

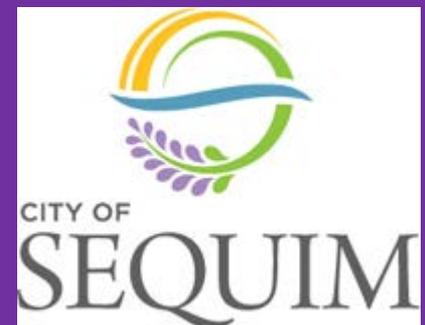
City of Sequim

Economic Opportunity Zone

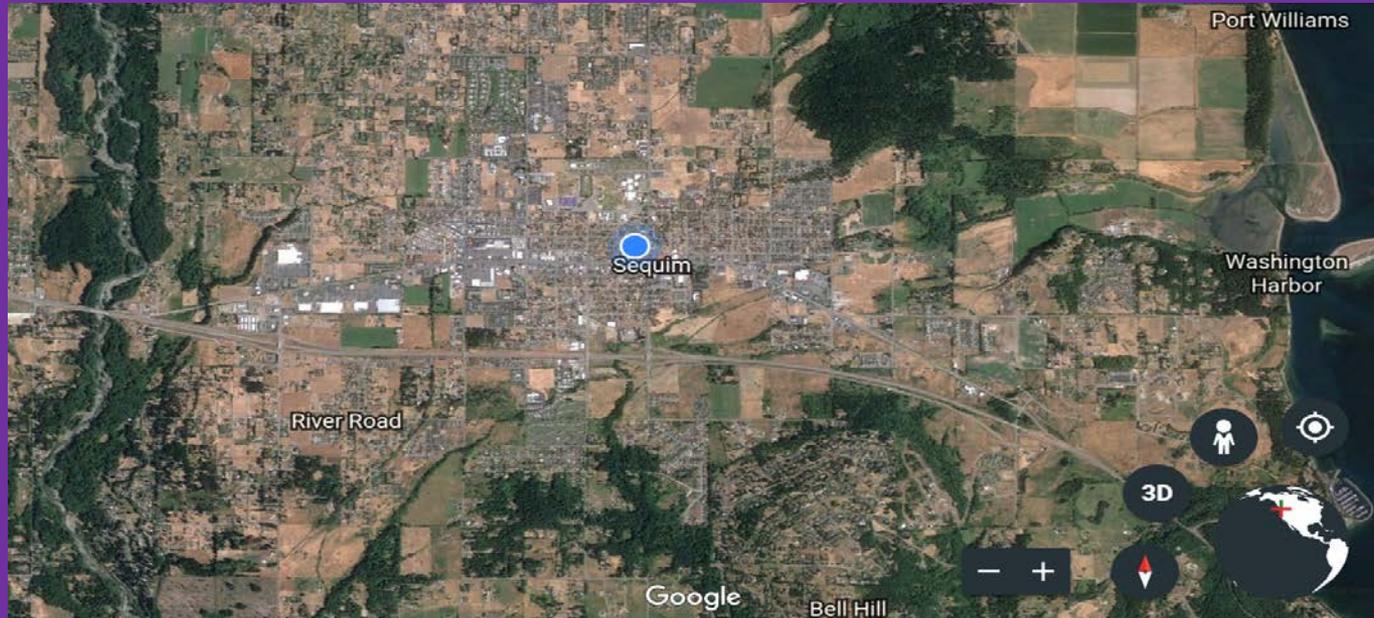
May 4, 2018

Charlie Bush
Sequim City Manager

Barry Berezowsky, Manager
Department of Community Development



Sequim's Location in the Region



Pop: 7,300

Size: 6.4 sq. miles

Density 1,045/sq.mile

Zip code Pop: 28,000

Community Profile

- Population: 7,280
- Households: 3,340
- Household size: 1.87
- Family size: 2.57
- Median age: 57.9 years.
- Males: 44.4%
- Females 55.6%
- 94 % white; 1.15% Native American; 1.73% Asian; .30% African American
- Median household income: \$27,880
- Median family income: \$35,652
- 13.9% of population below poverty line
- 9.8% of families below poverty line
- Median Home Price: \$355,000 (Team McAleer)
- 42% of occupied housing is renter occupied, compared to 28% countywide and 36% statewide
- Half of all housing units have been built since 1990

Economic Climate

PERMITS ISSUED IN 2017

CONSTRUCTION ACTIVITY DATA
CITY OF SEQUIM

PERMIT	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
TOTAL PERMITS	17	24	19	30	27	29	23	37	27	36	37	32	338
Sewer/Water ERU	7 & 7	6 & 6	7 & 6	13 & 13	13 & 13	13 & 13	8 & 8	9 & 9	7 & 7	10 & 9	11 & 10	8 & 8	99 & 96
NEW													
Commercial	0	0	0	1	0	1	1	0	0	0	0	0	3
Single Family Residence	6	5	7	12	10	13	3	9	6	9	9	9	98
Multi-Family Residences	0	0	0	0	0	0	0	0	0	0	0	0	0
Mobile/Manufactured Home	1	1	0	0	3	0	0	2	1	1	2	0	11
REMODELS/ADDITIONS													
Residential	3	14	3	9	8	5	12	15	12	15	15	15	126
Commercial	7	4	9	8	6	5	7	11	8	11	11	8	95
Total Values	\$3,169,909.08	\$1,568,297.84	\$2,191,351.75	\$3,407,962.09	\$3,059,095.14	\$4,537,452.85	\$4,866,166.82	\$2,554,548.38	\$2,170,834.70	\$2,906,550.21	\$2,980,223.65	\$3,365,073.93	\$36,777,464.44
Gen Facility Charges	\$108,050.00	\$92,400.00	\$102,700.00	\$193,350.00	\$202,450.00	\$220,550.00	\$122,700.00	\$140,850.00	\$109,550.00	\$149,650.00	\$164,300.00	\$125,200.00	\$1,729,750.00
Total Building Fees	\$21,943.19	\$12,821.17	\$17,231.13	\$29,040.96	\$24,137.33	\$34,528.76	\$27,753.97				\$23,690.86	\$26,070.35	\$217,217.72
Total Plan Check Fees	\$14,019.59	\$4,147.24	\$10,245.03	\$13,651.83	\$13,514.24	\$20,560.02	\$20,965.81				\$12,390.79	\$11,465.25	\$120,959.80
Total Mechanical Fees	\$829.55	\$1,079.00	\$1,339.25	\$1,920.30	\$1,424.00	\$1,904.00	\$746.55				\$1,873.85	\$1,445.65	\$12,561.15
Total Plumbing Fees	\$1,932.62	\$883.70	\$1,107.10	\$1,764.50	\$1,428.80	\$1,858.40	\$495.80				\$1,393.40	\$1,299.50	\$12,143.82
Total Lateral Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$0.00	\$0.00	\$0.00
Total Transportation Impact Fees	\$17,437.00	\$13,633.00	\$17,437.00	\$57,729.80	\$28,444.00	\$34,874.20	\$123,669.60	\$23,597.00	\$17,437.00	\$23,597.00	\$26,088.00	\$22,419.00	\$406,362.60
Total Parks Impact Fees	\$15,470.00	\$13,280.00	\$15,470.00	\$26,520.00	\$28,730.00	\$28,730.00	\$6,630.00	\$22,100.00	\$15,470.00	\$22,100.00	\$24,310.00	\$19,890.00	\$238,680.00
Total State Fees	\$54.00	\$54.00	\$49.50	\$103.50	\$90.00	\$99.00	\$78.50				\$94.50	\$76.50	\$999.50
Total Miscellaneous Fees	\$6,019.39	\$5,201.44	\$6,189.92	\$10,289.36	\$11,305.35	\$11,061.59	\$4,889.02				\$9,207.42	\$7,937.88	\$72,081.37
Total Permit Fees	\$77,705.34	\$51,059.55	\$69,048.93	\$141,020.25	\$109,073.72	\$354,165.97	\$185,228.25	\$45,697.00	\$32,907.00	\$45,697.00	\$99,048.82	\$90,804.13	\$1,301,255.96

* Miscellaneous Fees include: Sign Permits, Water & Sewer hookups/inspections, water meter kits, sewer backwater valve kits and sales tax, certificates of occupancy, and software charges for all applicable permits (which includes Site, ROW, Sign, and Building)

10 year growth rate = 10%

2017 Permits = 338

2018 Permits (TD) = 93

2017 Permit Revenue = \$1,301,256

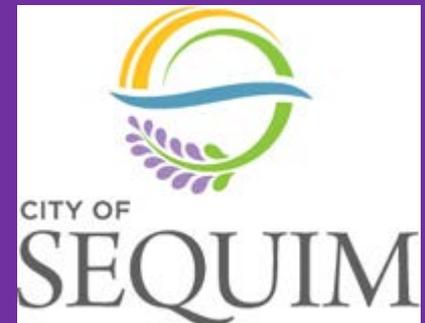
2018 Permit Revenue (TD) = \$325,176

Residential Projects

Subdivision	Acres	Lots
Bell Hill Estates*	25.56	103
Willow Creek Manor*	44.62	126
Home Subdivision (Phase B)**	9.14	31
Hendrickson (McCarry)**	12.56	65
Legacy Ridge**	41.80	98
Jennies Meadow**	22.63	71
TOTAL	156.31	494

* Approved

** Under Review



Commercial Projects

Completed and/or under construction in 2017/18

Michaels

Ulta

Tedesco's Italian Restaurant (EOZ)

Peninsula Tap Room (EOZ)

Salty Girl's Oyster and Martini House (EOZ)

Sequim Museum (EOZ)

In Planning Stage

Olympic Medical Center: (\$7- 10 million expansion)

Evil Roy's Distillery: (major remodel) (EOZ)

Sequim Library: (planned demolition and new construction)(EOZ)

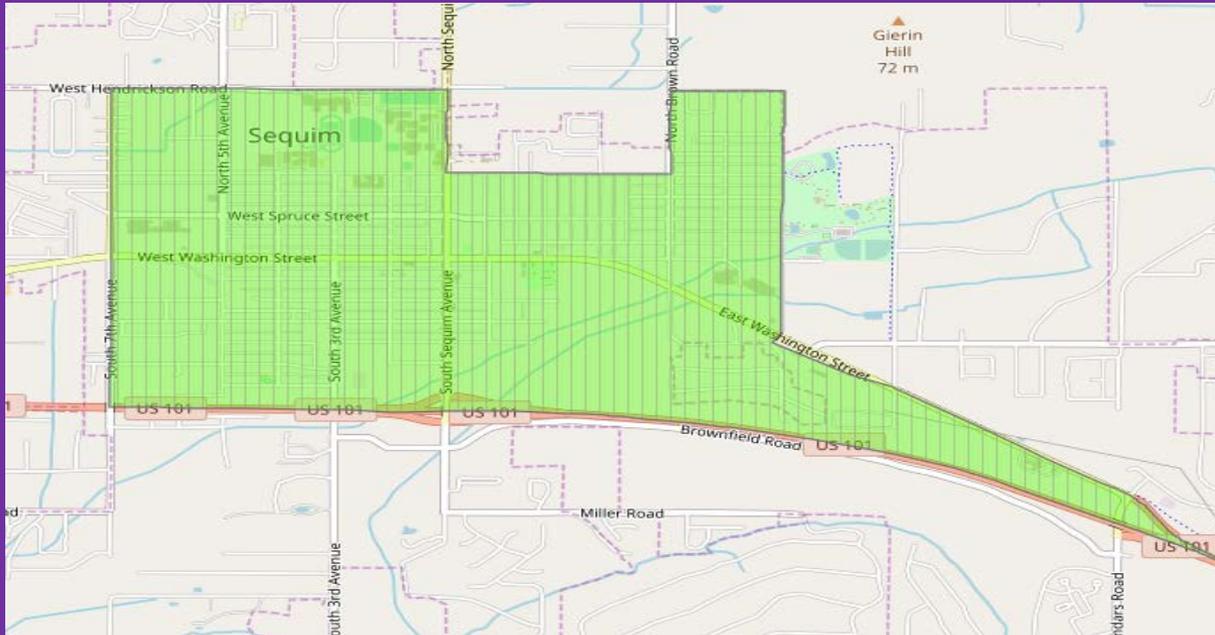
Sequim School District: (demolition of existing school and reconstruction of school kitchen)(EOZ)

Mainstay Suites Hotel: (66 rooms)

Potentials

Two additional hoteliers looking at Sequim

Sequim's Economic Opportunity Zone



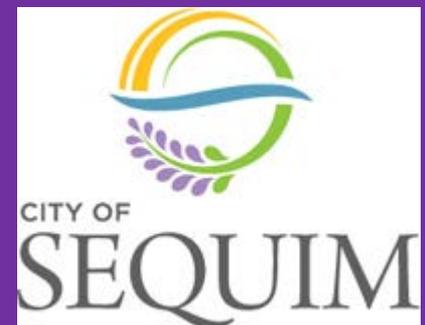
A number of the previously mentioned projects are in the City's Economic Opportunity Zone

EOZ

Present Condition



- * Includes historic housing adjacent to Downtown Sequim features the oldest housing in the community, much of it dating back to the early 1900s
- * Includes the downtown's commercial core, retail and light industrial along E. Washington Street
- * Recently struggled with vacant retail space but it is gradually recovering and currently there are no vacant store fronts on Washington Street



New Sequim Museum



Old Sequim Library



Main Street Plaza



EOZ

Public Investment



Sequim Civic Center

- * Over the past 7 years, Sequim implemented components of its Downtown Plan, including street frontage improvements, benches, bike racks, lighting, parks investments, street design improvements, street and utility improvements, and a new Civic Center featuring City Hall and its Police Department Headquarters



Sunnyside

- \$5.5 million to complete the rebuild of West Fir Street from Sequim Avenue to 5th Avenue
- * \$1.5 million for Sunnyside improvements
- * \$20 million in public investment from 2015
- * \$15 million in private sector investment valuation since 2015

EOZ Opportunities



The City owns some properties that may be leveraged to spur employment in the downtown area.



EOZ Opportunities



VFW Building

There are a number of key private properties that may become available for development in the future.



Whimsy Park

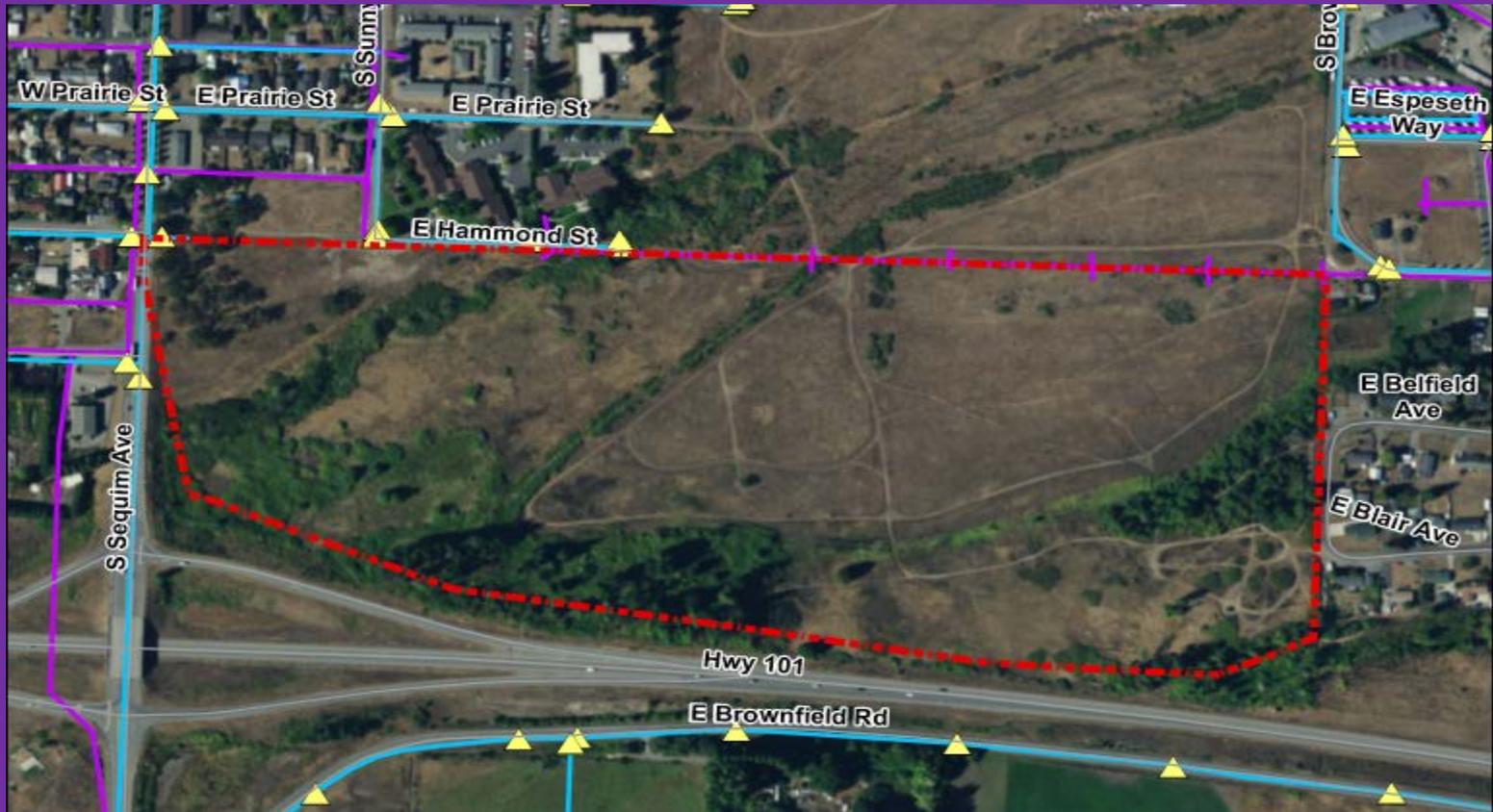
EOZ Opportunities

- The City is near completion of a planning study for the 55 acre Bell Creek site which is supported by a planning grant from the Community Economic Revitalization Board (CERB). Conceptual site planning, including delineation of wetlands, Bell Creek and other storm water facilities, and infrastructure planning will be complete by the end of the second quarter 2018
- Future Zoning, is expected to encourage horizontal and mixed used development interspersed with open space and is expected to be in place by the end of 2018.
- Potential partners in facilitating future development in this area include the Jamestown S’Klallam Tribe and the Port of Port Angeles

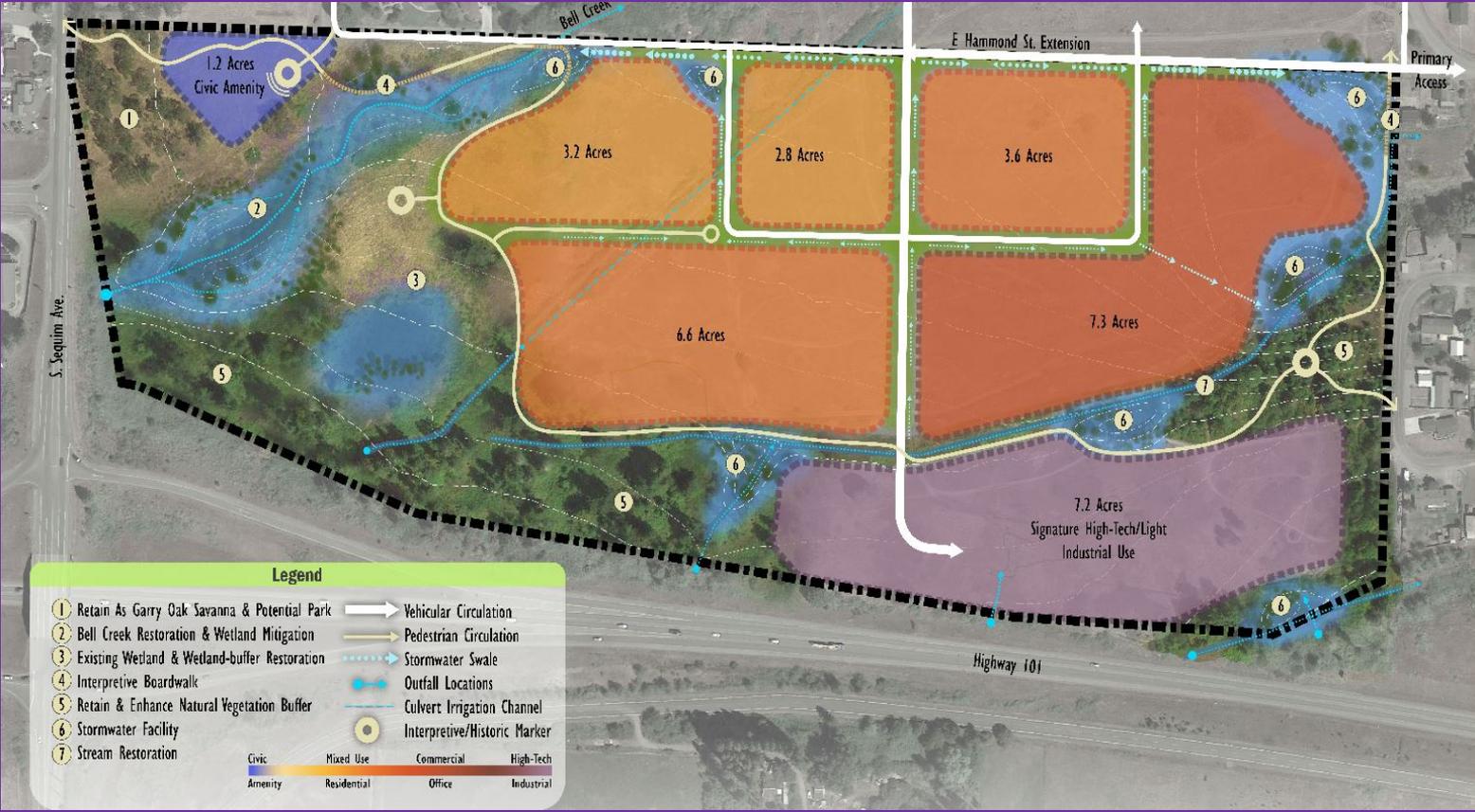
Economic Opportunity Area



Bell Creek EOA



Conceptual Development Plan



Conceptual Development Plan

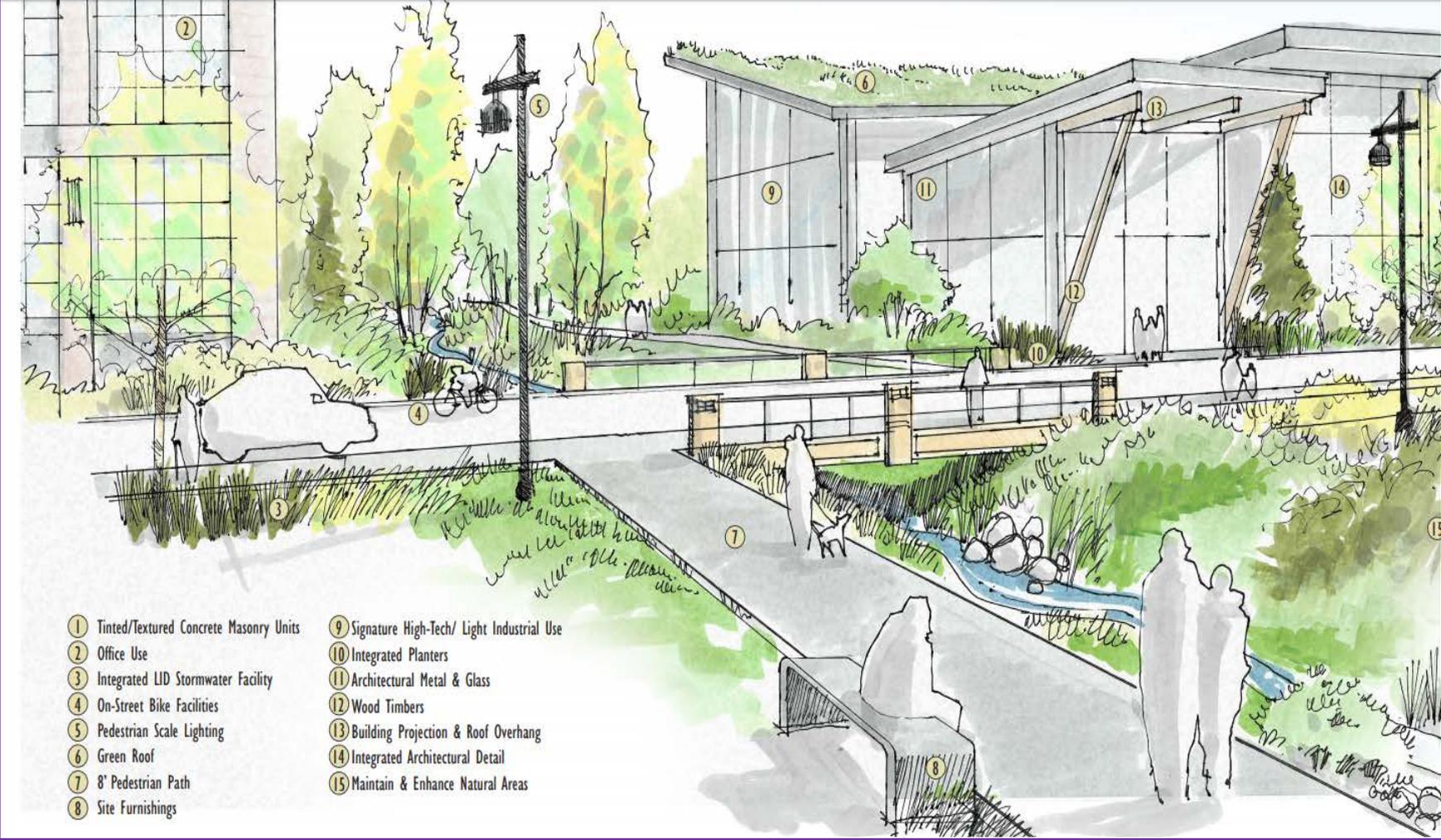


Phasing Legend

-  Phase One: Anticipated development between 0 and 10 years with a focus on multifamily housing (west) and light industrial uses (east).
-  Phase Two: Anticipated development between 10 and 15 years with a focus on office and commercial plus possible mixed use.
-  Phase Three (Full Buildout): Development including a signature high-tech/light industrial use and additional attached housing, anticipated 15 +/- years or earlier depending on marketing to a major high-tech employer.



Conceptual Development Plan

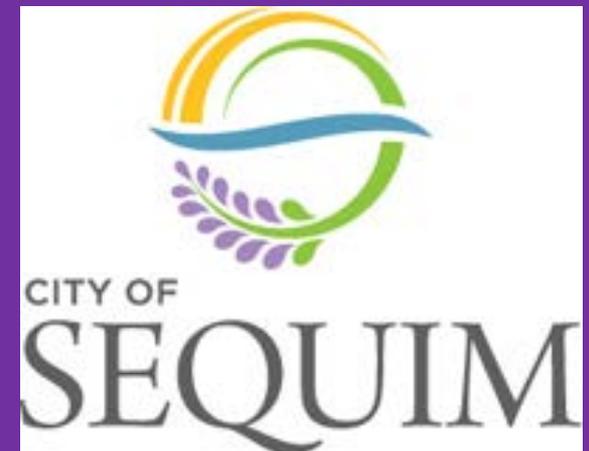


- ① Tinted/Textured Concrete Masonry Units
- ② Office Use
- ③ Integrated LID Stormwater Facility
- ④ On-Street Bike Facilities
- ⑤ Pedestrian Scale Lighting
- ⑥ Green Roof
- ⑦ 8' Pedestrian Path
- ⑧ Site Furnishings
- ⑨ Signature High-Tech/ Light Industrial Use
- ⑩ Integrated Planters
- ⑪ Architectural Metal & Glass
- ⑫ Wood Timbers
- ⑬ Building Projection & Roof Overhang
- ⑭ Integrated Architectural Detail
- ⑮ Maintain & Enhance Natural Areas



Sequim's Holistic Approach

Charlie Bush
City Manager



Economic Development

- Number 2 priority in City's Strategic Plan
- Performance-based EDC contract, funding at the highest per capita level for a city in the region
- SBDC support
- Farmer's market
- Zoning and land use
- Business Blitz
- Lean permitting
- Lean code
- Jamestown S'Klallam Tribe





**Habitat
for Humanity®**

Neighborhood
Revitalization

1/25



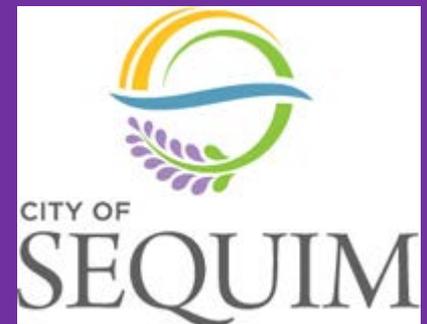
*Kettering
Foundation*



SEQUIM SERVICE FEST

Building Community

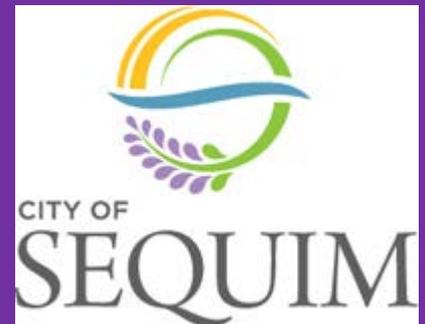
Housing Study



Code Enforcement Enhancement

The logo for the International City/County Management Association (ICMA). It features the letters 'ICMA' in a bold, dark blue, sans-serif font. A small grey square is positioned inside the 'C'.

Leaders at the Core of Better Communities



Human Services

- In excess of \$10 per capita to agencies serving our community
- Homelessness strategy – standardization, outreach, sheltering

