

Seritage Master Plan & Development Agreement

City Council Study Session
May 22, 2018



CityofRedmond
WASHINGTON

Tonight's Agenda

- Goals for Tonight
 - Outline of what Master Plan and Development Agreement permits generally are within the City of Redmond
 - Overview of Decision Criteria process for Master Plans and Development Agreements
 - Discuss the process for a Type V permit
 - Discuss what a Planned Action is and why the City Adopted one for OV.
 - Where the Seritage Project is at in the type V process.
 - Next Steps and Dates



Review Team Tonight

- Sarah Pyle, Senior Planner

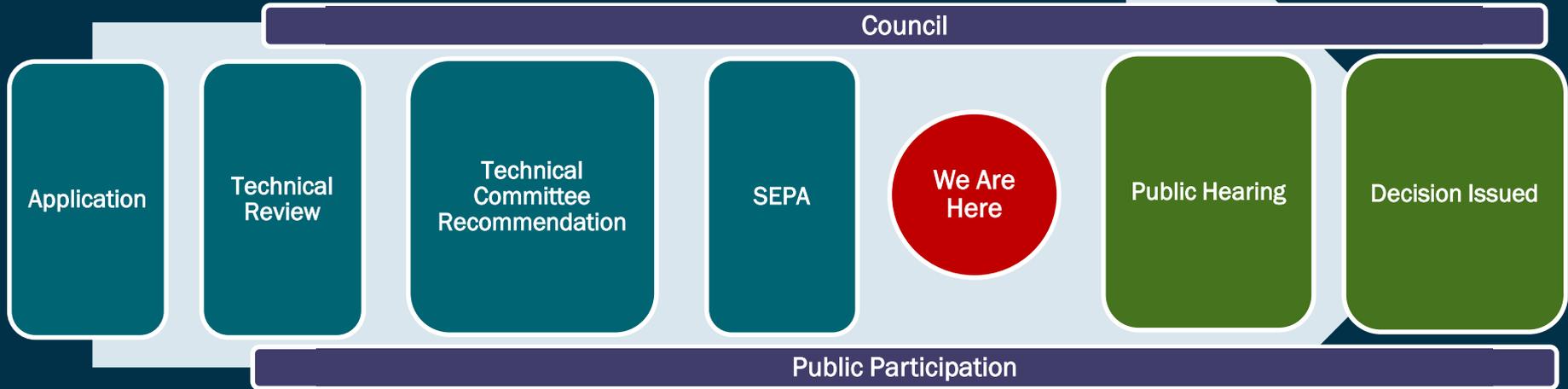
Seritage Master Plan & Development Agreement (DA)

WHERE?

- 2200 148TH AVE NE “The Sears Site”
- 13 Acre Site
- Overlake Neighborhood
- OV3 Zone
- Original Building Built in 1971

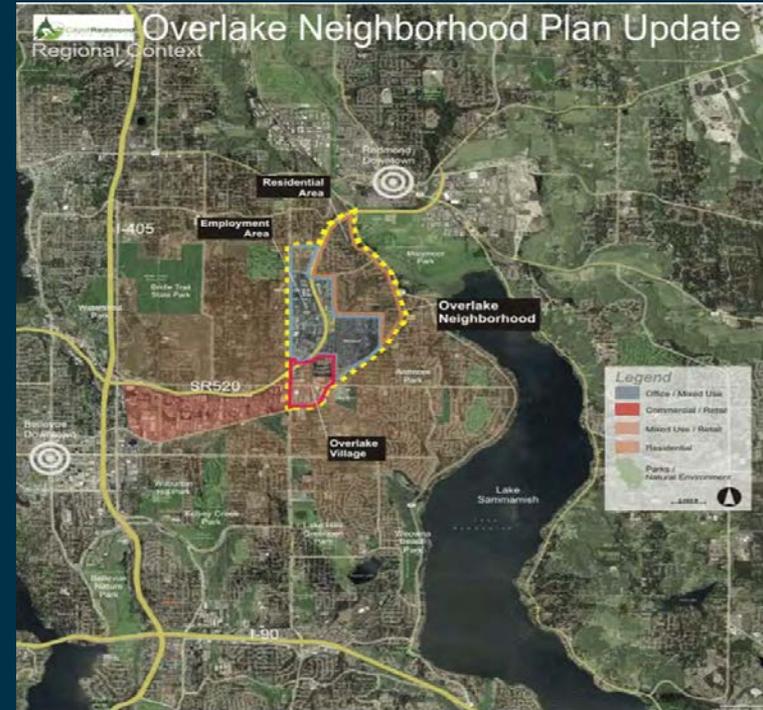


At-a-Glance Process Status



Last Study Session

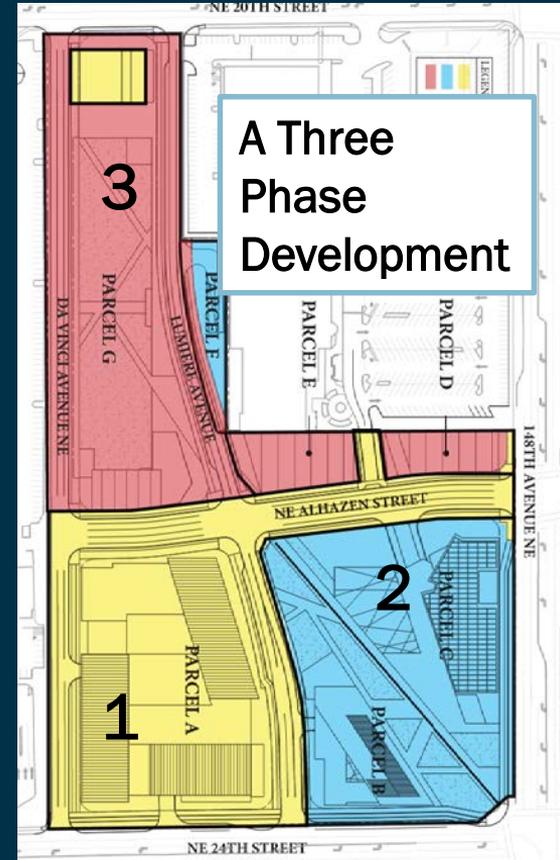
- Overlake FSEIS
- Seritage SEPA
- Transportation Review
- Project timing and process



Master Planned Developments

What Is It? A Road Map

- The purpose of a Master Planned Development (MPD) is to allow for development to occur in phases and provide long-term guidance for a large area so that the continuity of the overall development is maintained.
- A Master Plan Approval is a separate permit that sets long-term conditions for a development, granting both City and Developer a measure of certainty for the future of large and/or complex sites.
- The resulting approval will be in consideration of a high level, conceptual development plan for a large site.



Master Planned Developments

Other Elements a Master Plan Accomplishes and Why They are Done:

- ✓ Encourage innovative forms and imaginative site designing over a large area.
- ✓ Provide greater certainty about character and timing.
- ✓ Promotes a more economical and efficient use of land.
- ✓ Generates on a larger scale an intentional sense of place
- ✓ Creates a visible tangible statement of what can be expected over a defined period of time for a large area of land.
- ✓ Master Plans become a meter stick to measure progress and intensity.



Master Plan Decision Criteria (RZC 21.76.070.P.5)

All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.

MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Master Plan and Implementation Strategy, and shall include the items listed below in addition to the following:

- A height and bulk study
- An analysis of shading effects of taller buildings; and
- Phasing plan for bonus features and affordable housing

The Master Plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.

All MPDs shall include the items listed below:

- A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;
- Conceptual site plan;
- Transportation and circulation
- Location of proposed space for parks, open space, and any cultural facilities;
- Phasing plan Location of any environmentally critical areas;
- Landscape and tree retention concepts
- Preliminary plan indicating required connections to adjacent properties;
- Overall approach to sustainable design; and
- Preliminary plan for other major infrastructure

Property included in an MPD must be under the same ownership, or there must be a signed agreement establishing control over multiple ownerships.

Development Agreements

- What is A Development Agreement:
 - An agreement entered into between the City and individual property owners and/or developers regarding future development on a specific piece of land.
 - It can reduce risks by increasing certainty to Developers and City while also enhancing the City's ability to obtain public benefits above what is achievable through existing ordinances or more traditional processes.
- Development Agreements are not an instrument that allows a developer or owner to circumvent code requirements.



Development Agreements...

A Development Agreement

- Can strengthen the public planning processes by encouraging private participation in the achievement of Comprehensive Planning Goals and Vision.
- Memorializes for City, Community and Developer what to expect based upon specific density and uses over the course of a restricted time period.

Development Agreements Typically Include:

- ✓ Timing
- ✓ Vesting to regulations that would not have impacts to public health or safety
- ✓ Outline of infrastructure improvements
- ✓ Use and proposed Density
- ✓ Mitigation Required
- ✓ Dedications of Land
- ✓ Public Benefit
- ✓ Outline of any additional adopted code items being exercised.

Dev. Agmt. Decision Criteria (RZC 21.76.070.L.3)

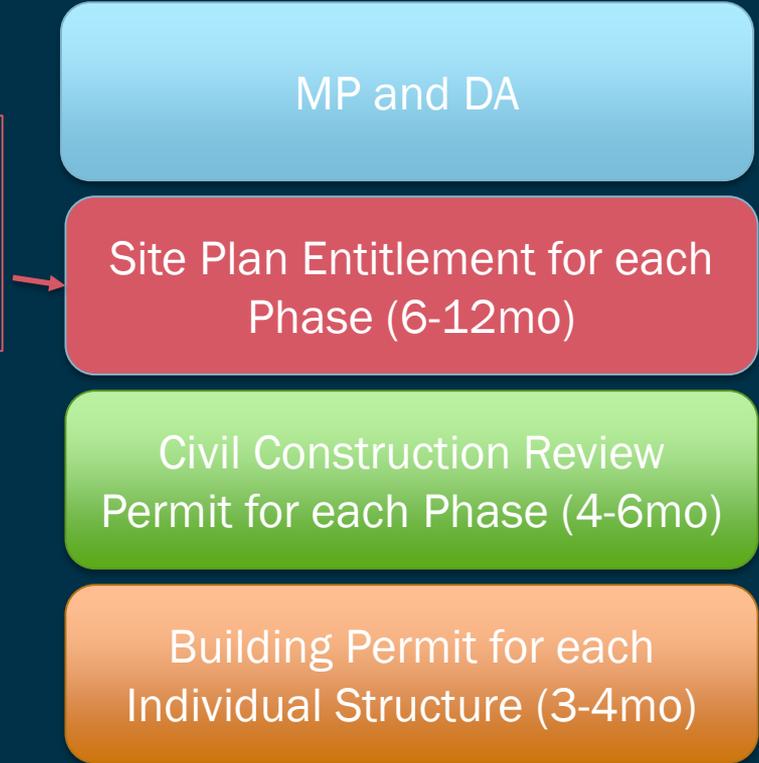
- The agreement must be consistent with the applicable development regulations for the property;
- All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;
- The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;
- The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and
- The agreement must be in the public interest and provide a public benefit.



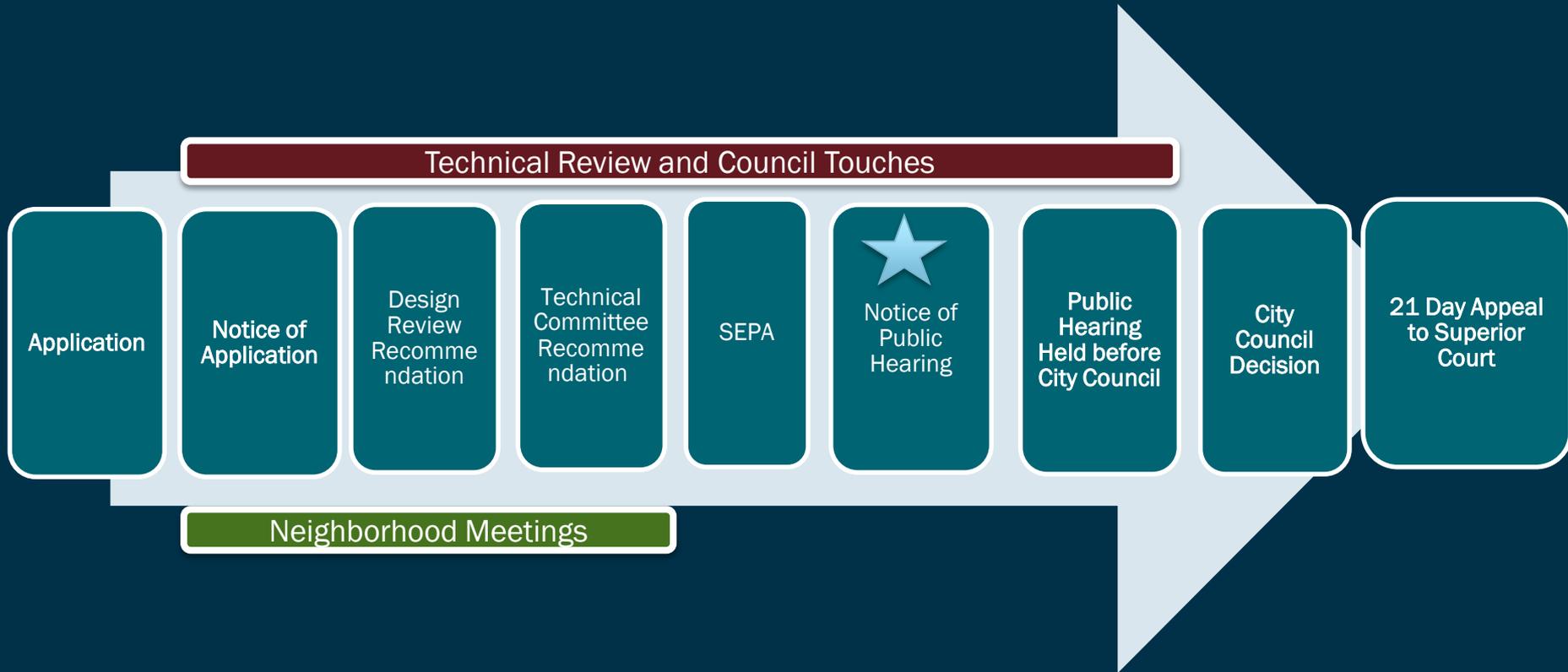
What Comes After an MP and DA?

Subsequent entitlement reviews (Site Plan Entitlement) will include further analysis for code compliance and determine the location of all structures, utilities, roads and other site features in preparation of civil construction drawing review.

More public participation here on site design and final building design



Type V Process



Planned Action

- What is SEPA?
- What are the different types of SEPA?
- What's the City's Role?
- Who makes the Determination?
- Why did the City do an FEIS and adopt Planned Action Coverage?
- What expectations and anticipations did the City, GMA and Region have of Urban Centers?**

PA Decision Criteria (RZC.21.76.110.C)

- ❑ The project shall be located on land within the Overlake Neighborhood and zoned Overlake Business and Advanced Technology (OBAT), or Overlake Village (OV) zones.
- ❑ The project shall consist of building(s), and on-site and off-site improvements to support the building(s) that will be occupied by uses that are allowed by the Overlake Business and Advanced Technology (OBAT), or Overlake Village (OV) zones
- ❑ For nonresidential projects and the nonresidential component of mixed-use projects, the proposed project together with the projects already approved as planned actions shall not exceed 4.5 million square feet of gross floor area within the Overlake Neighborhood, beginning on October 31, 2009.
- ❑ For residential projects and the residential component of mixed-use projects, the project and the projects already approved as planned actions shall not exceed 5,494 housing units, beginning on October 31, 2009.
- ❑ The project shall comply with the Floor Area Ratios (FARs), inclusive of allowable Transfers of Development Rights (TDRs), and density limits set by the Overlake Business and Advanced Technology (OBAT) zone or the Overlake Village (OV) zones.
- ❑ The application for coverage under the Overlake SEPA planned action must be submitted by June 1, 2030. If the application is approved, the project must vest under the statutes and case law of the State of Washington by December 31, 2030, or the approval shall expire.
- ❑ The project shall not be an essential public facility. Essential public facilities shall not be covered by the Overlake SEPA planned action.

Next Steps and Dates

- 6/19 Public Hearing on project and presentation by applicant
- 6/26 Follow-up Study Session
- July staff anticipates to request Council Action.

6/26 Study Session Focus

- Presentation and discussion of the following:
 - Public Comments Received
 - Public Meeting Feedback
 - Hearing Comments Received
 - Hearing Testimony from 6/19
 - Staff Responses to above
 - Outstanding Council Matrix Items

Questions



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WASHINGTON

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