



**MEMO TO:** Planning and Public Works Committee of the Whole

**FROM:** Amy Tarce, Senior Planner

**DATE:** December 11, 2018

**SUBJECT:** Nelson Development Agreement, PLAN-2018-01067

**I. PURPOSE** ☐ For Info Only ☒ Potential Agenda Item ☐ Scheduled for Council Action

**II. RECOMMENDATION**  
City Council to hold a Study Session on January 15, 2019 on the Nelson Development Agreement.

**III. DEPARTMENT CONTACTS**  
Erika Vandenbrande, Director, Planning and Community Development 425-556-2457  
Steve Fischer, Manager, Development Review 425-556-2432  
Amy Tarce, Senior Planner, Development Review 425-556-2938

**IV. DESCRIPTION/BACKGROUND**

The City of Redmond and the owners of Redmond Center (Redmond Center Owner) wish to enter into a Development Agreement to define the improvements to the extension of 158<sup>th</sup> Avenue NE from NE 83<sup>rd</sup> Street to the intersection of Redmond Way, and to clarify the obligations and requirements for utility services for future developments of the multiple parcels at Redmond Center.

The purpose of this Staff Memorandum (Memo) is to allow the City Council to be informed and involved in the review process as early as possible. This Memo provides an introduction and overview of the scope of the Development Agreement. A draft Development Agreement will be provided with the Memo for the first Study Session in January 2019. The City Council may opt for multiple Study Sessions and determine the schedule for the action.

**Background**

In August 2013, City Council adopted the 2013 Transportation Master Plan and directed the Administration to pursue the completion of the downtown street grid (see Attachment A, Ordinance 2703, p.5 of 6, first paragraph). One of these streets is 158<sup>th</sup> Avenue NE, which currently terminates at the existing parking lot of the Redmond Center shopping center (Attachment B, Transportation Master Plan Roadway Functional Classification map). As of 2018, the acquisition and improvement of the 158<sup>th</sup> Avenue NE extension is an unfunded project in the Redmond Transportation Master Plan. The property owners of

Redmond Center have agreed to dedicate the future extension of 158<sup>th</sup> Avenue NE, as shown in Attachment C, Conceptual Site Plan, at no cost to the City. This Development Agreement does not waive the Redmond Center Owner's obligations to comply with City regulations or development standards that are applicable today or for future redevelopment of Redmond Center.

Ordinance 2703 also includes a City Council policy preference for a Master Plan to be developed in the Downtown, where future street connections are required (p.3 of 6, Attachment 1). Redmond Center plans to develop a master plan for the redevelopment of the 22-acre site as part of a separate development agreement. For the purposes of this Development Agreement, a conceptual and nonbinding site plan is submitted to demonstrate how the 158<sup>th</sup> Ave. NE extension fits into the overall Downtown street grid and internal street system that serve the properties involved in this Development Agreement.

#### **A. Analysis**

This Development Agreement is a Type V Permit and the decision-making authority is the City Council. The Notice of Application was sent to property owners within 500 feet of the property on November 13, 2018. The draft Development Agreement has been reviewed by designated staff of all departments and the City Attorney, Jim Haney.

The portion of the Redmond Center Owner's property being offered to the City is consistent with the intent and location shown on the City's Transportation Master Plan.

The SEPA Determination of Non-Significance was issued on December 7, 2018 for public comments. The statutory 14-day public comment period will end on December 21, 2018.

#### **Fiscal Impacts**

The fiscal impacts associated with the terms of the Development Agreement will be provided at subsequent Staff Memos.

#### **Service Delivery Impacts**

The service delivery impacts associated with the terms of the Development Agreement will be provided at subsequent Staff Memos.

### **V. TIME CONSTRAINTS**

The Nelson Development Agreement shall expire after 20 years.

### **VI. LIST OF ATTACHMENTS**

Attachment A: Ordinance 2703

Attachment B: Transportation Master Plan Roadway Functional Classification map

Attachment C: 158<sup>TH</sup> Ave. NE Extension Alignment