

ATTACHMENT 8 City Council Questions and Staff Responses

Redmond Center Development Agreement

City Council Questions	Staff Response
<p>1. Will the 158th Ave. NE Extension be owned by the City or the Nelsons (Redmond Center Owners)</p>	<p>The extension would become a public connector street to complete the downtown grid as described in the Transportation Master Plan approved by Council in 2013 (Table 17, p.185). Redmond Center owners will dedicate the necessary ROW for the 158th Ave NE Extension to the City as described in the Development Agreement. The land area to be dedicated to the City will be determined when the final engineering plans for the 158th Ave. NE Extension is completed. Currently, there is no funding for developing the final engineering plans. This development agreement requires a 60-foot wide right-of-way to be dedicated to the City.</p>
<p>2. Explain the process for donation of land. Where is the money to do this?</p>	<p>There are 2 ways the donation of land may happen: 1) The City Council may decide to add 158th Ave NE to the Transportation Facilities Plan to dedicate funding for the construction of the Extension. The City would then fund the design and construction of 158th Ave NE. When the City is ready to construct the street, the PW director will submit a written letter to the Redmond Center Owners to initiate the transfer of land based on the final engineering design for 158th Ave NE. 2) The Redmond Center Owners may decide or be required to construct the 158th Ave NE Extension as part of the redevelopment of Redmond Center. They will be responsible for the upfront costs to design, acquire all permits, and construct the street in accordance with the City's Street and Pedestrian standards, stormwater standards, and other development standards in effect at the time of construction. Upon completion of the street, Redmond Center Owners will transfer ownership of the street to the City. IF the City decides to add 158th Ave. NE in the Transportation Facilities Plan, or other City capital facilities plan, the Redmond Center Owners will be entitled to transportation impact fee credits. The amount of transportation impact fee credits will be determined using adopted methods in force at the time of dedication of the street to the City, with consideration of the traffic impact fees required for future development associated with the street improvements, the total cost for design, permitting and construction of the code-compliant 158th Ave. NE Extension, BUT excluding the fair market value of the land for the street right-of-way.</p>
<p>3. How will the road cross the Redmond Central Connector? What will the cost be for this?</p>	<p>The extension will cross under the existing Redmond Central Connector. A cost estimate of \$12.6M (in 2015\$) was developed based on conceptual plans as part of the Transportation Master Plan approval in 2013 (see response to question 1). Further engineering design is needed to evaluate the feasibility of various construction methods and to refine the cost estimate, as well as to determine the design of the crossing under the RCC.</p>

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<p>4. Is the cost of the 158th Ave NE worth it?</p>	<p>The value of the extension is to complete the street grid envisioned in the Transportation Master Plan to provide another north-south corridor option for all travel modes (pedestrians, bicyclists, transit users and drivers) through the Downtown core linking shopping and businesses to residential, recreational and community center spaces. Further engineering design is needed to refine cost estimates and reevaluate benefits. However, as noted in the Staff Memo, the dedication of land for the 158th Ave NE Extension by the Redmond Center Owners is a net positive cost because it reduces the total cost of the construction of the street improvement.</p>
<p>5. It is unclear on the site plan as to which businesses will be impacted. Provide a map to clarify which businesses will be affected. What outreach efforts have been made to the affected businesses? Will we lose the local businesses currently located at Redmond Center? We want to keep them in the community. Is there a way to accommodate the business that will be displaced, to other parts of the City?</p>	<p>Businesses within 500 feet of the Nelson property were notified through the Notice of Application. Several of them contacted staff by phone to inquire about the scope of this development agreement but did not express any concerns. Those who had concerns submitted their comments, which can be found in Attachment 8 of the staff memo. The 158th Ave. NE Extension alignment shown for purposes of this Development Agreement is conceptual. This project was added to the Transportation Master Plan based on a conceptual design; further design is needed to finalize the street alignment and properly evaluate impacts to businesses. Staff can update the City Council on the actual impacts when engineering designs have been developed. A displacement and relocation plan may be developed at that time, upon request of City Council. A map showing businesses that will be impacted, should the project be constructed today, will be provided at the Study Session. However, the businesses existing today may no longer be the same ones occupying these parcels by the time the 158th Ave. NE Extension is funded.</p>
<p>6. What will be traffic benefits?</p>	<p>Traffic analysis from the Downtown East-West Corridor Study (2009, Resolution 1289) showed minor improvement to vehicular traffic delays at the intersection with Redmond Way if the 158th Ave NE Extension project were developed. The study showed that it would also decrease congestion at the intersection of Cleveland Way, 160th Ave NE and Redmond Way. This project would also help the City meet its network completion performance measure targets in terms of completing the Downtown street grid (Transportation Master Plan, pp34-35) to benefit pedestrians, bicyclists and drivers.</p>
<p>7. Provide a synopsis of utilities involved. Provide a timeline for sewer, water and other utility connections</p>	<p>A summary of the utilities and timeline for connections is provided in III.C of the staff memo.</p>

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8. Provide the SEPA Checklist and SEPA Notice with the Staff Memo	The SEPA Determination of Non-Significance and SEPA Checklist has been provided as Attachment 7 of the staff memo.
9. What will be the impetus for the utilities and 158th Ave. NE Extension to happen?	A Site Plan Entitlement or a Master Plan for the Redmond Center parcels is required prior to any construction or connections for the public utilities to happen. The terms of this agreement focuses on items that are customarily deemed as required mitigation for land use activities; therefore, they will be triggered by a land use activity, whether on an individual parcel, or multiple parcels.