

TO: CITY MANAGER 2005 May 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #03-73**
SUBDIVISION REFERENCE #04-48
CRESSEY PROJECTS CORP.
COST- SHARING IN PRINCIPLE FOR STREET & ENGINEERING WORKS

PURPOSE: To seek Council agreement to enter into a cost-sharing agreement for servicing on 17th Avenue and 18th Avenue adjacent to and within City Parklands.

RECOMMENDATIONS:

1. **THAT** Council authorize execution of a cost-sharing agreement for the provision of infrastructure improvements along 17th Avenue and 18th Avenues adjacent to and within Stride Avenue Ravine Park, as outlined in Sections 2.0 and 3.0 of this report.
2. **THAT** staff be authorized to bring down a Capital Reserve Expenditure Bylaw to appropriate \$450,732.15 (inclusive of 7% GST) for the cost-sharing works outlined in this report.

R E P O R T

1.0 BACKGROUND

The site bounded by 18th Avenue, 17th Avenue and Griffiths Drive adjacent to one portion of Stride Avenue Ravine Park and across from another portion has been assembled as a highrise and townhouse site by a developer (refer to **attached** sketch). Rezoning Reference #03-73 appears elsewhere on Council's agenda for Third Reading.

The developer has been requested to construct a number of infrastructure improvements associated with this project on 17th Avenue, 18th Avenue and Griffiths Drive. The site is separated from adjoining developments on the 17th Avenue and 18th Avenue frontages by a portion of Stride Avenue Ravine Park. It is considered an appropriate time to complete the works needed on those portions of 17th and 18th Avenues by the park and not facing the development site to extend improvements to the development already built to the northeast on streets that are main pedestrian routes to the Edmonds SkyTrain Station which lies one block to the southwest.

The Director Engineering has prepared an estimate of costs for the City's share of infrastructure improvements that would be completed in conjunction with the subject development. This report seeks Council authorization to execute a cost-sharing agreement for the provision of infrastructure improvements along 17th Avenue and 18th Avenues adjacent to and within Stride Avenue Ravine Park, as outlined below in Section 3.0.

2.0 SERVICING

The scope of the work involving cost-sharing includes a number of different infrastructure improvements.

- 17th Avenue - Developer is responsible, in front of the development site, for a separated sidewalk, boulevard trees and grass and watermains on the northwest side of 17th Avenue.
- City is responsible on 17th Avenue, east of the site, adjacent to Stride Avenue Ravine Park, for a separated sidewalk, boulevard trees and grass on the northwest side of 17th Avenue
- 18th Avenue - Developer is responsible, in front of the development site, for rebuilding 18th Avenue complete with concrete curbs and curb bulges, a separated sidewalk on the southeast side of 18th Avenue, an urban trail on the northwest side of 18th Avenue, boulevard trees and grass and street and pedestrian lighting on both sides of 18th Avenue, watermains, storm sewers and half the cost of replacing and up-sizing the existing Byrne Creek culvert crossing 18th Avenue, including replacement planting and environmental compensation.
- City is responsible, on 18th Avenue, east of the site, adjacent to and across from Stride Avenue Ravine Park to 18th Street, for rebuilding 18th Avenue complete with concrete curbs and curb bulges, a separated sidewalk on the southeast side of 18th Avenue, an urban trail on the northwest side of 18th Avenue, boulevard trees and grass and street and pedestrian lighting on both sides of 18th Avenue, watermains, storm sewers and half the cost of replacing and up-sizing the existing Byrne Creek culvert crossing 18th Avenue.

The engineering design drawings for these services have been submitted to and accepted in principle by the Engineering Department. The Engineering Department has estimated the developer's share of the servicing cost at \$542,900 (plus various fees). The City's share inclusive of 10% contingency, 15% engineering fees and 7% G.S.T., is estimated at \$450,732.15.

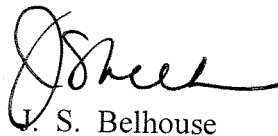
3.0 COST SHARING AGREEMENT AND FINANCING

The cost-sharing arrangement for these infrastructure improvements would be set out in a servicing agreement. Funds for the City's share will be included in the Engineering component of the upcoming 2006-2010 Provisional Capital Program. At this time staff are requesting that a Capital Reserve Bylaw be brought down to appropriate \$450,732.15 (inclusive of 7% G.S.T.) for the cost-sharing works outlined above.

4.0 SUMMARY

The construction of infrastructure improvements on portions of 17th and 18th Avenues adjacent to Stride Avenue Ravine Park which are the responsibility of the City at a time when the developer is upgrading the main portion of the block frontages through Rezoning Reference #03-73 provides the City with a timely opportunity to upgrade City infrastructure associated with the Byrne Creek culvert and street works along 17th Avenue and 18th Avenue. These would benefit the pedestrian system in this block near Edmonds Skytrain Station as well as between the station and the Edmonds Town Centre core north via 18th Street.

This report seeks Council authority for execution of a cost-sharing agreement for the subject works and the authority to bring down a Capital Reserve Expenditure Bylaw to cover the costs of the subject works.

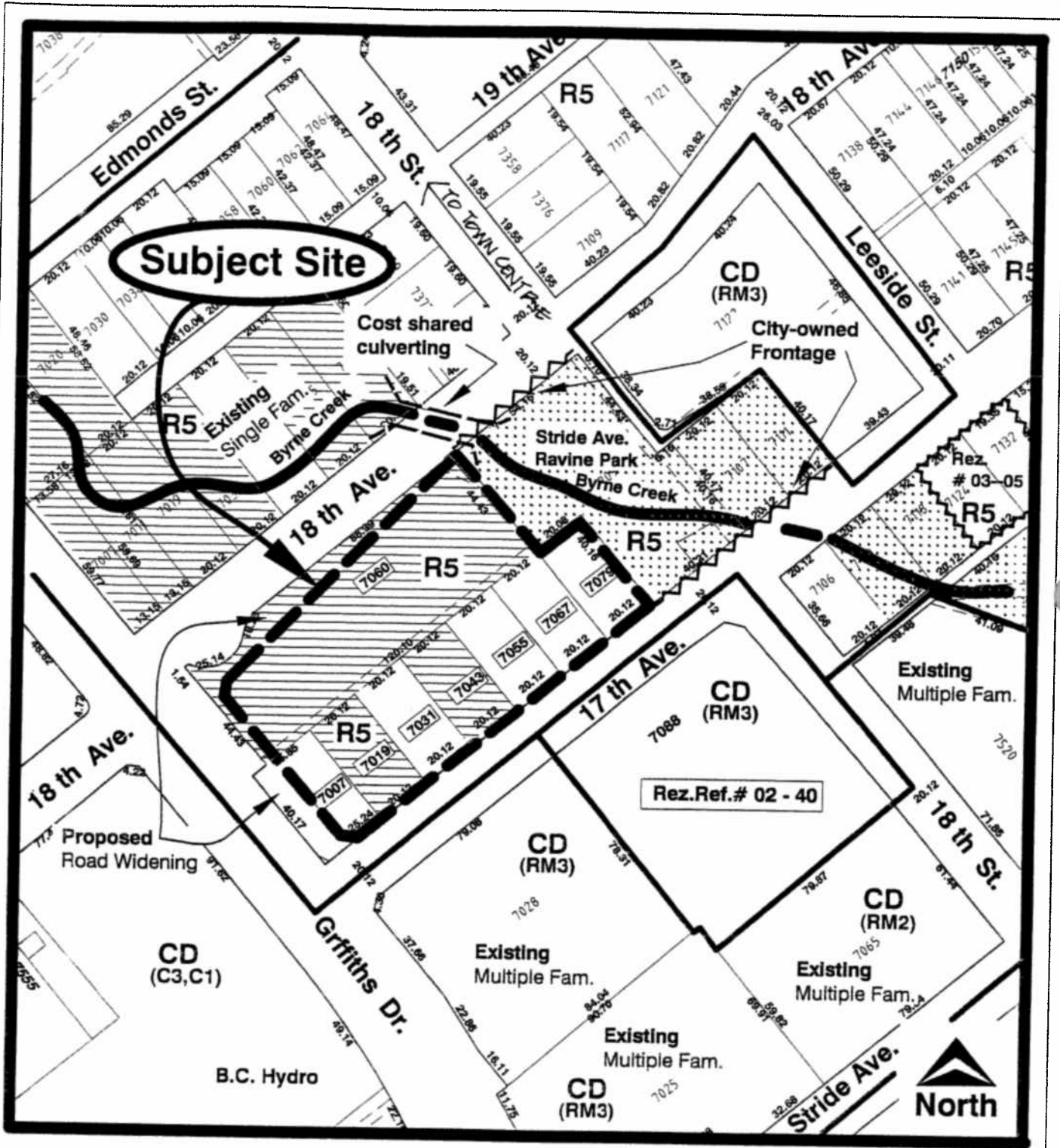


J. S. Belhouse
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
City Solicitor

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Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

January 2004

REZONING REFERENCE 03 -- 73
17 th Ave. / 18 th Ave.



Sketch # 1