



MEMO TO: 2PW

FROM: David Lee, Senior Planner

DATE: June 11, 2019

SUBJECT: LMC Master Plan & Development Agreement

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

Staff report scheduled for presentation to the City Council on July 2, 2019.

II. RECOMMENDATION

Begin review for action on a **Type V Quasi-Judicial** consolidated permit for the redevelopment of a 4.9 acre site consisting of 450 multi-family units (spread over three buildings), 41,500 square feet of commercial space (including a daycare facility), a public art program, community gardens, enhanced pedestrian amenities, and local commercial space.

III. DEPARTMENT CONTACTS

Erika Vandenbrande, Director	425-556-2457
Carol Helland, Deputy Director	425-556-2107
David Lee, Senior Planner	425-556-2462

IV. DESCRIPTION/BACKGROUND

The proposed project is located within the Marymoor Design District (MDD). The site is approximately 4.9 acres in size and is bounded by NE 70th Street on the north, 176th Avenue NE on the west, the future NE 68th Street on the south, and the East Lake Sammamish Trail to the east. The project site is currently developed as a light-industrial use (custom concrete and textiles manufacturer). Lennar Multifamily Communities will be the sole owner of the development.

The primary goal is for this area to become a unique neighborhood. The MDD is zoned as a moderately dense mixed-use neighborhood. Key features of the zone are the future Link light rail station, allowance of existing industrial uses, and the proximity to a major regional park. The City Council stressed the word “eclectic” when initiating the Marymoor Design District. The Council’s intent is to have an eclectic neighborhood through place-making and architecture. The Marymoor Design District’s design standards are still in the process of being created to implement the City Council’s vision. Strictly

implementing the existing citywide design standards (RZC 21.60) and the MDD design standards will likely yield familiar building forms and design mimicking those found throughout the City's existing urban centers. A development agreement will provide a framework to achieve the more unique design outcomes desired for the area.

The proposal is to construct three residential buildings over ground floor commercial space facing three streets. Two of the residential buildings will be five stories tall and one of the buildings will be six stories tall. An east-west woonerf is proposed between the north building and the two south buildings. The proposed development includes approximately 450 residential units and 35,000 square feet of commercial space. Shallow groundwater is prevalent throughout the site and conveyance of groundwater is a challenge. The project is proposed to essentially be constructed in one phase. The Master Plan depicts construction sequencing of the parking facility and buildings.

A. Analysis

The project is being reviewed as a Type V Quasi-Judicial consolidated permit that consists of a Master Plan, Development Agreement, and Site Plan Entitlement. Quasi-judicial decisions of the City Council are governed by the Appearance of Fairness Doctrine. Communications outside the scope of a Council meeting must be disclosed and could result in the disqualification of a decisionmaker if objections to participation are raised by the parties.

The Technical Committee will forward a recommendation to the City Council for final action. A SEPA determination will be issued separately by the Technical Committee prior to forwarding a recommendation to the City Council for the review and decision on the project.

The Master Plan is governed by the criteria set forth in RZC 21.76.070(P)(5). Criteria for a Development Agreement can be found under RZC 21.76.070.L.3. Site Plan Entitlement decision criteria are located under RZC 21.76.070.Y. All three decision criteria will be met and fully enumerated in the Technical Committee Report to the City Council.

In summary, the proposed project meets all applicable decision criteria listed in the paragraph above and dimensional requirements of the zone. The project application also implements the vision and policies set forth in the Comprehensive Plan for SE Redmond. Key goals the project helps realize for the zone include:

- *N-SE-1: Use entryway elements to welcome people to Redmond*
The northern most building is one of the most architecturally unique buildings within Redmond. It is not a typical rectilinear shape; rather, the building employs curves and smoother transitions around corners. Additionally, art is prominently integrated into the building to greet the public to this newly established neighborhood.
- *N-SE-2: Plan for and provide opportunities for art*

Although the building design and the site stands by itself, the art components elevate the project as a whole. The applicant is integrating 1% of total construction costs to art installations throughout the site and the buildings. The art installations range from augmented reality murals to motion activated pedestrian path pieces to discoverable sculptures. The Arts Commission has reviewed the concepts and has approved the artists that are being commissioned for these works. These pieces will receive final approval by the Arts Commission and will be installed prior to the building certificate of occupancy.

- *N-SE-37: Facilitate opportunities for housing, employment, community gatherings, education, and small-scale shopping.*

The proposed project will provide 450 residential units across from the future Marymoor light rail station. Five percent of the units (23 units), are being proposed as much needed three-bedroom units which will provide for more housing choices for families. The project also incorporates up to 37,265 square feet of commercial space. LMC is currently in the process of procuring a daycare provider to occupy some of the commercial space, and is also committing itself to provide for a minimum of 3,500 square feet for “local commercial use.” Two community gardens are proposed to be installed within the development as well to help facilitate community building.

With respect to the Development Agreement, the City is receiving the following benefits:

- Commitment to 5% of the units as 3-bedroom units;
- Reserved local commercial space;
- One percent of total construction costs towards integrated art on the site/building;
- An enhanced public pedestrian thoroughfare (NE 69th St);
- Two community gardens; and
- Addition of direct east/west connections to the East Lake Sammamish trail.

In return, the applicant is proposing:

- A ten-year vesting period with a potential five-year extension;
- Credits against Transportation Impact Fees for future potential amendments to the City’s Transportation Facilities Plan/Transportation Master Plan.
 - Currently 176th Ave NE & NE 70TH St are not a part of the TFP;
 - NE 68TH does not qualify to be added as part of the TFP (local access street); and
 - NE 69TH is privately owned and operated with an access easement for the public’s use and will not qualify for credits.
- Phasing
 - All development is proposed to be constructed during the first phase;
 - Administrative approval of any changes to the phasing plan based on infrastructure and associated public benefits are proportionally met; and
 - All impacts related to each phase/building must be mitigated.

Service, Delivery, and Fiscal Impacts

It is not anticipated that the project will have a negative impact on City services or delivery. The project proposes to mitigate impacts through street improvements/dedications, transportation impact fees, fire impact fees, park impact fees, and school impact fees.

V. TIME CONSTRAINTS

The applicant would like to begin ground breaking at the beginning of October 2019 for all phases. The projected completion date for Phase 1 & 2 (parking garage and the northern building) is June 2021, Phase 3 (the east building) December 2021, and Phase 4 (the western building) by April 2022. Due to dewatering issues, project start time is key. The applicant would appreciate a speedy and thorough review of the project.

VI. LIST OF ATTACHMENTS

1. Condensed Draft Master Plan/Design Review Board Packet