

Intracorp/ Crossroads Village Proposal



Draft Land Use Code Amendment Draft Development Agreement

April 27, 2015

Meeting Objectives

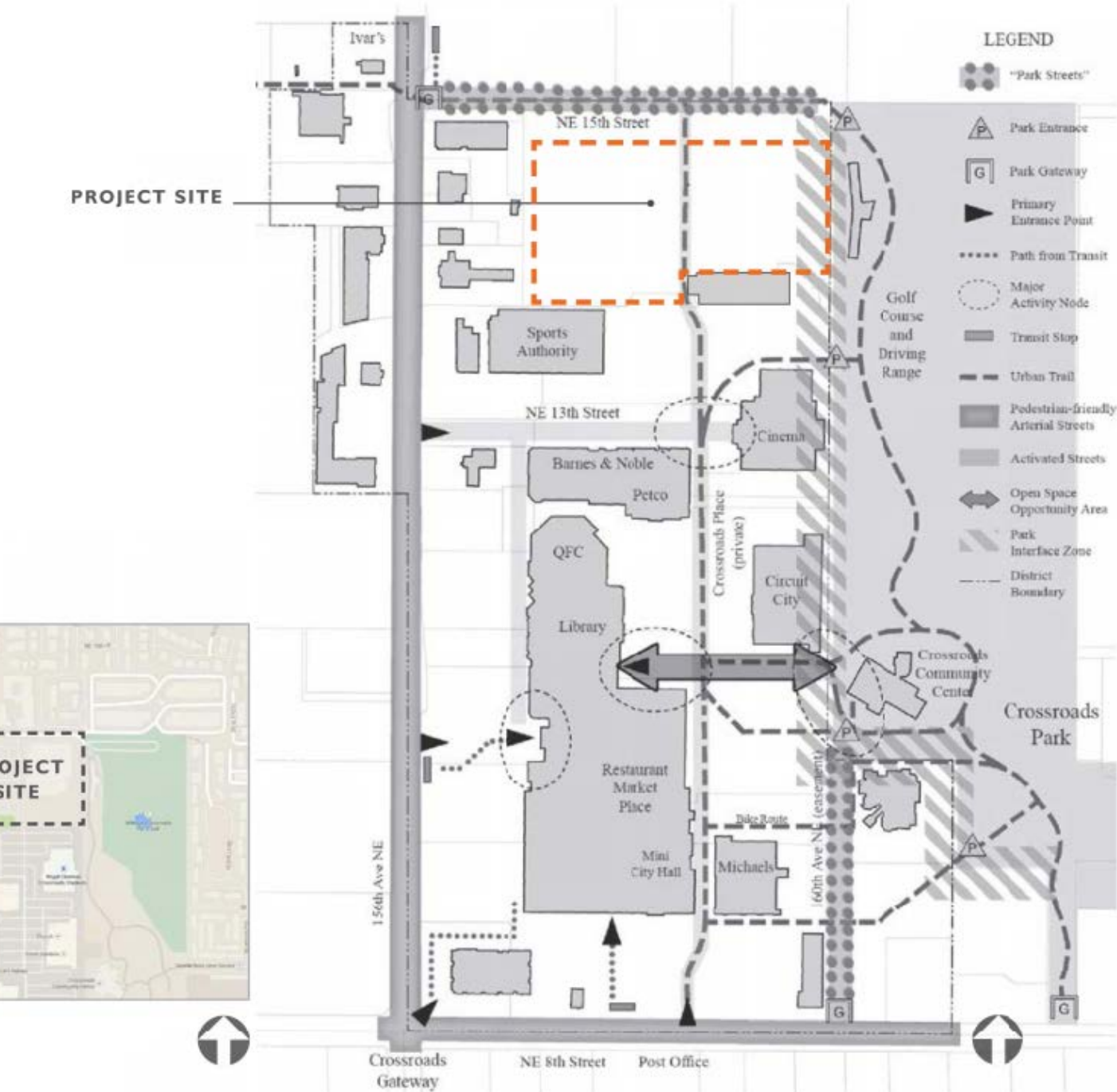
- Review draft Land Use Code Amendment to eliminate prohibition against additional multifamily units in Crossroads, subject to a Development Agreement
- Review staff-negotiated draft Development Agreement for Intracorps/former Top Foods site
- Preparatory to Public Hearing to occur at May 18 Council meeting
- Two related items being processed concurrently
- Council initiated Land Use Code Amendment on February 17, 2015



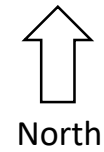
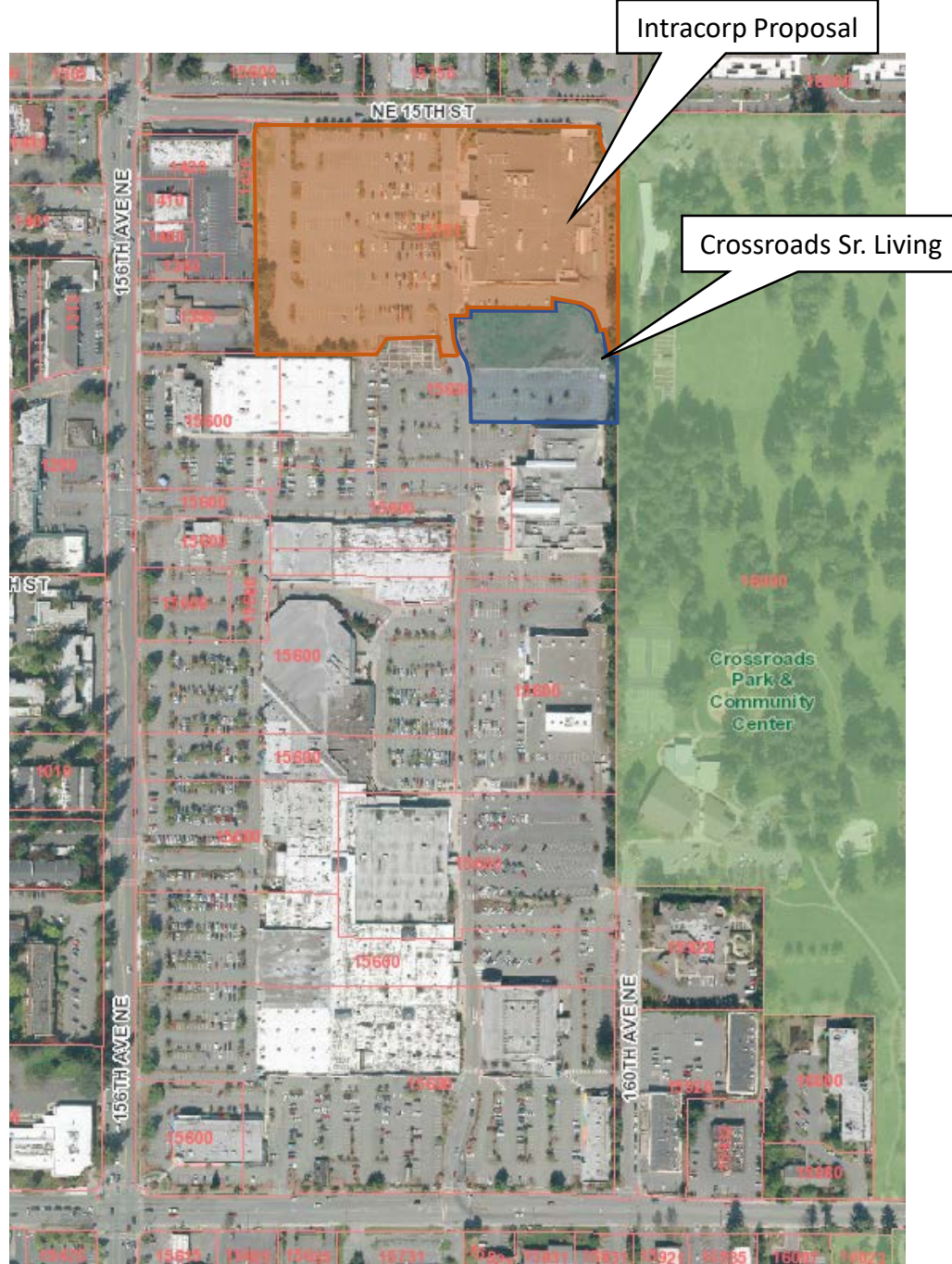
Planning Context – 2007 Amendments to the Crossroads Subarea Plan

- Prohibition on construction of additional multifamily units in Planning District E was eliminated when part of a high quality mixed-use development (Policy S-CR-79).
- New mixed-use multifamily development was required to be assessed following construction and occupancy of 300 new units (Policy S-CR-80).
- Pedestrian connections were required consistent with the Crossroads Center Plan (Policy S-CR-81).





Crossroads Center Plan
Comprehensive Plan
Figure S-CR.2



Aerial Photo of
Crossroads Mall

View of Existing Intracorp Site – looking east



Draft Land Use Code Amendment

Attachment 1 to Agenda Memo

- Pursuant to 2007 Crossroads Subarea policies
- Allows for new multifamily development in Crossroads through a Council-approved development agreement that is consistent with these newer policies
 - Mixed use developments with pedestrian connections, park connections where appropriate, and public open space

Draft Development Agreement (DA)

Attachment 2 to Agenda Memo

Legal Framework

- Authorized under RCW 36.70B.170 and part of the “proper exercise of county and city police power and contract authority.”
- Must be approved by ordinance or resolution by the City Council after a public hearing. (Scheduled for May 18).
- Must be consistent with applicable development regulations adopted by the City.
- A contract and must be supported by consideration, *i.e.* public benefit flowing to the City.

Intracorp/Crossroads Village Public Benefits in Draft Development Agreement



See text of
Attachment B;
drawings in
Attachment C

- Park Connection
- Park Interface
- “Urban Trail”
- NE 15th – park-like character



North

CROSSROADS VILLAGE

DRAFT
SITE PLAN

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Timing and Delivery of Public Improvements

See DA Attachment D

- DA acknowledges that project will be built in phases
 - DA ensures that public benefit will be delivered in a timely way, as project unfolds
 - No TCOs for buildings fronting on public benefits until such are delivered
 - All Phase 1 public benefits to be delivered within 2 years of starting construction
-
- DA also includes provision for Park Restoration Bond for work in the Park (agreement section C.5.a)

"Crossroads Village" Site Plan



CROSSROADS VILLAGE

DRAFT
SITE PLAN

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Park Connection



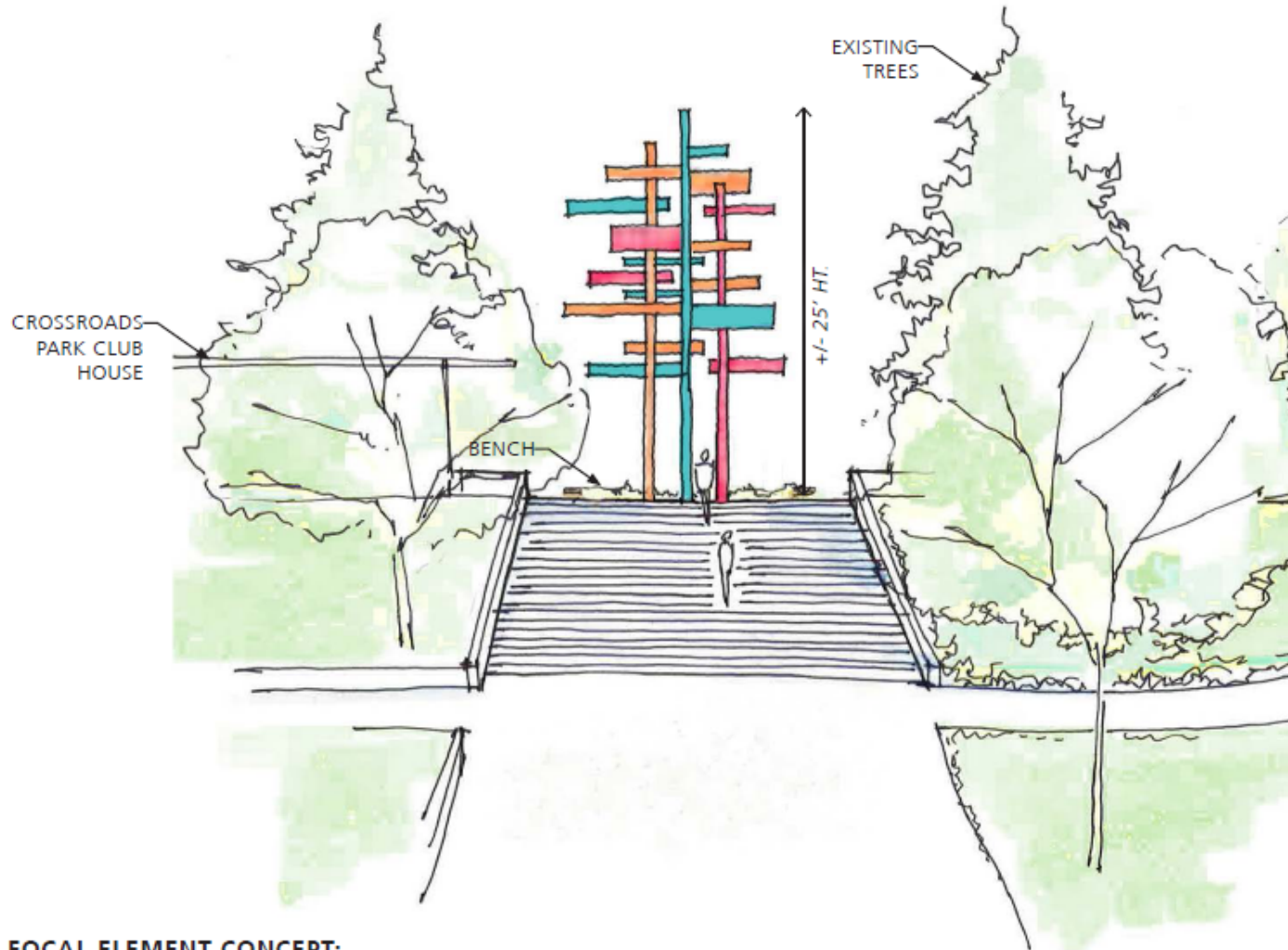


CROSSROADS VILLAGE

**PERSPECTIVE VIEW 1 - LOOKING EAST AT
CROSSROADS PARK FROM PARK CONNECTION**

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Focal Point at Terminus of Park Connection--Illustrative



FOCAL ELEMENT CONCEPT:

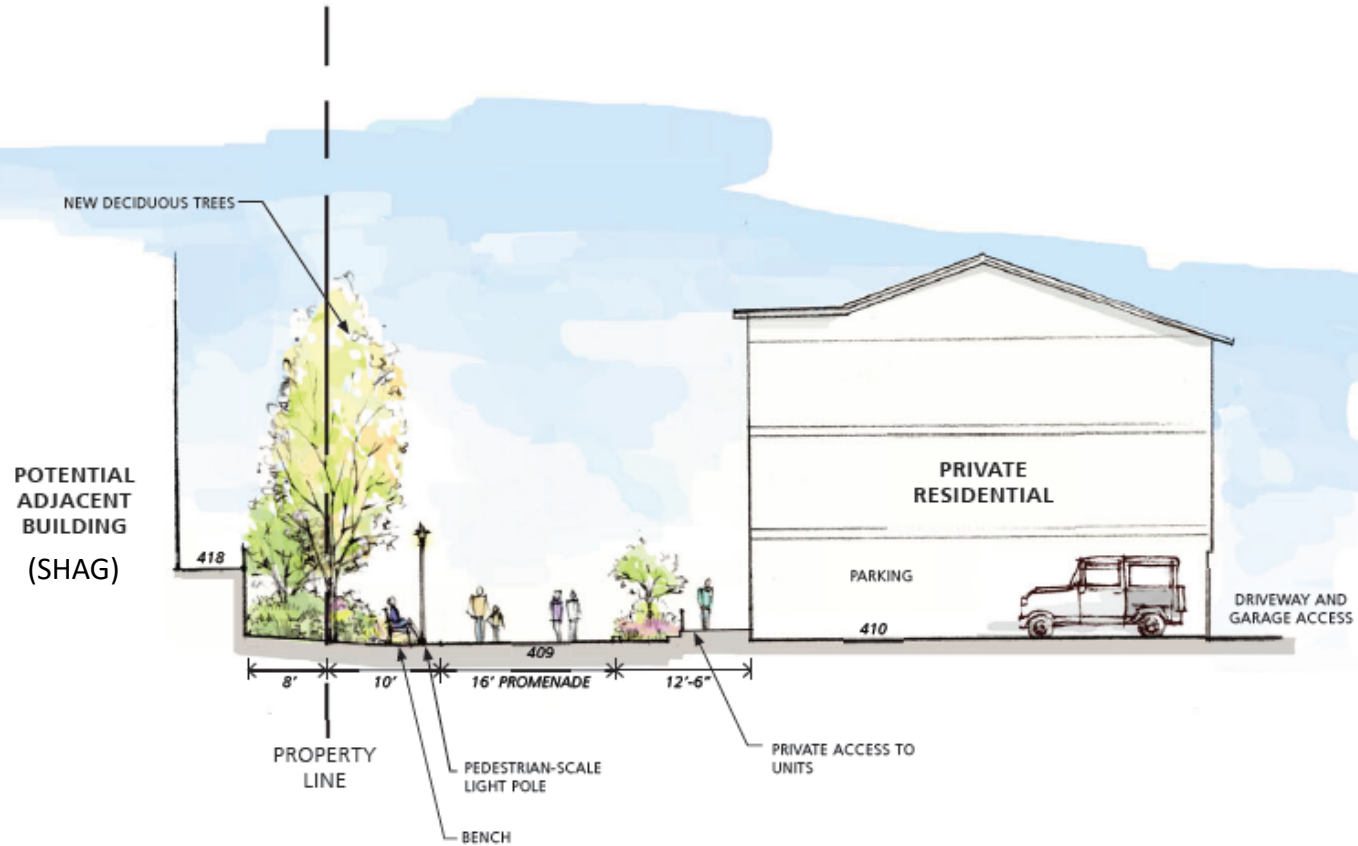
"CROSSROADS" THEME WITH MULTI-COLORED ACRYLIC PANELS
IN METAL FRAMES WELDED TO POSTS.

CROSSROADS VILLAGE

CROSSROADS CENTER SCULPTURE

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ILLUSTRATIVE



PARK CONNECTION SECTION LOOKING WEST



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CROSSROADS VILLAGE

PARK INTERFACE

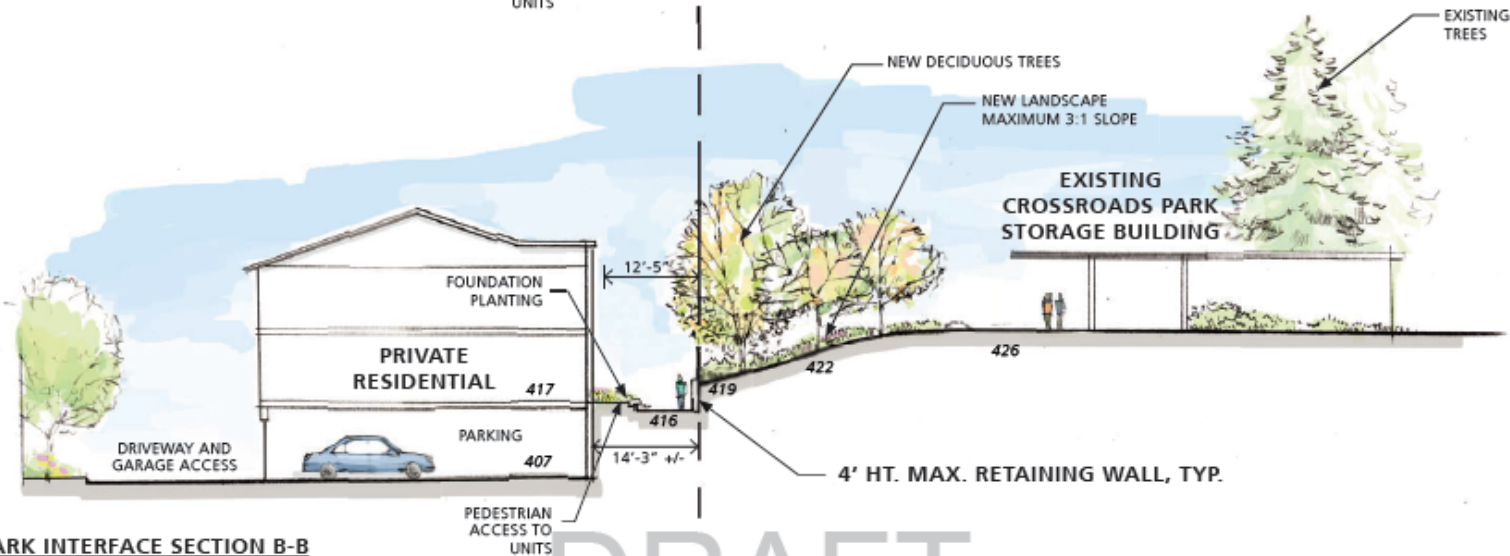
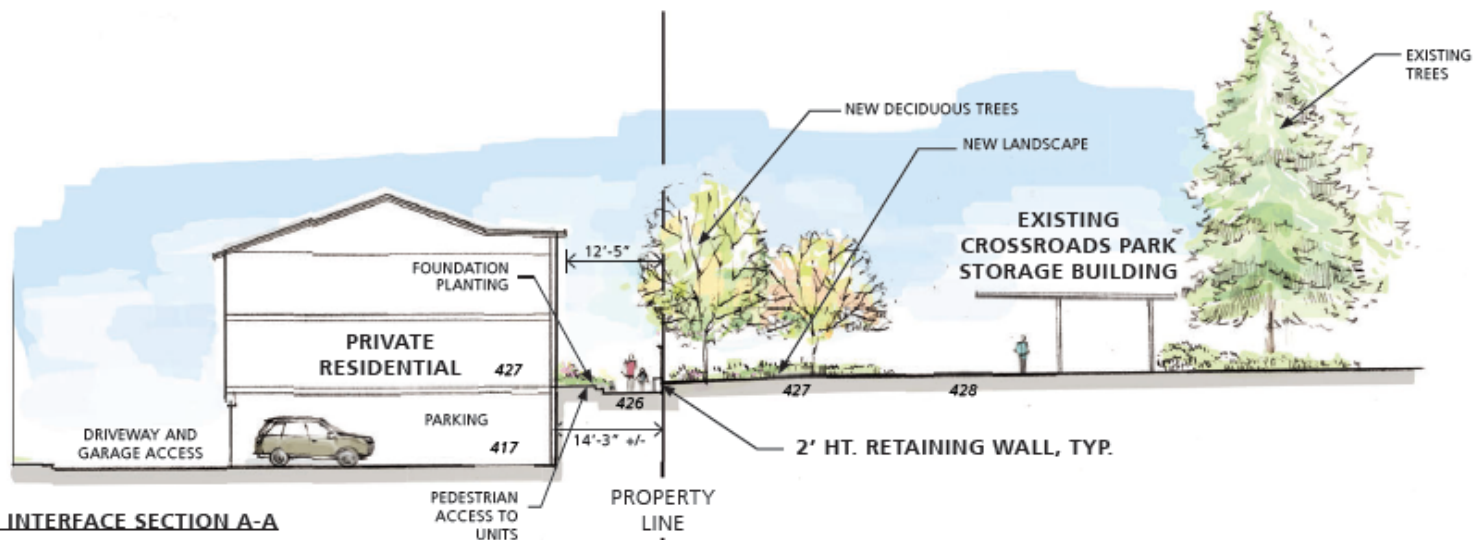
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CROSSROADS VILLAGE

**PERSPECTIVE VIEW 2 - LOOKING SOUTHEAST
AT CROSSROADS PARK INTERFACE**

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CROSSROADS VILLAGE

**SITE SECTIONS AT
CROSSROADS PARK INTERFACE**

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CROSSROADS VILLAGE

MAIN STREET URBAN TRAIL

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Council Requested Direction

- Any feedback regarding draft Land Use Code Amendment prior to May 18 Public Hearing?
- Any feedback regarding terms of staff-negotiated draft Development Agreement prior to May 18 Public Hearing?

Next Steps

- Additional public engagement
- May 18 Public Hearing
- 2nd reading and final action tentatively set for June 1