

Development Agreement Coordination

Project Benefits		
	Code Minimum	Project Proposal
1	RZC 21.17.010.F requires that new development construct public street, sidewalk, and trail improvements consistent with City standards	1. The project proposes to construct a multi-modal pathway along NE 124th Street from the Willows Road intersection to the proposed new intersection linking the proposed Cross-Kirkland Corridor trail and Phase III of the Redmond Connector Trail. There is otherwise no planned link between these regional trails. 2. The project proposes to design and construct certain roads in the development (ie. entrance roads at NE 124th Ave and at Willows Rd.) to standards that exceed city code.
2	RMC 21.64.030 allows for buffer averaging with no requirement for mitigation.	The project will provide on-site buffer mitigation/enhancement to improve the existing, <i>degraded</i> drainage and habitat conditions. A mitigation plan will be submitted and approved with the SPE.
3	RMC has no requirement for on-site nature trail	The project will provide a soft surface perimeter trail, as shown on the site plan, and interpretive/educational signage.

Project Asks		
	Code Requirement	Project Ask
1	Impact fee schedules are provided in RMC 3.10.	Impact fees in place at the time of Master Plan approval would be locked in for all phases of development
2	Per RZC 12.12.020 building permits may not be issued for any building permit application that does not include provisions for infrastructure, unless allowed by Director.	The developer will be allowed to build up to 2 townhome buildings (one per phase) as "model homes" prior to completion of site development, with certificate of occupancy conditioned on satisfaction of SPE conditions
3	Per RZC 21.76.070, Master Planned Developments (MPD) may be vested to the code in place at the time of application through adoption of a development agreement.	Development proposals may apply updated code requirements after vesting if mutually agreed upon by the developer and the City.

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4	RZC 21.76.070 requires MPD applications to include major infrastructure planning.	Development phases may deviate from the MPD if equivalent level of service is provided. Provide for an administrative approval for minor modifications to the Master Plan.
5	RMC 15.24.080(2)(p), requires engineering deviation for walls with an exposed face of more than 8-feet.	Allow walls with an exposed face of up to 16-feet without requiring deviation.
6	Building height measurement is provided in the RZC.	Flexibility in height measurement in recognition of topographic constraints. Can provide examples from other jurisdictions (eg. Bellevue and/or Seattle).