

Chronological Executive Summary:

1. **January 9, 2024: South County Fire (SCF)** identifies the **Wade James Theater location** as a potential site for a **new fire station**, possibly replacing the downtown station.
2. **March 8, 2024: Darrol Haug** presents a **development proposal for the Wade James Theater property** to Mayor Mike Rosen and Council President Vivian Olson. This proposal includes refurbishing the theater, adding storage, and constructing three types of housing: **truly affordable, senior (55+), and market-rate units**.
3. **June 13, 2024:** Developer **Kirk Noreen** is introduced to **Todd Tatum**, City of Edmonds Community, Culture, Economic Development Director, to discuss development opportunities in Edmonds, scheduling a meeting with **Mayor Mike Rosen** and Todd Tatum.
4. **June 15, 2024: Darrol Haug** informs **Vivian Olson** that a meeting is planned for early July between **Mayor Rosen, Todd Tatum**, and the developer (Kirk Noreen) to discuss the Wade James proposal and other public-private partnership concepts.
5. **July 13, 2024: Kirk Noreen** provides an update on a detailed proposal for the Wade James Theater, indicating it will take another two weeks to prepare.
6. **August 6, 2024: Kirk Noreen** formally presents his **EVA Center proposal** (Edmonds Viewland Apartments, incorporating the Wade James Theater) to **Mayor Rosen, Todd Tatum**, and **Darrol Haug** for feedback.
7. **October 14, 2024:** Council Member **Vivian Olson** proposes to **sell Hummingbird Park** (and potentially Meadowdale Clubhouse) to free up resources for other park maintenance and purchases, noting the presence of four other parks nearby.
8. **October 15, 2024: Shane Hope**, Assistant Director, forwards CM Olson's comments for consideration in a revised comprehensive plan, including the suggestion to sell Hummingbird Park.
9. **November 1, 2024: Vivian Olson** inquires about **Hummingbird Park's** City ownership, buildability, and market value. **Angie Feser** confirms City ownership but notes that **acquisition history needs research for restrictions**. She suggests that if a spot rezone is permissible, it could accommodate **multifamily housing, including affordable units or fourplexes**. **Shane Hope** identifies **wetlands or critical areas** as a primary concern, but later indicates the parcels **could likely be built on, subject to geotechnical reports and special building conditions for slopes**.

10. **November 8, 2024:** Angie Feser asks **Mayor Mike Rosen** if she should proceed with evaluating **Hummingbird Park's** title.
11. **November 13, 2024:** Kirk Noreen updates **Todd Tatum** and **Shane Hope** on the progress of the comprehensive Wade James Theater proposal (EVA Center), which he intends to submit in early 2025. He mentions working with a firm on a geotech report.
12. **December 2, 2024:** **Mayor Mike Rosen** asks **Angie Feser** for the steps needed to explore selling **Hummingbird Park**. Angie Feser outlines a preliminary 6-9 month process, including determining the legal process, researching the site's history, resolving Right-of-Way (ROW) issues, conducting a public process for Council to surplus, and hiring a real estate professional.
13. **December 10, 2024:** **Angie Feser** requests Kyle Woods to gather hard copy records for **Hummingbird Park's** acquisition history, explicitly for the "potential sale of the property to help with our budget issues".
14. **December 13, 2024:** Kyle Woods provides research findings, stating that hard copy records are minimal and there is **no purchase history on the County site** for Hummingbird Park.
15. **January 6, 2025:** At **Vivian Olson's** request, **Darrol Haug** contacts the *same developer* (**Kirk Noreen**) who explored the Wade James property, to gauge interest in building **affordable housing at Hummingbird Hill Park**. The developer shows significant interest in placing a bid.
16. **January 7, 2025:** **Darrol Haug** confirms that the developer for **Hummingbird Hill Park** is the same group interested in **Wade James**, reiterating their plans for Wade James to **retain and improve the theater while adding truly affordable, senior, and market-rate housing**.
17. **January 13, 2025:** **Kirk Noreen** provides updates on the Wade James Theater project, confirming he has engaged a geotechnical services firm, an architect for conceptual renderings, and a branding/design consultant. The preliminary geotechnical study indicates the site is **suited for a project of 200+ units**.
18. **January 17, 2025:** **Kirk Noreen** expresses interest in submitting an **offer to purchase the land** for **Hummingbird Hill Park**, separate from another project.
19. **January 22, 2025:** **Ryan Appleby**, another developer, follows up with **Mayor Rosen**, asking if he is "willing to review an offer on the Park yet".

20. **January 24, 2025: Shane Hope** expresses concern about the **presence of wetlands or other geological constraints** on the Wade James Theater property and requests the geotechnical report.
21. **January 26, 2025: Kirk Noreen** shares a preliminary report stating Shell Creek is the only wetland area on the Wade James site, located at least 200-250 feet away and requiring a 100-foot buffer. He also expresses interest in submitting an offer to **purchase Hummingbird Hill Park** from the City, separate from the Wade James Project.
22. **January 31, 2025: Shane Hope** acknowledges **Kirk Noreen's** interest in Hummingbird Park and states he will discuss the Wade James proposal with the Mayor. He also notes that "opportunities at the area known as Hummingbird Park" might be interesting.
23. **February 3, 2025:** City staff confirm **Hummingbird Park's** comprehensive plan designation is **Park/Open Space**, its zoning is **Public Use**, and its size is approximately **1.35 acres with potential for an additional 0.25 acre** due to a ROW vacation. It is stated to be "under consideration for surplus and sale".
24. **February 6, 2025: Shane Hope** confirms the **Mayor's excitement and interest** in the Wade James Theater proposal, but emphasizes the need for more detailed information for the City Council.
25. **February 7, 2025: Kirk Noreen** details the Wade James Theater concept: **approximately 200 multifamily units**, a new **200-seat theater**, and 250 parking spaces. His initial proposal included entitlements for a **5-story building, zoning approvals, exclusive development rights, and a ground lease**.
26. **February 11, 2025: Kirk Noreen** outlines two approaches for **Hummingbird Hill Park**: buying the land for 6-8 single-family homes or 14-18 townhomes (fee simple), or leasing it for multifamily options.
27. **February 12, 2025: Mayor Rosen** designates **Angie Feser as the lead for Hummingbird Park**, noting interest from another developer (Bodhi Hotel). **Angie Feser** clarifies her role as primary contact for inquiries about purchasing city-owned park property, with Planning & Development handling technical aspects. **Kirk Noreen** clarifies his Wade James Theater proposal is for a **ground lease**, where his firm would own buildings and pay rent, with the city taking ownership of buildings after lease term. **Ryan Appleby** again inquires about submitting an offer for the park.
28. **February 24, 2025: Ryan Appleby** follows up with **Angie Feser** for an update on Hummingbird Park.

29. **March 3, 2025:** **Kirk Noreen** shares preliminary architectural slides for the Wade James Theater project.
30. **March 6, 2025:** **Shane Hope** asks **Michael Clugston** to confirm if the **comprehensive plan and zoning code would need changes** for the Wade James Theater concept. **Kirk Noreen** sends an "EVA Center Deck" with the architect's vision for a campus with three residential buildings, two theaters, communal spaces, and connections to Yost Park.
31. **March 7, 2025:** **Michael Clugston** confirms that the proposed Wade James Theater development would indeed require **FLUM (Future Land Use Map) and zoning changes**, likely to Moderate Density Residential and a new "RM" classification for taller buildings, noting potential issues with Shell Creek, wetlands, and steep slopes. **Angie Feser** provides **Cynthia Berne** with a **title report for both parcels** of Hummingbird Park.
32. **March 11, 2025:** **Cynthia Berne** confirms Hummingbird Park parcels are currently zoned R-6 and asks about the need for a **feasibility study in addition to an appraisal** to determine a more precise valuation.
33. **March 13, 2025:** **Kirk Noreen** sends a draft Memorandum of Understanding (MOU) for the EVA Center project, emphasizing its approval is needed to proceed with a wetlands study. He also presses for a discussion on his **Hummingbird Hill Park proposal**, assuming it also needs Comprehensive Plan changes.
34. **March 24, 2025:** **Angie Feser** informs Shannon Burley that City Council members will suggest several city properties, including **Hummingbird Park and Wade James Theater**, for potential land use zoning changes.
35. **March 25, 2025:** **Kirk Noreen** updates that financing for the EVA Center requires a **ground lease of at least 80 years**, not 50. For **Hummingbird Hill Park**, he proposes a similar ground lease, first as a staging area for EVA Center construction, then for a smaller **3-story multifamily apartment building**. Internally, **Shane Hope** and **Todd Tatum** discuss that the **City will not go forward with Kirk Noreen's proposal at this time**, but the City Council will consider a possible Comprehensive Plan amendment for these properties later in March.
36. **April 1, 2025:** **Kirk Noreen** requests a call to discuss both MOUs (EVA Center and Hummingbird Hill Park), stressing the urgency of the EVA Center MOU for the wetlands study.
37. **April 7, 2025:** **Mayor Rosen** asks **Angie Feser** how to respond to concerns that selling **Hummingbird Hill Park** contradicts the 2022 Parks report. **Angie Feser** explains that while Level of Service (LOS) numbers exist, **geographic distribution and access are**

more important, and nearby parks offer amenities. She warns that without other revenue sources; budget cuts could lead to **closing parks or recreation amenities**.

38. **April 10, 2025: Marthlyn Jones**, a resident, inquires if the **Hummingbird Park's** original 1961 resolution legally restricts the land from being sold for other purposes. **Angie Feser** advises that this question is best answered by an attorney and notes that **two of the four lots originally described in the resolution are now privately owned**.

39. **April 14, 2025: Angie Feser** provides **Chelsea Rudd** with details that two parcels mentioned in Ordinance 117 are no longer City-owned, clarifying historical facts regarding Hummingbird Park.

*****One item I would like to add is Noreen asking Tatum to cold call the pastor of the Baptist church regarding their property, Tatum apparently did the cold call.*****