



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

**Date:** 2/3/2026

**Meeting of:** City Council

**File No.** AM No. 26-014

**Type:** Consent Item

**TO:** Members of the City Council

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2107
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**DEPARTMENT STAFF:**

Executive	Rebecca Mueller	City Attorney
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**TITLE:**

Approval of the Acquisition of Cycle Track Property from Jefferson Overlake, LLC (Stream Project Overlake)

**OVERVIEW STATEMENT:**

Staff is requesting Council approval to acquire land for a segment of cycle track located at 2311 151<sup>st</sup> Place NE. The property is currently being developed as a 220-unit apartment building with ground-level commercial spaces. The site was significantly reduced through application of City requirements to construct frontage improvements on four sides of a very narrow property. Refer to the cross-hatched area in Exhibit 1 for the illustration of the right-of-way that has been dedicated to the City. Staff in consultation with the City Attorney determined that requiring the property owner to dedicate and construct a 12-foot-wide cycle track would constitute an unconstitutional taking.

A settlement in lieu of a project appeal was reached for the City to purchase the property associated with the cycle track that is identified as a project in the Transportation Master Plan, Transportation Improvement Program, and Capital Investment Program. Staff is requesting Council approval to acquire the property depicted as the cross-hatched area (6,151.20 square feet) on Exhibit 2 for \$901,150.80. The property purchase would be funded from Transportation Impact Fees.

Staff have worked with the Finance Director, City Attorney, Real Property staff, and Development Services engineers to validate the purchase process, square footage of the area to be purchased, the price per square foot, and the accuracy of the legal descriptions.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

**Receive Information**

**Provide Direction**

**Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**

FW-TR-3 Complete the accessible and active transportation, transit, freight, and street networks identified in the Transportation Master Plan in support of an integrated and connected transportation system.

FW-CF-1 Plan, finance, build, rehabilitate and maintain capital facilities . . .

TR-48 Ensure that new development contributes its fair share of the cost of transportation facilities, programs and services needed to mitigate growth-related transportation impacts.

FW-CF-1 Plan, finance, build, rehabilitate and maintain capital facilities and services consistent with the following principles:

- Allocate infrastructure funding responsibilities fairly;
- Ensure that the costs of capital facility improvements are borne in proportion to the benefit received;

CF-5 Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans. Ensure growth pays for its legal share of growth-related impacts or the cost incurred to mitigate for them.

- **Required:**

US Constitution Fifth Amendment

Washington Constitution Article 1 Section 16

Redmond Zoning Code 21.17.010.B

- **Council Request:**

N/A

- **Other Key Facts:**

Jefferson Overlake, LLC has submitted an invoice for the value of the land required to be purchased by the City of Redmond to support the cycle track alignment and construction.

### **OUTCOMES:**

The City will acquire land needed to complete a cycle track segment planned for the Overlake Neighborhood and avoid costly litigation over an unconstitutional taking.

### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

The property owner has invoiced the City for the value of the land associated with the 12-foot-wide cycle track and has requested payment as soon as possible.

- **Outreach Methods and Results:**

N/A

- **Feedback Summary:**

N/A

### **BUDGET IMPACT:**

#### **Total Cost:**

\$901,150.80

Approved in current biennial budget:  Yes  No  N/A

**Budget Offer Number:**

CIP Transportation Functional Area - The cycle track project was added to the CIP by City Council on October 14, 2025. See Attachment C for the DaVinci Ave Project Information Sheet and Attachment D for the NE 24<sup>th</sup> Street Project Information Sheet.

**Budget Priority:**

Vibrant and Connected

Other budget impacts or additional costs:  Yes  No  N/A

*If yes, explain:*

The property owner has agreed to construct the cycle track as a component of their construction mobilization. The City will pay for the cost of the improvement once they are accepted as compliant with City construction standards and details. The cost of improvements will also be paid from transportation impact fees.

**Funding source(s):**

CIP/Transportation Impact Fees

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

The property owner invoiced the City last year and would like to be paid for the property purchase as soon as possible.

**ANTICIPATED RESULT IF NOT APPROVED:**

If the purchase is not approved, the City would not be compliant with the Notice of Decision it issued regarding this project, and could be subject to litigation for an unconstitutional taking that could result in financial impacts greater than the negotiated property purchase.

**ATTACHMENTS:**

Attachment A: Stream Project Dedication Area

Attachment B: Cycle Track Purchase Area  
Attachment C: DaVinci Ave Project Information Sheet  
Attachment D: NE 24<sup>th</sup> Street Project Information Sheet