

# Exploring Joint Development Opportunities at Washington State Ferry Terminals

## Progress Report

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# Joint Development Analysis

Phase I: Understand Joint Development Context ✓

Phase II: Evaluate Joint Development Potential at all Terminals ✓

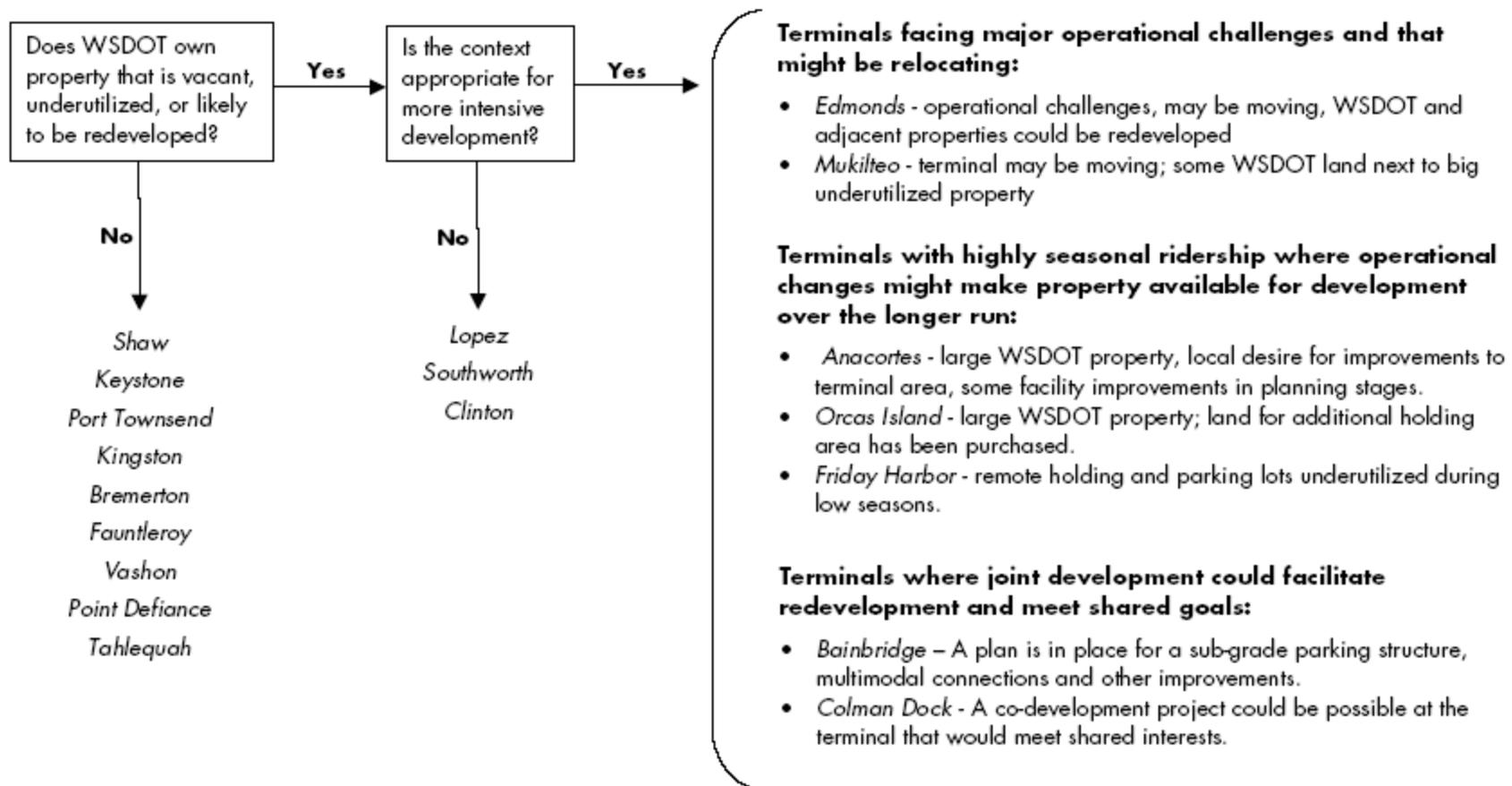
**Phase III: In-depth Analysis for 3 Terminals**

## Phase 1: Understand Joint Development Context

- Visited 19 ferry terminals and surrounding areas
- Reviewed background reports, aerial photos, ridership statistics and other data
- Gathered information about property ownership, facility and operations characteristics and likely future changes
- Collected targeted demographic and real estate market information
- Reviewed ways WSDOT might benefit from joint development

# Phase 2: Evaluate Joint Development Potential

## Phase Two: Assessment of Joint Development Opportunities at WSF Terminals



# Phase 2: Evaluate Joint Development Potential

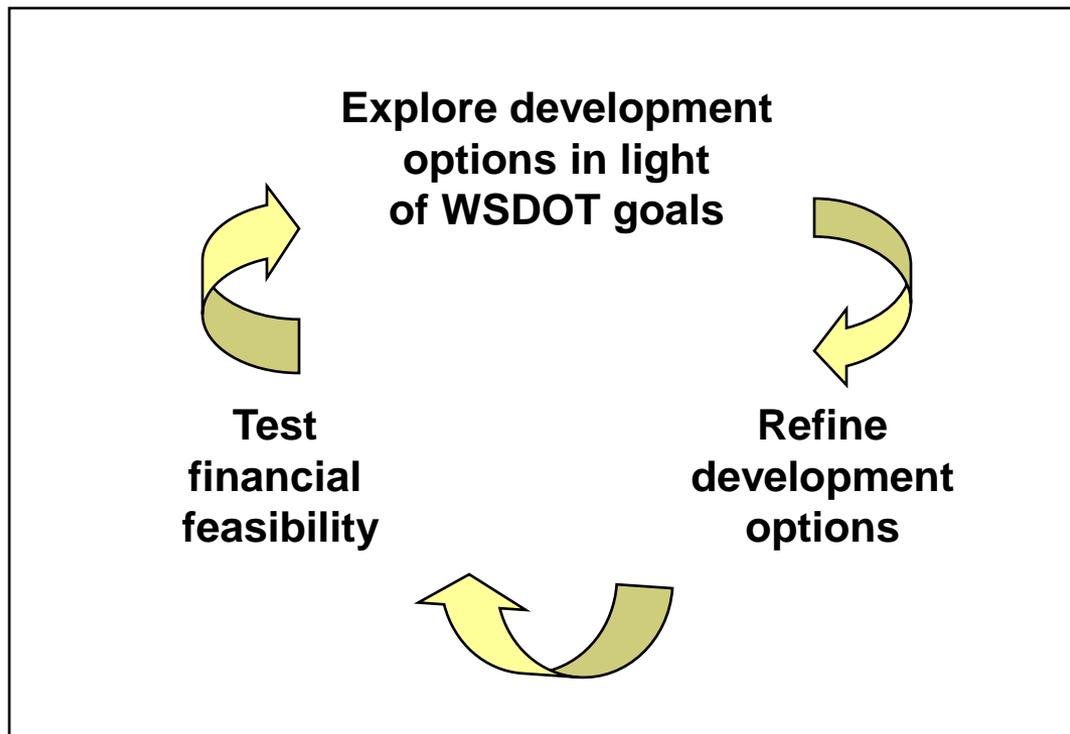
## Screening Results At-a-Glance

	Central Sound Corridor			North Sound Corridor	San Juan Islands Corridor		
	Edmonds	Bainbridge	Seattle	Mukilteo	Anacortes	Friday Harbor	Orcas
Real estate development potential	Red	Red	Red	Yellow	Yellow	Yellow	Yellow
Recent development activity near terminal	Red	Red	Red	Yellow	Yellow	Yellow	Yellow
Need for new or expanded ferry facilities	Red	Red	Red	Red	Red	Yellow	Yellow
Connectivity to downtown or other development	Red	Red	Red	Yellow	Yellow	Red	Yellow
Potential for increased ridership from development	Yellow	Red	Red	Yellow	Yellow	Yellow	Yellow

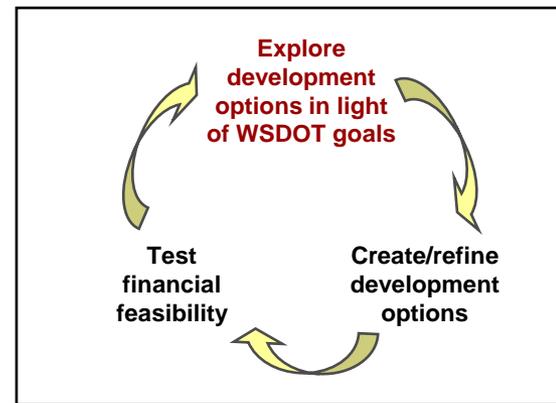
**Red = Strong Potential**  
**Orange = Moderate Potential**  
**Yellow = Low Potential**

## Phase 3: Detailed Analysis for 3 Terminals

An iterative process is being used to determine the most appropriate joint development strategy for Seattle, Bainbridge and Edmonds Terminals



# WSDOT Goals



- Direct Transportation Project Benefits, the “Transportation Nexus”
  - WSDOT facility improvements
  - Revenue/cost sharing generated from new development
  - Improved multimodal connections
- Other Compatible Public Benefits
  - Catalyst for transit-oriented development in broader area
  - Reinforce land use goals for surrounding communities

# Bainbridge Island Terminal



Opportunity Site

- WSDOT PROPERTY IN FERRY TERMINAL AREAS
- CITY, STATE OR PORT PROPERTY IN FERRY TERMINAL AREAS

## BAINBRIDGE ISLAND FERRY TERMINAL

EXISTING CONDITIONS AND OWNERSHIP

OPPORTUNITIES AT WSF TERMINALS

FEBRUARY 7, 2008



# Bainbridge Island

## Development Opportunities:

- WSDOT owns a significant parcel at the terminal that could be developed exclusive of other land assembly efforts
- A strong market exists for a waterfront, boutique hotel and restaurant
- A hotel use allows WSDOT to retain ownership of site through a ground lease, if desired
- Development could increase off-peak, walk-on ridership

## Potential Public Benefits:

- New kiss & ride drop-off/pick-up facility
- New public park facing the waterfront/shoreline
- Revenues generated from lease can be applied towards improvements at the Bainbridge Terminal

# Colman Dock



- WSDOT PROPERTY IN FERRY TERMINAL AREAS
- CITY, STATE OR PORT PROPERTY IN FERRY TERMINAL AREAS

## COLMAN DOCK FERRY TERMINAL

EXISTING CONDITIONS AND OWNERSHIP

OPPORTUNITIES AT WSF TERMINALS

FEBRUARY 7, 2008



# Colman Dock

## **Development Opportunities:**

- A singular opportunity to develop a gateway project on the waterfront
- Downtown Seattle location offers strong market potential for office and street retail
- Development could play an important role in stimulating walk-on ridership

## **Potential Public Benefits:**

- Better public connection to water via new promenade on dock
- Liner buildings offer an opportunity to enhance the tourist experience near the waterfront and provide a better link to both downtown and Pioneer Square
- Revenues generated from leases can be applied towards improvements at Colman Dock

# Edmonds Terminal



- WSDOT PROPERTY IN FERRY TERMINAL AREAS
- CITY, STATE OR PORT PROPERTY IN FERRY TERMINAL AREAS

## EDMONDS FERRY TERMINAL

### EXISTING CONDITIONS AND OWNERSHIP

#### OPPORTUNITIES AT WSF TERMINALS

FEBRUARY 7, 2008

# Edmonds

## **Development Opportunities:**

- Assembling private parcels in addition to WSDOT-owned parcels could help meet WSDOT's facility/infrastructure needs and City priorities
- Local government supports redeveloping the terminal area and promoting connections between downtown and the waterfront
- A strong market exists for residential, retail, and urban format development

## **Potential Public Benefits:**

- Safe crossing over the railroad tracks for ferry and Sounder riders and waterfront park users
- Ability to consolidate parking, enhance multimodal connections and meet local government's vision for downtown redevelopment

# Next Steps for Joint Development Opportunities

## Pre-implementation Work Plan:

- Clearly identify joint development policy goals at each terminal
- Develop preferred development plan at each terminal (concept-level only)
- Identify any scenarios that might trigger a formal pre-design study
- Place projects on the Transportation Innovative Partnership (TIP) Program Project Registry (via Transportation Commission)
- Map the procurement, review and approval process for project development

## Goals:

- Be positioned to act swiftly on emerging market opportunities
- Possible procurement in Q1/Q2 of 2009