



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: June 4, 2019

**SUBJECT: ST3: Downtown Redmond Link Extension Development Agreement
Continued Public Hearing**

I. RECOMMENDED ACTION

Hold the continued public hearing opened on May 7, 2019 and conclude the hearing.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Director, Planning and Community Development	425-556-2457
Kristi Wilson, Interim Director, Public Works	425-556-2529
Carol Helland, Deputy Director, Planning and Community Development	425-556-2107
Don Cairns, P.E., Manager, Transportation Planning and Engineering	425-556-2834
Jeff Churchill, AICP, Transportation Strategic Advisor	425-556-2492

III. DESCRIPTION/BACKGROUND

This agenda item is a continuation of the public hearing on the Development Agreement (DA) recommended between the City and Sound Transit that was originally opened on May 7. Following receipt of testimony, staff requests the Council conclude the public hearing. Staff will be available to answer remaining questions in preparation for Council action on the DA that is scheduled for June 18.

The 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

The Technical Committee recommends approval of the DA and City staff transmitted the recommended DA to the City Council as part of the April 16 Committee of the Whole agenda packet. The recommended agreement is also available online at Redmond.gov/LightRail. Staff recommends two changes to the DA as presented on April 16:

1. Amend Section 3.4 as follows (this change was noted in the May 7 Agenda Memo and is repeated here for completeness): "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. Amend Section 6.2(a) and (b) and Exhibit F 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 Hearing Required

Prior to adoption of a DA, state law and the Redmond Zoning Code require the City Council to hold a public hearing. The City Council opened the required public hearing at the May 7, 2019 regular business meeting. Following receipt of testimony, Council continued the public hearing to the June 4, 2019 regular business meeting.

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

V. IMPACT

A. Service/Delivery:

Approval of the recommended Development Agreement, at the June 18, 2019 regular business meeting, will facilitate completion of the Downtown Redmond Link Extension and related City betterments by 2024.

B. Fiscal Note:

The recommended Development Agreement 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 holding and concluding the continued Downtown Redmond Link Extension DA public hearing on June 4. Alternatively, the Council could continue or postpone the hearing to a future date and provide staff with alternative direction.

VII. TIME CONSTRAINTS

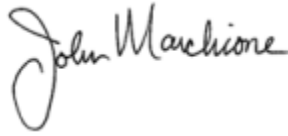
Sound Transit will rely on the Development Agreement to confirm project scope and applicable regulations. The Development Agreement must be completed prior to Sound Transit Board approving the design-build contract. Sound Transit plans to take the design-build contract to the Sound Transit Board in July.

VIII. LIST OF ATTACHMENTS

Attachment A: Presentation Slides



Erika Vandenbrande, Director of Planning and Community Development



Approved for Agenda _____
John Marchione, Mayor