



North Wenatchee Master Plan

Crandall Arambula PC

Urban Advisors | Fehr & Peers | Aspect | Pace

June 7, 2016



Chelan PUD
(13.5 AC)

Stemilt
(13.3 AC)

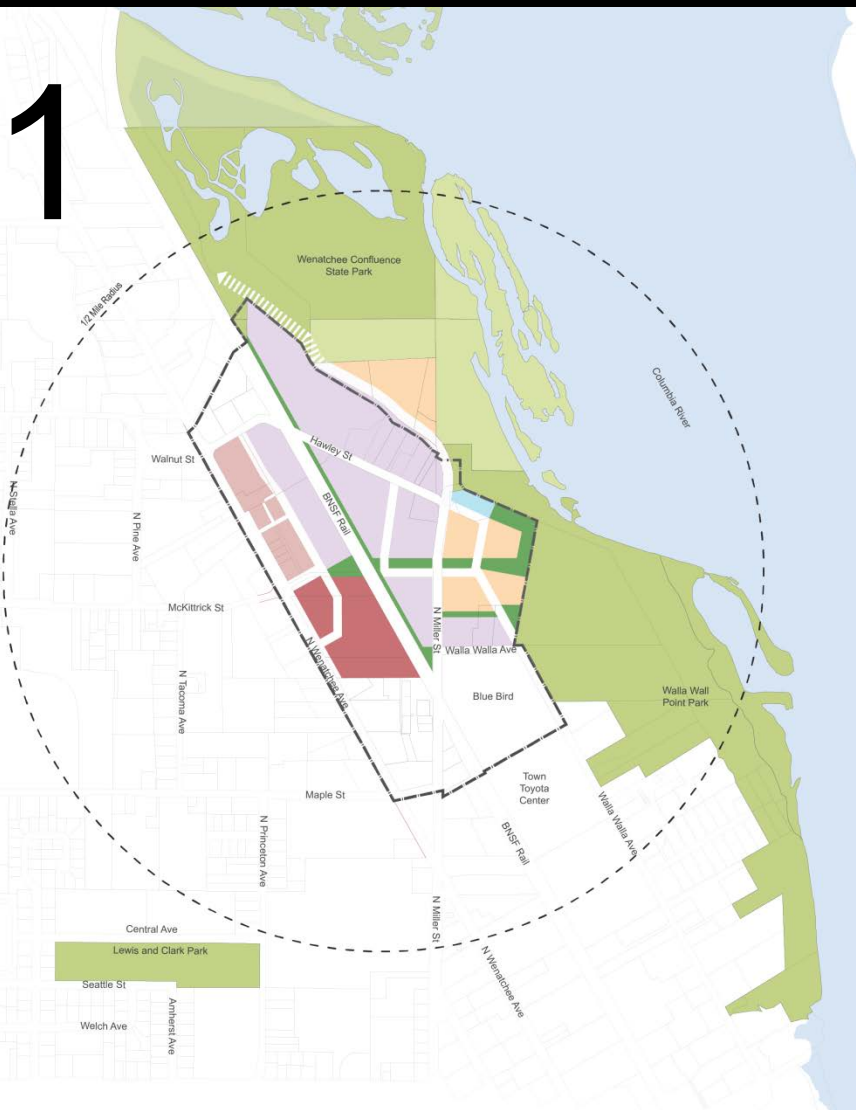
Chemical Supplier
(10 AC)

WSDOT
(7.5 AC)

Stemilt
(13.2 AC)

North Wenatchee Master Plan Study Area

1



2



Preferred Option

Base Case—Confluence Parkway

McKittrick Alternative

Redevelopment Alternatives

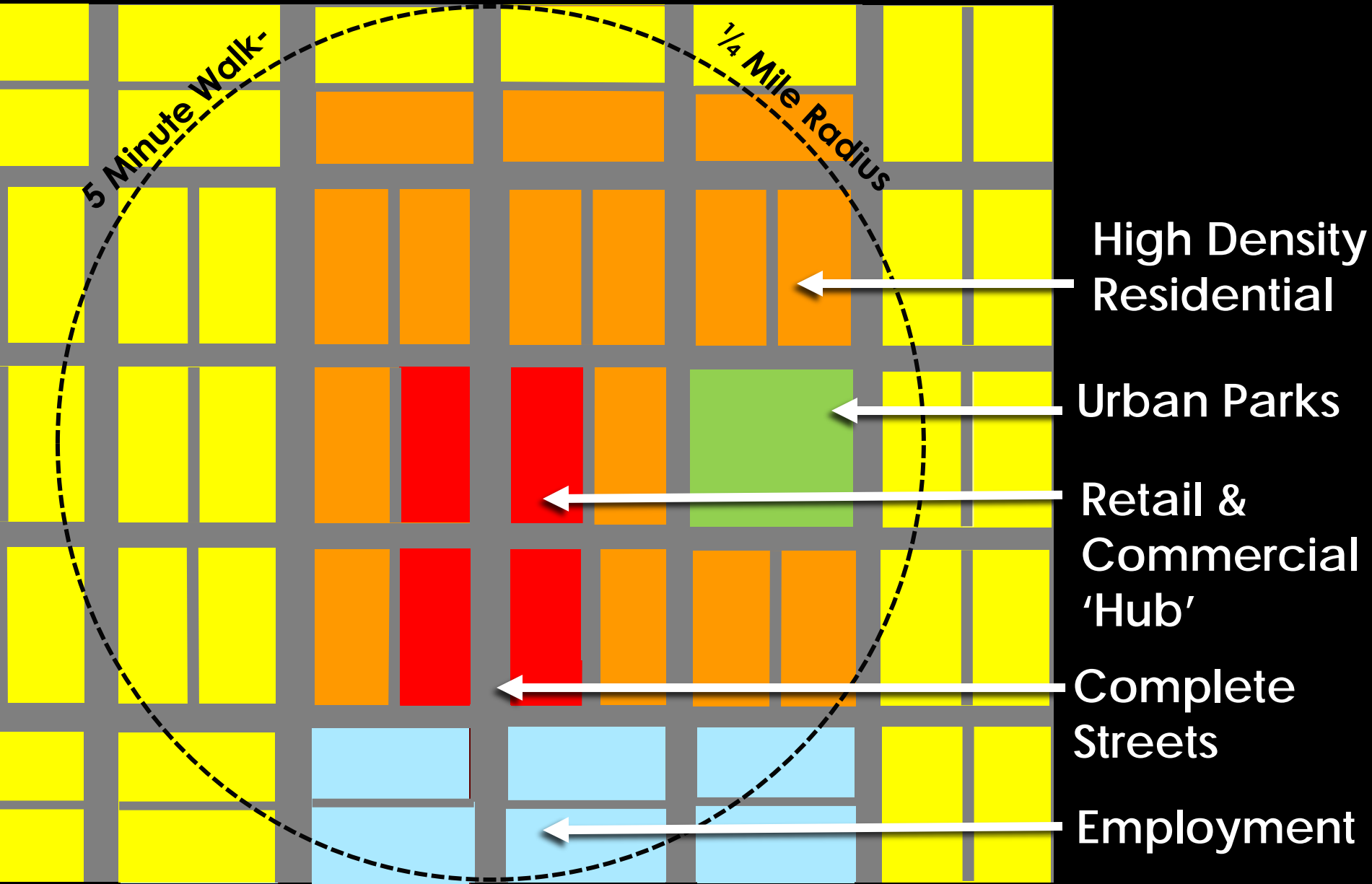


McKittrick Alternative—'Front Door'



Union Street Passage, The Dalles, Oregon

Ideal District



Three to Six
Stories Tall

One block in
Length

Retail & Commercial Hub



Retail— Eating and Drinking Establishments



High Density Residential - Townhomes



High Density Residential - Apartments



Urban Parks



Urban Parks



Employment – Office, Flex, Light Industry

BASE CASE



McKITTRICK ALTERNATIVE



Land Use

Land Use	Buildout
Lt. Industrial	335,000 Sq Ft
Professional Office	16,000 Sq Ft
Flex (Office/Industrial)	---- Sq Ft
Commercial (Off./Service/Retail)	120,000 Sq Ft
Retail	100,000 Sq Ft
Residential Units	300

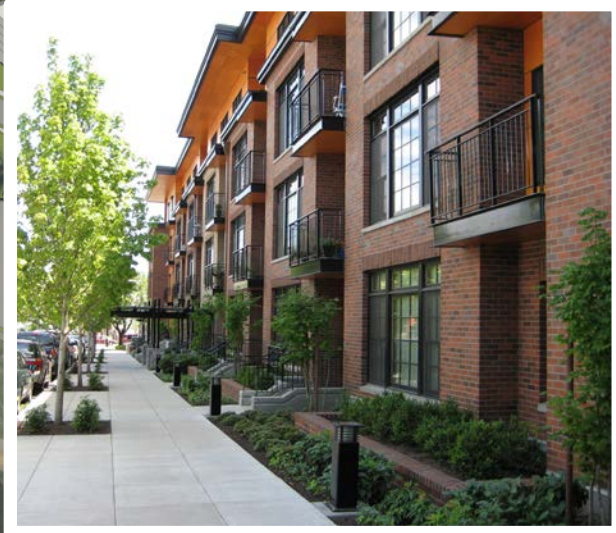
Land Use

Land Use	Buildout
Lt. Industrial	140,000 Sq Ft
Professional Office	235,000 Sq Ft
Flex (Office/Industrial)	120,000 Sq Ft
Commercial (Off./Service/Retail)	120,000 Sq Ft
Retail	125,000 Sq Ft
Residential Units	600

Development Potential

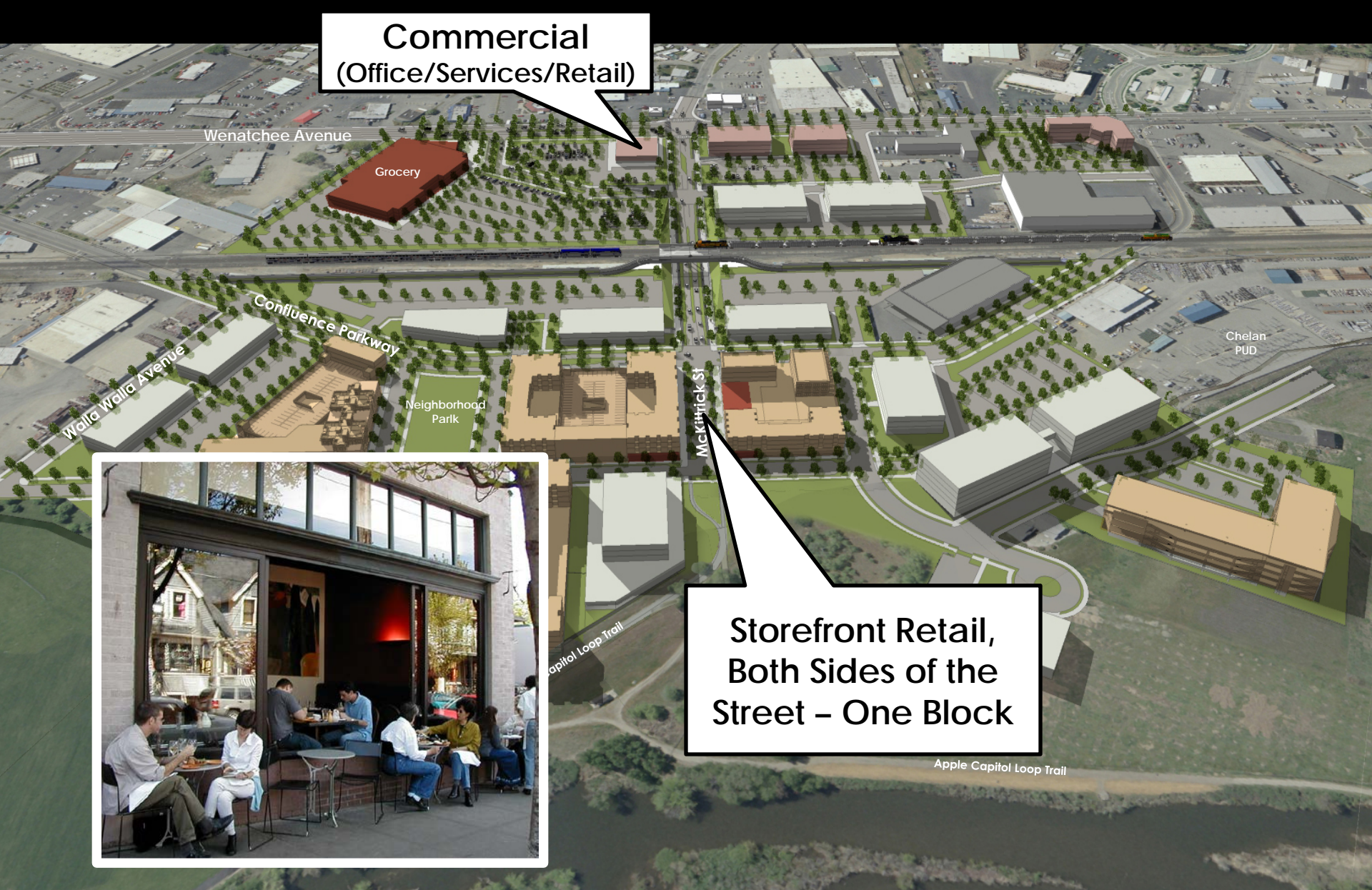


McKittrick Alternative— District Center



McKittrick Alternative— District Center

**Commercial
(Office/Services/Retail)**



**Storefront Retail,
Both Sides of the
Street - One Block**

McKittrick Alternative— District Center

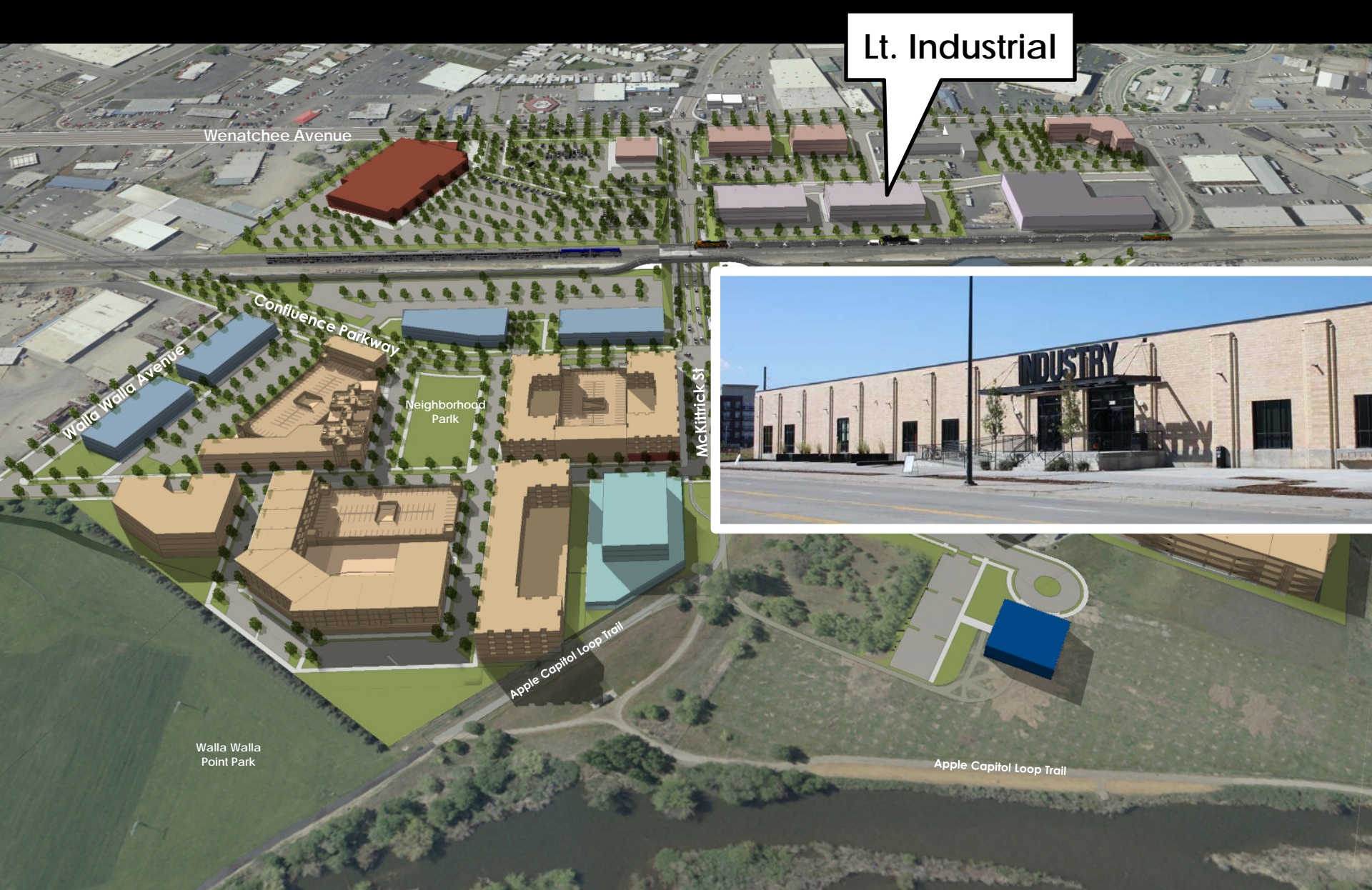


Flex
(Office/Lt. Industrial)

Professional Office



McKittrick Alternative— District Center



Lt. Industrial

Wenatchee Avenue

Confluence Parkway

Walla Walla Avenue

Neighborhood Park

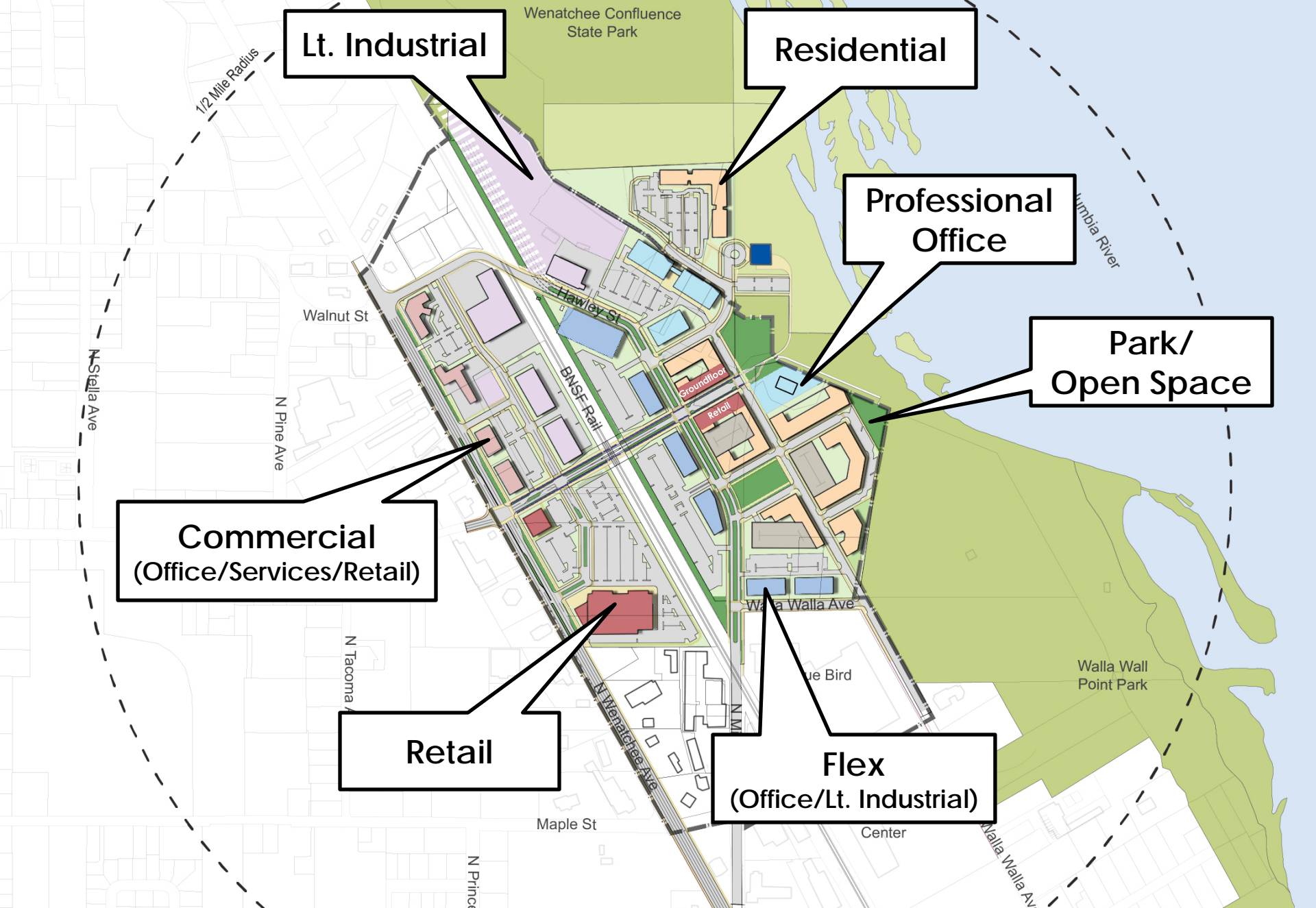
McKittrick St

Walla Walla Point Park

Apple Capitol Loop Trail

Apple Capitol Loop Trail

McKittrick Alternative— District Center



Lt. Industrial

Residential

Professional Office

**Park/
Open Space**

**Commercial
(Office/Services/Retail)**

Retail

**Flex
(Office/Lt. Industrial)**

McKittrick Alternative— Phase III Build Out (7+ Years)

Wenatchee Waterfront



Extend Hawley Street
and Walla Walla Avenue

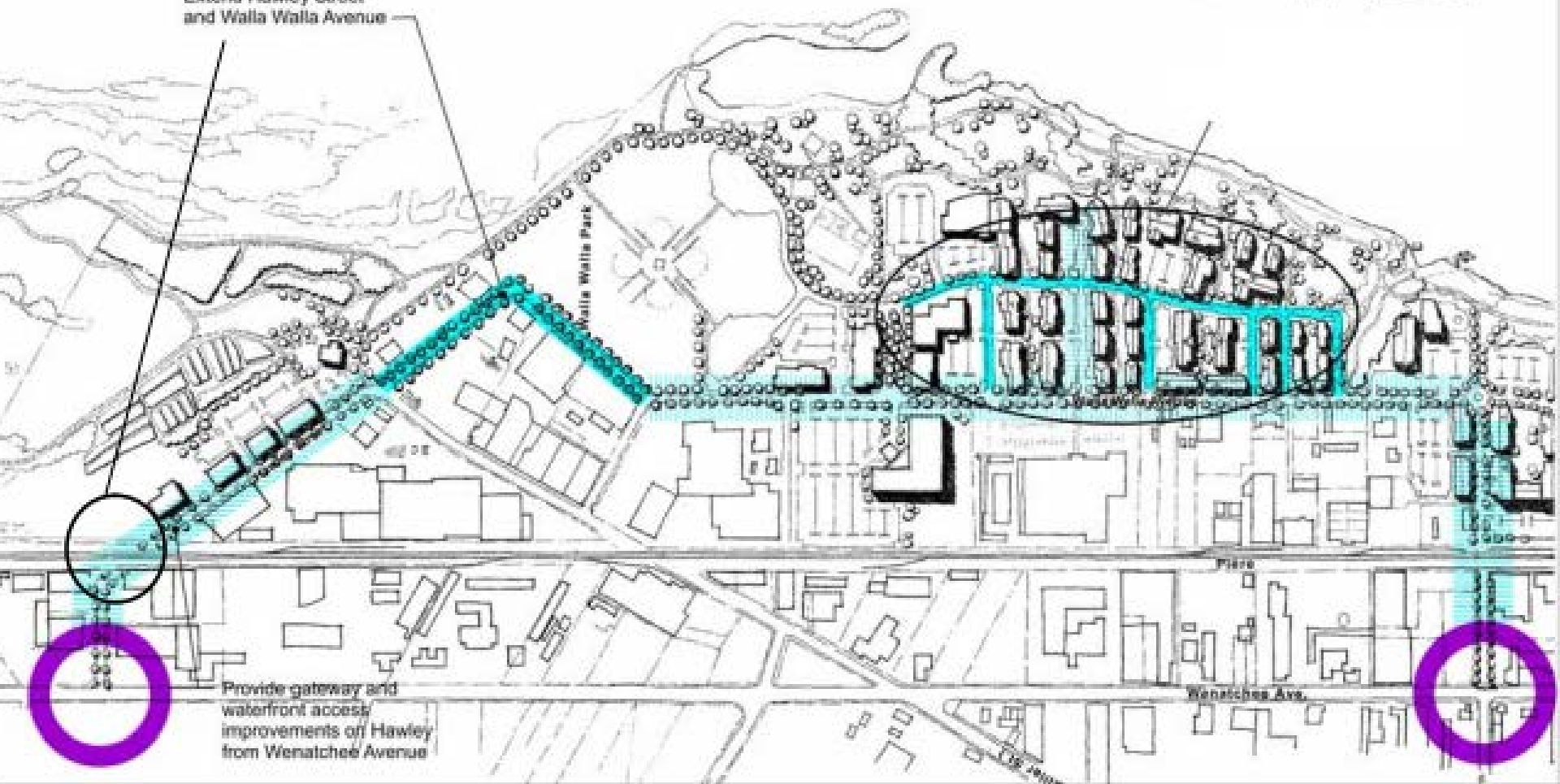
Walla Walla Park

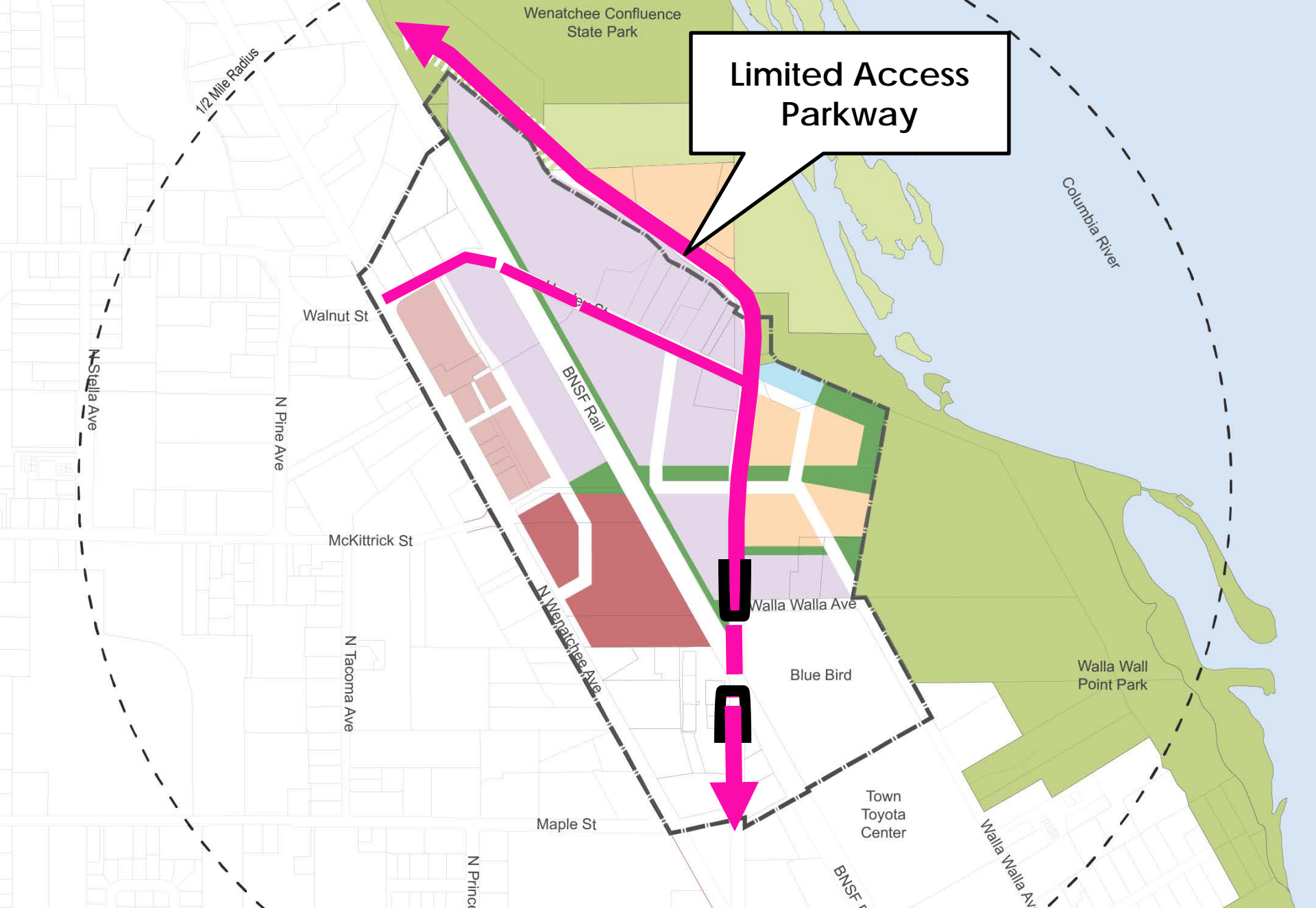
Five

Wenatchee Ave.

Provide gateway and
waterfront access
improvements off Hawley
from Wenatchee Avenue

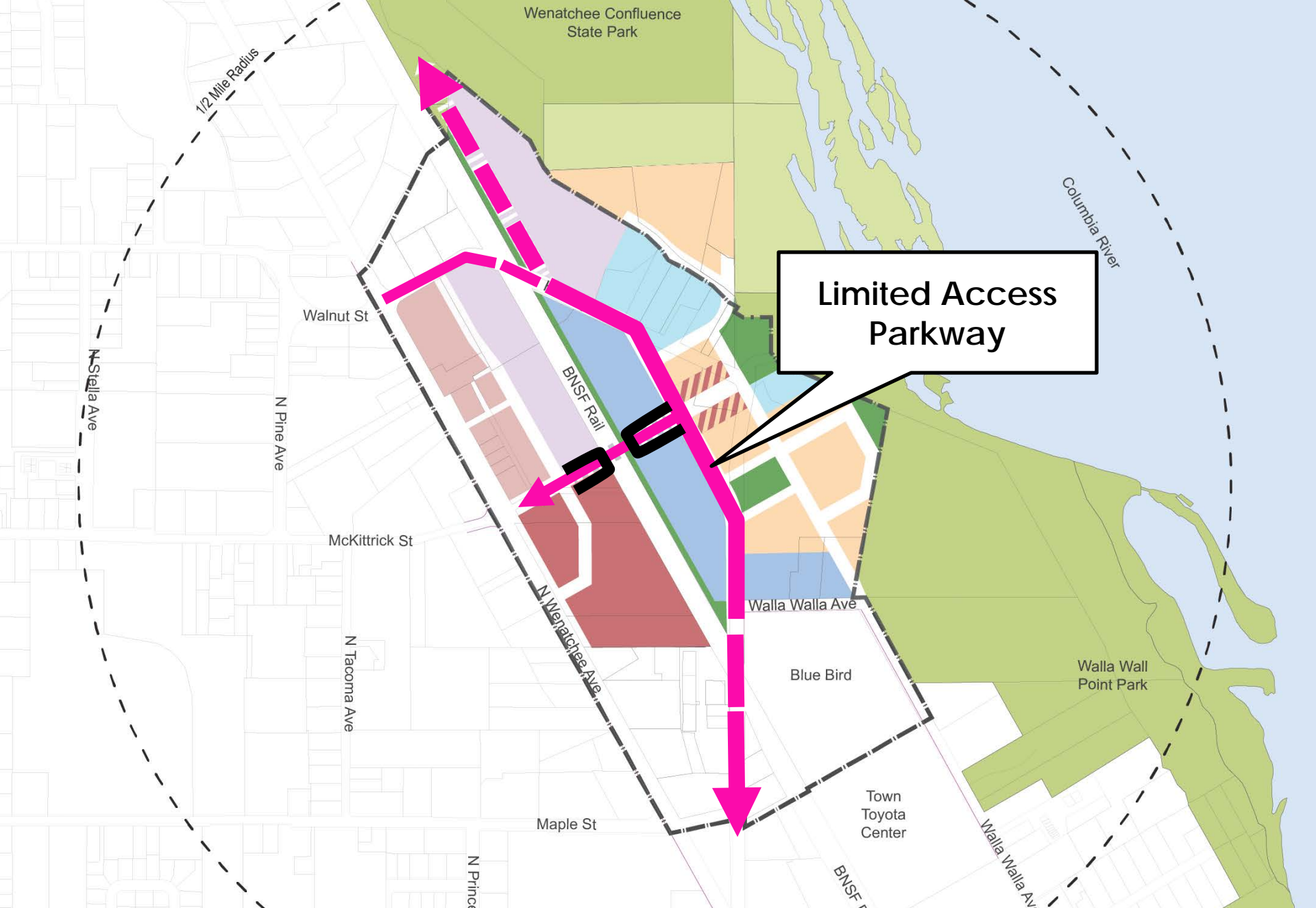
Waterfront Plan





Limited Access Parkway

Confluence Parkway



Limited Access Parkway

McKittrick Alternative—Confluence Parkway



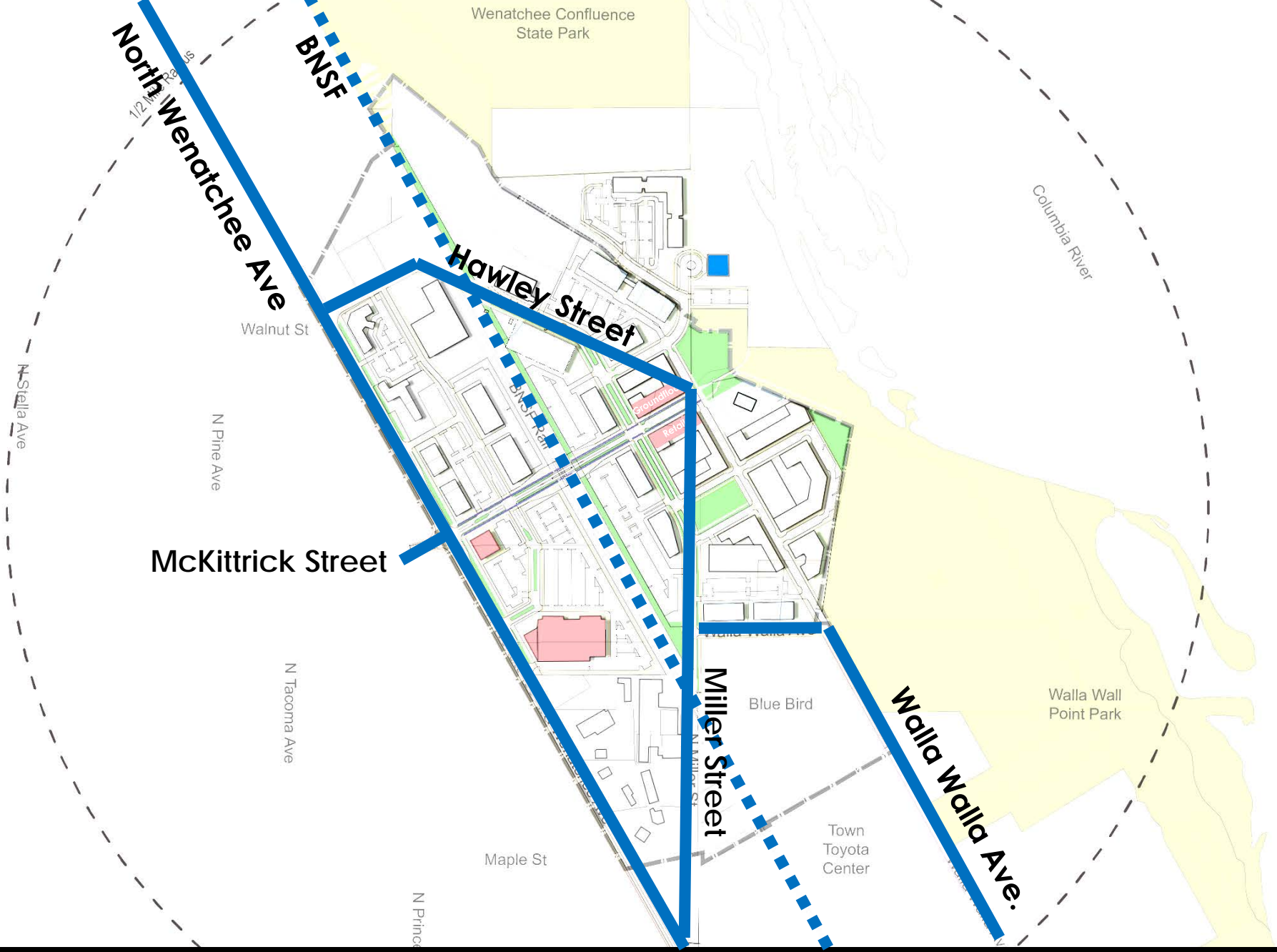
3.75 Acres

Trail Extension

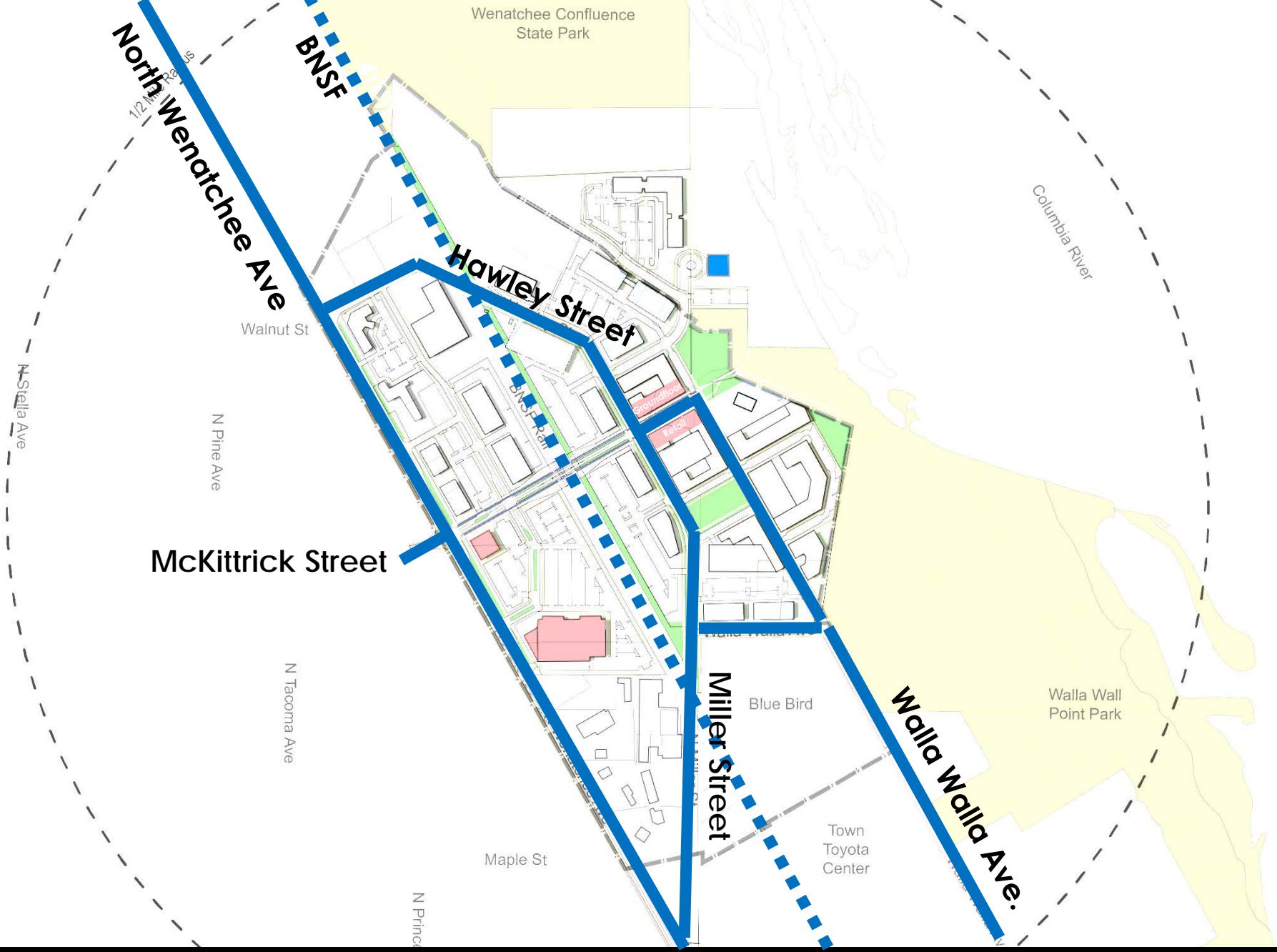
Walla Walla Park Expansion

Urban Park

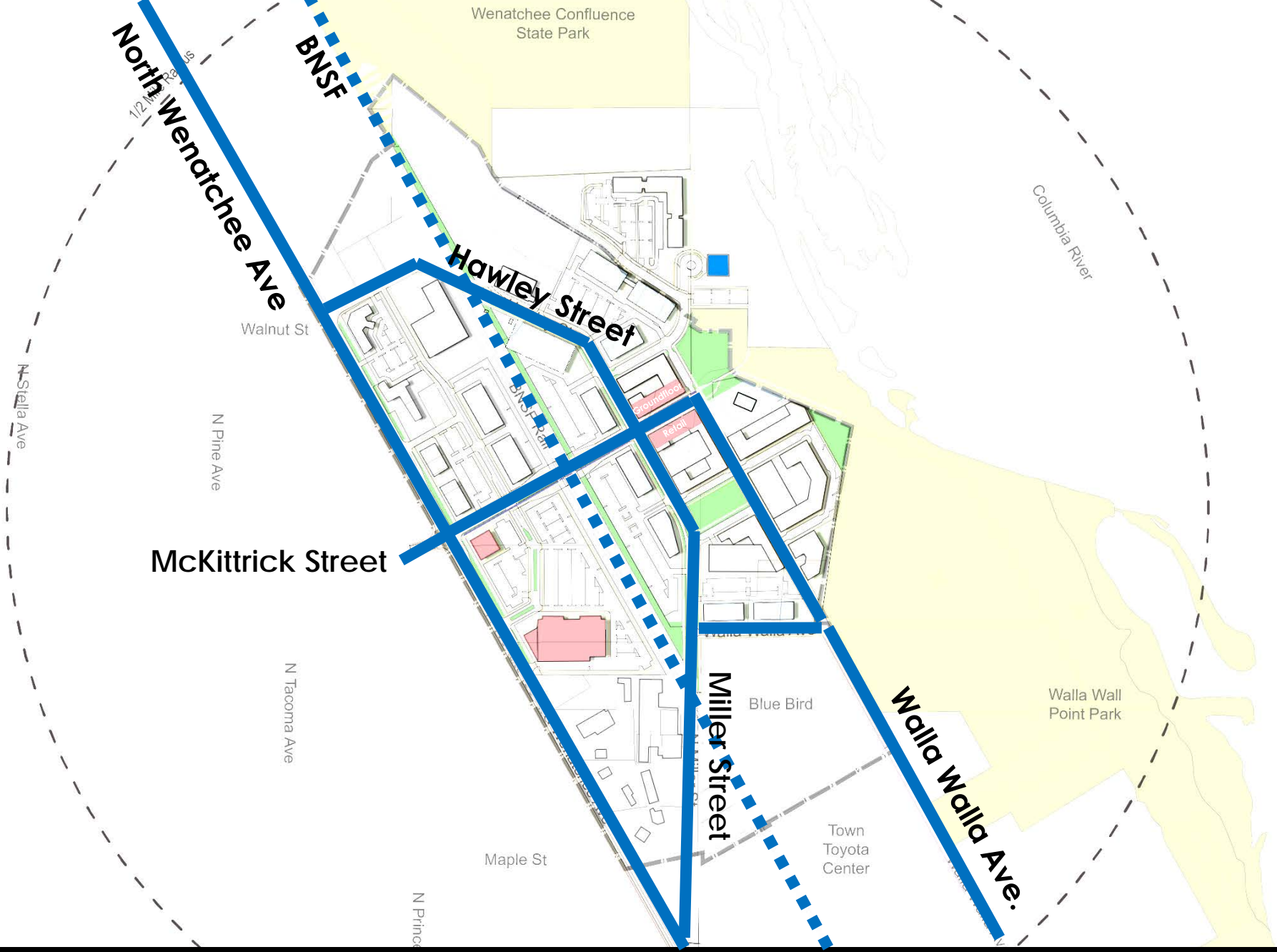
McKittrick Alternative—Land Use



McKittrick Alt. - Existing Street Network



McKittrick Alt. - Step 1 - Roadwork



McKittrick Alt. – Step 3 -Extend McKittrick/RR Xing

Total Estimated Private Investment = \$300 Million
Total Estimated Public Investment = \$35 - \$50 Million
Private to Public Ratio = 6-9 to 1





Questions