



COUNCIL STUDY SESSION

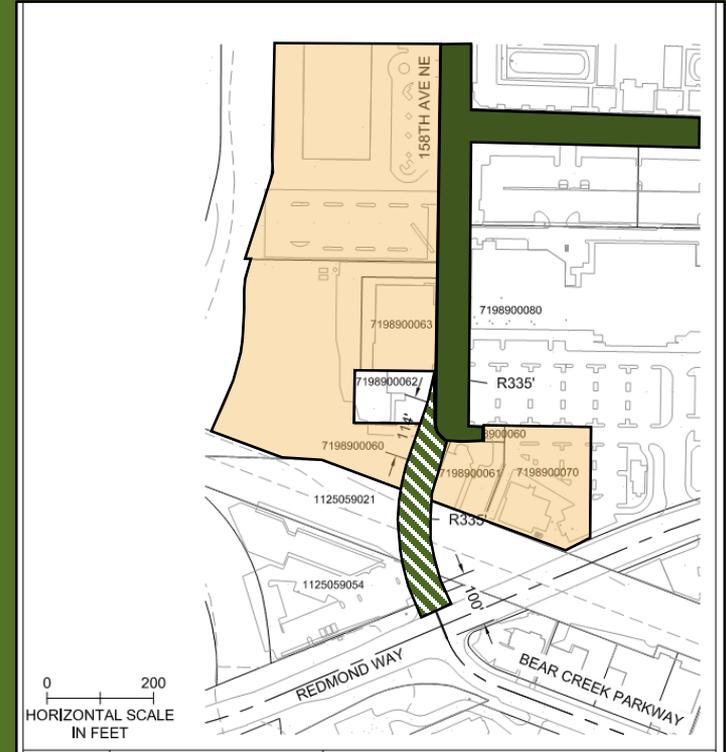
Nelson Development Agreement (DA)

Amy Tarce

January 22, 2019

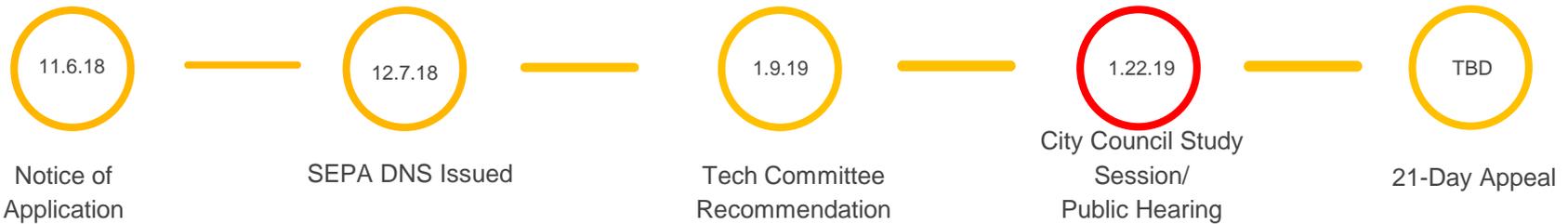
Purpose

Discuss DA for the future placement and alignment of 158th Ave NE extension through Redmond Center





The Process



What we are asking Council to **do** tonight

- Ask questions on terms of DA
- Provide policy directions
- Provide direction on public hearing

Background

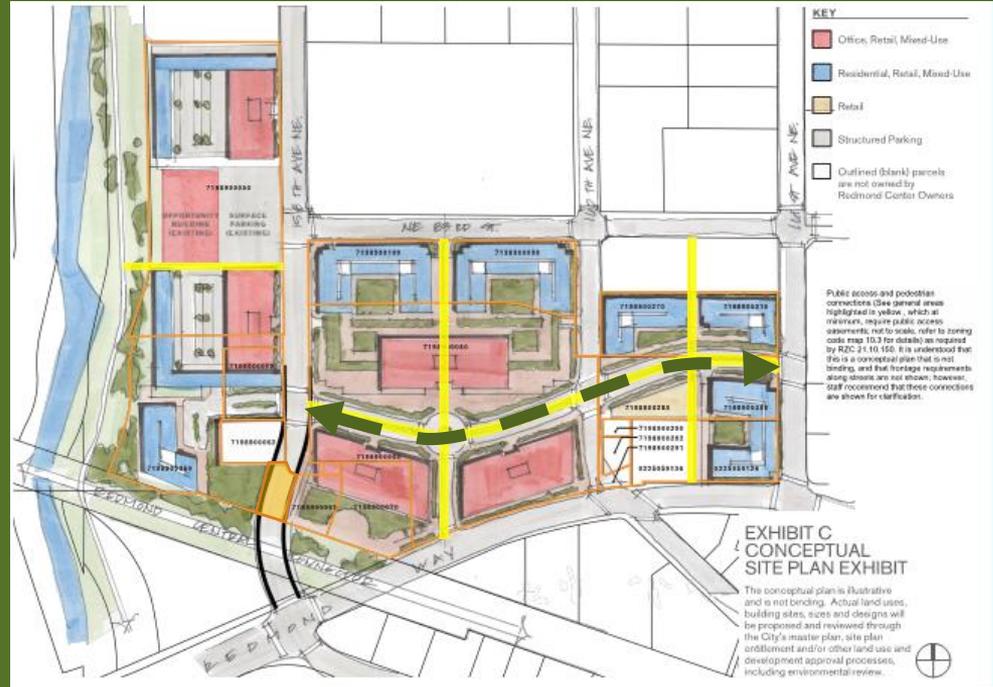
- 2013 Transportation Master Plan
- City Council direction to complete downtown street grid
- 158th Ave. NE Extension – unfunded project in TMP



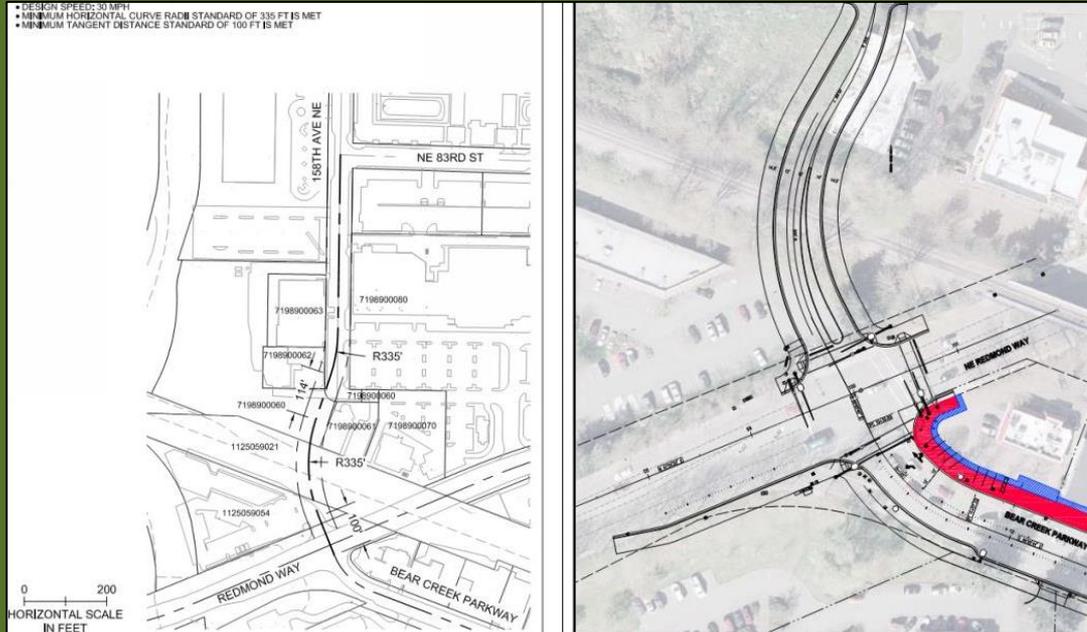
Development Site Plan & Scope



1. Dedication and construction of extension
2. East-west private street
3. Protocols for connections to public and private stormwater systems and sanitary sewer systems



Extension Alignment



Developed by Redmond
Center Consultants

Developed by City of
Redmond Consultants

Impacts to existing businesses



Statutory Authority and Project Type

- RCW 36.70B.170 et seq.
- RZC 21.76.L Development Agreement
- RZC 21.76 Review Procedures
 - Type V Permit
 - **Decision Authority: City Council**
 - Technical Committee recommends action

Public Outreach



- Notice of Application:
November 6, 2018
- Notice of SEPA Determination
of Non-Significance:
December 7, 2018

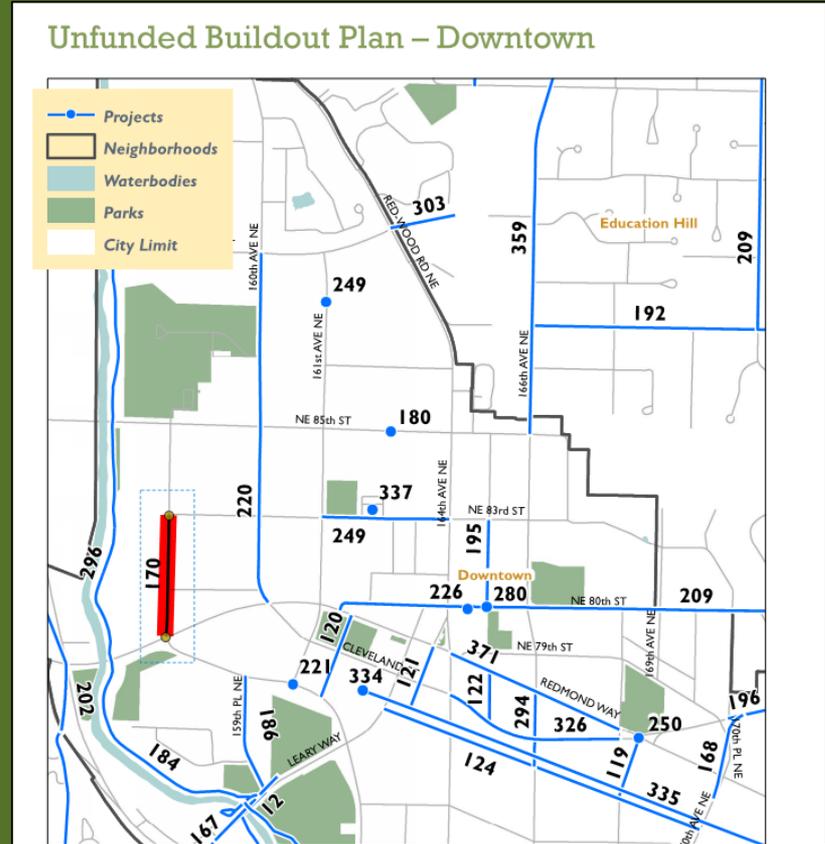


Public Comments

- Noise from construction
- Congestion at Bear Creek Pkwy. and Redmond Way Intersection
- Displacement of existing businesses
- Loss of street parking
- Archaeological resources nearby

Staff Analysis

- Implements Transportation Master Plan
- Fulfills City Council direction
- Vesting of development at complete building permit application



Staff Analysis

DEVELOPMENT AGREEMENT DECISION CRITERIA (RZC 21.76.070.L.3)

- Consistent with applicable development regulations
- Provides mechanism for analyzing and mitigating development impacts
- Reserves the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety
- Reasonable duration for agreement
- Provides public benefit

In Conclusion

- Comprehensive Plan: Consistent
- Development Agreement: Meets criteria
- Fiscal Impacts: None anticipated
- Service Delivery Impacts: None



Thank you

Any Questions?

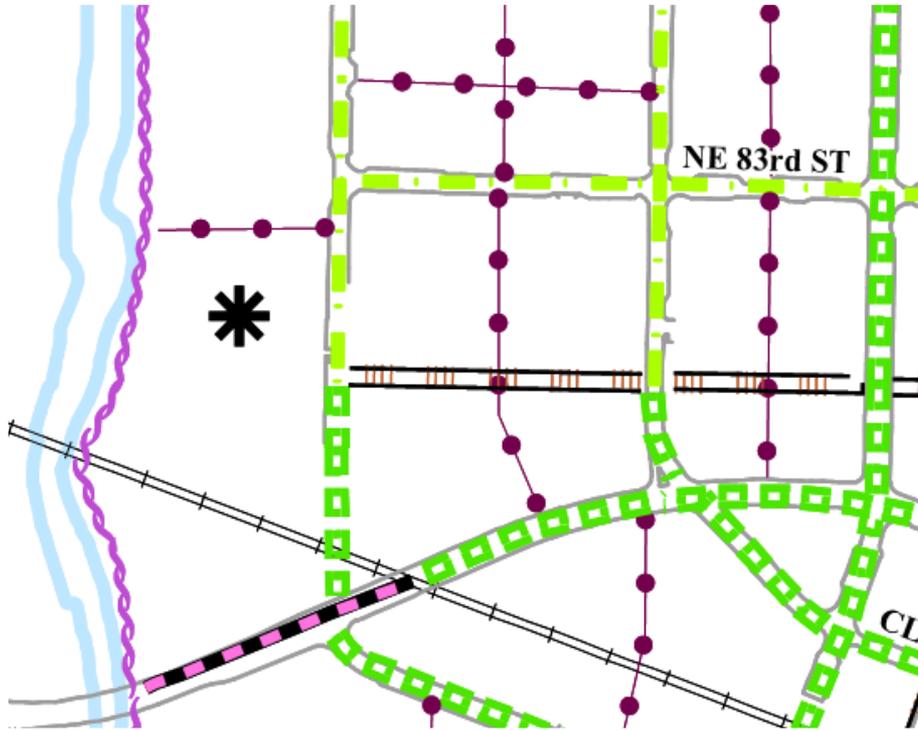
Amy Tarce, Senior Planner, AICP

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Elements of the Agreement

DA Section	Summary of Main Development Agreement Elements
2.3	158th is dedicated to the City either upon City notifying owner with intent to improve/ construct the ROW or upon redevelopment.
2.3	Dediation of 158th would be without cost to the City
2.2	158th is currently Unfunded within City TMP, City would need to proceed with the goal of having project listed on TFP or as City Improvement.
2.4	Any remaining lands within the Redmond Center Boundaries no longer needed to construct ROW at completeion of eth project beshall be conveyed back to Redmond Center owners
2.4	Current easements shall be removed or moved at time of construction by City or Redevelopment of the site.
2.5 (b)	Design and permitting cost for the construction and deciation of 158th may be added to impact fee credit totals if owner of property constructs the road.
2.5 (d)	Any unused impact fees awarded per the agreement expire with agreement or six years from the date the credits are awarded.
2.7	Redmond Center Owners shall have the right to install any utility and/or communication facility crossings they require under 158th Ave NE and under the 160th Ave NE corridor provided the private facilities do not unreasonably interfere with City facilities.
2.8	City will consider possible controlled access parking in future redevelopment proposals depedent on design, alignment, impacts to circulation etc..
3.2 (b)	Redmond Center is eligible to opt out of the regional stormwater system and downtown sub-basin stormwater capital facilities charge by electing to manage and dispose of stormwater through a private system.
4.1	Redmond Center Owners shall have the right at the time of redevelopment of each parcel to elect whether to provide for conveyance of sanitary sewer effluent from such parcel through a connection to the existing Redmond system or by connecting to the County's NE Sammamish Interceptor (NESI) by activating the existing stub.
4.4(a)	Upon conveyance of sewer improvements to the City, the Redmond Center Owner(s) that have incurred the costs shall receive the maximum allowed credit for such owners' cumulative construction costs which shall be applied against any connection charges due to the City for any parcel or building in Redmond Center.
6.1	All parcels within Redmond Center shall be vested to City regulations pertaining to the Downtown sub-basin stormwater capital facilities charge as set forth in RMC 13.20.045
8.0	A 20 year term date.

Pedestrian systems required of Redmond center properties



TYPE I

TYPE VII

TYPE IX

<p> Type I: A 14 foot urban walkway with 4-feet for tree grates and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.</p>	<p> Type VI: A 20-foot landscaped walkway with 4-feet for tree grates, 8-foot sidewalk and 8-feet of planting/plaza area.</p>
<p> Type II: A 14 foot urban walkway with 4-feet for tree grates and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.</p>	<p> Type VII: A 30-foot wide shared pedestrian and vehicular lane.</p>
<p>Residential uses may be allowed on street frontage (ground floor) of Type II Pedestrian Streets per multi-family regulations for Old Town, Anderson Park, Bear Creek, Sammamish Trail, Town Square, River Bend and River Trail zones, RZC 21.10.</p>	
<p> Type III: A 25-foot landscaped walkway with a 5-foot parkway for street trees, a 6-foot sidewalk, and 14-feet of landscaped yard area.</p>	<p> Type VIII: A 12-foot asphalt trail following natural elements such as rivers and streams, with pedestrian orientation on building side.</p>
<p> Type IV: A 20-foot landscaped walkway with a 5-foot parkway for street trees, 8-foot sidewalk, and 7-feet of planting/plaza area.</p>	<p> Type IX: A pedestrian path that can be one of, or a combination of, the following three standards: 1) A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side when outdoors between buildings. 2) A 14-foot-wide pathway when passing through a portal of a building that is at least 10 feet in height clearance and is well lit at night. 3) The portal path is also allowed to be located on vehicular driveways when the ceiling height is at least 10 feet high, and the driveway is at least 20 feet wide and is paved with a textured concrete or pavers (not painted) to indicate that it is also a pedestrian path. Public access signage/plaques shall be installed at both ends of the path.</p>
<p> Type V: A 30-foot landscaped walkway with 5-foot planter strip for trees, 8-foot sidewalk and 17-feet of planting/plaza area.</p>	<p> BNSF Railroad: Future urban trail</p>

Source: Map 10.3 Downtown Pedestrian System

158TH Ave. NE street cross section standards

Table 21.10.150B Downtown Streets Cross Sections												
Street	From	To	Southbound/Westbound				Northbound/Eastbound				Mid-Block Right-of- Way Width	Curb-to- Curb Width
			Street									
			On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width			
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44	
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48	