



City of Bellevue

Spring Boulevard

120th Avenue NE to 124th Avenue NE – PW-R-173

Property Dedication

Monica Buck, Assistant City Attorney | City Attorney's Office

Ron Kessack, Assistant Director | Transportation

May 20, 2019

AGENDA



Project Background

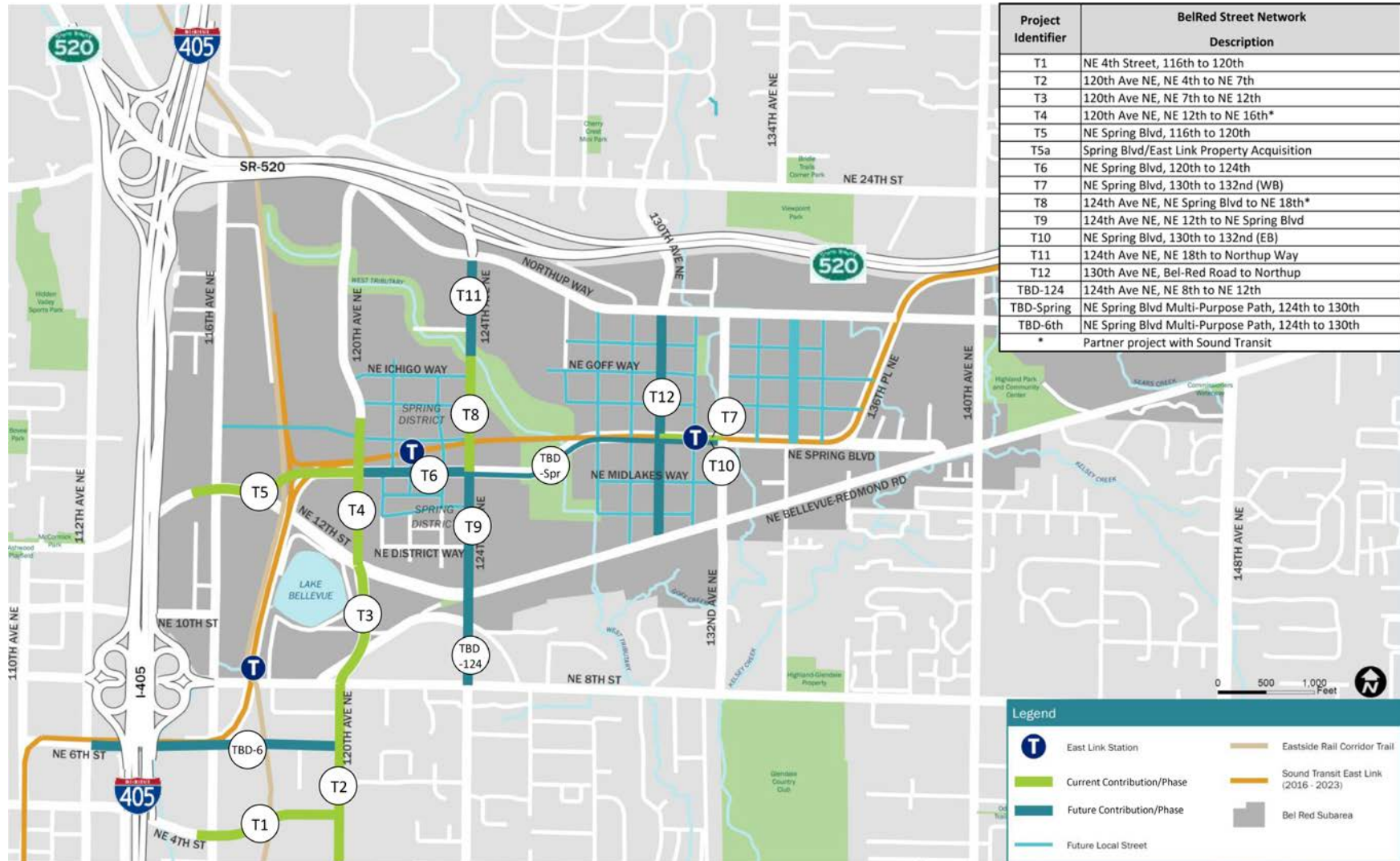
Terms of Master Development Plan

Applicable City Code

Basic Terms of Dedication Agreement

Questions

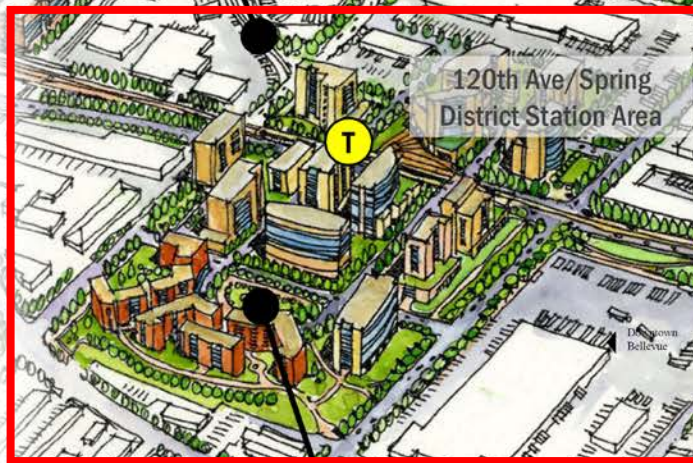
Background – TIFIA-funded Projects



Development concept for TOD around ST maintenance facility



Vision for 130th Ave "Commercial Street"



Spring Boulevard – 120th
Ave to 124th Ave – first
TIFIA-funded project



Spring District – Master Development Plan

- Required the dedication of all land necessary to construct and operate Spring Boulevard
- Required that development pay for certain improvements – frontage, signals, lighting
- Development conditions require installation of water/sewer

City Code

BCC 22.16.087 Development Code – Transportation Impact Fee Program

- A developer shall be given a credit against a transportation impact fee for the fair market value of any dedication of land plus the actual costs of construction of any improvements to or new construction of any system improvements provided by the developer...
- ...the reimbursement amount may not exceed the city growth percentage of the impact fee project multiplied by the value of the dedication, improvement and/or construction. (.699 for this area)

Basic Terms of Agreement

In exchange for dedicated land, developer to receive:

- Impact fee credit for frontage improvements paid for
- Impact fee reimbursement for fees paid in Spring District
- Any cash-out requests at 69.9%



Tonight's Presentation – Seeking Approval of Spring Boulevard Dedication Agreement



Questions?

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