

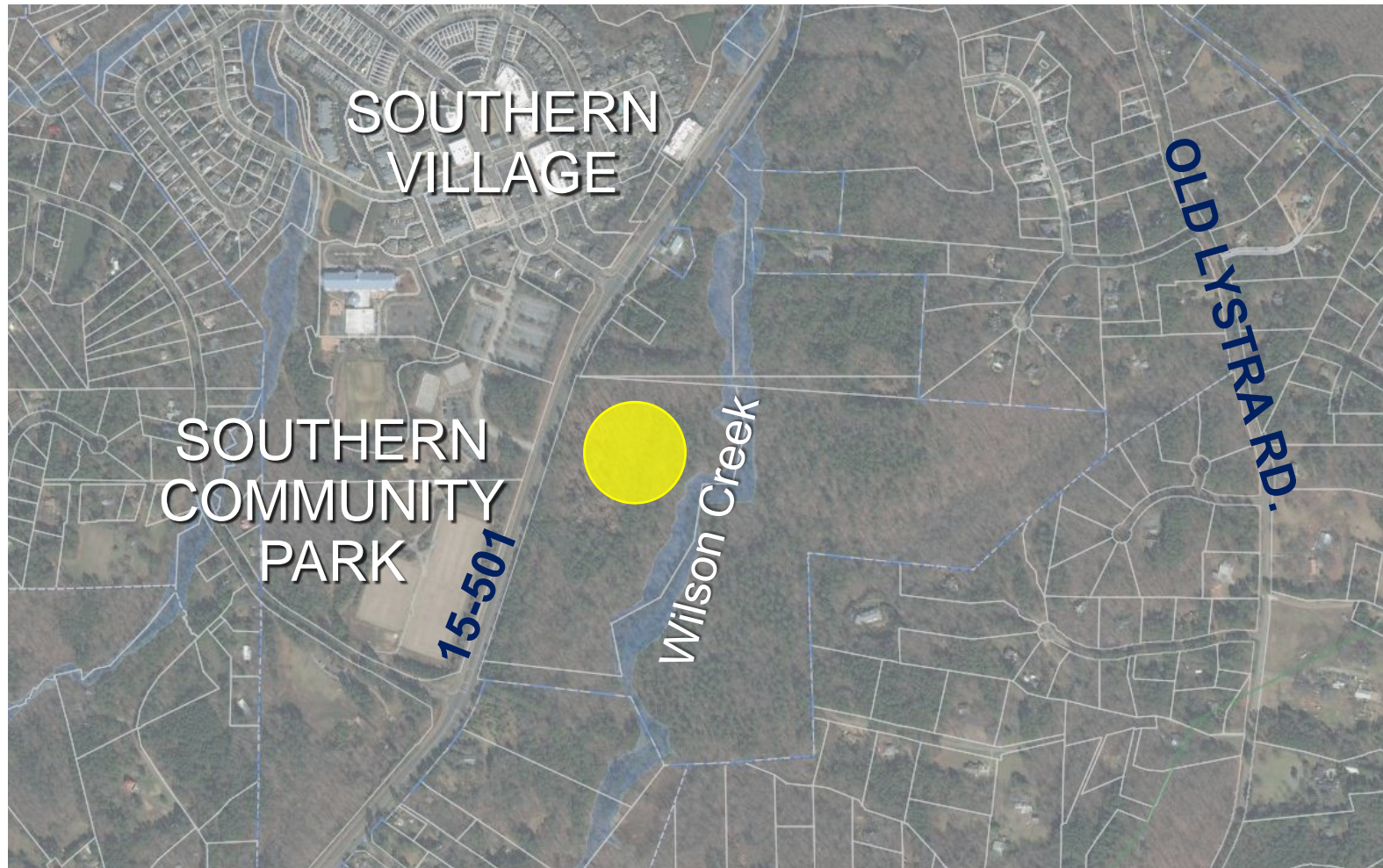


COUNCIL MEETING

CONCEPT PLAN

South Creek

January 12, 2021





RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-7*)





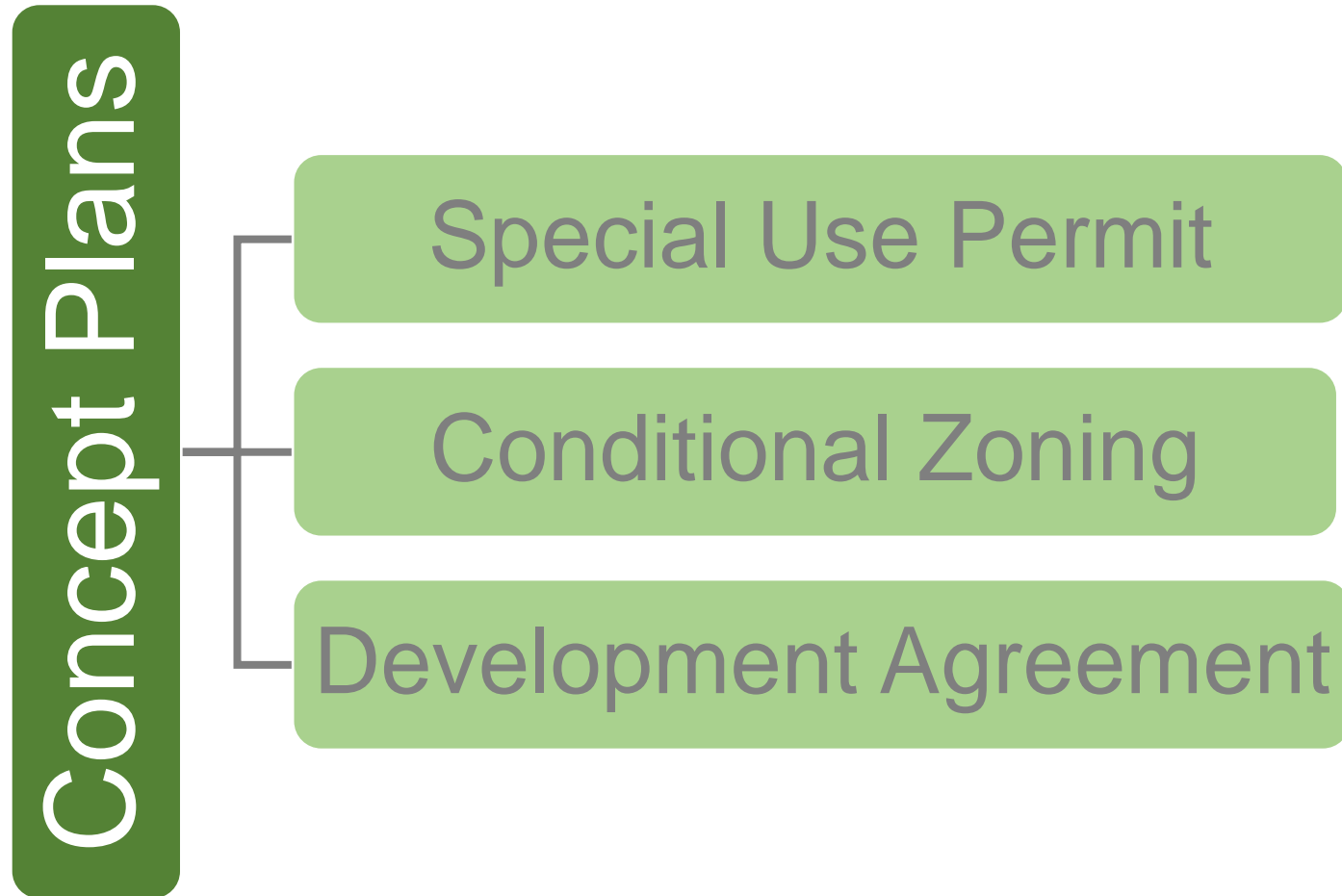
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





PROCESS OVERVIEW





PROJECT SUMMARY - SOUTH CREEK

- ❑ Existing Zoning DA-1
- ❑ +/- 120 Acres
- ❑ +/- 650 Dwellings –
Townhomes & Condos
- ❑ Retail and Office
- ❑ Public Amenities
- ❑ Nature Preserve





ADVISORY BOARD COMMENTS

☐ Community Design Commission

- Safe crossings of 15/501
- Noise for townhomes along 15/501
- Redesign opportunities for 15/501 – more pedestrian friendly
- Ensure architectural variety
- Emphasize the open spaces for placemaking

☐ Housing Advisory Board

- Explore supportive housing offerings
- Make some units affordable for below 60% AMI

☐ Stormwater Management Utility Advisory Board

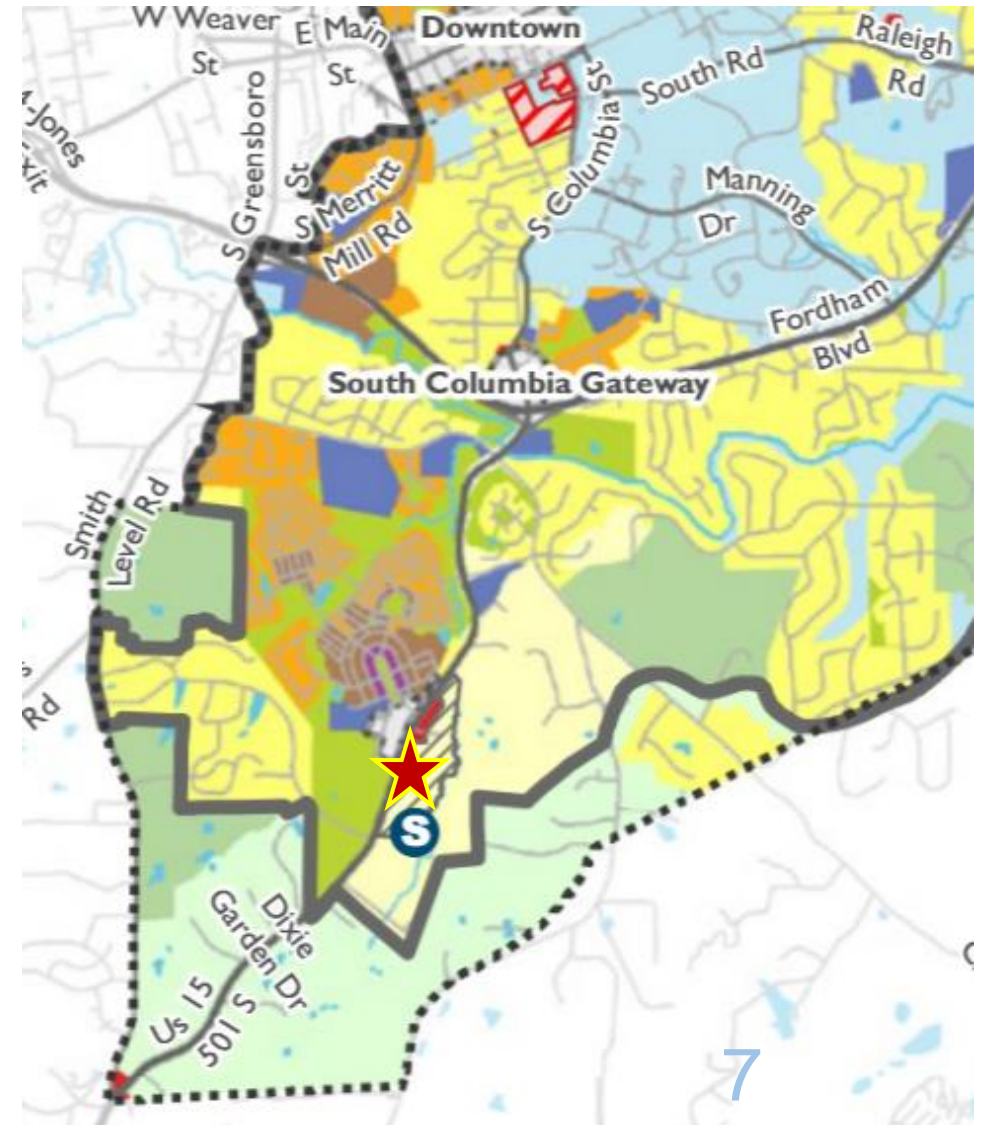
- More info needed on steep slopes disturbance, RCD encroachment, outlet location, soil infiltration
- Locate dumpsters away from streams and drainage features
- Consider underground detention to allow more tree preservation
- Reduce / limit impervious surfaces



LONG RANGE EVALUATION

□ Future Land Use Map

- Subject to Development Agreement (Obey Creek)
- Consider consistency with FLUM Guiding Statements





LONG RANGE EVALUATION

Obey Creek Devt Agmt (2015)

- Multifamily Residential, Retail, Office, Hotel
- 600K-1.6M sq ft of development, with requirements for mixing uses
- Up to 700 dwelling units
 - Age restriction for at least half of rental units
 - Affordable units: 15% of for-sale, 5% of rentals
- Wilson Creek Preserve (85 acres) and other open space requirements
- Specific improvements and standards for:
 - Transportation
 - Design
 - Stormwater
 - Various Other

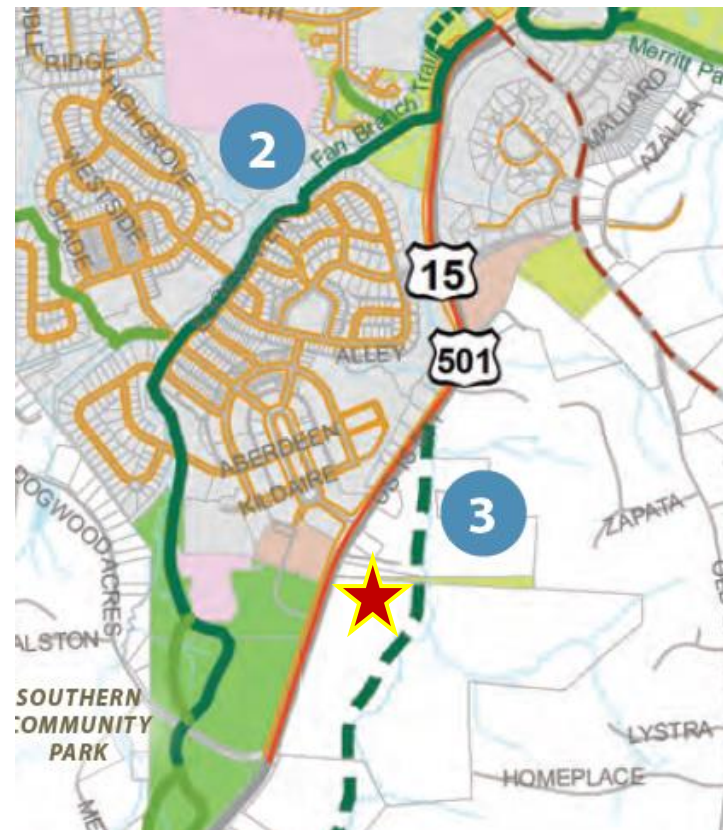
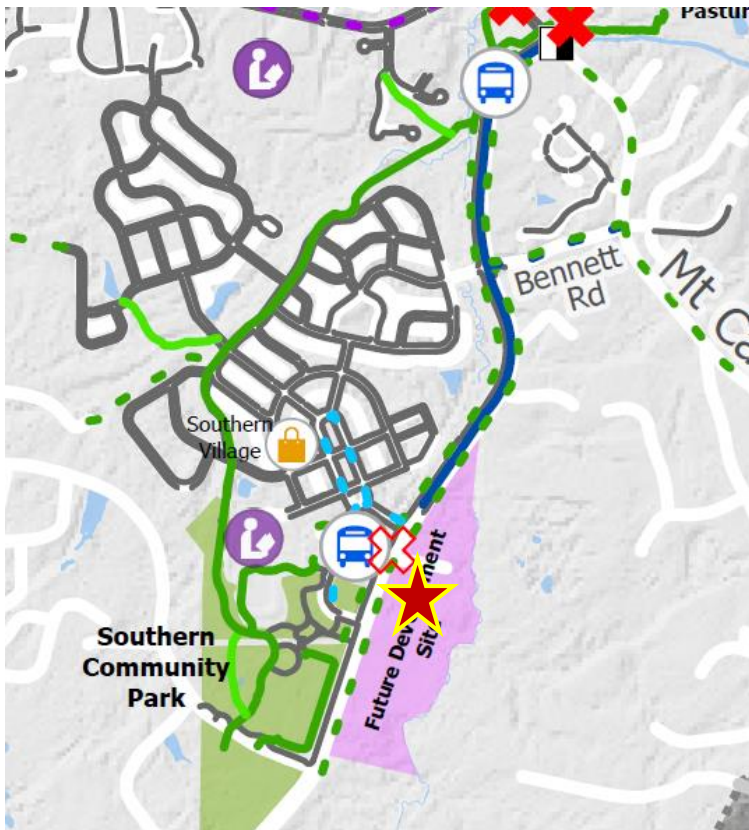




LONG RANGE EVALUATION

□ Greenway Opportunities

- 15-501 frontage (Mobility & Connectivity Plan)
- Wilson Creek corridor (Greenways Master Plan)

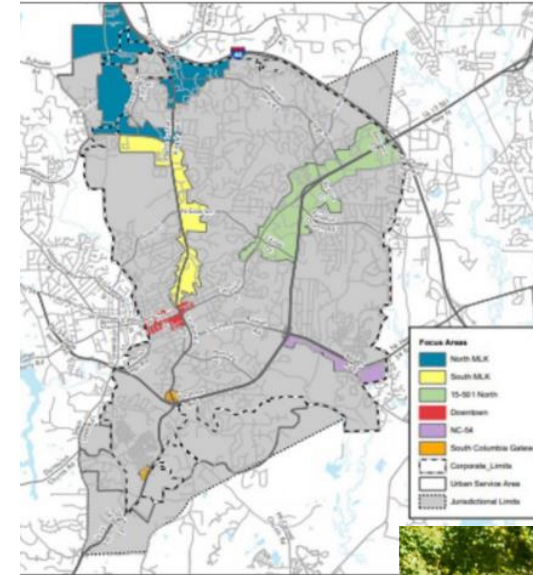
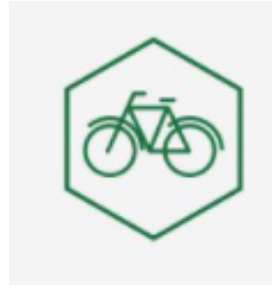




LONG RANGE EVALUATION

□ Climate Action and Response Plan

- Project could support strategies for walkable, bikeable, transit-served neighborhoods and travel mode shift
- Climate considerations for formal review process:
 - Construction methods
 - Water quality
 - Natural resource protection
 - EV charging
 - Green infrastructure



Buildings
& Energy



Transportation
& Land Use



Waste, Water &
Natural Resources



Resiliency

10



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