's future, and recommended specific steps that the City of Tacoma, property owners, and developers could take to achieve that vision.
- For the Regional Partners and the Portland Economic Development Commission, managed a multi-disciplinary team that created a comprehensive economic development strategy (CEDS).
- For the National Cooperative Highway Research Program, wrote a guide to hazards research that targets transportation officials with emergency preparedness responsibilities.
- Managed the process of creating a Community Wildfire Protection Plan for Linn County, Oregon, including management of public outreach and steering committee meetings, development of a risk assessment, and the formation of goals and actions that will lead to greater collaboration among state, federal, and local agencies with responsibility for overseeing public lands and the wildland-urban interface.
- Wrote Natural Hazard Mitigation Plans for the City of Portland, Multnomah County, and the City of Gresham, including management of public outreach and steering committee meetings, development of a risk assessment, and the formation of goals and actions that will lead to disaster resilience. Managed the public outreach and steering committee process for Wahkiakum County, Washington's Natural Hazard Mitigation Plan.

MORGAN SHOOK, SENIOR ASSOCIATE

Morgan Shook is a senior policy and economic analyst interested in innovative economic development strategy related to real estate, transportation, and infrastructure planning. His expertise in economic, fiscal, market, GIS, and demographic analysis has been applied to financial and policy projects for cities, counties, and ports across the State. Morgan has extensive experience working with cities to secure funding for projects, including local revitalization financing applications for the cities of Puyallup, Renton, and Lacey. He is currently working with the City of Puyallup on a Transfer of Development Rights initiative with the “planned action” authority provided under SEPA. Another aspect of the current project with Puyallup is the community engagement element which Morgan is leading. This element includes community meetings, stakeholder facilitation and outreach.



Education

Master of Urban and Regional Planning, Portland State University (2005)

B.S. Biology, University of Puget Sound (1997)

Certificate in Commercial Real Estate Development, University of Washington Extension (2008)

Relevant Project Experience

City of Puyallup, *Cultivating Puyallup – Preserving our Heritage, Building Prosperity*

BERK is working with the City of Puyallup to promote economic development and downtown revitalization, by bringing together a Transfer of Development Rights (TDR) initiative with the “planned action” authority provided under the State Environmental Policy Act (SEPA). The combination of these two tools, designed to preserve sensitive lands and attract and encourage investment in urban areas, is an innovative use of land use programs in Washington State. This project brings together two significant tools - planned actions and TDR - in a unique fashion to serve the interests and objectives of the City and the region. The successful application of these tools in Puyallup will serve as a model for economic development, resource protection, and regional growth management throughout Puget Sound and Washington State.

■ Katie Baker, Planner, City of Puyallup, 253-435-3604, kbaker@ci.puyallup.wa.us

City of Woodland, *Transportation Benefit District Formation Study*

The City of Woodland is considering the creation of a transportation benefit district (TBD) in order to fund needed transportation improvements in the City. The City has engaged BERK to assist in this effort by evaluating different TBD boundary and revenue options. The key objective of the TBD analysis is to inform the discussion around potential TBD boundary and revenue configurations and key policy choices the City has. In addition to the analytical piece, BERK will support the City in crafting the necessary enabling ordinance(s). BERK is also creating and supporting the City’s TBD public outreach strategy that will include creation of communication materials and the hosting of public meetings.

■ Mari Ripp, Clerk/Treasurer, City of Woodland, 360-225-8281, rippm@ci.woodland.wa.us

Cities of Lacey, Renton, and Puyallup, *Local Revitalization Financing Program and Local Infrastructure Financing Tool*

In 2009 and 2010, BERK assisted three cities submit Local Revitalization Financing applications for state infrastructure funding. The LRF program applications were put together in response to legislation requiring projects to meet a new set of revenue and job creation requirements in order to receive State LRF funding. BERK supported these efforts with fiscal analysis and application preparation that demonstrated net fiscal benefits of future development within revitalization areas for each city. BERK developed a financial model and assisted the Association of Washington Cities and University of Washington with the development of the LRF application framework that was designed to make the best case for the each city in terms of meeting the net state and local fiscal benefit and job requirements set forth by legislature in order to receive funding. In 2007, BERK assisted the City of Puyallup in its \$25 million award of LIFT.

- City of Lacey: Lacey Gateway Revitalization Area (Awarded \$12.5 million in LRF Funds) Contact: Troy Woo, Finance Director, City of Lacey, 360-438-2624, twoo@ci.lacey.wa.us
- City of Renton: Port Quendall and South Lake Washington Revitalization Areas (Awarded a total of \$22.5 million in LRF Funds) Contact: Suzanne Dale Estey, Director of Economic Development, 425-430-6591, sdaleestey@rentonwa.gov
- City of Puyallup: River Road Revitalization Area (Awarded a total of \$6.25 million in LRF Funds) Contact: Tom Utterback, Development Services Provider, 253-841-5479, tomu@ci.puyallup.wa.us
- City of Puyallup: Downtown LIFT Award (Awarded a total of \$25 million in LIFT Funds) Contact: Tom Utterback, Development Services Provider, 253-841-5479, tomu@ci.puyallup.wa.us

Seattle Housing Authority, *Fiscal and Policy Analysis of Proposed Yesler Terrace Redevelopment*

Seattle Housing Authority intends to redevelop Yesler Terrace into an economically and socially sustainable mixed income neighborhood. Partnered with Heartland, BERK is assisting SHA in preparing a real estate development strategy for the site. Specifically, we are working with SHA to develop an infrastructure funding strategy that catalyzes development in the area by better understanding how the redevelopment helps both the City and SHA accomplish its larger community development goals.

- Anne Fiske-Zuniga, SHA, Senior Development Program Manager, Facilitation and Community Outreach, AFZuniga@seattlehousing.org



Stephen Antupit

LEED® AP / Senior Associate

Stephen has over 20 years of experience in positioning, launching and implementing complex, highly visible projects in that address urban livability, smart growth and transit-oriented development. At Mithun, Stephen provides critical input and leadership on projects ranging from visioning and feasibility studies, public realm design, mixed-income redevelopment and high-density TOD. Stephen's career centers on the successful alignment of public sector initiatives and private interests. Stephen's public and private sector achievements include leading a comprehensive sub-area planning effort and TOD program in partnership with the \$4 billion Central Link Light Rail, master developer responsibility for market-rate housing participation of over a dozen private developers in three award-winning HOPE VI mixed income redevelopments, as well as the Sunset Area Community Investment Strategy and EIS for the City of Renton.

education

Master of Landscape Architecture in Urban Design, University of Washington, 1990

Bachelor of Liberal Arts & Sciences, Colorado College, 1983

professional activities

Urban Land Institute, 2001 to present
ULI Public/Private Partnerships Council, 2007 to present

ULI Seattle Thriving Communities Task Force, 2010

ULI Seattle Workforce Housing Task Force, 2008 to present; Task Force Co-Chair, 2009

In partnership with Foster Pepper, Stephen has drafted a policy toolkit proposed for Washington State. Termed the "Green Communities Act," the intent of the legislation is to align public infrastructure and local land use requirements with the State's goals to meet the challenges of environment, economics and infrastructure in a sustainable way.

The act would authorize cities to create neighborhood-sized Climate Benefit Districts in order to concentrate local resources to carry out sustainability plans and meet climate benefit targets.

representative experience

City of Renton / Renton, WA
Sunset Area Community Investment Strategy, Neighborhood Redevelopment Planner, Urban Designer; Planned Action EIS

City of Seattle / Seattle, WA
Northgate Urban Design Framework Plan, Urban Designer; Homestead Hubbard Park, Park Designer; South Lake Union Urban Form Study, Charrette Leader

City of Covington / Covington, WA
Downtown Vision Plan, Neighborhood Redevelopment Planner

Denver Housing Authority / Denver, CO
South Lincoln Redevelopment, Redevelopment Master Planner, Urban Designer

Urban Ventures / Denver, CO
Auraria TOD Master Plan, Urban Designer

Clackamas Housing Authority / Portland, OR
Clackamas Heights Redevelopment, Redevelopment Master Planner, Urban Designer

City of Bothell / Bothell, WA
Sustainability Planning, Project Manager, Strategic Advisor

King County Metro / King County, WA
98th Street Corridor TOD & Streetscape Conceptual Design, Urban Designer; TOD Feasibility Studies (Multiple Services), Strategic Advisor, Redevelopment Strategies

Sound Transit / King County, WA
Sound Transit On-Call TOD Services, Strategic Advisor, Sustainable Urbanism and Design Guidance

Housing Authority of County of Clallam / Port Angeles, WA
Mt. Angeles View Redevelopment, Neighborhood Redevelopment Planner, Strategic Advisor

Portland Development Commission / Portland, OR
Foster Industrial Corridor, Sustainable Urbanism and Planner

Seattle Housing Authority / Seattle, WA
High Point HOPE VI Redevelopment, Project Manager, Homes for Sale; Rainier Vista Redevelopment*, Project Manager, Homes for Sale; New Holly*, Project Manager, Homes for Sale*

**Completed prior to joining Mithun*