



CITY COUNCIL WORK SESSION
City Hall: 23340 Cree St NW
Monday, November 29, 2021 at 5:30 PM

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA ITEMS**
 - [A.](#) Road Expansion
 - B. State Representative
- 4. ADJOURNMENT**



WORK SESSION AGENDA REPORT

TO: Mayor and Council
FROM: Kate Thunstrom, Community Development Director
SUBJECT: Road Expansion
DATE: 11-29-2021

OVERVIEW:

Over the past few years the EDA has purchased properties for redevelopment. The properties include 3731 Bridge for dense housing and 3757/3765 Bridge for Commercial development. As we have discussed, all of these properties are dependent upon an extension of Woodbine to the north for access.

In addition to the 3731 Bridge property the City also owns the property directly to the north. Staff recently learned that this property must be used for a public benefit and cannot be built upon. Uses include water retention, roads, etc.

Working with our Engineering team, one of the concerns expressed in developing the 3731 Bridge St. with townhomes or multi-family is the single access road at Woodbine. City code places limits on the length of access roads and the number of units that can be in a single access situation due to safety concerns.

With that staff worked with HKGi to develop a vision as to what that redevelopment area could look like, future growth and to address safety concerns. By creating an interior road through this area, it would:

An opportunity has been given to the City to acquire a property that would allow the creation of a second access point for this development area. The property owner has had conversations with staff and a sales prices has been identified.

Council is being requested to consider the purchase for road access purposes.

Attachments:

- HKGi DRAFTED Concept designs

North-side of Bridge Street:

Residential Building: 1st floor 33,800 sq ft (underground parking)

Underground parking: +/- 106 spaces, Surface parking: +/- 82 spaces

Townhomes: 1,000 sq ft x 8

Commercial Building: 8,200 sq ft

Surface Parking: +/- 24 spaces

Potential LF of Road: +/- 1,900 LF of roadway

Total Acquisition of AC (as shown): 296,173 sq ft, 6.79 AC

Civic Campus / City Hall:

City Hall Building: 10,500 sq ft (1st floor)

Surface Parking: +/- 52 spaces

Potential LF of Road: 880 LF



PHASE 2 DEVELOPMENT PROPOSAL SUMMARY:
North-side of Bridge Street:
Residential Building: 1st floor 33,800 sq ft (underground parking)
Underground parking: +/- 106 spaces, Surface parking: +/- 82 spaces

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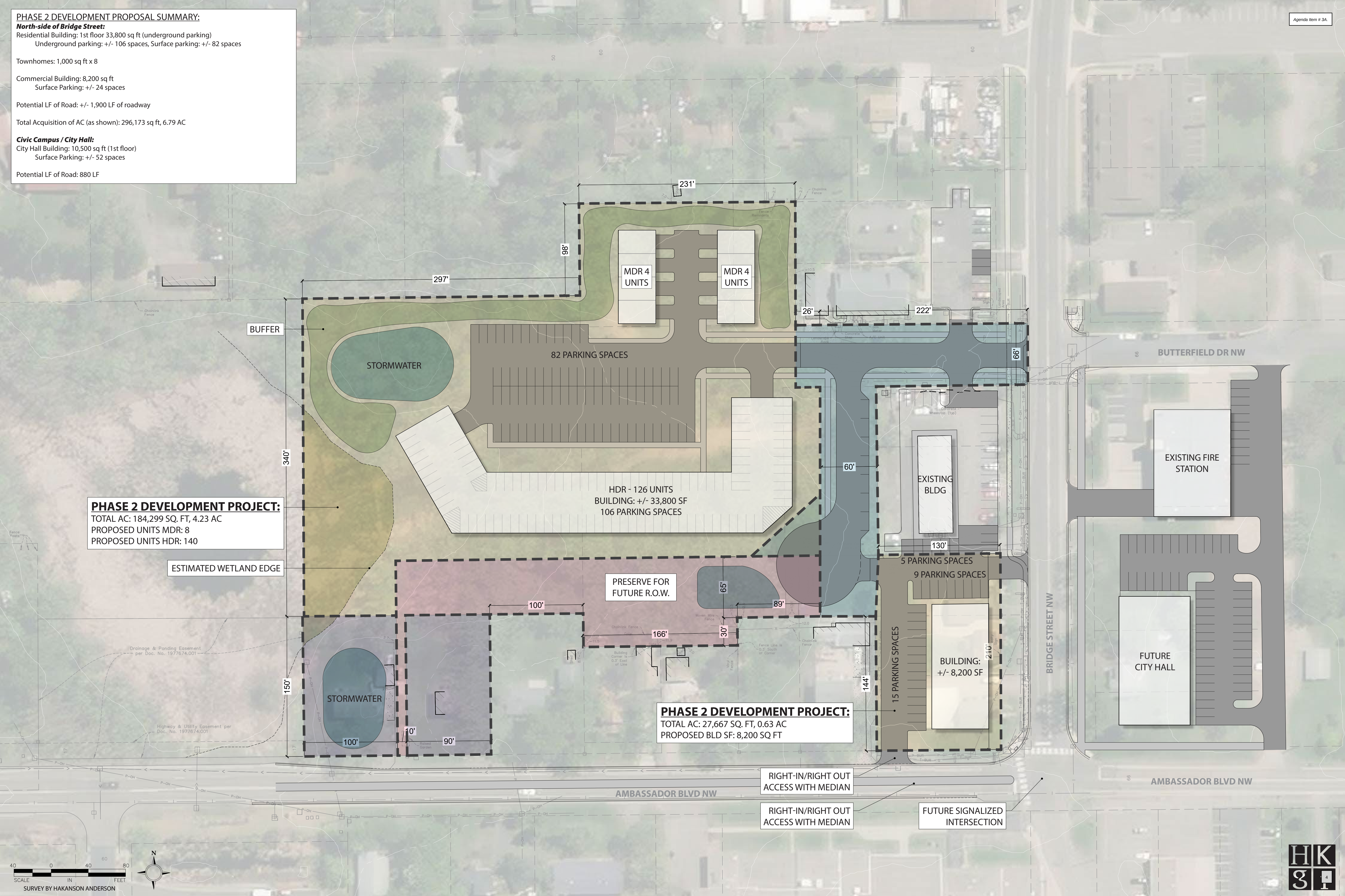
Potential LF of Road: 880 LF

PHASE 2 DEVELOPMENT PROJECT:

TOTAL AC: 184,299 SQ. FT, 4.23 AC
PROPOSED UNITS MDR: 8
PROPOSED UNITS HDR: 140

PHASE 2 DEVELOPMENT PROJECT:

TOTAL AC: 27,667 SQ. FT, 0.63 AC
PROPOSED BLD SF: 8,200 SQ FT



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PHASE 1:
ROADWAY CREATION

