



REQUEST FOR ACTION

Cross Access and Emergency Access Agreement with Regency Bakery Flats, LLC - Future Access Modifications 11th Ave NW

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrovski

Action Requested:

Authorizing a cross access and emergency access agreement with Regency Bakery Flats, LLC, to memorialize terms related to future 11th Ave NW access modifications.

Report Narrative:

Regency Bakery Flats, LLC (Owner) owns real property platted as Lot 1, Block 1, Civic Center Plaza First, on the east side of 11th Ave NW, south of Civic Center Dr NW. The Owner is separately seeking development plan approval for Site Development Plan application CD2026-004SDP to facilitate redevelopment of the property with a multi-family apartment. The development project requires two access locations to comply with fire code regulations. In addition to a permanent full access driveway from 11th Ave NW, the Owner of the project will include installation of a temporary emergency access that will be gated except for use by emergency vehicles.

The March 10, 2026, Traffic Impact Study (TIS) for application CD2026-004SDP contained two conditions related to emergency vehicle access, and future cross access with the abutting property to the north. The Public Works team has coordinated with the Owner and the Owner's representative and has prepared a cross access and emergency access agreement to address the conditions of the TIS. The agreement memorializes terms for future modifications to the emergency access and establishment of a shared access with the property to the north, once cross access rights are available. The Public Works team recommends approval of this agreement, which has been provided to and executed by the Owner.

Priorities & Foundational Principles:

Public Safety

Policy Considerations & DEI Impact:

Execution of a cross access and emergency access agreement addresses conditions of approval for the TIS and serves to memorialize terms for future access modifications required for the property in the interest of public safety and will ensure the appropriateness of the development project within the greater framework of applicable City policies.

Prior Legislative Actions & Community Engagement:

No prior legislative actions.

Fiscal & Resource Impact:

There are no direct fiscal impacts related to City's execution of this agreement.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mark Baker

Attachments:

[Cross Access and Emergency Access Agreement - Regency Bakery Flats LLC](#)