



MONROE PLANNING COMMISSION

Agenda Item Cover Sheet

SUBJECT:	Discussion: Tarragon Draft Conceptual Site Plan for Tjerne Place
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
06/10/2019	Administration	Deborah Knight	Deborah Knight	

- Discussion:** 06/10/2019
- Attachments:**
1. Tarragon Draft Conceptual Site Plan
 2. Rendering of the MAIN a Tarragon project in Sumner
 3. Memorandum of Understanding Regarding Tjerne Place Plan Area

REQUESTED ACTION: Review Tarragon’s conceptual site plan for Tjerne Place; provide feedback to Mayor, city staff, and Tarragon representatives regarding the residential portion of the proposed project.

POLICY CONSIDERATIONS

The Memorandum of Understanding (MOU) between the City of Monroe and Tarragon LLC provides a 90-day exclusive opportunity for Tarragon to determine the feasibility of building a horizontal mixed-use residential and commercial development on the Tjerne Place property.

Tarragon is submitting a conceptual design to get council feedback prior to proceeding to complete design before the MOU expires on June 24, 2019.

As the owner of the property, the City of Monroe and the City Council are acting in an “administrative capacity.” In its administrative role, the City Council will be approving Tarragon’s development concept and potentially executing a Purchase and Sale Agreement for the property.

Feedback on the conceptual site plan does not entitle Tarragon to approval of any particular code amendments, waiver or avoidance of any applicable permitting requirements, and/or approval of any project proposals. Any approvals are conceptual only and are not a regulatory approval in any manner.

The purpose of this discussion is to get feedback on the conceptual site plan:

<i>Number of buildings/units</i>	<i>12 buildings/180 units</i>
<i>Building height</i>	<i>Three-stories approximately 45 ft</i>
<i>General layout and building “style”</i>	<i>Northwest contemporary with shed roofs</i>
<i>Location of residential buildings on the site</i>	<i>Roadway setbacks and parking</i>
<i>Location of common spaces</i>	<i>Linear park, leasing office, and shared common rooms</i>
<i>Location and size of retail</i>	<i>15,000 square foot building located at Tjerne and Chain Lake Rd</i>

*This discussion **does not include** feedback on details which are covered by existing city policy or regulations such as the Unified Development Code, traffic mitigation, park mitigation, utility connections, and design guidelines.*

DESCRIPTION/BACKGROUND

Under the Memorandum of Understanding (MOU) signed by the City and Tarragon in March, the proposed project at Tjerne Place would consist of the following:

- Approximately 8-10.25 acres of land.
- Multiple residential buildings containing between 180-250 Units.
- 15,000 SF or more of total retail space providing supporting retail opportunities serving the residents of the new residential buildings as well as the broader community.
- Adequate parking stalls per MMC revisions.
- Outdoor amenity space(s) to facilitate public gathering.

Attachment 1 is Tarragon's draft conceptual site plan for Tjerne Place (N. Kelsey). The plan is focused on the residential aspect of the project. The concept for the residential portion is a multi-family development consisting of approximately 15 buildings, 180 dwelling units on parcels 2-5 of the North Kelsey Short Plat dated 9/13/2012. The total residential site area is approximately 7.7 acres which equates to 23 dwelling units per acre.

The buildings are to be 3-story wood framed buildings with upper floors accessed via stairways. The building massing is designed to have modern architectural features and a more urban look that is not typically seen in 3-story suburban apartment buildings. Attachment 2 is a rendering of the MAIN, a project Tarragon is building in Sumner. Tarragon is proposing a similar look or the Monroe site.

The conceptual site plans includes 144 two bedroom units (approximately 1200 square feet) and 36 one bedroom units (approximately 625 square feet). The site plan shows the buildings pushed back slightly from the roadway. There is a "linear park" feature shown between the buildings.

Tarragon is seeking feedback on the residential portion of the proposed project. Tarragon has included the City's conceptual plan for parcels 6 and 7 (commercial parcels) and will further program that portion of the property after receiving feedback from the City Council on the residential portion.

Community Feedback

Traffic impacts – Several community members asked about mitigation for traffic impacts generated by the proposed development including SR522 and the Blueberry/Kelsey intersection.

The city evaluated traffic impacts of the proposed change from retail to residential. The updated traffic model prepared by the city's traffic engineering consultants, Fehrs & Peers indicated no significant traffic impacts between the two uses. The city collects a traffic impact fee of \$2009/dwelling unit. A 180 unit development will generate approximately \$361,000 in traffic impact fees.

The city is in the process of completing design for improvements at the Blueberry/Kelsey intersection. The city is working with its partners to fund construction of the SR522/Paradise Lake Rd Interchange and SR522 widening between the Snohomish River bridge and Echo Lake Rd. The SR522 By-Pass is included in the next State transportation package. The city council will be discussing alternatives to increase capacity on Chain Lake Road.

Developer Incentives – The city's marketing materials for the North Kelsey development included a list of possible development incentives. The decision to offer incentives is based on developer's

willingness meet certain criteria such as vertical mixed-use with retail and parking on the first floor versus horizontal retail with surface parking.

Affordable housing – the proposal is to construct “missing-middle” market rate apartment units. “Missing-middle” housing is typically close to transit and local businesses. It supports housing affordability for households across all income levels and generations. It frees up single-family residential housing, bungalows and duplexes for larger families.

Parking – There are 242 parking stalls planned for 180 units or 1.34 stalls/unit. 115 of the planned parking stalls were constructed by Lowes in anticipation of future development on the remaining parcels.

Schools – A number of community members commented that the city’s schools are overcrowded. The city collects \$3,032 for 2+ bedroom multi-family units on behalf of the Monroe School District to mitigate the impacts of new development on school facilities.

FISCAL IMPACTS

There are no direct fiscal impacts associated with reviewing the conceptual design and providing feedback to Tarragon representatives.

TIME CONSTRAINTS

Tarragon has until June 24, 2019, to present a development concept and purchase price for the property to the City Council for consideration and approval. If the parties agree on a concept and purchase price, the next step is to enter into a Letter of Intent (LOI) to further define the terms of a Purchase and Sale Agreement for the property. Tarragon may also present possible amendments to the zoning regulations to be approved by the City.

ALTERNATIVES

This is a discussion item. The Mayor and City Staff are seeking direction from the City Council on the residential portion of the development proposal. The City Council may want to review the proposal for the commercial property (future retail) before providing direction.