

NE 179th Street/I-5 Interchange

Status Update Work Session
May 11, 2016

Agenda

1. Introductions
2. Project History
3. Public/Private Collaboration
4. Progress
5. Next Steps

Project History

20-Year Capital
Facilities Plan

2010 Great Recession –
funding scarce

2014/15 Renewed
Development Interest

2008-2011

2011 Project Shelved

Public/Private collaboration
Local Revitalization Funding (LRF)
Development Proposals
Road Design Work

2015 Discovery Corridor and
Sewer Improvements

2015 State
Transportation
Funds Approved
\$50M for FY 2023-25



Public/Private Collaboration prior state funding

- Development potential
- Urban Holding Lift
- Market cycle/timing
- Project options developed for 179th Street ONLY
 - Roundabouts maximized capacity and facilitated lifting of urban holding.
- Numerous meetings with developers, engineers
- Review of development phasing options



Collaboration

- Large Private Developers, County, State (key stakeholder)
- Truly collaborative effort – lobbying/funding, time, and financing.
- Going forward:
 - collective expertise/knowledge (so that it works for all parties – allows for economic development);
 - critical right-of-way;
 - phasing planning – private and public roles and responsibilities; early fall 2016 for agreements, entitlement, ground breaking 2017-2019
 - shared investment in infrastructure

Collaboration (Continued)



- Three Creeks Planned Development- Killian Pacific
- Residential – Holt Homes
- It will take a large developer(s) to help fund significant infrastructure improvements needed to open up trips in this area
- Scalable Development Agreements to be drafted

Progress

1. \$50M state funding approved, but not available until 2023-2025.
2. County Staff and developer's representatives met with Senator King & Senator Rivers to discuss accelerating funds.
 - Request to accelerate funds, not considered by State Legislators in 2016, but may be considered in 2017 session.
3. County staff pursuing “Practical Design” Training
4. WSDOT Interagency Agreement in progress
5. NE 10th Avenue – 2017 Construction Start

Next Steps

- Elected officials, lobbyists:
 - continue working with legislators to request state funding acceleration
 - Work with legislators to request federal funding.
- Determine scope of project (replace 179th bridge or not), through a “Practical Design” effort, which is a requirement of the state funding.
- Establish an Executive Team, with supporting technical staff, and periodic check-ins with BOCC.
- Work on Developer’s Agreements
- Request the Finance Team consider funding options (near term private/public investment and long term county support).
- Develop a 30% Scope, Project Phasing Plan, and Cost Estimates
 - Establish Project Delivery Teams
 - Construction Schedules in adopted TIP
 - Staff to apply for grant funding

Interchange Delivery Timeline: approximately 6 years from defined scope