



Memorandum

Date: 1/12/2021
Meeting of: City Council

File No. AM No. 21-A024
Type: Consent Item

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
Finance	Kelly Cochran	425-556-2748

DEPARTMENT STAFF:

Planning and Community Development	Don Cairns	Transportation Planning and Engineering Manager
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Finance	Terry Marpert	Real Property Specialist

TITLE:
NE 70th Street Right-of-Way Vacation

OVERVIEW STATEMENT:

As part of the Downtown Redmond Link Extension (DRLE), Sound Transit has petitioned the City to vacate a portion of NE 70th Street in Marymoor Village for the purpose of constructing the Southeast Redmond light rail station. Sound Transit will realign and reconstruct NE 70th Street in front of the station as part of DRLE and dedicate it to the City at the end of the DRLE project. Consistent with state law, the proposed process is:

- January 12, 2021: Committee of the Whole briefing
- January 19, 2021: Council adopts resolution setting public hearing date
- February 16, 2021: Council holds public hearing and considers vacation ordinance after the public hearing is concluded.

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

REQUESTED ACTION:

☒ **Receive Information** ☐ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Marymoor Subarea Infrastructure Plan (2017); Comprehensive Plan Policies TR-10 and TR-11
- **Required:**
Pursuant to chapter 35.79 RCW the City Council must hold a public hearing and is the decision maker for this

petition.

- **Council Request:**
N/A

- **Other Key Facts:**

The approach for vacating the existing street right-of-way and subsequently dedicating new street right-of-way is detailed in Letter of Concurrence 22 between the City and Sound Transit. The letter is incorporated into the DRLE Development Agreement executed on August 21, 2019.

OUTCOMES:

Vacating a portion of the existing NE 70th Street right-of-way will enable Sound Transit to construct the light rail station in Marymoor Village.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Staff proposes that the City Council hold a public hearing on the right-of-way vacation on February 16, 2021 and consider approval after the hearing is closed.
- **Outreach Methods and Results:**
The City must post notice of the public hearing at three conspicuous locations and at the subject location (RCW 35.79.020). Sound Transit has communicated extensively with all affected property owners during its property acquisition process.
- **Feedback Summary:**
Key concerns among affected owners are maintenance of property and business access and provision of utility services during construction. Sound Transit has developed plans to maintain access and utility services during construction.

BUDGET IMPACT:

Total Cost:

The right-of-way vacation has no cost to the City. Sound Transit is compensating the City by reconstructing NE 70th Street in front of the light rail station and dedicating that new right-of-way to the City at the end of the DRLE project.

Approved in current biennial budget: ☐ Yes ☐ No ☒ N/A

Budget Offer Number:

N/A

Budget Priority:

N/A

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

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
11/17/2020	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
1/19/2021	Business Meeting	Approve
2/16/2021	Business Meeting	Approve

Time Constraints:

Sound Transit must take possession of the portion of NE 70th Street right-of-way to be vacated in order to complete construction, which is scheduled to begin within the next two months.

ANTICIPATED RESULT IF NOT APPROVED:

Construction of the Southeast Redmond station parking garage begins in winter 2021. If the City Council does not approve the right-of-way vacation, the light rail station in Marymoor Village will need to be redesigned, significantly impacting both the project cost and schedule.

ATTACHMENTS:

Attachment A: NE 70th Street Right-of-Way Vacation Supplemental Information

Attachment B: NE 70th Street Right-of-Way Vacation Petition