

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 9126

A RESOLUTION authorizing execution of the East Link Operations and Maintenance Satellite Facility (OMSF) Implementation Agreement between the City and Sound Transit; and authorizing the City Manager to appoint City representative(s) to serve as needed in the processes outlined in the Implementation Agreement.

WHEREAS, the Bel-Red Subarea was the subject of a significant planning effort between 2005 and 2009 to determine a new role for this area in the City's overall plan for growth and economic development, and in recognition of the significant opportunities presented by development of Sound Transit's East Link light rail line through the Subarea. The vision for this area is included in the Bel-Red Subarea Plan, an amendment to the City's Comprehensive Plan; and

WHEREAS, as a result of the City's forward-thinking planning and coordination with Sound Transit, the Bel-Red Subarea will have two stations, which provide significant opportunities for transit oriented development ("TOD") proximate to the stations, referred to in the Bel-Red Subarea plan as "development nodes"; and

WHEREAS, these "development nodes" are envisioned to be areas of sufficient development intensity, amenities, recreation opportunities, and mix of uses to support a high level of pedestrian activity; and

WHEREAS, on October 22, 2015, Sound Transit, by Resolution No. R2015-26, formally selected the BNSF alternative site for the Operations and Maintenance Satellite Facility ("OMSF"), located in the 120th Station area development node; and

WHEREAS, anticipating the potential selection of this site for the OMSF, the City and Sound Transit entered into an Amended and Restated Memorandum of Understanding for the East Link Project, dated May 6, 2015 (the "MOU") which includes terms to address items of mutual concern related to the potential siting of the OMSF at this location; and

WHEREAS, the MOU identified the potential for surplus property at the OMSF site to be utilized for future TOD consistent with the Bel-Red Subarea Plan vision; and

WHEREAS, under the MOU, the City and Sound Transit agreed to work cooperatively and expeditiously to identify design alternatives and features that would allow design of the OMSF to be consistent with the vision for the Bel-Red Subarea, and supportive of TOD on any surplus property after development of the

OMSF with a goal of replacing development potential impacted by the OMSF within the development node; and

WHEREAS, the processes, events and actions of the parties outlined in the MOU was based on the OMSF procurement following a design-bid-build process; and

WHEREAS, since that time, Sound Transit determined to utilize a design-build procurement process, which, among other things, accelerates the baselining for the OMSF project; and

WHEREAS, to accommodate the change in procurement process and the timing of baselining, the City and Sound Transit have agreed to enter into this Implementation Agreement to set forth a process and commitments moving forward; and

WHEREAS, among other things, the Implementation Agreement reinforces the City's vision for the potential TOD parcels to provide a compact, mixed use, high density development, orienting development towards the streets and public areas, and activating the future light rail station, to create a vibrant walkable neighborhood; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

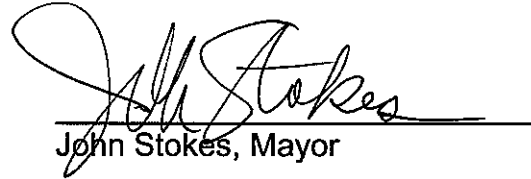
Section 1. The City Manager or his designee is hereby authorized to execute the East Link Operations and Maintenance Satellite Facility (OMSF) Implementation Agreement between the City and Sound Transit., a copy of which agreement has been given Clerk's Receiving No. _____.

Section 2. The City Manager or his designee is hereby authorized to appoint City representative(s) as needed to participate in the in the processes outlined in the Implementation Agreement. Such City representative(s) shall be guided by: the vision established in the Bel-Red Subarea Plan; the vision for the development node within which the OMSF is located, as described in Policy No. S-BR-87; and the Bel-Red TOD Planning Principles and 120th Station Area/OMSF TOD Planning Principles approved by the Bellevue City Council on January 25, 2016.

ORIGINAL

Passed by the City Council this 25th day of July, 2016,
and signed in authentication of its passage this 25th day of July,
2016.

(SEAL)


John Stokes, Mayor

Attest:



Kyle Stannert, City Clerk