

RFP #23-C2969

Property Tour Questions

1. *Will the City share all the files listed in the RFP:*

- *Appraisal*
- *Environmental reports*
- *Title report*
- *Market analysis report*
- *Geotechnical report*
- *Survey*

Additionally, will the City share the survey as a DWG file?

The documents listed above can be found [here](#). The Environmental and Geotechnical report are combined in a single document. The Appraisal and Market Analysis report are combined in a single document. The City does not have a DWG file for the survey.

2. *How can I connect with the YMCA?*

Email Tambi Cork, Housing and Human Services Manager, at tcork@kenmorewa.gov and she will make an introduction.

3. *How would the YMCA partnership work with multiple applicants?*

The City sees its role as a broker/matchmaker – we can make the introduction, and then it is up to the development team(s) and the YMCA team to determine if a partnership would work and what a proposal might look like.

4. *You mentioned a townhome development near this property during the [August 8, 2023 Applicant Briefing](#). Can you share more details about the development? Where are they in the permit process? How does the townhome property meet this one?*

The townhome development will be to the northeast of the property at 7005 NE 182nd St Kenmore, WA 98028. The development had a land use decision issued in November 2022. More information is linked below.

- [King County Parcel Viewer](#)
- [Land use decision](#)
- [Approved site plan](#)

5. *Will the City waive impact fees for this property?*

Chapter 20.47 addresses Transportation, Park and School Impact fees. According to [KMC 20.47.040](#), "pursuant to RCW 82.02.060, the council may provide exemptions for low-income housing and other development activities with broad public purposes. Exemptions for school impact fees under this subsection shall be approved by the Northshore School District." Affordable units are exempt from traffic and parks impact fees. However, school impact fees still apply unless an exemption is otherwise granted by the Northshore School District (unlikely).

6. *Is the City's priority to have a public service element in the ground floor space?*

Yes, that will be a consideration for scoring and also be a consideration for the parking and height elements of a Development Agreement.

7. *What are the priorities for rooftop features?*

The RFP states: "The desired development outcome is an equitable, cost-efficient, and high-quality mixed-use building(s) that includes creative design elements such as rooftop and/or courtyard vegetation and/or recreation/community space." (page 4) and "Creative ideas that fully utilize all of the spaces (including, for example, a green roof that incorporates public uses such as a garden and/or recreation space) are also encouraged." (page 9). This property will have views of Lake Washington and would benefit from a rooftop feature, so this element is encouraged but not required.

8. *Is there water monitoring for ground water?*

Any details that the City has would be included the [environmental assessment documents](#).

9. *Should we include what we would like to see in a Development Agreement in our proposal?*

Yes, and also look at Title 18.[110](#): Development Agreement for information such as standards, processing procedure and limitations.

10. *Mixing ownership and rental properties is very complex – how is the City proposing we do this?*

We recognize that this is a complexity but would like to push developers to think creatively and innovatively. A binding site plan is one idea, but we will leave that to each proposal. The ownership and YMCA ideas are considerations that would be highly competitive for scoring but are not required.

11. Can you tell us more about the mobile home park next to the property?

You can find detailed information about the City's approach to manufactured housing communities [here](#).

12. Will the Development Services team be the same from permitting through inspection?

Yes, we are a small City, so it is the same employee team that will see this development through from start to finish; we do not have different team handling different elements of the proposal. Permitting for affordable housing may be expedited as allowed in [18.77.060](#). To be eligible for expedited permit processing consideration, the project must contain extremely low-income or low-income affordable units.

13. You've said the City is committed to density. What about 4-5 years from now – do you see all properties in this area at 4-5 stories?

The City cannot predict what will be built, but this is the [zoning map](#) and [development code](#) that will apply to that area.

14. There is a big tree on the property – what are the tree regulations with respect to that tree?

Pursuant to [KMC 18.57.030](#), this property is exempt from tree density requirements because it is zoned Downtown Commercial (DC). However, the City highly values all trees and would find it very beneficial to save it as part of the design. Landscape requirements described in [KMC 18.35](#) still apply.

15. Is the street behind the fence on the north side of the property public or private?

That is private property. It might make sense to orient the N/S midblock connection to the northwest corner.

16. How does that N/S passthrough and road work for the townhome property (from question 4 above)? How are they getting a public easement path?

The northeast corner of the property is an ideal location for a future midblock connection, as it would connect with the townhome development underway, and we would encourage inclusion of this midblock connection in your proposal.

17. In terms of a possible Development Agreement, you are asking us to be creative – does the entire City Council review all the proposals?

No, a staff review committee will review the proposals and will make the selection decision. The selection committee will bring the selected proposal to the City Council for their approval at the November 27, 2023 City Council meeting. The City Council would approve a proposed development agreement much later in the process (outside of the RFP process).

18. Funding Application Process – how does the City partner in that? It is helpful to have a Development Agreement to show for scoring?

The City wants and expects to be a full partner in the process, including writing letters of support for funding applications. The development agreement would most likely be completed later in the process, after the project is fully funded.

19. What is the fire easement on this property? Who do we reach out to at the Fire Department?

I think the question you are asking is related to both Fire and the Engineering Department; the turnaround issue is addressed in the [2021 Kenmore Road Standards \(KRS\)](#). Fire access is reviewed as part of the permitting process, and the specifics are addressed in the 2021 Road Standards. A pre-application meeting will provide detailed information on fire access requirements (i.e., road standards) and other fire-protection-related requirements (e.g., fire alarm, fire sprinklers, etc.).

20. Are there any anticipated issues with building height increases (via a Development Agreement) due to the property lying within the flight path of Kenmore Air?

We do not anticipate that there will be issues with a building height of 6-8 stories. As part of the project's SEPA review, Kenmore Air will be notified of any building height increases and will have the opportunity to respond with any concerns.