

# SCHEFER PROPERTY PROJECT

## Public Hearing



THE  
REMLINGER  
GROUP

[www.RemlingerGroup.com](http://www.RemlingerGroup.com)



[www.CarnationWA.gov](http://www.CarnationWA.gov)



# Timeline of Events



The concept to be presented has been an ongoing joint-effort between The Remlinger Group, project consultants, the City of Carnation's economic development team, and executive team. This concept adopts new strategies to ensure swift completion, AND a design that seamlessly integrates with the City's agricultural character, while also delivering numerous community benefits. These diligent efforts continue to be driven by the shared goal of creating a project that enhances Carnation's identity and serves as a valuable asset for its residents.



In 2022, Council declared the Schefer as surplus. Majority of Council sought to activate the parcels to increase jobs, develop new sectors, diversify tax revenues and create economic vitality. Council recognized that we are surrounded by open space and we currently have a solid park system.



In 2022, the City released a Request For Information; concepts were evaluated according to PURPOSE. Desired Outcome #1: to bring community benefits: jobs Desired Outcome #2: to diversify tax revenue Desired Outcome #3: to invest sale proceeds for the public works yard (Phase II).



In 2022, a panel of subject matter experts evaluated two proposals. The West Side parcels are in zoning intended to create industrial commercial activity. This panel selected the Remlinger Group to discuss further development.



In 2022, the Council directed the City Manager to negotiate a purchase agreement and a development agreement. In 2022, negotiations were internal. In 2023 discussions included Economic Development Committee.



Today, Staff and Remlinger Group are ready to make a formal proposal to the Council, a business park concept based on FARM THEME that meets desired outcomes.

# Current Uses: Light Industrial



- Sun Scaffold
- Hone Landscape
- Tolt Machine Works
- Tolt Laundry
- Benjamin Asphalt
- King County and City Sewer Plants
- Puget Sound Concrete Products
- Carnation Market
- Starbucks
- Shell
- ACE Hardware



# Key Points & Proposal Elements



## KEY POINTS

### DEVELOPER AGREEMENT

- 100,000 Square Foot Facility
- 80,000 Square Feet will be activated/ LIM
- 20,000 SF may be storage and use shall not exceed 33%
- Larson Rd Improvements
- SOUTH Larson Extension- 5 year period
- Trail from Entwistle to Tolt MacDonald
- Connectivity
- Artwork
- Liquidated Damages- page 4, page 7
- Farm/Agricultural Theme
- Floodplains
- Traffic Study
- Communications and project Public Relations structure
- Claw Back Provision

### PURCHASE & SALE AGREEMENT

- \$2,400,000 Sales Price
- \$120,000 Earnest Money
- One year contingency with \$50K extension option
- 30 Days to close

## PROPOSAL ELEMENTS

### EMPLOYMENT

- Carnation Based Jobs - Estimate: 100+
- New and additional services for Residents

### INFRASTRUCTURE

- Larson Avenue - Complete Street
- Larson Avenue to 40th - Complete Street
- Wayfinding
- Art and History
- Trails

### REVENUE DIVERSIFICATION

- Property Taxes
- Sales Taxes
- Utility Taxes
- City Taxes on Utilities
- \$2.4M Sale Proceeds
- City does not have B&O...

# Project Overview - Design



## DESIGN ELEMENTS

Carnation is small town nestled in the Snoqualmie Valley and agriculture has long been a vital part of our local economy and identity. Our town's fertile soil and favorable climate have supported various farming activities, including dairy farming, berry cultivation, vegetable production, and equestrian pursuits.

For the design of the project, we are actively pursuing strategies to maintain the rural nature of the City and promote its agricultural heritage. We plan to build a facility that is desirable for both businesses and consumers alike, but is also designed to conform with the City's character. For the design of the buildings, we are considering architectural elements reminiscent of traditional barns, such as a pitched roof with visible trusses, gables, and overhanging eaves. This will help create a barn-like silhouette that is both functional for use but also fits within the surrounding landscape.





# Project Overview



## DEVELOPMENT SUMMARY

### SITE AREAS

Building Area	119,070 SF
Parking and Walkway Area	156,880 SF
Landscaping Area	42,665 SF
Total Site Area	318,615 SF

### PARKING REQUIRED

Assuming 10% Office	30 Spaces
Remaining Warehouse	107 Spaces
Total Parking Required	137 Spaces

### PARKING PROVIDED

Total Standard Spaces	155 Spaces
Total Oversize Spaces	26 Spaces

REQUIRED LANDSCAPE AREA 5,425 SF

LANDSCAPE AREA PROVIDED 6,700 SF



The proposed development consists of three buildings that will be designed to accommodate multiple configurations and suite sizes. The three buildings combine for a total of 119,070 SF of building area with more than required parking. The flexible building design is necessary in attracting a wide range of business users and manufacturers with their own size requirements. Dividing walls can easily be added or removed. The development will be accessed by Larson Avenue through the new road extension, which will be designed to extend to NE 40th Street.

# Concerns: “It’s a Shoreline development”

- A Shoreline Substantial Development Permit is required to build on or within 200 feet of any lake, river or stream..., Washington Administrative Code (WAC)173-27-040 (2).
- Parcel is .3 miles or 1584 feet from Snoqualmie River
- Parcel is .4 miles or 2112 feet from the Tolt River
- **Schefer is NOT a shoreline development, therefore it does not follow policies stated in the Shoreline Master Plan. Other environmental regulations may apply.**
- Stormwater in Carnation must be addressed at the development. The Developer is fully aware and accountable for the diversion of stormwater runoff.

# Concerns: “It will be a Storage Facility”

- **No. Storage facilities do not produce:**
  - Jobs
  - Sales Taxes
  - Utility Taxes
- Storage facilities are passive uses
- The Development Agreement has specific language on this matter preventing the use of space for storage over a certain point.



# Concerns: “There will not be a trail that connects West Entwistle to the River/Park”

- This is the language in the Request for Interest released on June 20th.

## OVERVIEW AND PURPOSE

### TRAIL EASEMENT

A soft surface trail connecting Tolt MacDonald Park to East Entwistle Street traverses the northwesterly portion of the Property. A permanent easement for this trail segment will be reserved and/or dedicated for public use in conjunction with the sale and development of the Property.

- **TRANSLATION: the development must provide access from West Entwistle Street to Tolt Macdonald Park.**
- The City’s intention has always been to protect the trail
- The Development Agreement offers a 6’ wide soft trail

# Concerns: “There will be increased Traffic in Residential Areas”

- The property is located in a **Light Industrial Area, NOT in a residential area.**
- A thorough traffic analysis is required that analyzes peak and off-peak hours.
- Larson Avenue development
- Impacts on 203 is incorporated in the South-West Master Plan
- Impacts on 40<sup>th</sup> Street addressed through the Six-year Transportation Improvement Plan + King County conversations





# Concerns: “The development will create a Heat Island Effect”

- Urban Tree Canopy (UTC) plays an important role in moderating the Surface Urban Heat Island (SUHI) effect, which poses threats to human health due to substantially increased temperatures relative to rural areas. UTC coverage is associated with reduced urban temperatures, and therefore benefits both human health and reducing energy use in cities.
- **Mature Trees currently in the parcel: zero.**
  - **7 Small trees.**
  - **The beautiful maple trees on the north of the King County station are not affected.**
- Canopy coverage: Trees, Solar Panels, Other
- Parking surface: EPA [Green Parking Lot Resource Guide \(slideshare.net\)](#)- Stormwater, Surface Materials, Landscaping and Irrigation

# Concerns: How will this development impact public safety?

- King County Sherriff's Office recommends light industrial developments
- Lowest impact on police and public safety
- The light industrial nature of this project is one of the least impactful land uses
- Tolt Hill Rd needs a Roundabout or similar measures at 203 and 202
- Hazardous materials and heavy manufacturing
  - We process excrement at the County's Station
  - We move excrement at the City's vacuum station
  - Light industrial is not heavy industrial



# Light Industrial

## Winery

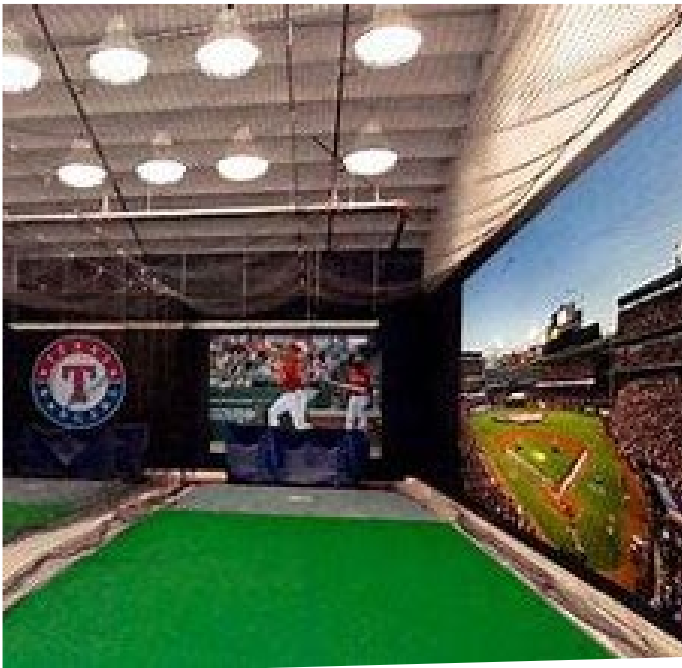


## Brewery



# Light Industrial

**Indoor Sports**



**Educational Facility**



**Music Studio**





# Concerns: “There have been no opportunities for community input.”

- Understandably, residents want to be involved in the development and the many aspects related to design, construction etc.
- This is inappropriate as the development is private. The City’s authority is limited to land use and regulatory matters. These are not public conversations. The public has and may continue to share opinions and issue criticisms during public comment periods which take place at every convening of the Council and the Planning Parks Board.
- The City has a land use permitting process that relies on subject matter experts for analysis and determinations. These experts include environmental consultants and architects.

# Concerns: “The City has been making secret deals.”

- This is a serious accusation.
- All decisions have been made in the public: Surplus property + Request for Letters of Interest + Proposal presentation + later: DDA
- Negotiations are NOT decisions, therefore not subject to open meeting act or public participation.
- Negotiations involved staff and developer. Council Committee provided further feedback. Parks and Planning also provided feedback. Negotiations are NOT decisions.
- Accusations of illegal negotiations without evidence are slander.



# Real Estate Development in the Sun

1. Staff and developers talk.
2. Staff and developers find consensus and agreements.
3. Staff presents agreements to Council Committees – tests the water.
4. Staff and developers talk again.
5. Staff and developers jointly present concepts (PSA, DA, etc.) to the Council. Only the Council approves real estate transactions. Or the Developer presents a concept and Staff either stays silent or present an alternative concept.
6. The State of Washington permits elected bodies to meet in executive sessions (private conversations) to discuss real estate negotiation. HOWEVER, all decisions and votes must be made in the public space.

If a member of the public has proof that a violation has been committed by an elected official or staff, said evidence should be presented to the Department of Justice.

The City will defend any of its officers and elected officials.