

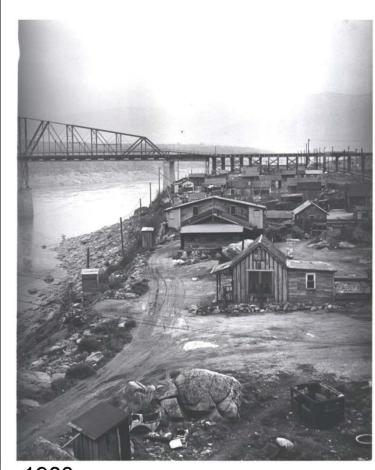
# WENATCHEE PUBLIC WORKS YARD TO WATERFRONT HOTEL



#### TOPICS

- History
- Redevelopment Planning & Implementation
- Managing Environmental Issues
- Keep Your Eye on Success

# HISTORICAL WATERFRONT



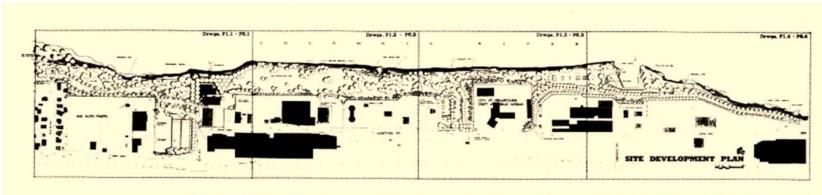




1956

## RIVERFRONT PARK - 1980s



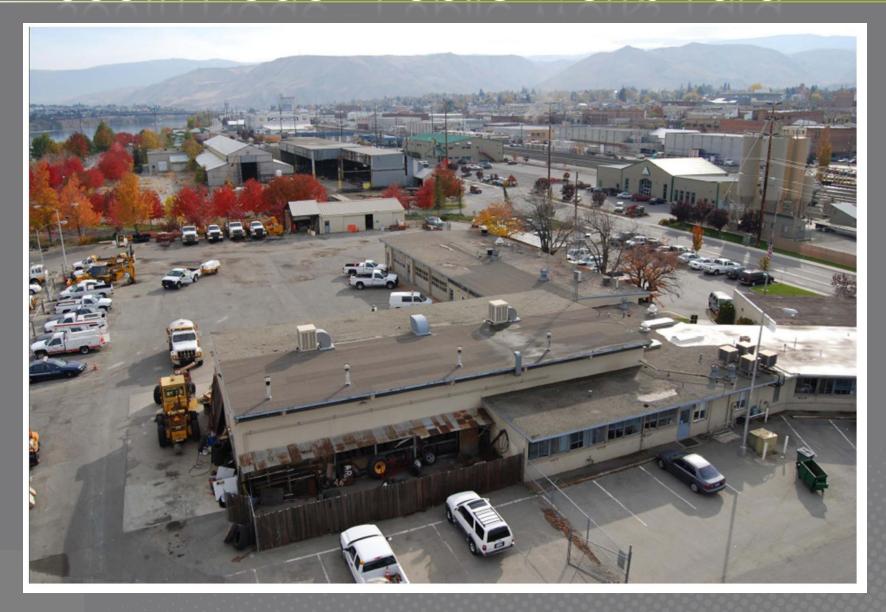


WENATCHEE RIVERFRONT PARK

## VISION - SUBAREA PLAN



# South Node - Public Works Yard



# VISION FOR FUTURE USE



# BOUTIQUE HOTEL



# HILTON GARDEN INN



# MANAGING ENVIRONMENTAL RISK



## MANAGING RISK IN PUBLIC SETTING



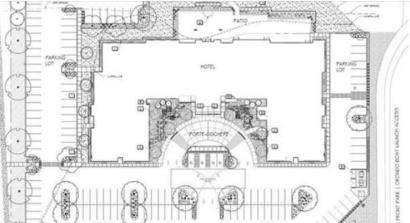
Wenatchee World 

March 17, 2017 · ❖

The Hilton Garden Inn slated to occupy the empty gravel lot adjacent Pybus Public Market has inched a little closer to reality.

Spokane-based A&A Construction filed a SEPA (State Environmental Protection Agency) application with the city on Monday. A&A bought the 3-acre parcel from the city in May for \$1.3 million.

According to filing documents, the four-story, 177-room facility would create 35 to 40 jobs.



WENATCHEEWORLD.COM

Hotel by Pybus takes step toward construction

### MANAGING RISK

#### **FUNDING**

- Integrated Planning Grant
- Remedial Action Grant
- Local Revitalization Financing
- City Funds

# ADMINISTRATIVE PATHWAY

Voluntary Cleanup

#### **CLEANUP**

- Dig & Haul
- Capping

## INTEGRATING REMEDY & REDEVELOPMENT





#### STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

1250 W Alder St . Union Gap, WA 98903-0009 . (509) 575-2490

March 18, 2016

Steve King City of Wenatchee 1350 McKittrick Street, Suite A Wenatchee, WA 98801

Re: No Further Action at the following Site:

Site Name: W Site Address: 25

Wenatchee City Public Works 25 N. Worthen Street, Wenatchee

Facility/Site No.: 986 VCP Project No.: CE

98691464 CE0397

Dear Mr. King:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your proposed independent cleanup of the Wenatchee City Public Works facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

#### Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

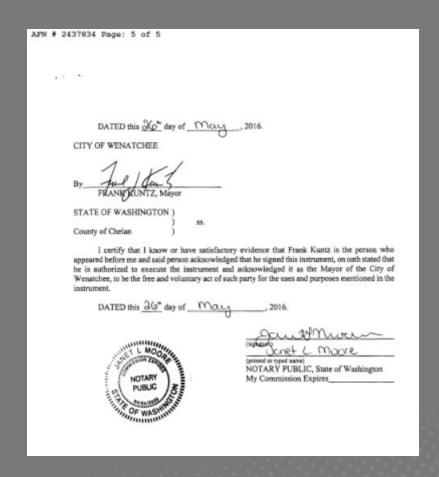
NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is dependent on the continued performance and effectiveness of the post-cleanup controls and monitoring specified later in this letter (p. 6).

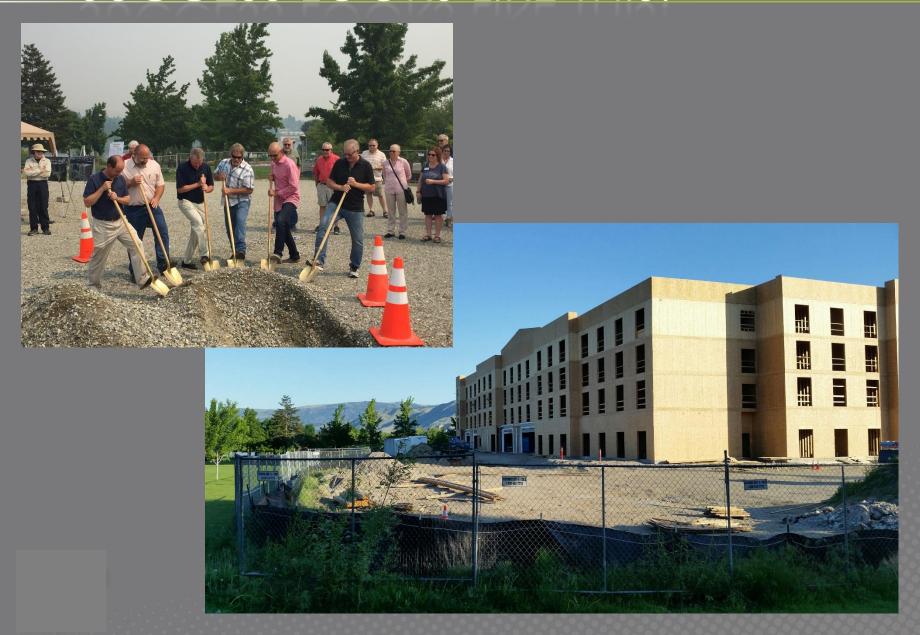
This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

No Further Action Obtained – Thank you WSDOE

PM,	a, Auditor, Chelan County, WA. AFN # 2437834 Recorded 06/01/201 D Page: 1 of 5, 877.00, CENTRAL WASH TITLE SERVICES INC
1	Return Address:
	170203
	REAL ESTATE EXCISE TAX EXTINET
	Chelan County Treasurer David E. Griffiths, CFA
	a luil 6/1/16
	* Eligibity
	21813 STATUTORY WARRANTY DEED
	Reference numbers of related documents: a/a
	Grantors: 1. CITY OF WENATCHEE
ŀ	Graning:
1	1. WenDBR, LLC
ı	Legal Description:
1	<ol> <li>New Purcel A on Exhibit B of Boundary Line Adjustment No. 2014-023 WE, under Recording N30034</li> </ol>
ı	<ol> <li>Additional legal description is on pages 1-2 of document</li> </ol>
_	Assessor's Property Tax Parcel Number(s): 22 20 03 821 015
	THE GRANTOR, City of Wesatchee, a municipal corporation, for and in consideration
	Fen Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and warra
1	o WenDBR, LLC, a Washington limited liability company, the following described real esta
	situated in the County of Chelan, State of Washington:
	A portion of Lots 2 through 9, Block 3, River Front Addition to Wesatchee, Chelan County, Washingson, according to the plat thereof recorded in Volume 2 of Plats, Page 64,
	TOGETHER WITH a portion of vacated First Street North in said River Front Addition to Wenatchee, as vacated by the City of Wenatchee by Ordinance No. 2086, dated November 8, 1972,
	AND TOGETHER WITH a portion of the Easterly 10 feet of Worthen Street, as vacated by Ordinance No. 2016-03, recorded January 29, 2016, under Recording No. 2431872, being an amendment of Ordinance No. 2008-04, recorded March 12, 2008, under Recording No. 2277031.



Property Sold to Hotel Developer!





Grand Opening – June 11, 2019!

### THANK YOU

#### Questions?

Steve King, Economic Development Director 509-888-3203

sking@wenatcheewa.gov