Langley Waterfront + Marina Master Plan
DRAFT

Purpose + Need

The City of Langley, via its partnership with the Port of South Whidbey, desires to realize its vision for the expansion of the Langley Marina and development of the waterfront to:

- Foster a thriving economy
- Expand and enhance public access to the waterfront
- Reinforce Langley’s unique identity as a friendly, vibrant and walkable seaside village
- Social, Economic + Environmental Sustainability

In order to fulfill the vision described above many challenges must be met with careful analysis, planning and design that explores multiple alternative ways of achieving the city’s vision with an interdisciplinary and integrative approach. Prior to detailed engineering and construction plans the city and its partners must undertake a master planning effort that addresses the vision, challenges, opportunities and implementation. Some of the challenges that must be addressed include:

- Limited Vehicular and Pedestrian Access to the Marina
- Very limited upland areas associated with the marina
- Limited Parking
- Recent Landslides
- Boating Economy
- Funding for Expansion
- Challenging Marine Environment

Master Planning Process
The City of Langley and Port of South Whidbey should co-sponsor and co-manage the master planning process centered around a plan advisory committee made up of representatives of the city and port with oversight by the Langley City Council and South Whidbey Port Commission with additional staffing provided by the city and port. Representatives from the city and port should be responsible for the process of selecting a qualified consultant team to be approved by the city council and port commission. The consultant team should include an interdisciplinary team of professionals with expertise in the following areas:

- Urban Design and Planning
- Architecture and Landscape Architecture
- Economist
- Geologist + Bluff Management
- Marine Engineer
- Environmental Permitting
- Marina Operation and Management

A robust public involvement process that involves all interested parties and stakeholders should be undertaken as part of the plan. Public involvement produces quality information, excellent ideas and generates excitement and support for the plan’s implementation ultimately improving the likelihood of realizing the plans vision. A variety of public involvement mechanisms should be utilized including:

- Website/Blog
- Public Meetings
- Surveys
- One-on-One Business and Property Owner Meetings
- Interviews with Key Stakeholders
- Newspaper
- Charrette and/or workshop

Product

The master plan will include the following products:

- Preferred Alternative for Marina Expansion
  - Marina Concept Design
  - Construction Estimates
  - Market Analysis
- Revenue and Expenditure Estimates
- Transportation and Parking Plan
- Upland Development Plan
- Environmental Permitting

- Concept Design and Management Plan for Cascade Avenue and Bluff
- Preferred Alternative for pedestrian tram/elevator
- Off-Site Parking Plan
- Concept Design for Waterfront Properties in Study Area
  - Urban Design + Land Use
  - Infrastructure and Public Improvements
  - Public Access
  - Connections
### Plan Advisory Committee Stakeholders:

- Market Analysis
- Urban Design + Land Use
- Concept Development for Private Properties
- Public Access and Amenities
- Design + Management Plan for Cascade Bluff
- Vehicle + Pedestrian Connections
- Cascades Avenue + What Street
- Functional/Accessibility
- Financial + Market Analysis
- Land Development
- Transportation + Parking
- Concept Design
- Marina Expansion
- Vision for Marina and Waterfront

**Project Scope:** Longay Waterfront + Marina Master Plan