

MASTER PLANNING: RFP FINALIZATION

AUGUST 10, 2026

MP5 Recap

June 30, 2026 RFP Workshop

- Commissioner Dimmick and Commissioner Grant shared their perspective of the work completed by the ad-hoc group.
- The Commission discussed various approaches to the planning process, lessons learned from prior workshops, and the desired level of detail for the Master Plan.
- The Commission expressed general support for moving forward with the Master Planning process.

Next Steps Identified

- Staff will incorporate feedback from the Commission and Ad Hoc Committee to refine the draft RFP.
- The Commission and staff will review and finalize the RFP during an August workshop session.



Updated RFP Scope Summary

The Port of Edmonds ("Port") is seeking proposals from qualified consulting firms or multidisciplinary teams to prepare a comprehensive master plan for Port-owned properties. **This planning effort will establish a long-term vision to guide future investment, development, and stewardship of Port assets while advancing the Port's economic, environmental, operational, and community objectives.**

The Master Plan shall comprehensively assess all Port-owned properties to identify existing conditions, future land use opportunities, infrastructure and utility requirements, environmental considerations, market potential, and development strategies that support the Port's long-term strategic vision. **The final Master Plan shall identify key opportunities, constraints, and priorities while providing a clear, actionable framework for future land use, development, and capital investment, including a preferred land use vision, planning principles, implementation priorities, and phased recommendations.**

The selected consultant will serve as the **Port's strategic planning advisor**, working collaboratively with the Port Commission, Port staff, existing Port consultants and technical advisors (including architects, engineers, and other subject matter experts), stakeholders, and the public throughout the planning process.



Updated RFP Approach



The Master Plan is intended to provide a **strategic planning framework** rather than detailed engineering, architectural design, or development feasibility analysis.



Planning level vs. technical level



Updated RFP Feedback

Commission discussion, feedback and guidance.



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