

Crossroads Multifamily Development Agreement

Study Session

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January 25, 2021





Direction Needed from Council

Staff seeks Council direction to prepare the Development Agreement for public hearing and final approval in March

Agenda

1. What is a Development Agreement?
2. Why is a Development Agreement Needed?
3. Legislative History and Intent
4. Project Proposal
5. Development Agreement – Public Benefits
6. Public Process and Next Steps
7. Direction Needed From Council



What is a Development Agreement (DA)?

- A contract between the City and the property owner
- Specifies standards and conditions that will govern development of the property
- Maintains development regulations during the term of the agreement
- In this case, includes provisions for public benefits to enable multifamily development
- Requires a public hearing prior to approval



Why is a DA Needed for this Project?

- LUC 20.10.440 Land Use charts – Residential Note 6 generally prohibits multifamily development in Planning District E of the Crossroads Subarea
- Exception is for when there is a Council-approved DA
- The DA is required prior to approval of Design Review for the Project



Legislative History and Intent

- The City adopted this DA requirement in the LUC through Ordinance No. 6229 (June 1, 2015)
- Legislative intent:
 - Require public benefits with multifamily development, including pedestrian connections, park connections where appropriate, and public open space
 - Update the historical prohibition of multifamily development in Crossroads Planning District E
 - Track housing developments for consistency with the overall vision for Crossroads



Comprehensive Plan Policies

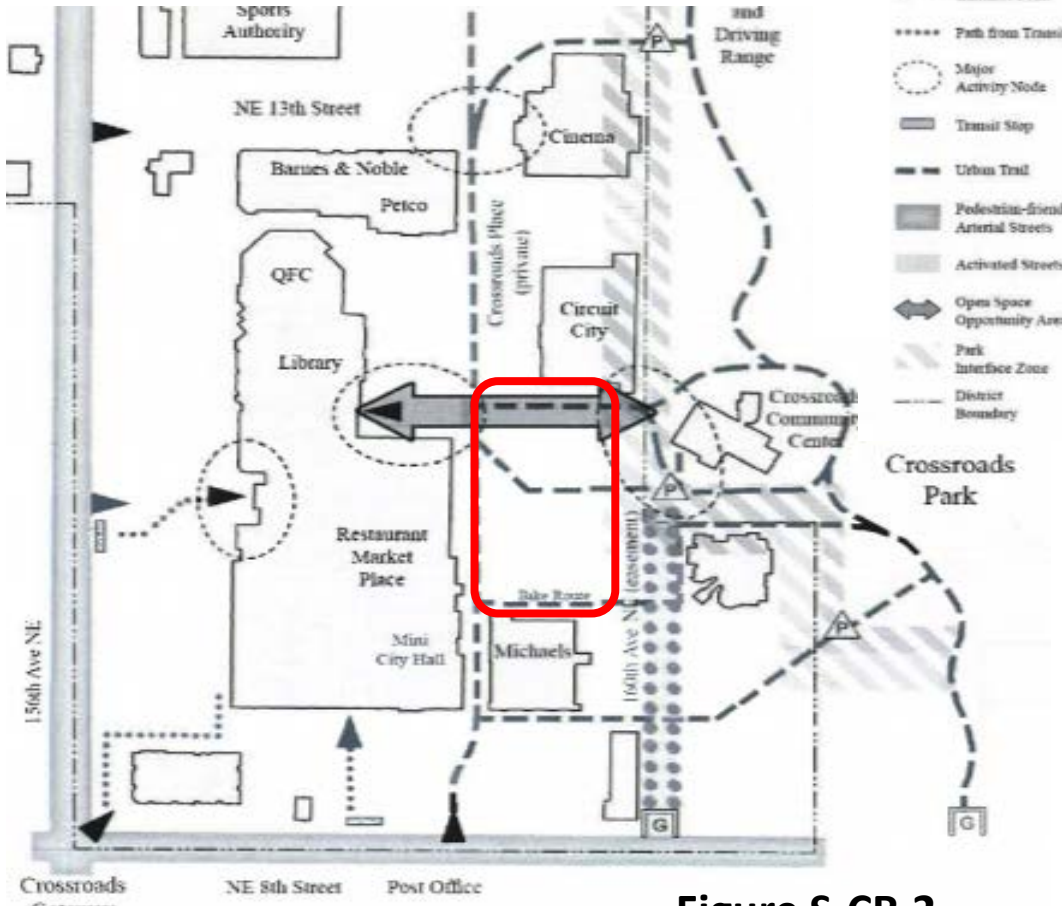


Figure S-CR.2

Policy S-CR-79

Require multifamily developments only when they are:

- 1) are high quality;
- 2) avoid conflicts with commercial uses;
- 3) Complementary residential and commercial uses; and
- 4) are consistent with Figure S-CR. 2.

POLICY S-CR-81

Require development to include pedestrian connections, open space, and activity areas to support site residents and users.

Project Site



Project Proposal

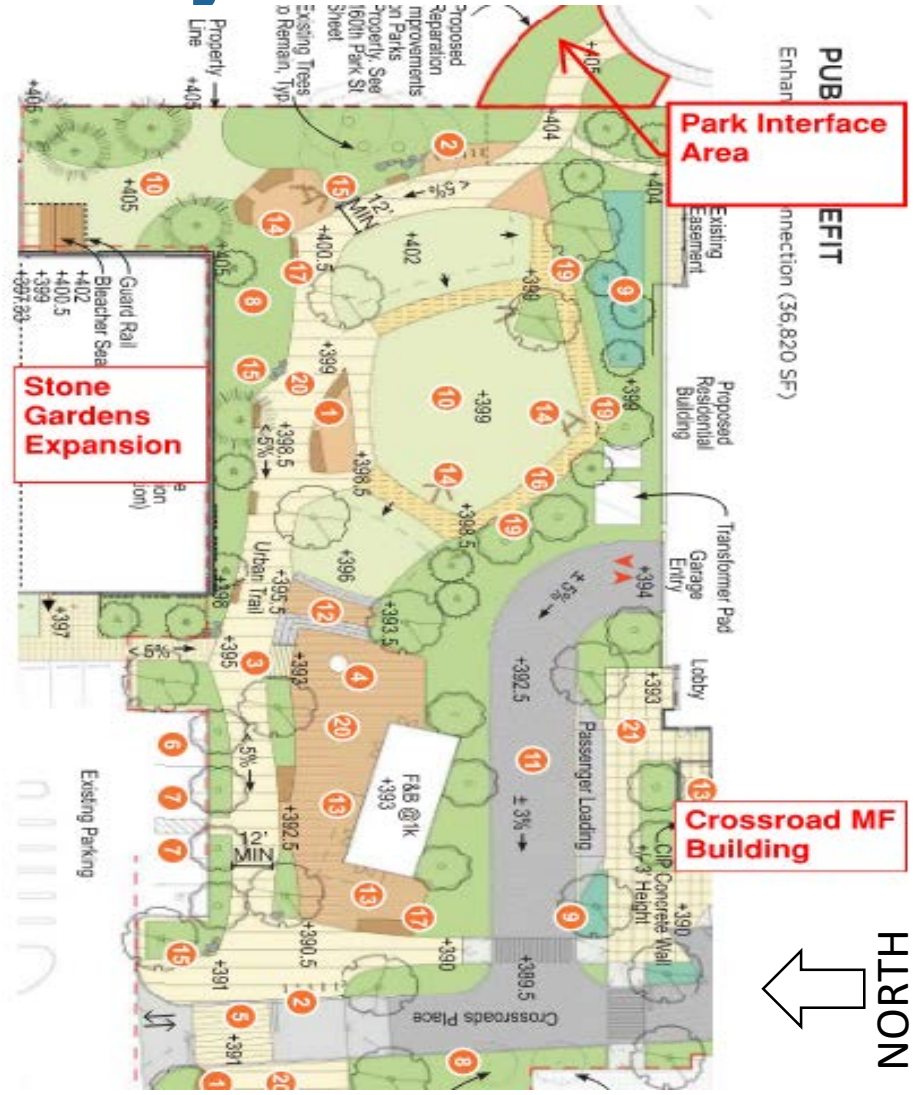


- 6-Story Mixed-Use Building
- 224 Residential Units
- 14,500 SF Ground-level Retail
- Parking Garage – 253 Stalls

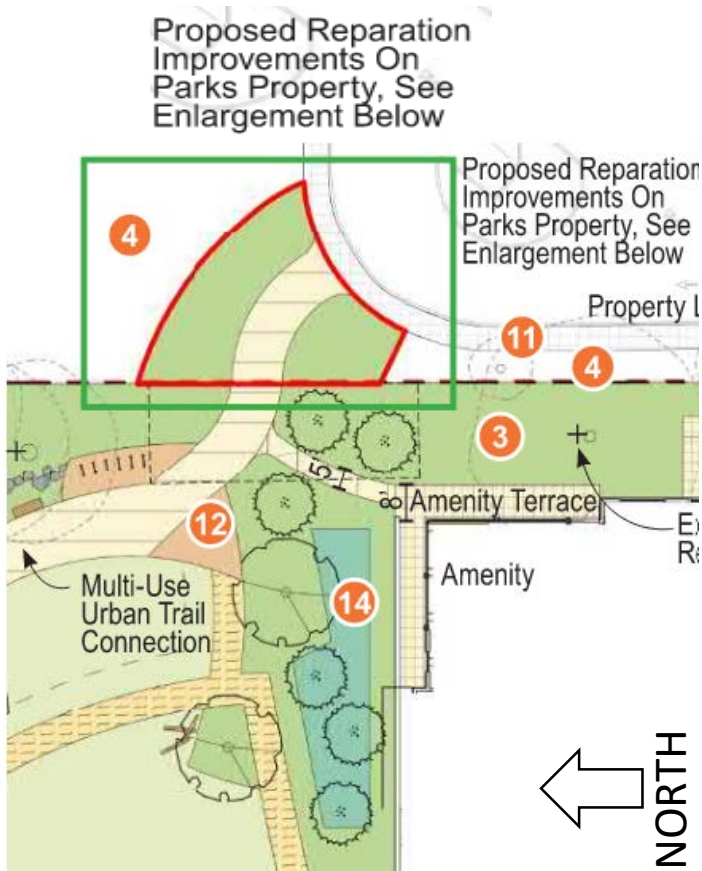


Open Space Opportunity Zone (OSOZ)

- 36,820 SF area;
- Improved with pedestrian sidewalks and bicycle trails connecting to Crossroads Park and Community Center;
- Include seating and hardscape features for informal gatherings



Park Interface Area

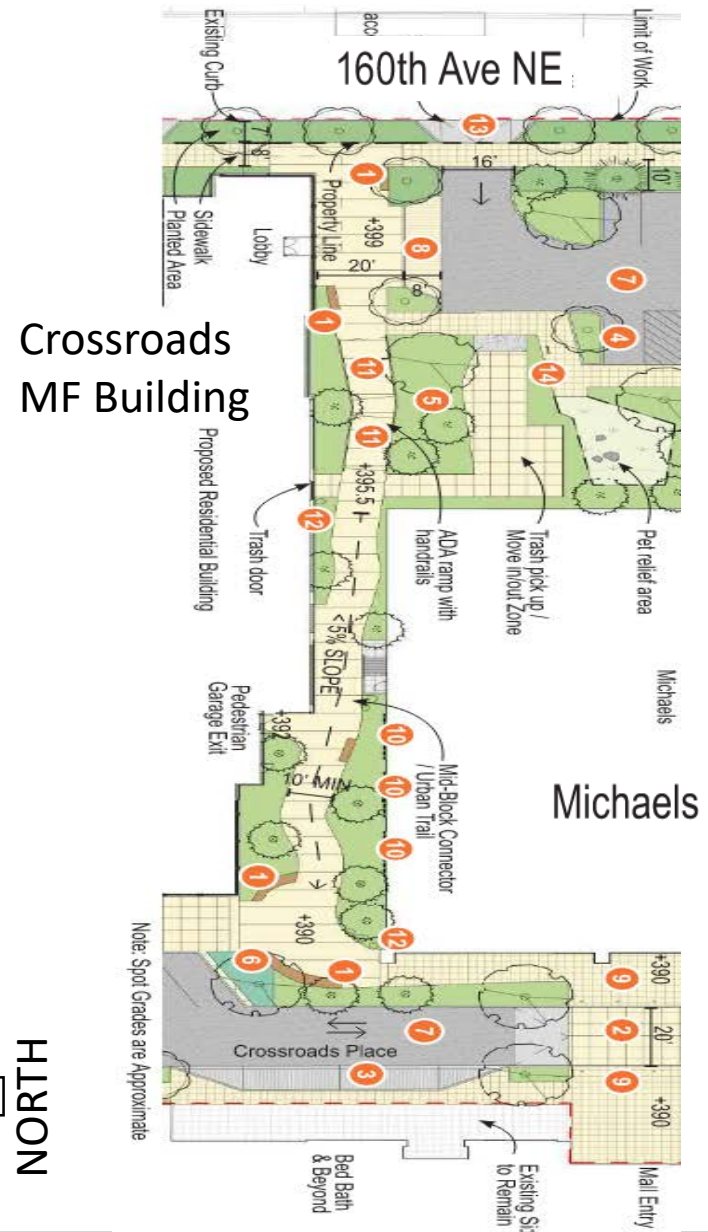
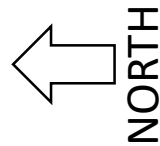


Parks Overlay Enlargement

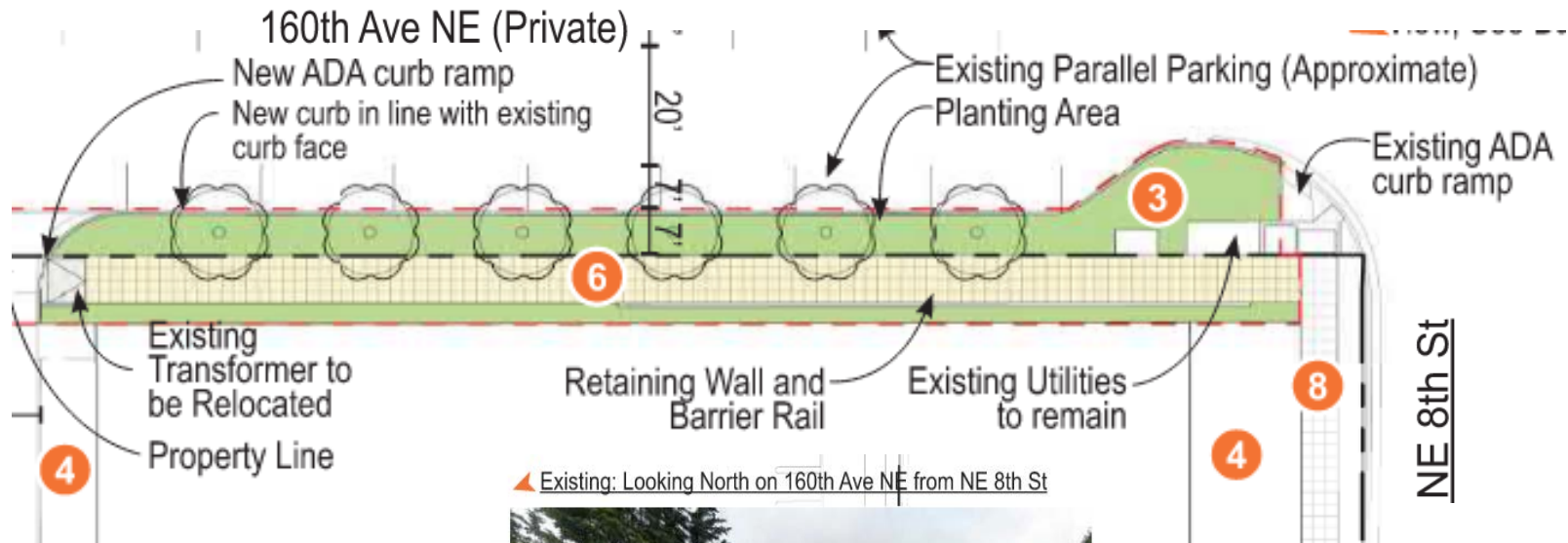


Mid-Block Connection/Urban Trail

- Running east-west between the residential project and existing retail (Michael's) development;
- Through the OSOZ to connect Crossroads Mall to Crossroads Park and Community Center;
- Pedestrian-oriented, and will activate the project and invite users into the Crossroads Park and the OSOZ



Pedestrian Improvements



Existing: Looking North on 160th Ave NE from NE 8th St



Public Process and Next Steps

<input type="checkbox"/>	January 2019	Project Notice of Application Community Outreach (by Applicant)
<input type="checkbox"/>	January 7	Project with DA Re-Notice of Application
<input type="checkbox"/>	January 25	City Council Study Session
<input type="checkbox"/>	March 1	City Council Public Hearing and Action





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