Sailwinds Advisory Committee
Agenda
April 19, 2016

Present: George Hyde; Rob Collison; Sandra Tripp-Jones; Odie Wheeler; Pat Escher; Brandon Hesson; Robbie Hanson; Gene Lauer; Mary Losty.

1. Updates –
   a. Field Trip Debriefs
      i. The Yards, Washington, DC
         1. Michael Stevens – BID President
            a. The Yards is 42 acres with a 5.5 park acres.
      ii. National Harbor, Prince George's County, MD
         1. Andre Gingles, Esq./Chris Borgal – Peterson Properties
            a. National Harbor lower profiles on waterfront buildings, stepping up. Generally a 1:4 public to private partnerships, public covering infrastructure, parking and development of open space and park; One thing that these places commonly discusses is programming and family related activities in its public spaces. Public art throughout.
      iii. Georgetown Riverwalk, Washington, DC
         1. Joe Sternlieb – BID president
            a. Georgetown Riverwalk is a Federal Park, promoted by BID.
      iv. Meeting – DC Gov't
         1. Joe Lapan – Deputy Mayor Office Economic Development
         2. Tracey Gabriel – Associate Director of Planning
      v. Frederick, MD
         1. Mayor Randy McClement
         2. Richard Griffin, Director of Economic Development
         3. Joe Adkins, Deputy Director Planning
            a. Carroll Creek Park is a mixed-use urban park spanning 1.3 miles through the heart of historic Downtown Frederick, Maryland. The park is designed to rest on top of massive box concrete culverts that form the flood control project. Spanning five City administrations and 30 years, the project is nearing fruition as the City completed construction of the first major phase of the multimillion dollar public linear park.

2. Takeaways
   a. Public Investment appears in all of the site visits.
   b. Security was also a priority, in some cases relying on private security and local law enforcement.
   c. High quality public spaces are present in each of the sites visited.
   d. All of the sites have a residential component.
   e. Surface parking is considered at National Harbor, and is flexible for future development.
   f. We are smaller scale than what we saw and a developer will need a draw.
   g. How do we connect waterfront development to downtown?
   h. We need to have a feasibility/marketing study up front.
   i. Do we have enough property?
   j. What do we do if a marine service company partners with a developer? Should we outline exactly what we want/do not want in the RFP?
   k. Decisions will be made based on the strength of your design team, so we should make an effort to be sure that it does not change.
   l. Programming was important at every site. Public structures and community assets were in place to provide public entertainment and a draw.
   m. A Market Study/Feasibility study needs to be done quickly to determine risk, and we should be in contact with our state representatives now. We will need their support.
   n. We should know our objectives and priorities. What is the goal? ROI? Job Creation?
   o. Proposal team should be made up of legal, design, engineering and financial.
   p. Linkages through design – we need to think hard about how we get people across the bridge and into downtown, and a developer could possibly lead us in the direction that will help us.
3. Public comment
   - The City should look at similar sized projects.
   - The redevelopment should create well-paying jobs not just service industry jobs.
   - The mega yachts may be a good opportunity.
   - Belfast ME is a waterfront that should be looked at
   - Greater density affords greater diversity
   - Should look at Annapolis, City of Alexandria
   - The City should have an economic plan.

- It is good to include the hospital as a latter phase and the City should look at the lot next to Snappers.
- The proposal should be similar program in the approved plan.
- There is a lot of public space with the county property.
- There are a lot of elements already started – amphitheater and visitor center.

4. Phone Call only one jurisdiction responded – need to follow up
   a. Yorktown, VA
   b. Belfast, ME
   c. Wilmington, NC
   d. Buffalo, NY
   e. Camden, NJ
   f. Wilmington, DE
   g. Newport, RI
5. Next Steps