

**CITY COUNCIL STUDY SESSION ITEM**

**SUBJECT:**

East Link Project Update

**STAFF CONTACT:**

Dave Berg, Director, 452-6468

Nancy LaCombe, Regional Transportation Project Manager, 452-4382

Maher Welaye, East Link Engineering Manager, 452-4879

*Transportation Department*

Chris Salomone, Director, 452-6191

*Planning and Community Development Department*

Mike Brennan, Director, 452-4113

*Development Services Department*

Kate Berens, Deputy City Manager, 452-4616

*City Manager's Office*

Monica Buck, Assistant City Attorney, 452-4082

*City Attorney's Office*

**POLICY CONSIDERATION:**

*The general policy guidance below informs the City's work on this final design phase of the East Link Project.*

**Comprehensive Plan Policies:**

The Comprehensive Plan contains a body of adopted policy, which emerged from the Light Rail Best Practices work, to frame the City's role in light rail project development, including advancing the City's land use and transportation objectives and minimizing neighborhood and environmental impacts.

**MOU with Sound Transit:**

The City and Sound Transit entered into an Amended and Restated Umbrella Memorandum of Understanding (MOU) in May 2015 that defines City contributions to a downtown light rail tunnel and includes terms for both agencies regarding the Operation and Maintenance Satellite Facility (OMSF); project coordination; 130<sup>th</sup> Avenue NE parcels; permitting, project certainty and mitigation; and, conveyance of property between the agencies.

**Light Rail Overlay District:**

In addition to collaborating with Sound Transit within the framework of the 2015 MOU, the City is the permitting agency for East Link within Bellevue. The Council-adopted Land Use Code (LUC) Part 20.25M defines development standards and design guidelines that shape staff's feedback on design issues. The LUC provisions also establish the permitting process for East Link utilizing the Light Rail Permitting Citizens' Advisory Committee (CAC).

## **DIRECTION NEEDED FROM COUNCIL:**

X Action  
X Discussion  
X Information

**Action item:** City staff is seeking input from Council on the draft Transit Oriented Development (TOD) Principles for the TOD areas surrounding the Spring District/120<sup>th</sup> and Bel-Red/130<sup>th</sup> Stations. This is a follow-up to the September 28, 2015 Council East Link update.

In addition to other project updates from both Sound Transit and city staff Sound Transit and the Washington State Department of Transportation (WSDOT) will provide an update on the I-90 Bridge East Link crossing report on any outstanding issues identified by the I-90 Independent Review Team (IRT).

## **PROJECT UPDATES:**

### **Sound Transit Updates**

Sound Transit will be present to provide an update on the overall East Link Status and a schedule update on the Operations and Maintenance Satellite Facility (OMSF).

I-90 Independent Review Team (IRT): At the September 28, 2015 Council presentation it was acknowledged that Sound Transit would return at the beginning of 2016 with an update regarding the status of the IRT issues.

East Link Project Update: Sound Transit will provide an update on the overall East Link project on the various segments from I-90 to Redmond, project scheduling and sequencing of work, including the OMSF, and upcoming construction.

South Bellevue Park and Ride: The South Bellevue (E320) Segment is anticipated to begin construction in the fall of 2016. Discussions with Council on July 27, 2015 and September 28, 2015 provided an update regarding the closure of the South Bellevue Park and Ride. On Monday, Sound Transit will provide an update on construction timing and key Replacement Plan features, such as access to existing routes, available bus capacity and increased I-90 bus capacity.

Operations and Maintenance Satellite Facility (OMSF): Sound Transit and City staff will provide an update on the overall project schedule, design-build procurement, a market study and development feasibility analysis

### **City Updates**

OMSF Land Use Code Amendment: Per the terms of the 2015 MOU, on November 16, 2015 Council initiated the Land Use Code Amendment (LUCA) allowing the Sound Transit OMSF to be permitted through approval of a Master Development Plan and associated Design Review pursuant to the City's Process II permit review procedure. Attachment A depicts the schedule associated with the tasks necessary to amend the Land Use Code, and summarizes mitigation identified in the 2015 MOU.

OMSF Development Agreement: The 2015 MOU recognizes beginning the development agreement following results of the market analysis. The 2015 MOU contemplates completion and execution of the development agreement concurrent with OMSF project baselining (currently anticipated spring 2016). However, Sound Transit and City staff are in discussions regarding the exact timing of the

development agreement. The 2015 MOU identifies standards and other provisions to be included in the Development Agreement. Staff from both agencies have begun conversations, but are awaiting additional information on the market analysis prior to drafting preliminary language.

**NAIOP Real Estate Challenge:** NAIOP is the Commercial Real Estate Development Association (formerly stood for *National Association of Industrial and Office Property*, but dropped the words behind its acronym as it no longer reflected the current membership). The Real Estate Challenge is an annual contest matching teams from real estate programs from northwest universities in a competition that focusses on a development/redevelopment project. Teams are tasked with forming a proposed investment strategy based on the site sponsor's need. The City and Sound Transit co-sponsored the 2016 challenge focusing on the 130<sup>th</sup> Transit Oriented Development (TOD) property adjacent to the Bel-Red/130<sup>th</sup> Station. On Friday, January 15, 2016 teams from the University of Washington, University of British Columbia and Portland State University participated in a kick-off event at City Hall.

City and Sound Transit staff along with NAIOP members provided presentations, hosted table discussions, and led tours of the Bel-Red Corridor and the project site. The competition concludes on March 8-9 with student presentations and a judging event. A presentation will also be made to Council in late March.

**Spring Boulevard Zone 1:** Sound Transit and the City continue to discuss the potential for including Spring Boulevard Phase 1b in ST's General Contractor/Construction Manager (GC/CM) contract for construction. Staff will provide an update on the status of the coordination and identification of next steps.

### **Council Action Item**

**Transit Oriented Development (TOD) Principles:** On September 28, 2015 staff introduced draft TOD principles for development of the TOD sites (Attachment B). On Monday, staff is seeking input on the draft principles to carry forward for the TOD development at both the OMSF/120<sup>th</sup> parcels and the Bel-Red/130<sup>th</sup> parcels.

**TOD Background:** The 2015 MOU outlines design elements to support and complement the Bel-Red vision surrounding the Operations and Maintenance Satellite Facility (OMSF) which is in the walk-shed of the Spring District/120<sup>th</sup> Station. The 2015 MOU also identifies the conveyance of parcels to the City near the Bel-Red/130<sup>th</sup> Station. The objective of development surrounding both of these stations is to establish mixed use, urban transit oriented development, housing affordability and amenities that support the Bel-Red vision.

The draft principles were informed by two primary sources. First, extensive outreach for both the Spring District/120<sup>th</sup> Station and the Bel-Red/130<sup>th</sup> Station have taken place over the past several years and through the 2015 MOU and potential siting of the OMSF in the Bel-Red area. This outreach identified principles for development of these sites and were used in the draft TOD principles. In addition the Bel-Red Corridor Plan established planning principles for the corridor. These were also considered in the draft TOD principles.

### **ATTACHMENTS:**

A – OMSF Land Use Code Amendment Process

B – Draft Transit Oriented Development (TOD) Planning Principles