

18671

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3/5/18
RDem-Findings

Sponsor: Dembowski

ea

Proposed No.: 2018-0037

1 **AMENDMENT TO PROPOSED ORDINANCE 2018-0037, VERSION 2**

2 On page 1, after line 6 insert:

3 **SECTION 1. Findings:**

4 A. The Central Puget Sound Regional Transit Authority ("Sound Transit") is
5 currently in the design phase to expand Link light rail to downtown Redmond.

6 B. The Sound Transit 3 Plan, approved by voters in 2016, includes funding to
7 construct the Downtown Redmond Link Extension. Following design, permitting and
8 construction, revenue service is expected to begin by 2024.

9 C. A portion of the light rail alignment and supporting infrastructure are
10 anticipated to be located on property currently owned by King County, some of which is
11 within the railbanked corridor supporting the East Lake Sammamish Trail.

12 D. King County and Sound Transit anticipate that a long-sought trail connection
13 between the East Lake Sammamish Trail and the Redmond Central Connector Trail will
14 be constructed as a collaborative effort between these entities.

15 E. A portion of the light rail alignment is expected to run just within the north
16 property line of King County's Marymoor park. Marymoor park is located within
17 unincorporated King County. A new station is expected to be located just outside of the
18 park boundaries to the east, within the city limits of the city of Redmond.

*RD: →
carrier*

19 F. Marymoor park is King County's most popular park, with more than three
20 million people visiting annually to explore six hundred forty acres of recreational
21 activities, amenities, and events.

22 G. At the north end of Marymoor park, in close proximity to the planned light rail
23 alignment, are baseball fields, soccer fields, cricket fields, a recreation and event area and
24 the velodrome.

25 H. As part of the implementation of the light rail alignment, Sound Transit is
26 required to obtain permits from the county's department of permitting and environmental
27 review.

28 I. The property is owned by King County parks and recreation division in fee
29 ownership, and is subject to the county's zoning regulations. If the property is acquired in
30 the future by Sound Transit and converted to right-of-way, the zoning regulations would
31 no longer apply.

32 J. The county's zoning code, adopted in K.C.C. Title 21A, does not currently
33 permit light rail facilities within residential zones in unincorporated King County.

34 K. The proposed ordinance would allow a "regional transit authority facility"
35 within the residential, one dwelling unit per acre (R-1) to residential, eight dwelling units
36 per acre (R-8) zones. A development condition would exempt these facilities from height
37 and setback requirements.

38 L. This proposed ordinance would allow Sound Transit to apply for and obtain
39 permits from the department of permitting and environmental review before any property
40 acquisition and conversion to right-of-way is complete. Permits required include a
41 shoreline substantial development permit, a shoreline conditional use permit and a critical

42 area exception. Those permits may contain conditions that ensure compliance with King
43 County regulations and protect the county's long-term interest in protecting public use
44 and enjoyment of Marymoor park.

45 M. Sound Transit and King County parks and recreation division continue to
46 collaboratively negotiate a property acquisition, including the appraised value and the
47 terms of all property acquisitions from King County supporting this project. That
48 includes, but is not limited to, minimizing impacts to park facilities and mitigating any
49 such impacts, temporary construction impacts and access, access between Marymoor
50 park and the future Southeast Redmond Station, and potential improvements to
51 Marymoor park and other nearby King County-owned park and trail facilities.

52 N. The planned implementation of the light rail alignment and facilities will also
53 impact facilities and programs operated and implemented by the King County wastewater
54 treatment division and transit division, and King County and Sound Transit are actively
55 addressing these impacts in the development of the project design and plans for facility
56 construction and operation.

57 O. Any purchase and sale agreement or other agreement executing a property
58 transfer to Sound Transit, should be authorized only after issuance of the required land
59 use permits or with adequate assurances within the property transfer agreement, that the
60 public interest in use and enjoyment of Marymoor park and other King County park
61 facilities affected by this project will be protected."

62

63 Renumber the remaining sections consecutively and correct any internal references

64 accordingly.

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66 **EFFECT:** *Adds findings that describe the zoning code change and associated property*

67 *acquisition negotiations.*