

**Northgate 880 /  
Panhandle PUD  
(M05-031 / P05-077)**

City Council  
September 18, 2007



# Tonight's Objectives

- Recap September 4, 2007 Meeting
- Respond to Design Issues
- Continue the Tax Exchange Agreement to October 2
- Intent Motion: Resolutions & Ordinances
- Continue for Final Action: October 2

# ISSUES RAISED 09/04

- Sound Walls
- Town Center Design
- Sustainability / Global Warming
- Interface with Valley View Acres
- Interface with Neighbors to the West
- Villa Housing Type / Urban Design
- Elkhorn Buffer
- Inclusionary Housing
- Transit Phasing
- Flood Protection
- Annexation Boundaries & Entitlements



**LEGEND**

-  6' Masonry & Steel Picket Wall
-  6' Masonry Wall
-  Optional Low Wall/  
Fence or Hedge
-  Rear Privacy Fence  
Along Perimeter

Please refer to figures 45 and 46 for detailed conceptual wall elevations.

Figure 44. Walls and Fences.

# Previous Wall Locations Along Major Roadways

Pending exhibit

**Revised  
Wall Locations  
Along Major  
Roadways**



# TOWN CENTER



# SUSTAINABILITY

➤ Pending



# Transition to Valley View Acres Rural Estates

- Open Space Setback treatment on Sorento Road selected in-lieu of Executive Housing as a buffer
  - Ninos Parkway surge drainage basin
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# SORENTO ROAD TREATMENT

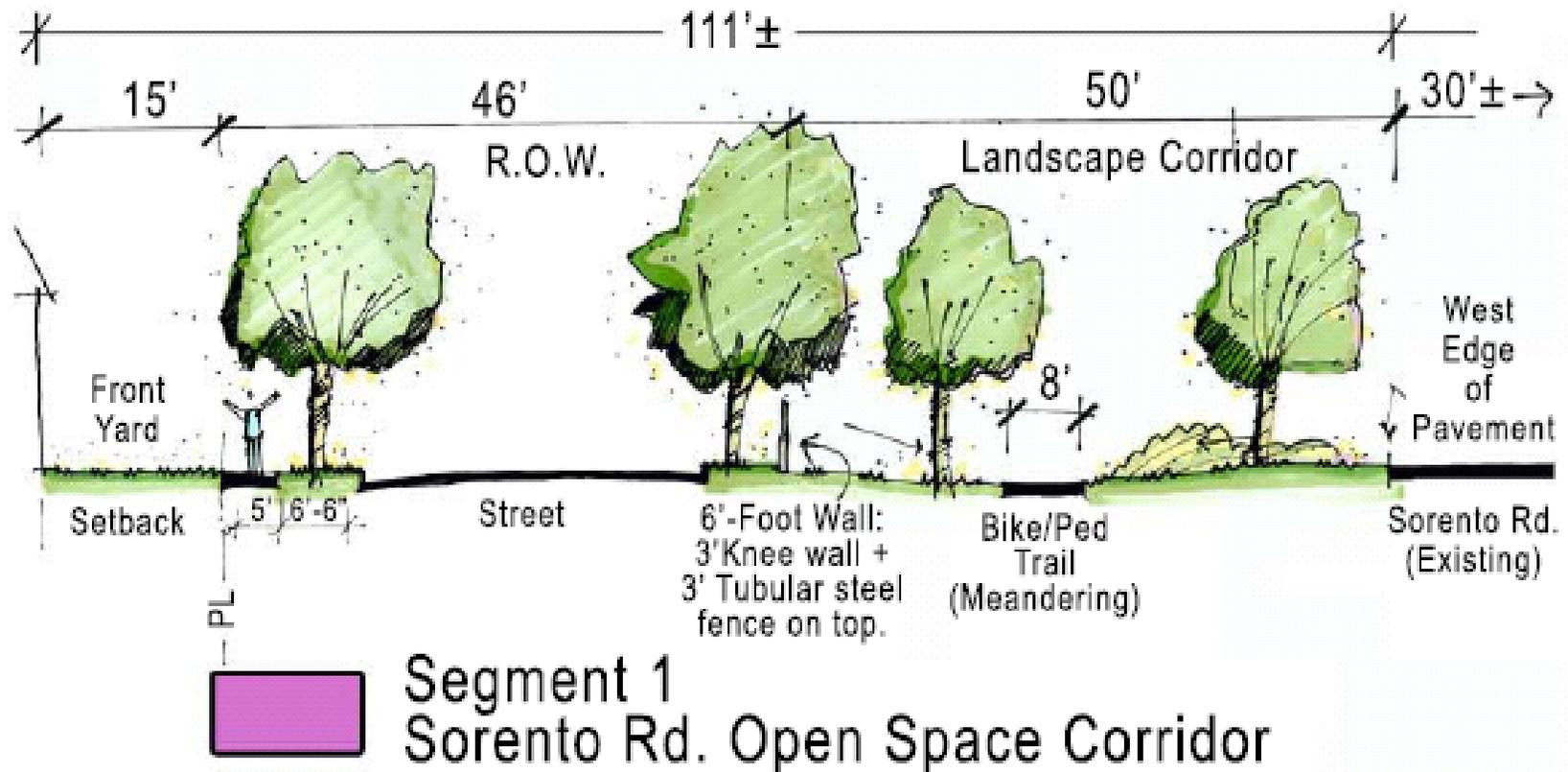
Segment 3

Segment 2

Segment 1

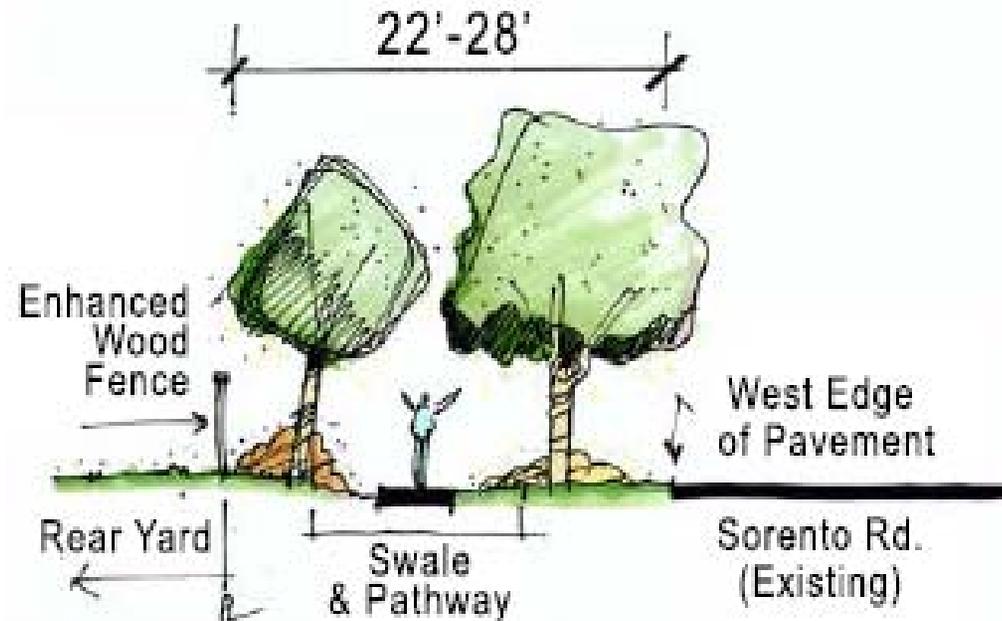


# Sorento Road Setback



140' from Panhandle house to  
edge of VVA lot

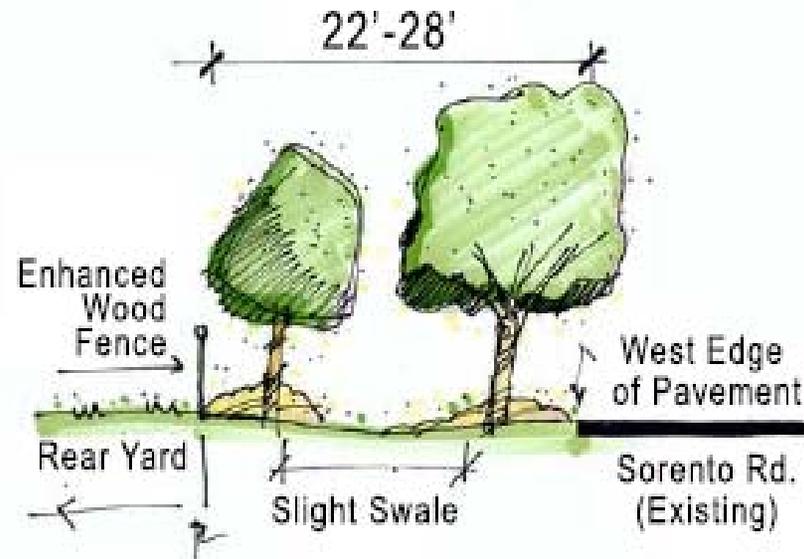
# Sorento Road Setback



Segment 2  
Sorento Rd. Open Space Corridor

50'+ from Panhandle backyard  
to edge of VVA lot

# Sorento Road Setback



Segment 3  
Sorento Rd. Open Space Corridor

50'+ from Panhandle backyard  
to edge of VVA lot

# INTERFACE TO THE WEST

- Densities along the western edge match the densities of existing residential uses
- Specific lots for single-story units
- Grade differential minimized
- Street or Ped/Bike Connections where acceptable

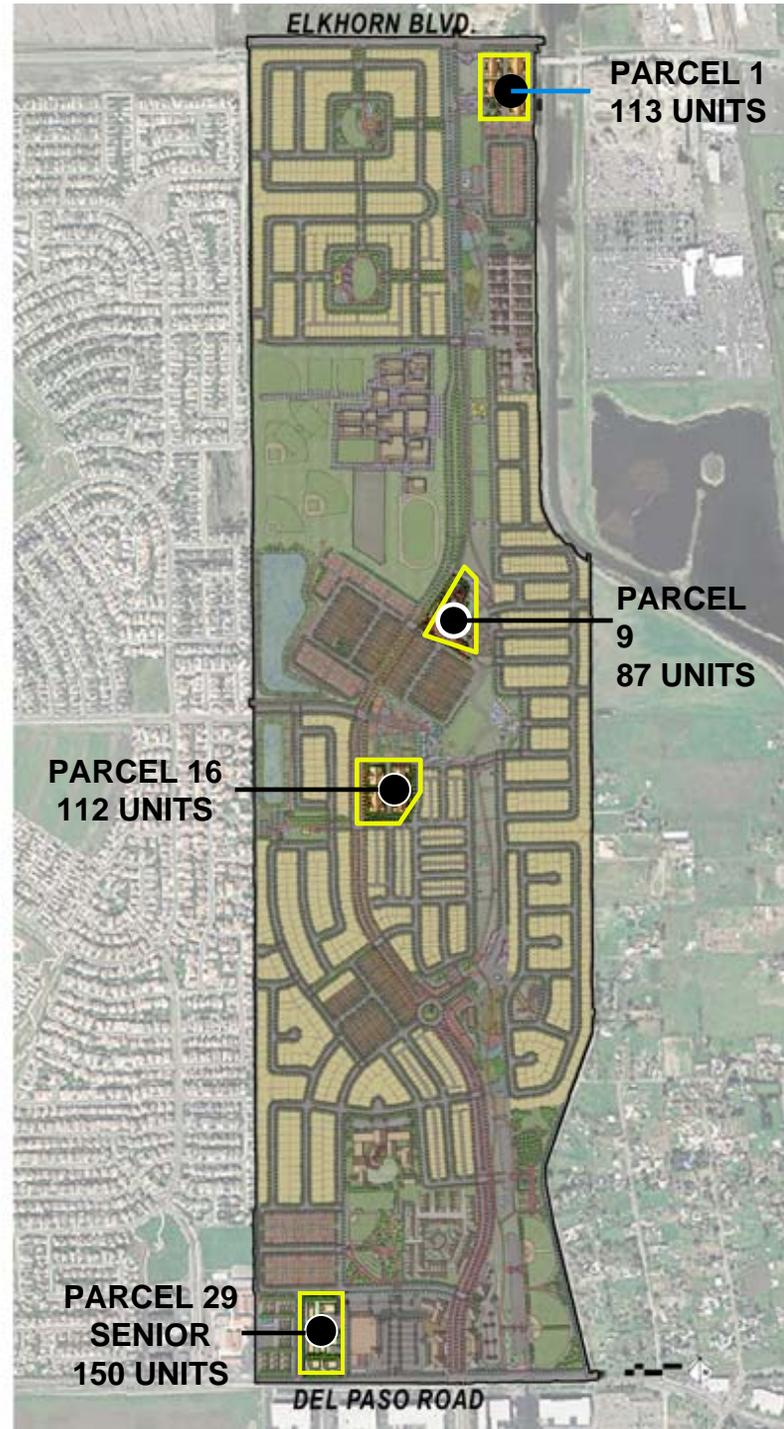
# VILLA HOUSING TYPE

- Southern Villas – Staff recommends single family medium density designation without specific parcelization
- Northern Villas - Staff recommends single family low-medium density designation without specific parcelization
- **Future Actions:**
  - Parcelization
  - Special Permits w/ design details

# INCLUSIONARY HOUSING APPROACH

## DETAILS

- 15% OF PROJECT UNITS
- 462 UNITS
- DISPERSED THROUGHOUT PROJECT
- SENIOR PROJECT LOCATED COMMERCIAL, TRANSIT CORRIDOR



# Inclusionary Housing

- Applicant Proposal includes only rental units at a total of four locations.
- Council Request to provide 15% of inclusionary units as ownership [69]
- Pending: Inclusionary Housing Plan has not yet been revised

# TRANSIT PHASING

- DNA LRT not completed for 10+ years
- RT bus lines – when ridership warranted
- TMA Shuttle as stop-gap
- Proposed Financing from Mitigation Measure:
  - \$1.47 million to transit
  - Small amount for TMA shuttles
- Pending: Additional Funding

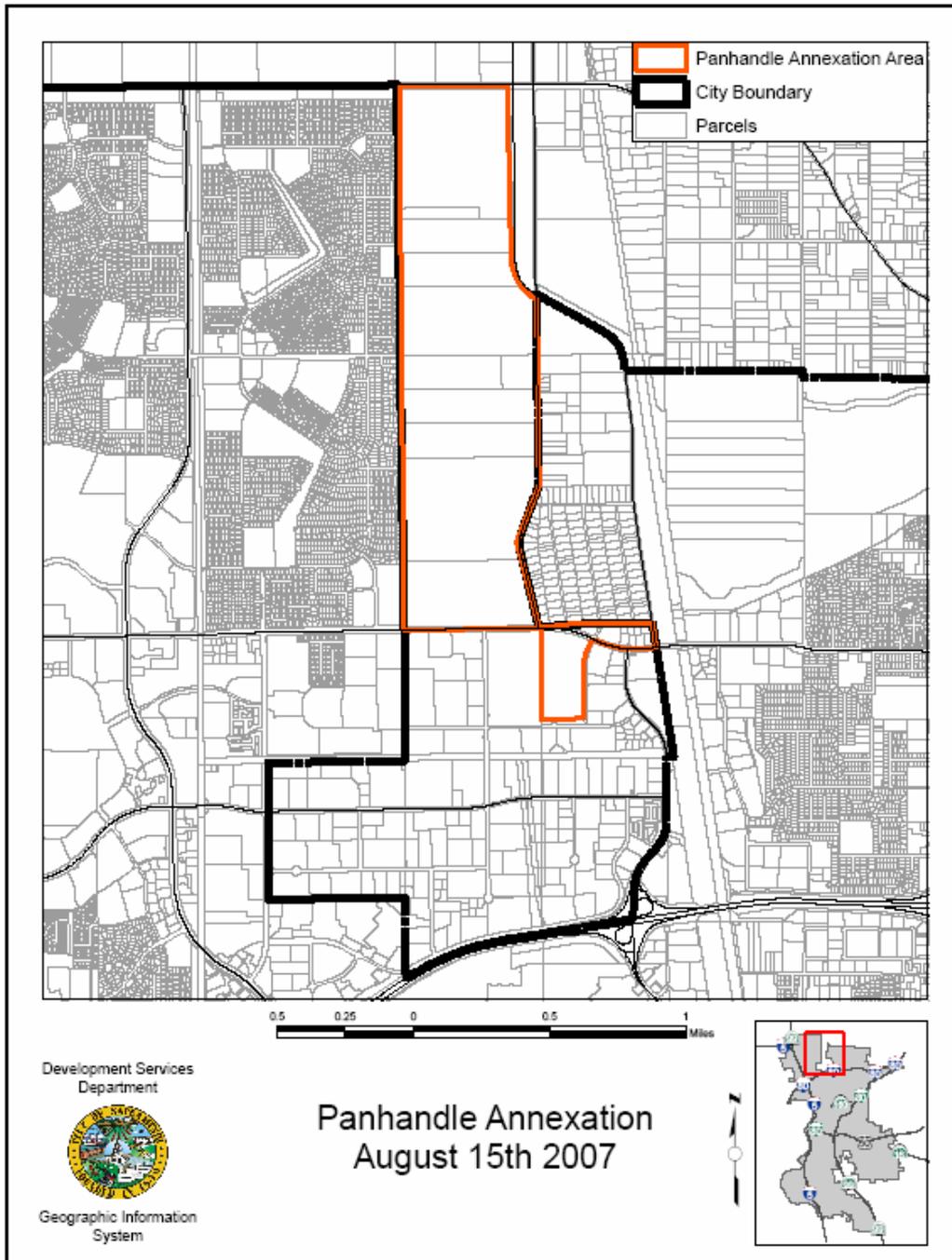
# PLANNED TRANSIT STOP LOCATIONS

## LEGEND

-  Commercial
-  Inclusionary housing
-  Potential TMA route
-  Potential RT route
-  Planned RT stop



# Revised Boundaries for the Annexation



# IMPLICATIONS OF ISLAND ANNEXATION

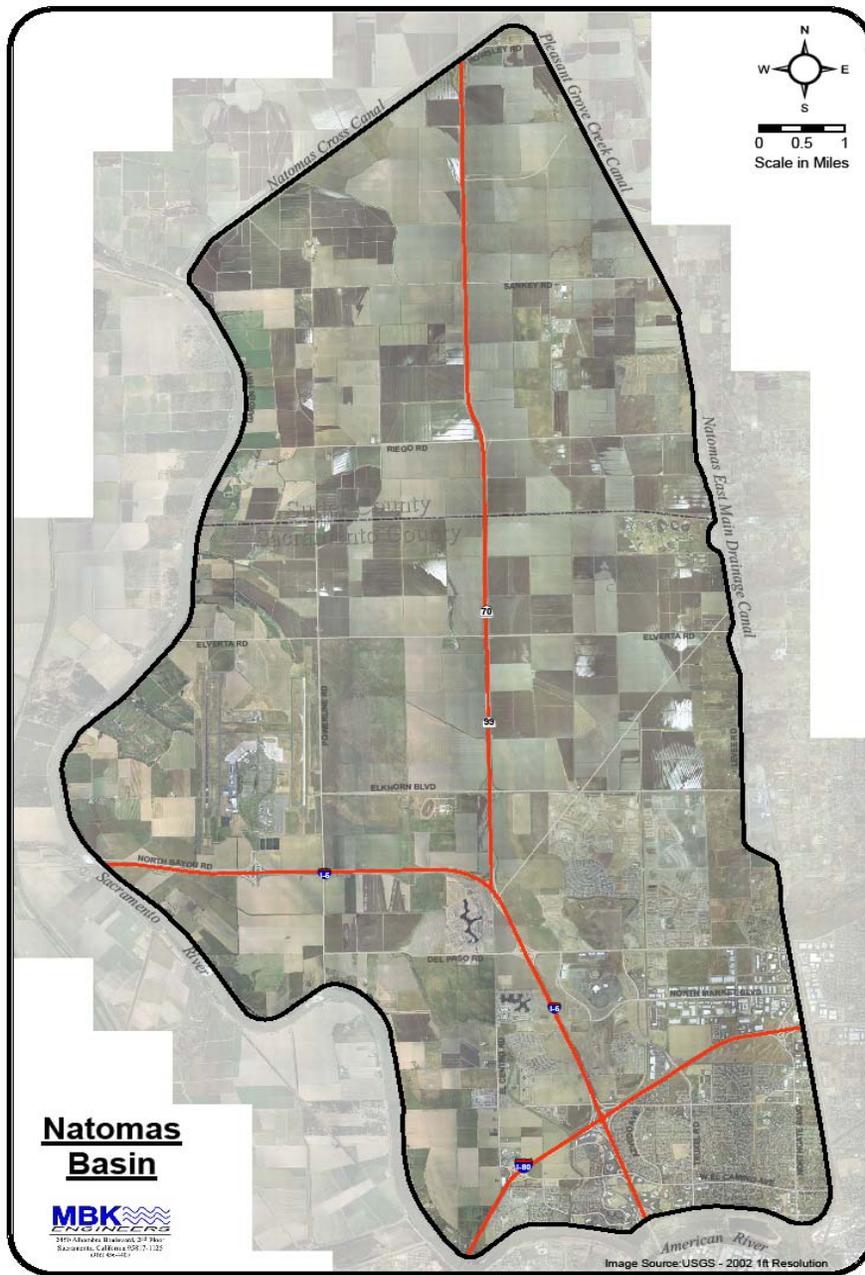
- Avoid a legal battle with property owners south of Del Paso Road
- Existing tenants: status quo on tax structure & public services
- City provides long-term assurances to County on police & fire contract services
- City provides fall-back ground water supply to County
- City maintains Del Paso Road

# NACY

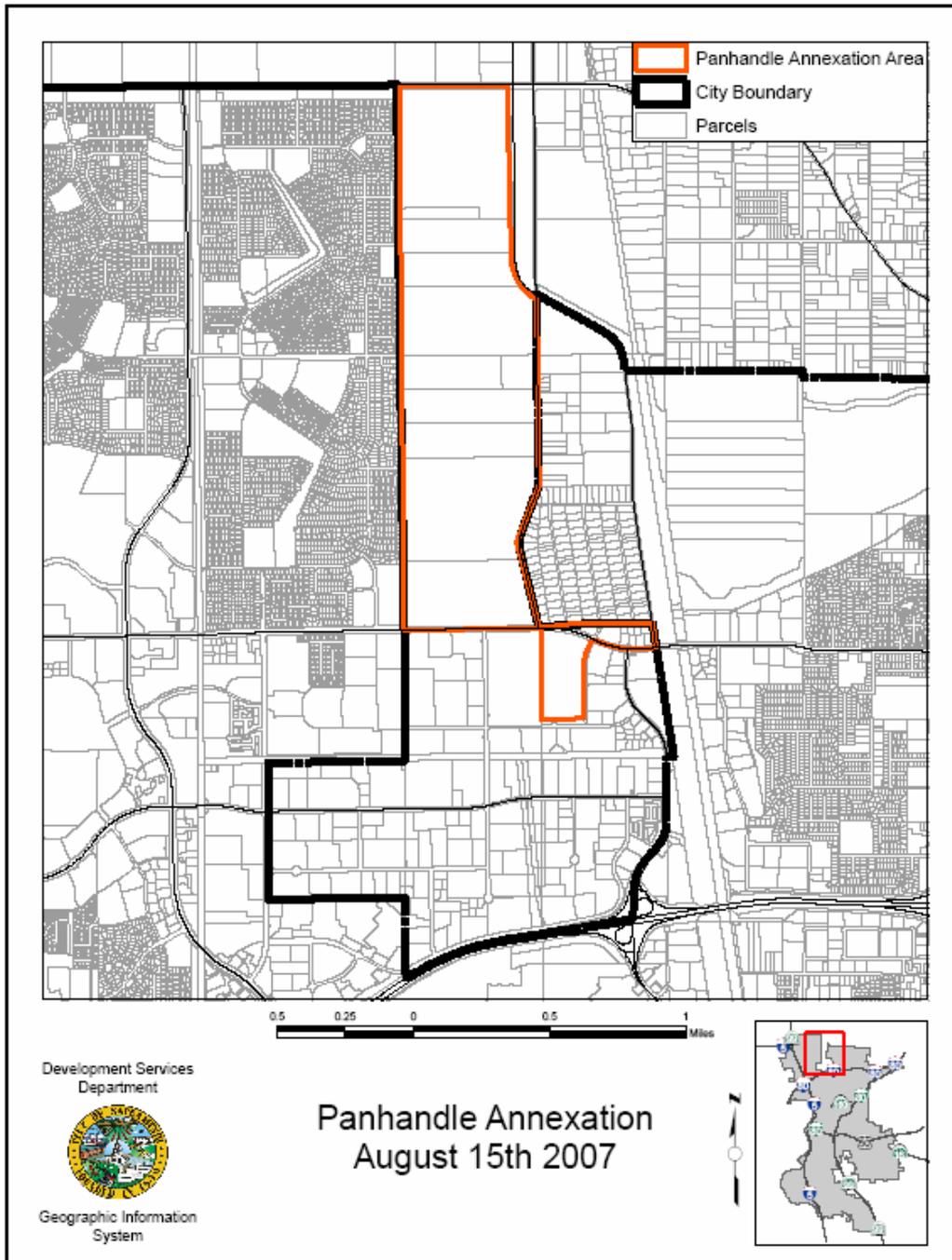
- North Area Corporation Yard – if annexed would require:
  - Water Supply Line
  - County continues service provision for storm drains

# Identified Flood Risks

- Inadequate freeboard
- Underseepage
- Levee encroachments
- Channel erosion



# Revised Boundaries for the Annexation



# NACY

- North Area Corporation Yard – if annexed would require:
  - Water Supply Line
  - County continues service provision for storm drains
- Advantage to Annexing
  - Easier to control land use if in City

# Next Steps

- City Council Provide Final Direction on Resolutions and Ordinances
  - Provide intent motion on everything except for Tax Exchange Agreement
- Continue all Items to October 2<sup>nd</sup>

