

## Marymoor Village Sewer System Improvements and Additional Connection Charges

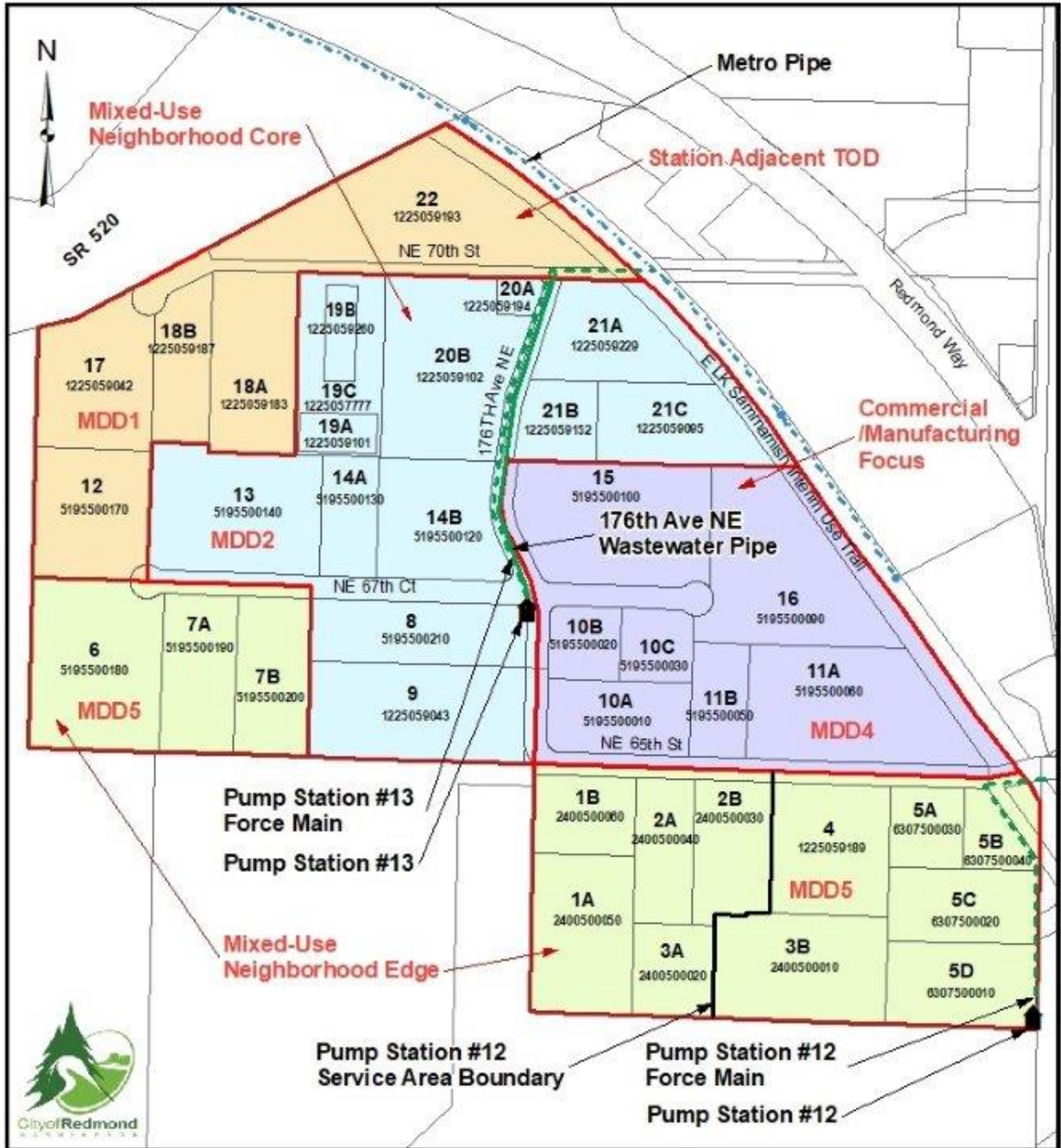
The City of Redmond held a meeting to discuss the Marymoor Village Sewer System Improvements at the Marymoor Community Center on Thursday, September 13, 2018. City staff presented a proposed plan to pay for increasing sewer capacity in Marymoor Village as a result of the rezoning approved by the City Council in June 2017.

To provide adequate capacity, the City is planning to rebuild both sewer pump stations, forcemains, and a section of sewer pipe in 176th Avenue NE. The City proposes to contribute \$6.1M towards the project, reflecting the planned cost to rehabilitate the existing pump stations. The remaining \$15.5M is proposed to be paid by sewer Additional Connection Charges (ACC) as properties develop in the future. The proposed Additional Connection Charges were calculated for each parcel using the maximum floor area ratio per zoning designation to proportionally allocate the costs to all properties in Marymoor Village.

The proposed ACCs are NOT final until approved by the City Council on December 4, 2018. The City Council could increase, decrease, or keep the ACCs per staff's recommendation as shown below.

The Sewer ACCs have been revised since the September 13<sup>th</sup> outreach meeting. The revisions account for a few typographical errors. In addition, the revisions below omitted the areas anticipated for the Sound Transit Light Rail Station and the realignment of NE 70<sup>th</sup> St. from the impacted parcels. The following ACCs are pending City Council approval.

Planning Parcel	KC Parcel ID	Total Cost for each Parcel	Planning Parcel	KC Parcel ID	Total Cost for each Parcel	Planning Parcel	KC Parcel ID	Total Cost for each Parcel
#			#			#		
3B	2400500010	\$331,364.11	1A	2400500050	\$548,138.76	14A	5195500130	\$284,400.34
4	1225059189	\$313,393.31	1B	2400500060	\$271,911.16	14B	5195500120	\$885,107.48
5A	6307500030	\$122,492.18	2A	2400500040	\$288,057.12	15	5195500100	\$656,678.22
5B	6307500040	\$86,221.68	2B	2400500030	\$357,924.28	16	5195500090	\$388,139.44
5C	6307500020	\$226,576.20	3A	2400500020	\$318,309.90	17	1225059042	\$425,929.28
5D	6307500010	\$254,251.53	6	5195500180	\$739,976.23	18A	1225059183	\$517,126.49
			7A	5195500190	\$395,188.73	18B	1225059187	\$242,269.03
<b>Total PS#12 and FM</b>		<b>\$1,334,299.00</b>	7B	5195500200	\$395,198.60	19A	1225059101	\$301,280.36
			8	5195500210	\$562,427.03	19B	1225059260	\$286,718.04
			9	1225059043	\$854,242.22	19C	122505TRCT	\$0.00
			10A	5195500010	\$171,801.81	20A	1225059194	\$133,893.59
			10B	5195500020	\$85,919.98	20B	1225059102	\$1,258,206.79
			10C	5195500030	\$86,542.21	21A	1225059229	\$747,512.04
			11A	5195500060	\$376,126.38	21B	1225059152	\$434,326.05
			11B	5195500050	\$107,767.11	21C	1225059095	\$491,844.84
			12	5195500170	\$663,431.65	22	1225059193	\$50,083.82
			13	5195500140	\$869,108.03			
						<b>PS#13, FM, &amp; 176th Pipe</b>		<b>\$14,195,587.00</b>



Triggers for the Additional Sewer Connection Charges are:

- Any development of a vacant site;
- Any new construction requiring a new connection to the water and/or sewer system;
- Redevelopment of a parcel(s) based on value of improvements as defined by the Redmond Zoning Code (RZC) 21.17.010.F.1.d; and
- The connection of a new water meter or side sewer.

Partial Exemption: An existing building(s) with an existing water meter and side sewer that requests a larger water meter to expand its existing business will be required to pay only twenty percent (20%) of the Additional Sewer Connection Charge for that parcel(s). This exemption only applies if there's no change-in-use of the business and value of the improvements do not trigger a Redevelopment per RZC 21.17.010.F.1.d. The remainder of the Additional Sewer Connection Charge must be paid if any future change to the building(s) or development of the parcel(s) occurs.

Additional Sewer Connection Charges are NOT triggered by the following actions unless the value of the improvements triggers a Redevelopment:

- Change-in-use of an existing building with no increase in the size of the water meter or side sewer;
- Tenant improvements that do NOT require an increase in water meter or side sewer size;
- Building additions that do NOT require an increase in water meter or side sewer size; or
- The addition of an irrigation meter.

If you have any questions or comments, please call Jeff Thompson at (425) 556-2884 or Email him at [jthompson@redmond.gov](mailto:jthompson@redmond.gov). Thanks!

## Marymoor Village Additional Connection Charge FAQ

On September 13, city staff held a public workshop at the Redmond Community Center to inform the businesses, property owners, and their representatives of the additional sewer needs to support the growth anticipated in Marymoor Village, the following is a list of questions raised and staff answers.

Q1. Additional late comer fee possible on top of Additional Charge?

- A. Yes, any sewer pipes built by a Developer will have a “Reimbursement Agreement” towards any other Parcels that are benefitted by the pipe. RMC 13.12.050 states that any Reimbursement Agreement shall be in effect for 20 years, meaning NO cost to other parcels after 20 years.

Q2. Why redirect sewage from properties south of NE 65<sup>th</sup> Street that currently drain to pump station 12 and have them flow to pump station 13?

- A. This reduces depth of the of the piping network. Furthermore, keeping this entire area south of NE 65<sup>th</sup> Street draining to PS#12 would result in PS#13 costing less (lower flow) and PS#12 costing much more (higher flow). Would have to build a whole new PS#12, not reuse the current wet well. Therefore, changing the costs around may end up costing more, and requiring more dewatering.

Q3. Did you consider parking when calculating the floor area ratio?

- A. No, only planned for maximum sewage. Developers may ask for variance to provide less parking since the area is served by Sound Transit busing and light rail.

Q4. When will charges be required to be paid? What is the trigger to pay Additional Connection Charge? What are the various triggers staff considered for when the additional charge would come due to pay?

- A. Still working on this but, some suggestions are: change in use, upsizing or adding of water meters, building demolition, development agreement.

Q5. What happens if 10 years go by and no development occurs?

- A. Additional Connection Charges still are owed (interest stops accruing after 10 years).

Q6. If developer builds infrastructure and no one else develops in 10 years would the reimbursement agreement end?

- A. Reimbursement Agreements are good for 20 years (RMC 13.12.050), but a void after that.