City of Sequim
Economic Opportunity Zone
May 4, 2018

Charlie Bush
Sequim City Manager

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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

10 year growth rate = 10%

- **2017 Permits** = 338
- **2017 Permit Revenue** = $1,301,256
- **2018 Permits (TD)** = 93
- **2018 Permit Revenue (TD)** = $325,176
## Residential Projects

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Acres</th>
<th>Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bell Hill Estates*</td>
<td>25.56</td>
<td>103</td>
</tr>
<tr>
<td>Willow Creek Manor*</td>
<td>44.62</td>
<td>126</td>
</tr>
<tr>
<td>Home Subdivision (Phase B)**</td>
<td>9.14</td>
<td>31</td>
</tr>
<tr>
<td>Hendrickson (Mccary)**</td>
<td>12.56</td>
<td>65</td>
</tr>
<tr>
<td>Legacy Ridge**</td>
<td>41.80</td>
<td>98</td>
</tr>
<tr>
<td>Jennies Meadow**</td>
<td>22.63</td>
<td>71</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>156.31</strong></td>
<td><strong>494</strong></td>
</tr>
</tbody>
</table>

* 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.
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

* 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

- $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.
There are a number of key private properties that may become available for development in the future.
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
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
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
Housing Study
Code Enforcement Enhancement

ICMA

Leaders at the Core of Better Communities

CITY OF SEQUIM
Human Services

• In excess of $10 per capita to agencies serving our community

• Homelessness strategy – standardization, outreach, sheltering