

**CITY OF ISSAQUAH
City Council Special Meeting**

6:00 PM
October 22, 2018

Council Chambers
135 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

Mariah Bettise
Stacy Goodman
Victoria Hunt
Tola Marts
Bill Ramos
Chris Reh
Paul Winterstein

Administration/Staff:

Mary Lou Pauly, Mayor
Emily Moon, City Administrator
Tisha Gieser, Deputy City Clerk

CALL TO ORDER

Mayor Pauly called the meeting to order at 6:00 PM.

PUBLIC HEARING

- a) AB 7611 - Proposed 2019 Budget: Levy and Revenue Sources

Introduced by Mayor Pauly and presented by Revenue Manager Ruth Riddle.

Mayor Pauly opened the public hearing at 6:00 PM.

There being no public comments, the hearing was closed at 6:13 PM.

This item will come back before Council for final action at the Nov. 5 Regular Council meeting.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at approximately 6:13 PM.

Tisha Gieser, Deputy City Clerk

Mary Lou Pauly, Mayor

**CITY OF ISSAQUAH
Council Committee Work Session**

6:30 PM
October 22, 2018

Council Chambers
135 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

Mariah Bettise
Stacy Goodman
Victoria Hunt
Tola Marts
Bill Ramos
Chris Reh
Paul Winterstein

Administration/Staff:

Emily Moon, City Administrator
Christina Reller, Budget Manager
Ruth Riddle, Revenue Manager

CALL TO ORDER

Council President Marts called the meeting to order at 6:30 PM.

AGENDA ITEMS

ID 0280 - Proposed 2019 Budget: Deliberations

Topics included:

- Review Budget Approval Requirements, Desired Actions, Definitions and Components
- Review New Format and Materials' Changes
- 2018 Amended Budget Review
- Financial Forecast Review
- Mayor's 2019 Budget Focal Points
- Staffing History and Long-Term Need
- 2019 Summary of General Fund Bottom-Line
- 2019 General Fund Revenue Highlights

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:57 PM.

Christine Eggers, City Clerk

Tola Marts, Council President



Agreement for Dedication of Land (Gateway)

Proposed Council Action:
Refer to Council Land & Shore Committee

DEPARTMENT OF	Development Services, Lucy Sloman
COUNCIL LIAISON	n/a
OTHER COUNCIL MEETINGS	n/a
COMP PLAN POLICY NOS.	P-A2.1, P-A2.5, P-A2.4, P-A2.5, P-A2.6, P-A2.7, P-A2.9, P-A3.3, P-B1.3, P-C1.1, P-E1.2, P-E1.2.1
OTHER POLICIES	n/a
EXHIBITS	A. Central Issaquah Standards, Fig. 7B, Community Spaces Map (2013) B. Gateway Land Use Approval Plan & Conditions (2015) C. Overview of Gateway Plan (2015) D. Dedication Exhibit (2018) E. Parks Strategic Plan Excerpts (2018) F. Gateway Public and Private Community Spaces (2015) G. Rowley Development Agreement Excerpts (2011)

SUMMARY STATEMENT

This agenda bill requests Council authorization to grant the Mayor or her designee authority to accept dedication of land by the Wolff Company related to the Gateway Apartments project.

This dedication contains a public park, a public multi-use trail and boardwalk (called a Shared Use Route), and a wetland. This request for authorization is the last step in a multi-year process which began with Council's adoption of plans showing a park and a trail in this area, followed by Gateway Apartments' land use permit implementing these adopted plans, continued with their construction permits to build the specified elements, leading to an appraisal and Park Impact Fee credit negotiation. Typically dedication of certain elements, such as right-of-way related to the implementation of the street standards, do not require Council approval; however, the dedication of land for elements not detailed in adopted plans does require Council action. Therefore, the Administration is asking for authorization to accept the dedication, but not approval for the Parks Impact Fee credit. The Director is authorized to negotiate the Parks Impact Fee credit, consistent with the IMC and Central Issaquah standards.

Gateway Apartments (aka Anthology) is a Wolff Company multi-family residential project located along Newport Way (west of SR-900). The project contains about 400 apartments, and is currently under construction. The first Temporary Certificate of Occupancy was issued in October 2018. As part of completing this project, Wolff is asking to dedicate land to the City as required by the Central Issaquah Development and Design Standards (CIDDS), as shown in the Parks Strategic Plan and the Rowley Development Agreement, and as discussed in Gateway's land use permit process.

Background

The Wolff Company began working with the City on the Gateway Apartments (on the Mull property) during 2013 using the City's newly adopted Central Issaquah Development and Design Standards (CIDDS). The CIDDS require that when a property is designated for both a Shared Use Route and a Neighborhood Park, as the

Gateway property is, the City must select which one the Applicant is required to build. (See Exhibit A, CIDDS Fig 7B Community Spaces Map, for the location of the Gateway property and the Community Spaces anticipated there.) The City selected a Shared Use Route. The reasoning in selecting the Shared Use Route was that while a Neighborhood Park was needed in this part of town, this was the City's only opportunity to acquire a non-motorized shortcut between Newport Way/Mountain to Sound Greenway and the Rowley Properties' Hyla Crossing. From Hyla Crossing, Gilman Blvd and other retail and commercial areas are more accessible. There was also a small possibility that a park might be acquired on other properties in this neighborhood.

In developing the plan for the property, the Wolff Company identified the maximum number of units that they believed were appropriate for the property and that the market could absorb: 400 units. This number of units and the building types they selected resulted in a project that was less dense than the CIDDS minimum Floor Area Ratio (FAR) requirements, i.e. they didn't meet the minimum FAR of 0.75. As a result, along with proposing to build and dedicate the Shared Use Route, Wolff proposed to give the City an area for a future park, thereby reducing the developable site and meeting the minimum FAR in the CIDDS.

Additionally, Wolff agreed to dedicate the wetland area between Gateway/Arena Sports and Rowley Properties in anticipation of the future relocation and restoration of Tibbetts Creek described in the Rowley Development Agreement. The Gateway Apartments land use permit, SDP15-00002, was approved Sept 25, 2015 with conditions related to the park and Shared Use Route. (Exhibit B contains the SDP site plan and select approval conditions related to the impact fees, shared use route, and park. Note the north arrow is to right.)

Overview of Dedication

Below is an overview of the dedication proposed through this agenda bill. The proposal includes three components for a total area of about 6.1 acres. Exhibit C provides an overview of the Gateway project (note the north arrow is to right); and Exhibit D provides more information on the location and size of each element contained in the dedication.

Share Use Route: The land and improvements are proposed to be dedicated to the City, consistent with CIDDS. The Wolff Company would receive Park Impact Fee credit for most of the land and all of improvements. The Share Use Route will be 10-12 ft wide, depending on the segment. Through the wetland and across Tibbetts Creek, it will be a 10 ft wide boardwalk, on a diamond pier system, set high enough for wildlife to move under it. This construction system minimizes impacts to the wetland and creek except for shading from its expanded grate surface. Where the Shared Use Route is outside of the wetland and creek, it will be a 10-12 ft wide concrete trail, per the CIDDS standards. The concrete portion of the trail travels south of some Gateway buildings through the park (discussed below), travels parallel to the Gateway entry road, and connects to Newport Way, which in this segment is also the Mountains to Sound Greenway. Additionally, some small areas along the Shared Use Route are also proposed for dedication but not for Parks Impact Fee credit. The Shared Use Route is shown in the Parks Strategic Plan adopted this summer, as part of the Green Necklace connection, pg 54 (Exhibit E).

Park: The park contains about 0.8 acres of usable area (Exhibit D). The park will be improved by Wolff to set the stage for future park facilities. The Wolff Company would receive some Park Impact Fee credit for the land and improvements. The improvements which will occur now are grading and walls, dedicated parking for the park including ADA parking, a utility stub for a possible bathroom, and grass. The Parks Strategic Plan shows a Park Strategic Area #13 and provides some additional information about the future park (Exhibit E). In addition to the proposed public park, the Gateway project will have their own private facilities: park, clubhouse with pool, and additional site amenities (Exhibit F, note north is to the right).

Wetland: Wolff's improvements to the wetland are those associated with the Shared Use Route, constructed as a boardwalk through the wetland, as well as clearing and replanting the area immediately adjacent to the boardwalk. Though this is the only portion of the wetland that must be dedicated to be consistent with CIDDS, the City has sought dedication of the entire wetland property, for reasons that are separate from CIDDS and the Gateway project. The purpose in seeking the full wetland is to provide an opportunity to restore and enhance critical areas and their associated habitat by implementing the Rowley Development Agreement. Dedication of the entire wetland property owned by Wolff Company creates such an opportunity. The Rowley Development Agreement requires that the Master Developer (Rowley Properties) restore the northern segment of Tibbetts Creek including providing a 100 ft creek buffer and restoring buffers, which they would do by relocating the creek into this wetland area (Exhibit G). The City has agreed to partner with the Master Developer to obtain the off-site

property, i.e. the Wolff-owned Gateway wetland, to facilitate the relocation. The Wolff Company will not receive Park Impact Fee credit for wetland dedication beyond those described above with the Shared Use Route. At some future point, the City will likely be responsible for restoring the remainder of the wetland that the Rowleys do not restore.

Policy Considerations

The Council's role in this request is to determine if the Mayor or her designee will be granted authority to accept the dedication based on adopted plans. The Council might consider: Is this proposed dedication consistent with the CIDDs, Parks Strategic Plan, Rowley Development Agreement, and other City open space dedications?

Public Benefits

There are numerous public benefits that would occur as a result of this dedication, including:

- Acquiring a non-motorized shortcut from Newport Way/Mountains to Sound Greenway to Rowley Properties and from there to Gilman Blvd and other retail and commercial activities
- Implementing the Central Issaquah vision for Community Spaces such as the Shared Use Route and a Neighborhood Park in this neighborhood
- Acquiring public park property in a neighborhood that currently lacks public park facilities and having the property improved to an extent that it can be used while the final improvements are identified, funded, designed, constructed
- Implementing the recently adopted Parks Strategic Plan (Near Term Strategic Project #13) and providing connection to the Green Necklace (via the Shared Use Route) as shown in the Parks Strategic Plan
- Meeting a partnership obligation of the Rowley Development Agreement, thereby facilitating the future restoration of a significant segment of Tibbetts Creek that is currently in an overgrown ditch
- Consistent with City actions along other significant Issaquah creeks, acquire, preserve, and restore critical areas and creekside habitat

For these reasons, the Administration recommends accepting the dedication as requested by the Wolff Company.

Financial Information:

Park Impact Fee Credits

Gateway Apartments and Gateway Senior were allowed to combine their Park Impact Fees toward the construction of the improvements identified in this Agenda Bill. The collected Park Impact Fees for both projects totaled \$2,677,235.02. The Parks & Recreation Department Director is authorized to negotiate a credit for Parks Impact Fees based on the IMC and Central Issaquah standards. With the dedication of these facilities, the Director determined that the developer will be reimbursed \$2,031,907.28, with the City retaining \$645,327.74 in Park Impact fees. The reimbursement amount of \$2,031,907.28 was determined by evaluating the portions of the development the Applicant proposed for dedication and which the City determined were eligible for park impact fee credit. Once the eligible land and improvements were determined, the value of both the eligible land and improvements were deducted from the total Park Impact fees paid to determine the reimbursement amount. See the Summary for additional information on eligible and ineligible land.

Annual Costs

The estimated annual cost for the City to maintain the dedicated areas is \$11,000, which is comprised of:

- Maintenance: \$7,500 to maintain the trail/boardwalk, park, and wetland (This does not include restoration activities; see Summary for additional information.)
- Irrigation: \$3,500

No additional Park staff resources are required to maintain and operate the park until the park is fully improved; see the Summary for additional information.