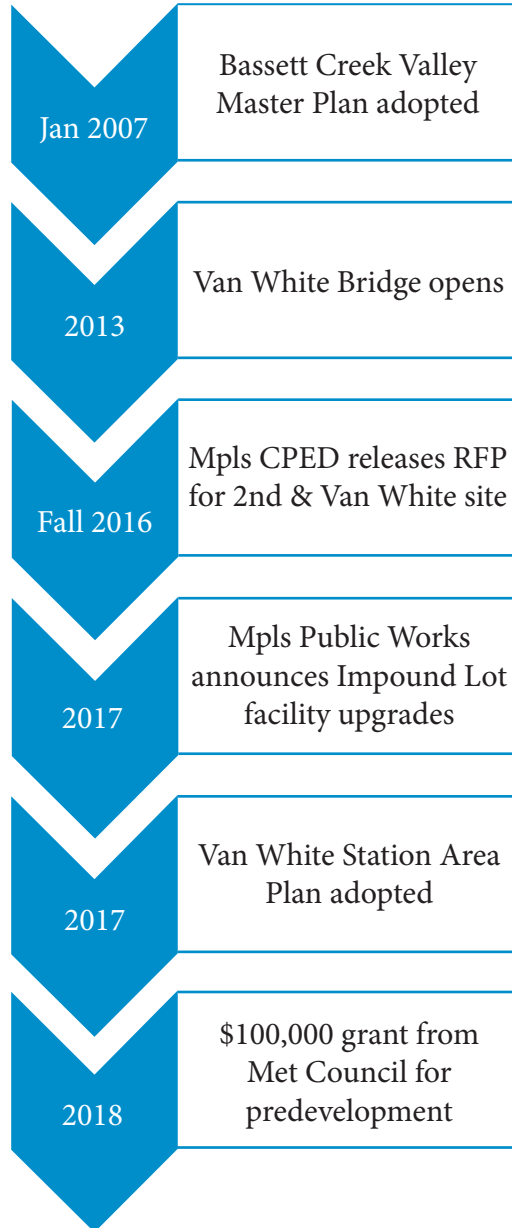


Bassett Creek Valley - 2018 Predevelopment Study

Project Context



Three Major Study Elements

1. Concept designs, inc. ped & bike paths along Bassett Creek
2. Stormwater mgmt. & utility plans
3. Geotechnical soil investigation to inform construction feasibility

Key Redevelopment Challenges

- Heavy pollution from past industrial uses and informal dump at West Impound Lot
- Existing sewer lines hinder 2nd & Van White site
- Flood elevations require regional approach to mitigation
- Soils are extremely poor; piling required for new buildings



Recommended Approach

- Start with Phase 1 - Creekside at Van White - a multistory commercial building with structured parking underneath (designed to allow flooding on occasion)
- Investigate potential 9-acre public green space and water feature south of Bassett Creek to leverage additional development on Impound West and 2nd & Van White parcels
- Explore transferring some property to another public agency in order to leverage federal and state environmental clean-up funding
- Work to secure more study funding to design creative ways to construct innovative ponds/creek enhancements that address pollution and flood mitigation
- Explore partnerships with public agencies and community stakeholders to address design, planning and implementation
- Explore options for broader public sector funding to address major costs of this effort

Phase I - Creekside at Van White

