

FIFTH STREET REDEVELOPMENT

July 5, 2022
Stakeholder
Input



CHELAN COUNTY



Today's Update

Information Only

No Board Action Requested

- Recap Activities Since June 20 Board Meeting
- Summarize Feedback
- Public Comment
- Overview of Timeline





Stakeholder Input

Customer Advisory Meeting - June 22

- Members of the original 2019 advisory group met
- Reviewed top two proposals
- Provided comments, concerns and developed questions for proposers

Other Input

- Received 9 emailed public comments
- Received letter of interest from Music Theatre of Wenatchee (MTW)

An aerial photograph of a town, likely in the Pacific Northwest, showing a mix of residential houses on a hillside and commercial buildings near a river. A large, white, stylized silhouette of a person's head and shoulders is overlaid on the left side of the image, partially obscuring the town view.

Feedback Common to both Proposals

Positives

- Inclusion and location of YMCA has tremendous support
- Appreciate the improved circulation through the site from Fifth to the south
- Good incorporation of Community Vision document goals and objectives; meets “big picture” for downtown

Questions and/or Concerns

- Lack of information on how the YMCA and Music Theatre fit into both proposals
- How does the development connect with rest of downtown and with the nearby waterfront?
- How will large (7 story) buildings feel within the existing scale of downtown? How will they make them fit in?
- High level of public funding required for infrastructure
- How do recent economic events (i.e. changing interest rates & real estate markets) affect proposals?

GTS/Avara/Graham Baba

Positives

- Appreciate reuse of two buildings
- Realistic phasing plan (8-10 years)
- One-way central circulation
- Ambitious use of site
- Developer's connection to the region

Questions & Concerns

- Is this too much for this site to support?
- Will underground parking be feasible?
- Lack of identified retail space
- Would mix of apartments & condos work?
- Why include over 300,000 s.f office space?
- Vehicular/pedestrian conflicts in plaza area
- Café in SE corner seems out of place
- Does this make Wenatchee Ave the backdoor to the site?



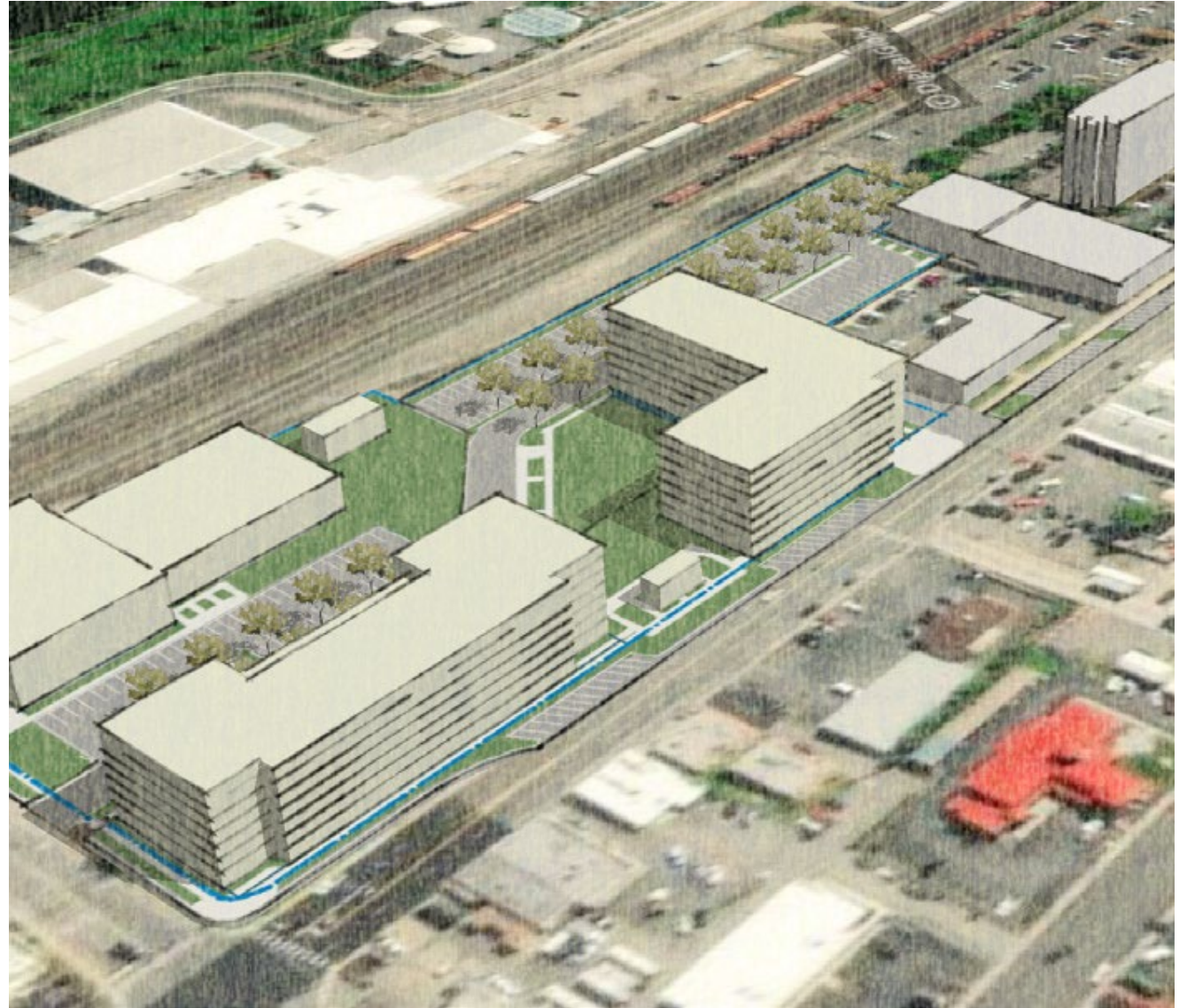
Steinhauer Properties

Positives

- Great experience with similar projects
- Appropriate site use intensity
- Developer's connection to the region
- Mix of surface and under-building parking
- Good improvement to frontage

Questions & Concerns

- Lack of architectural detail
- Would mix of apartments & condos work?
- Where is the retail/restaurant space?
- More developed streetscape and focus on Wenatchee Ave
- Is a 211-room upscale hotel viable?
- Concern about 7 stories at Intersection of Fifth and Wenatchee Ave
- How is the anticipated public investment accomplished?





Timeline

- June 20 - Board presentation of selection team recommendation
- June 21 - July 5 – Receive public input regarding Team Recommendation
- June 22 – Customer Advisory Group meeting to review proposals
- **July 5 - Board meeting - Review and accept input from stakeholders**
- July 6 - 8 – Refine recommendation based on input
- July 18 - Request Board action on team recommendation
- July/August - Complete evaluation and provide recommendation on final selection
- September 19 - Request Board approval of final selection
- Fall 2022 - Negotiate purchase and sale agreement and development agreement
- December 2022 – Board approval of agreements