



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: June 18, 2019

SUBJECT: Adoption of a Resolution Approving the Downtown Redmond Link Extension Development Agreement

I. RECOMMENDED ACTION

Approve a resolution authorizing the Mayor to execute the Downtown Redmond Link Extension Development Agreement in a form substantially as shown in Attachment A.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Director, Planning and Community Development	425-556-2457
Carol Helland, Deputy Director, Planning and Community Development	425-556-2107
Don Cairns, P.E., Transportation Planning and Engineering Manager	425-556-2834
Jeff Churchill, AICP, Transportation Strategic Advisor	425-556-2492

III. DESCRIPTION/BACKGROUND

The Downtown Redmond Link Extension Development Agreement (DA) is one of five current agreements that must be executed with Sound Transit to facilitate completion of the light rail extension to Downtown. The relationship of the DA to other required agreements is depicted in the following illustration.



The DA focuses on the scope of the light rail project, and has four major components:

1. It vests Sound Transit to development regulations in place at the time the agreement is executed, providing certainty to Sound Transit and the design-builder;
2. It provides for deviations from development standards to facilitate an efficient permitting process and station design outcomes consistent with City interests;
3. It lists specific scope commitments that Sound Transit is making to the benefit of the Redmond community; and
4. It lists City of Redmond “betterments,” which are improvements that the City will fund, and Sound Transit will build in order to complete critical work in advance of light rail opening.

Recommended DA

Staff recommends approval of the DA substantially as shown in Attachment A. The recommended DA incorporates two changes since it was first presented to Council on April 16:

1. Section 3.4 has been amended as follows: “Sound Transit will exercise its reasonable best efforts to minimize impacts of construction activities upon current and future business operations and pending development opportunities in the Project area *including, but not limited to, best efforts to minimize duration of both (a) any temporary closures of Redmond businesses, and (b) any temporary construction easements impacting business operations.*”
2. Sections 6.2(a) and (b) and Exhibit F have been amended to state that:
 - a. The City will conduct any required environmental review for the City projects to which Sound Transit is contributing funds. These projects are the Redmond Way-180th Ave. NE intersection improvements and the Erratic relocation.
 - b. Sound Transit’s contributions to the above projects are fixed.

- c. Sound Transit's contributions to the above projects are contingent upon completing any required environmental review.

Public Testimony

The City Council received testimony from seven people during the public hearing begun on May 7 and closed on June 4. The testimony focused on:

- Public outreach related to both permit applications and property acquisition
- Construction activities, impacts, mitigation, and restoration in and near Bear Creek
- Strategies to protect and enhance the health of Bear Creek and associated wetlands

City and Sound Transit staff provided information on the above topics at the Council's May 28 study session.

IV. PREVIOUS DISCUSSIONS HELD

November 13, 2018: Council Committee briefing
January 8, 2019: Council study session
April 16, 2019: Council Committee briefing
May 7, 2019: Council public hearing
May 28, 2019: Council study session
June 4, 2019: Council public hearing (continued)

V. IMPACT

A. Service/Delivery:

Approval of the recommended DA will facilitate completion of the Downtown Redmond Link Extension and related City betterments by 2024.

B. Fiscal Note:

The recommended DA calls for the City to contribute \$40,000 to the East Lake Sammamish Trail North Extension project. This contribution is included in the 2019-20 biennial budget. The agreement also identifies recommended betterments and jointly-funded projects that would be further detailed in a future Construction Services Agreement. The City's funding commitment in the future Construction Services Agreement will require City Council approval.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

Staff recommends authorizing the Mayor to execute the DA in a form substantially as shown in Attachment A. The Council could also choose to modify the DA prior to approval or reject the DA and provide alternative direction to staff.

VII. TIME CONSTRAINTS

Sound Transit will rely on the DA to confirm project scope and applicable regulations. The DA must be completed prior to Sound Transit Board approving the design-build contract. Sound Transit plans to take the design-build contract to the Sound Transit Board in July.

VIII. LIST OF ATTACHMENTS

Attachment A: Resolution Approving the Downtown Redmond Link Extension Development Agreement

Exhibit 1: Downtown Redmond Link Extension Development Agreement

Exhibit A: Project Description

Exhibit B: Legal Description of Real Property Subject to Agreement

Exhibit C: ST3 Project Template for Downtown Redmond Link Extension

Exhibit D: Development Standard Deviations

Exhibit E: Tree Mitigation Plan

Exhibit F: Payment Plan for Eligible Costs

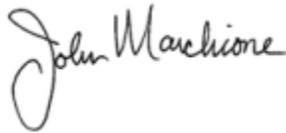
Exhibit G: Letters of Concurrence

Exhibit H: Designated Representatives

Exhibit I: General Description of Property Subject to Agreement



Erika Vandenbrande, Director of Planning and Community Development



Approved for Agenda _____

John Marchione, Mayor