

Crossroads Multifamily Development Agreement

Study Session

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Direction

Direct staff to prepare the Development Agreement for required public hearings and final approval at a future meeting

Agenda

1. Crossroads Multifamily Project
2. Original Development Agreement
3. Council Direction
4. Revisions to Include Affordable Units
5. Required Public Hearings
6. Public Process and Next Steps
7. Direction Needed From Council



Project Proposal



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



Comprehensive Plan Policies

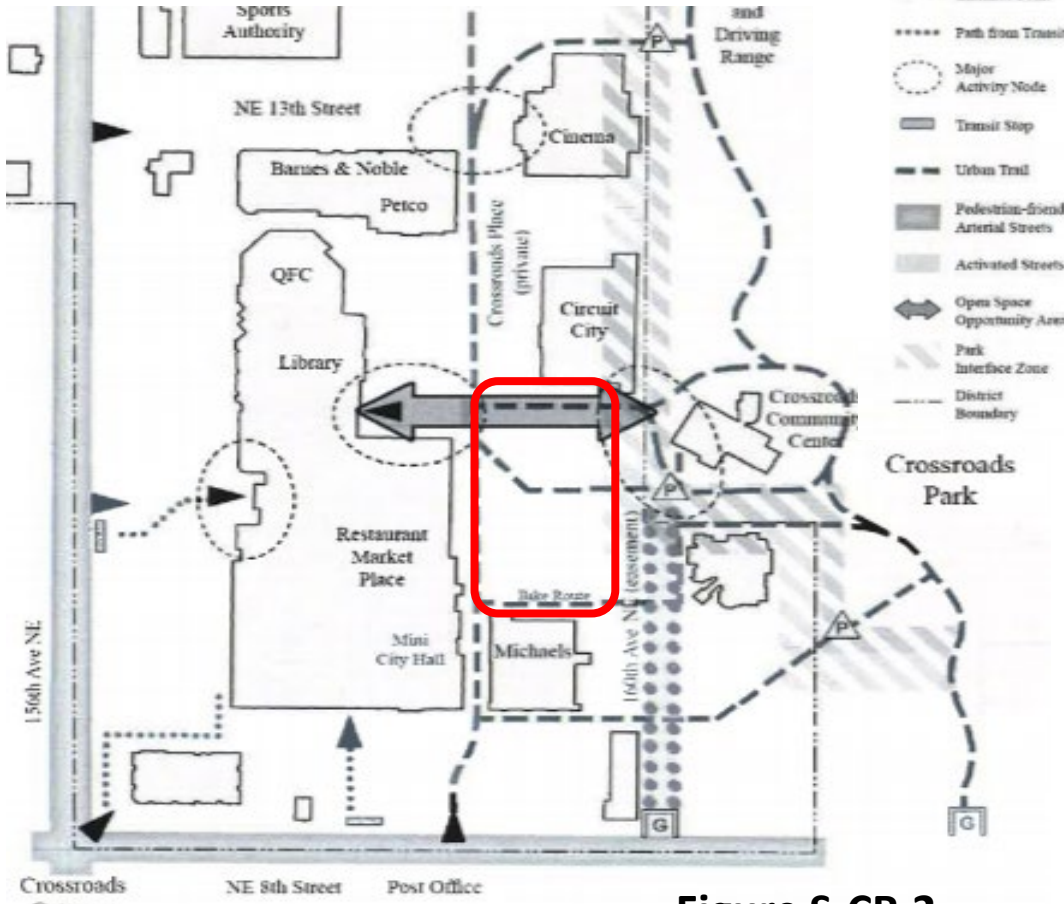


Figure S-CR.2

Policy S-CR-79

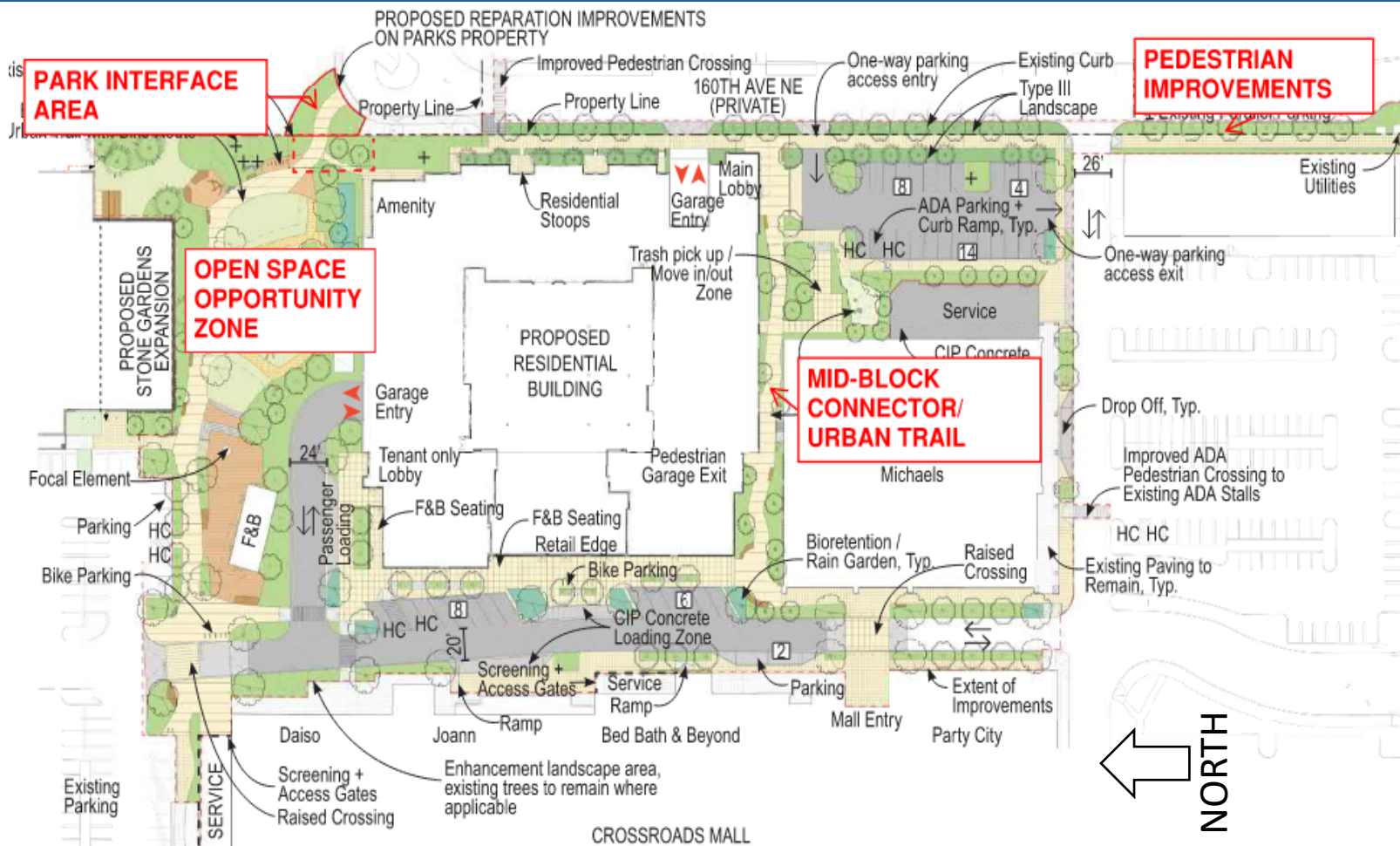
Require multifamily developments only when they are:

- 1) High quality;
- 2) Avoid conflicts with commercial uses;
- 3) Complementary residential and commercial uses; and
- 4) 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.

Public Benefits Provided



Response to Previous Question

Is the amount of parking proposed for the project adequate?

- Yes, the proposed parking includes 151 dedicated spaces for residents; 102 additional spaces shared between residents and retail users; and 22 retail surface parking spaces
- The applicant submitted a parking analysis supporting their proposed parking
- The City will review and ensure adequate parking for the project and for the remaining Crossroads Mall



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 to multifamily restriction when there is a Council-approved DA
- The DA is required prior to approval of Design Review for the Project
- The DA includes the public benefits specified in the Comprehensive Plan



Council Direction

- Approved the proposed public benefits of open space, park interface, mid-block connector/urban trail, and pedestrian improvement
- Requested further DA negotiations to include MFTE affordable units as enhanced public benefit in the project



Revisions to Include Affordable Units

- Applicant has agreed to include affordable units in the project as enhanced public benefit
- In exchange for affordable units, City will include the project site in the MFTE program (a public hearing is required per state law)
- A minimum of 20% of all units at 80% AMI or below
- Any unit that is 300 sf or less at 45% AMI or below
- Affordability for the maximum MFTE duration consistent with the terms of the DA



Required Public Hearings

- The City must hold a public hearing prior to approving a development agreement. RCW 36.70B.200
- The City is required to hold a separate public hearing in order to include the Project site in the MFTE Program. RCW 84.14.040
- The public hearings will be separate agenda items, but the hearings may occur at the same Council meeting
- Following the required public hearings, Council may take action to approve the DA and include the Project site in the MFTE Program



Public Process and Next Steps

<input checked="" type="checkbox"/>	January 2019	Project Notice of Application Community Outreach (by Applicant)
<input checked="" type="checkbox"/>	January 7	Project with DA Re-Notice of Application
<input checked="" type="checkbox"/>	January 25	City Council Study Session 1
<input checked="" type="checkbox"/>	April 12	City Council Study Session 2
<input type="checkbox"/>	Future Meeting	City Council Public Hearings





Direction

Direct staff to prepare the Development Agreement for required public hearings and final approval at a future meeting