



City of Edgewood

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2224 104th Avenue East, Edgewood, Washington 98372-1513

December 13, 2009

Request for Concepts (RFC) – City of Edgewood

Invitation for Development Concepts – Edgewood Town Center & Meridian Corridor

Prospective Submitter:

The City of Edgewood is pleased to extend to you and your firm the opportunity to collaborate with the City in a unique approach to participate in the City's planned Town Center and Meridian Avenue Corridor.

The City seeks both development concepts and insights into current and projected market opportunities from experienced developers, architects or teams willing and able to engage in a discussion with the City and property owners. The City would like your opinion of the Corridor vision and plan policies as well as your understanding of the regional market as it pertains to developing Edgewood's competitive edge. We are organizing a day-long workshop with the City Council and local property owners so you can present your concepts and recommendations. A significant focus of the workshop will include your thoughts regarding opportunities to improve the City's development regulations to help make the Town Center vision a reality and allowing your concepts to be built in part or in whole. We are also providing opportunities for developers to network with local property owners and City staff.

The City wants to make sure that revised development regulations respond to the following:

- Are planned and allowable densities adequate to implement the vision?
- Are current zoning and code requirements consistent with market realities; or, are there critical improvements that need to be made to the code to accommodate the next generation of development?
- Do current design standards help or hinder implementation of the vision for the Corridor or are there improvements that must be made to better facilitate advanced concepts of walkable mixed-use development environment?

For presentation at the day-long workshop with the City Council, Planning Commission, and local property owners, we suggest the following:

- Contact the City to verify your interest in participating in the RFC process via phone or email.
- Review the existing plans, policies and regulations applicable to the Meridian Avenue Corridor (see website).
- To support the City's workshop preparation and sharing of the concepts submitted, we ask that all submittals include relevant background information pertaining to development experience including principal team members, references and examples.

We want to give you the opportunity to use any medium to present your concepts. Suggested mediums include boards and PowerPoint presentations. If you would like your ideas to be illustrated on our website, please provide us with PDFs of your concepts. Given the limited time available for the workshop, we hope to have about 30-minute

sessions for each team's presentation. We encourage you to keep it short and to the point to maximize your presentation time.

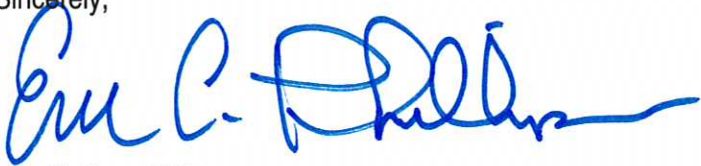
Information for the Request for Concepts (RFC) process is available at the following link:

<http://www.cityofedgewood.org/towncenter.htm>

The public workshop before the City Council, Planning Commission, and property owners is scheduled for January 23, 2010. The City of Edgewood recognizes the potential investment of time and energy involved with planning and participating in this Request for Concepts. Therefore, to highlight the talents of all the invited parties your submittal will be posted to the City's project website and each contributor/firm will be noted. If you do not want your ideas to be hosted on our website, do let us know.

On behalf of the City of Edgewood, I look forward to your participation, your visions for the development of Edgewood's Town Center, and input toward development regulation changes. If you have any questions or need further information please feel free to contact me at (253) 952-3299.

Sincerely,



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Community Development Director
City of Edgewood
253-952-3299

Email: eric@cityofedgewood.org

Project website : <http://www.cityofedgewood.org/towncenter.htm>