



Gateway District Urban Design Principles?

1. Create a vibrant mixed use area combining housing, retail, office and park space. That is a community destination.
2. Consider the needs of existing businesses so they can grow and prosper.
3. Consider the role of the City's newly acquired park property.
4. Create an extraordinary pedestrian environment, which could include public art, public gathering spaces, outdoor dining, street vendors, performance space, retail and restaurants.
5. Consider the role that a new library, arts center or other public facility might play as an anchor for redevelopment.
6. Enhance connectivity to and through the isthmus for all transportation modes.
7. Consider parking needed to support redevelopment.



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8. Consider how to eliminate blight and stimulate reinvestment.
9. Consider the role of development along Water Street, and the relationship between this area, the adjoining fountain park, capital campus and the downtown core to the east.
10. Create a graceful transition along 5th Ave from the open space of Heritage Park to the Isthmus properties to the north.
11. Consider the impacts of redevelopment on views of the State Capitol Building, Budd Inlet and the Olympic Mountains from the Law Enforcement Memorial, 4th Ave bridge, Port Plaza and other key vantage points in and around downtown.
12. Create resiliency from sea level rise.
13. Consider the future of Percival Landing.
14. Consider the viability of redevelopment proposals from an economic perspective.



CRA Process Overview

	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV
1. Gateway District workshop process										
Preparation	Prop owners meeting: Feb 6	CAC "principles" mtg: March 6								
Workshop			Workshop: April 5							
Develop, Confirm Scenarios				CAC review mtg: May 15						
Additional community conversation						Open house				
2. Community Renewal Area Plan process										
Outreach & public involvement						Open house				
Planning and analysis	Update and finalize market analysis, blight findings, sites of interest, and funding tools				Integrate findings from Isthmus workshop and open house					
Report and recommendations							Preliminary review draft	Draft Plan	Draft Plan	Final Plan and Council presentation: Dec 4



CRA Meeting Schedule

Event	Dates	Purpose	CC	Ad Hoc	CAC	Who attends		
						Staff	ECO	Fregonese
Property owners in Gateway	February 6, 2014	Discuss design workshop and interests in Gateway area						
Ad Hoc Committee	March 6, 2014	CRA process update and principles for Gateway area						
CAC mtg	March 6, 2014	CRA process update and principles for Gateway area						
Ad Hoc Committee	March 20, 2014	Finalize CRA process for Council Consideration						
CAC	April 5, 2014	Design workshop for Gateway area						
CAC	May 15, 2014	Fine tune scenarios for workshop						
OPEN HOUSE	Date TBD, in July	CRA and Gateway area						
Ad Hoc Committee	August 21, 2014	Discuss feedback from open house; show final scenarios; Consider initial draft of CRA plan; clarify development toolkit						
CAC	August 21, 2014	Discuss feedback from open house; show final scenarios; consider initial draft of CRA plan						
Ad Hoc Committee	October 16, 2014	Revised draft of CRA plan						
CAC	October 16, 2014	Revised draft of CRA plan						
Ad Hoc Committee	November 13, 2014	Review draft of CRA plan						
Ad Hoc Committee	December 4, 2013	finalize draft for Council consideration						
City Council	late Dec TBD	Final report draft						
City Council	Jan TBD	Final report presentation						