

# Skyview Station Development Agreement and Modification to Concomitant Rezone Agreement

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Partial Covenant Release Proposal

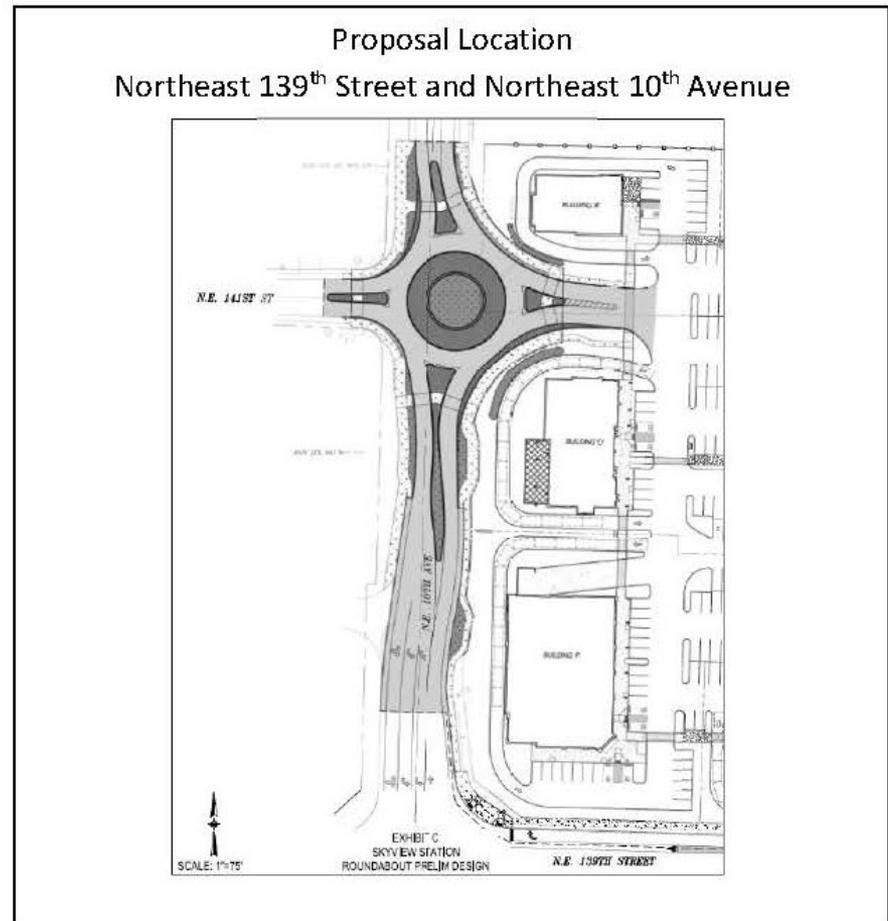
Public Works

October 6, 2020



# Proposal

- Approve development agreement and second amendment to the concomitant rezone agreement for five parcels, generally located at the intersection of Northeast 10th Avenue and Northeast 139th Street.



# Development Agreement

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- Revise the required transportation improvements to include:
  - Installation of a westbound right turn lane on Northeast 139th at Northeast 10th Avenue with an overlap phase;
  - Modification of the southbound Northeast 10th Avenue approach to Northeast 139th Street to provide a shared through/right lane and double left turn lanes, operating as an eight phase signal; and
  - Installation of a roundabout at the site access to Northeast 10th Avenue, opposite Northeast 141st Street.
- Process all subsequent variances and technical road modifications as a Type I process;
- Revise the TIF assessment calculation for the proposed development of Skyview Station;
- Specify the transportation improvements included in the calculation of TIF credits; and
- Waive application and review fees associated with implementing the revised transportation improvements.



# Concomitant Rezone Agreement

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- Shifts the requirement for transportation improvements to be completed prior to “occupancy permit” rather than “building permit”;
- The concomitant rezone agreement will refer to the development agreement for construction of a roundabout at Northeast 141st Street and Northeast 10th Avenue;
- Eliminated the requirement to modify the northbound Northeast 10th Avenue between Northeast 139th Street and the site access to include turn lane(s) for the entire street segment; and
- The enforcement provisions remove the text “building permits and/or” for consistency.



# Request of Council

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Approval to execute a development agreement and second amendment to the concomitant rezone agreement.

