



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: December 10, 2019

SUBJECT: Acquisition and/or Condemnation of Property for the NE 70th Street Betterments Project

I. RECOMMENDED ACTION

Authorize 1) acquisition of property to allow construction of a second northbound to westbound left-turn lane at the NE 70th Street/Redmond Way intersection that will improve access to the future Sound Transit light-rail station in Southeast Redmond (see Attachment A;) and 2) the use of condemnation to acquire property necessary to construct the left-turn lane in the event negotiations with property owners are unsuccessful (see Attachment B.) The process to acquire land for public purposes and the potential use of condemnation is permitted and governed by RCW 8.12 and RCW 8.25.

II. DEPARTMENT CONTACTS

Malisa Files, Finance Director	425-556-2166
Terry Marpert, AICP, Finance, Real Property Specialist	425-556-2428

III. DESCRIPTION/BACKGROUND

In the Downtown Redmond Link Extension Construction Services Agreement approved by the City Council on July 16, 2019, the acquisition of land for the NE 70th Street Betterments is identified as necessary to provide space for constructing a second northbound to westbound left-turn lane at the NE 70th Street/Redmond Way intersection as shown in Attachment A. The additional turn lane adds vehicular capacity that will improve access to the future light-rail station in Southeast Redmond. Rather than building the project itself, the City will leverage its funds by paying Sound Transit to build the project. Redmond will achieve savings through construction economies of scale as Sound Transit will already be building several other transportation improvements in the area.

The betterments as outlined for Council in the July Construction Services Agreement include:

Betterment	General Scope
NE 51 st Street Pressure Reduction Valve (PRV)	Replace aging PRV and appurtenances near NE 51 st St and SR 202
NE 76 th Street – SR 202 (Redmond Way) Intersection Improvements	Add second left-turn lane from eastbound Redmond Way to eastbound NE 76 th Street
NE 70 th Street – SR 202 (Redmond Way) Intersection Improvements	Add second left-turn lane from north/westbound Redmond Way to westbound NE 70 th Street
Redmond Central Connector (RCC) Improvements (<i>jointly funded with Sound Transit</i>)	Rebuild RCC from 166 th Ave. NE to the Bear Creek Trail in accordance with RCC Master Plan

A. Analysis

Southeast Redmond Neighborhood planning policies¹ recognize the Marymoor Subarea as a place with an eclectic mix of manufacturing, education, distribution, research and development, and religious uses. Policies support a future Southeast Redmond light-rail station that will serve a significant number of regional commuters in addition to local travelers. Southeast Redmond Neighborhood Policy N-SE-73 encourages improved connectivity in the neighborhood by planning for and constructing projects that improve the quality of connections from Southeast Redmond's Central Subarea to the Redmond Way and Marymoor subareas for commuting and midday trips. Southeast Redmond Neighborhood Policy N-SE-74 supports working with Sound Transit and others to encourage regional commuters to use the planned Sound Transit light-rail station park and ride to access transit.

Implementation of these policies began when the City added Project C86, NE 70th Street Improvements, to the 2019-2024 Six-Year Transportation Improvement Plan (TIP) in November 2018. In addition to the turn lane, Project C86 constructs a new NE 70th Street between Redmond Way to the light-rail station and 173rd Avenue NE. Authorization to acquire land to build the turn lane is the first step towards completing the NE 70th Street Improvements project consistent with City planning policies and the Construction Services Agreement with Sound Transit.

¹ Redmond Comprehensive Plan.

B. Notice

As required by RCW 8.25.290, notices of the proposed Council action were sent by certified mail to the two affected property owners on November 22, 2019, and published in the *Seattle Times* on November 25, 2019 and December 2, 2019. The notices stated that the City seeks to acquire property necessary to build the NE 70th Street right-turn betterment either through negotiation or, if necessary, the condemnation process.

IV. PREVIOUS DISCUSSIONS HELD

Previous discussions on betterment projects were held with Council on the following dates:

January 8, 2019	Study Session on betterments
May 28, 2019	Committee of the Whole briefing
June 25, 2019	Committee of the Whole briefing
July 16, 2019	Council approval of Construction Services Agreement with Sound Transit
November 19, 2019	Council Executive Session

V. IMPACT

A. Service/Delivery:

The property purchase will allow for a second left-turn lane from Redmond Way to NE 70th Street to improve vehicle access to the future Southeast Redmond light-rail station and Marymoor Village.

B. Fiscal Note:

The total cost for the NE 70th Street Improvements, including the NE 70th Street right-turn lane is estimated to be \$4.1 million and is budgeted in the City's 2019-2024 Six-Year TIP.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The City Council could choose to not authorize acquisition and/or condemnation of property for the NE 70th Street betterment. This would negatively impact access to the future Southeast Redmond light rail station.

VII. TIME CONSTRAINTS

City Council action should occur by December 10, 2019 to allow property acquisition to proceed consistent with Sound Transit's schedule to build other transportation improvements in Southeast Redmond, including the Southeast Redmond light-rail station and park and ride.

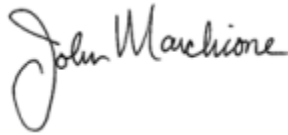
VIII. LIST OF ATTACHMENTS

Attachment A – Project Location

Attachment B – Ordinance



Malisa Files, Finance Director



Approved for Agenda _____
John Marchione, Mayor