

Right-of-Way Development Standards Stakeholders Meeting

Sept 29, 2020



Overview

PURPOSE OF PRESENTATION

Inform: Provide an overview of the ROW development standards topic

Listen: What are the concerns of Stakeholders and address questions and concerns

Report stakeholder concerns and comments back to Committee (TPW, PC) and Council to help inform their decision process

WHY IS THIS ISSUE IMPORTANT?

1. Provides clarity, consistency and predictability for the development community
2. Establishes/clarifies critical development related requirements
3. Influences the pace at which our ROW develops
4. Influences the cost of developing our ROW
5. Influences the sequencing of our ROW development
6. Informs our priorities with respect to improving our ROW infrastructure
7. Enhance safety, mobility and efficiency of public realm



Outreach

- In progress & staff review: 21 months
- (3) T&PW: Sept 19, 2019; Oct 24 ,2019; Nov 7, 2019 (recommendation provided)
- (4) PC: Nov 5, 2019; July 7, 2020, August 4, 2020 (PH); Sept 15, 2020 (PH)
- (2) Stakeholder Meeting: Sept 7, 2019; Sept 29, 2020 (today)
- SEPA issued
- Dept of Commerce Review Complete



Why These Standards?
Why Now?

2021-2022 Council Visions & Goal Statements

Promote Our Neighborhoods

Develop urban villages around light rail stations that promote programs and activities to create a sense of place, while maintaining single-family neighborhoods.

Build Effective & Accountable Government

Increase community trust through better community engagement, collaboration, and transparency.

Create & Preserve Housing

Ensure access for all to adequate, safe, and affordable housing, and basic human services.

Expand Green & Public Spaces

Enhance the community by maintaining and improving parks and community spaces.

Increase Connectivity & Safety

Create a more cohesive city by investing in infrastructure and leveraging partnerships to promote pedestrian mobility, public safety, and access to public transit.

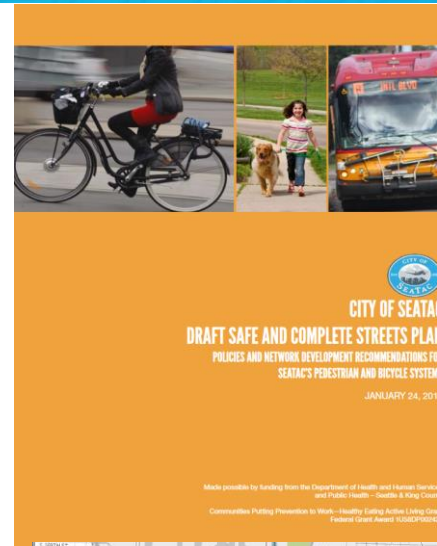
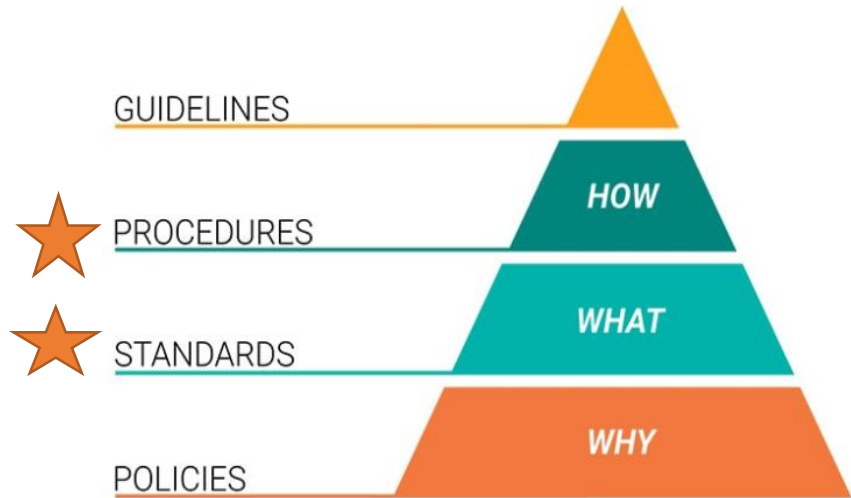
Adopted Plans and Policies

Comprehensive Plan

Complete Streets Ordinance

ADA Transition Plan

Transportation Master Plan



ROW Refresher

Def: the legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another

Purpose: Allow for construction & maintenance of : road, curb/gutter, landscaping, sidewalks, bicycle lanes, utilities, lighting, and other types of elements that serve the traveling public



Development

It's a Balancing Act

	Developer	Future Prop Owner	City	Community
Want	<ol style="list-style-type: none"> 1. Profit 2. Certainty 	<ol style="list-style-type: none"> 1. Good Value 2. Appreciation of asset 	<ol style="list-style-type: none"> 1. Provide excellent services 2. Attract development 	<ol style="list-style-type: none"> 1. Safe & attractive neighborhood 2. Good amenities
Risk	<ol style="list-style-type: none"> 1. Cost of development 2. Permit issues 	<ol style="list-style-type: none"> 1. Location/improvements 2. Investment in community 	Funding, budget	<ol style="list-style-type: none"> 1. Neighborhood neglect 2. Lack of investment and upkeep
Needs	<ol style="list-style-type: none"> 1. Transparency 2. Consistency 3. Process 4. Good infrastructure 	<ol style="list-style-type: none"> 1. Standards 2. Consistency 3. Vision 4. Good infrastructure 	<ol style="list-style-type: none"> 1. Policy 2. Consistency 3. Concurrency 4. Mitigation of impacts 5. Provide infrastructure 	<ol style="list-style-type: none"> 1. Public & private Investment 2. Sense of community 3. Safety prioritized

Development Due Diligence

- Development process that is understandable, predictable
- Transparent requirements that are consistent, predictable

Land Acquisition Costs

Determine Development Potential

Parking, setbacks, drainage, height, engineering costs, access/egress, fire standards, IBC, façade treatments, density, frontage improvements & dedications

Other Costs

Permits & Inspections

Impact fees (utilities, transportation, parks etc)


Marketing & Sale

Construction Costs



Proposed Code

FOUR KEY AREAS OF FOCUS



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FRONTAGE IMPROVEMENTS

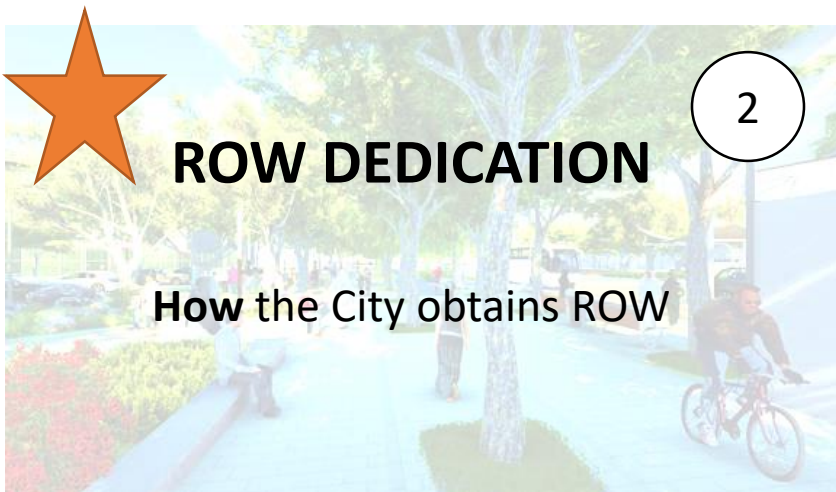

When frontage improvements are required



3

DEFERRAL OF IMPROVEMENTS

When improvements can be bonded or deferred



2

ROW DEDICATION

How the City obtains ROW



4

ROW CROSS SECTION

What the frontage improvements look like

1. FRONTAGE IMPROVEMENTS

Applicability: When frontage improvements are required

New	SFR or ADU, construction in excess of \$250k;
Modification	Building (public assembly, commercial, industrial, MF, townhome), new construction or expansion (>50% GFA or 1,000SF);
Modification	Change of Use no longer triggers improvements
No Change	Surface Parking, >\$75,000
No Change	Subdivision

Other Changes

No Change	Payment of Improvements; rewritten for clarification
Clarification	Timing; text clarifies when improvements shall be made
New	Discretion; allows for fee in lieu where street improvements cannot be constructed



2. ROW DEDICATION

Applicability: When dedication is required

New	As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements.
No Change	Subdivision

Other Changes

Clarification	Timing; text clarifies when improvements shall be made
Clarification	Why dedication is required
Clarification	Variance; replaces the existing KC language and provides criteria for assessment
Clarification	Private Roads; replaces the existing KC language and provides criteria for assessment



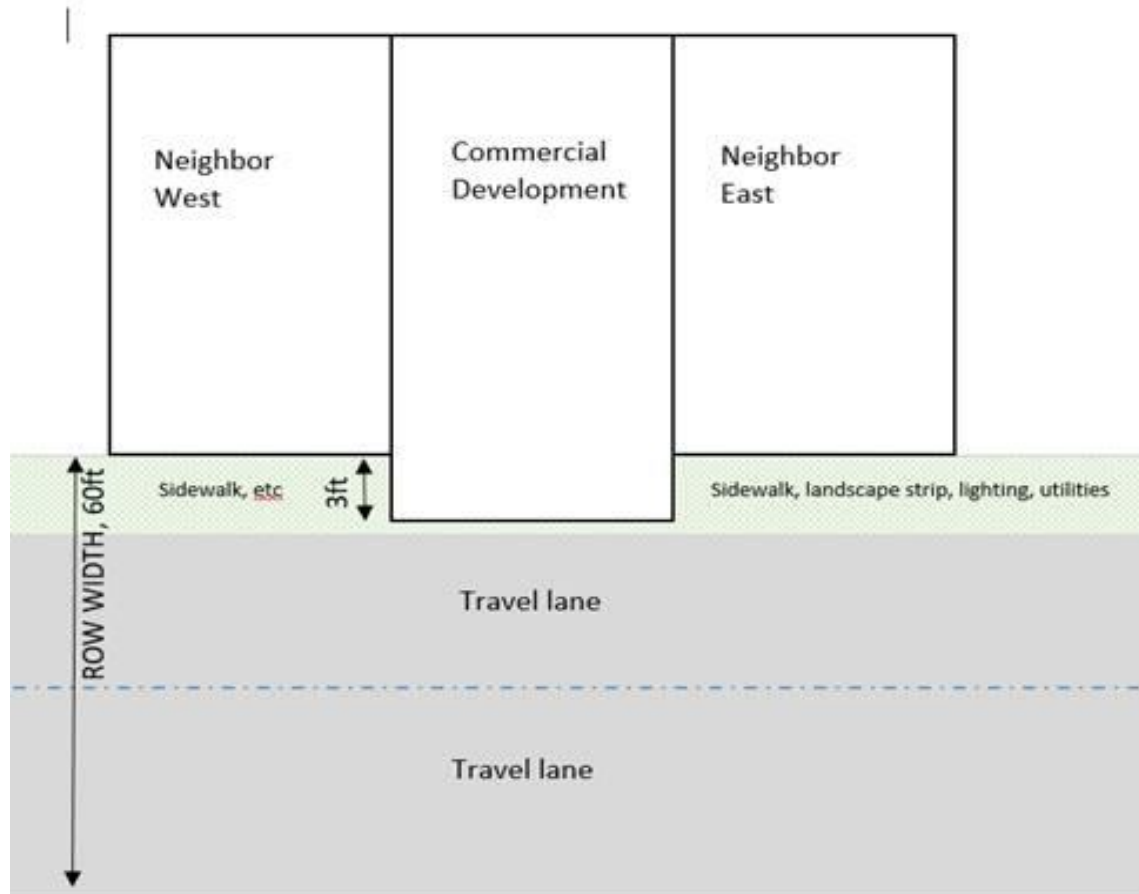
2. ROW DEDICATION

2



Right of Way Dedication

Developers to dedicate the underlying land needed to construct frontage improvements so that the improvements are within right-of-way.



3. DEFERRAL OF IMPROVEMENTS

4. ROW CROSS SECTION

3

4

Modification	Deferral of improvements; deferral requirements removed and bonding language added after substantial development
New	Landscape strip widths added
Modification	Sidewalk widths; an additional 1' required for collector and arterials
New	Onstreet Parking dimensions added, bike lane widths, ROW standards

