Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Transportation Strategic Advisor

Date: March 11, 2020

Subject: ST3: Downtown Redmond Link Extension Briefing

PURPOSE

The purpose of this briefing is to provide an update on the Downtown Redmond Link Extension (DRLE) project, including how past Planning Commission recommendations have facilitated progress on the project to date.

BACKGROUND

Project Summary

The Downtown Redmond Link Extension (locally known as the “ST3” project) is the 3.4-mile extension of light rail from the future Redmond Technology Station at NE 40th St. to the terminus station in Downtown Redmond. The extension includes two stations: an at-grade station in Marymoor Village with a 1,400-stall parking structure, and an elevated terminus station in Downtown Redmond in the Redmond Central Connector corridor at 166th Ave. NE.

City and Sound Transit staff last briefed the Commission on this project on March 20, 2019, which was during Sound Transit’s design-build solicitation process. Since then, Sound Transit has selected Stacy and Witbeck/Kuney, a Joint Venture (SWK) as the design-builder to complete the design and construct the project. SWK has brought the project to about the 30 percent design level and continues to conduct surveys and other site investigative activities to support the final design. Construction is expected to begin later this year.

Past Planning Commission Actions Facilitating DRLE

The Planning Commission has taken at several actions over many years to help facilitate the extension of light rail to Southeast Redmond and Downtown Redmond, including its review and recommendations on neighborhood plans, subarea plans, transportation plans, and zoning regulations. For example:

- In 2009, one year after voters approved funding to construct East Link to Redmond’s Overlake neighborhood, the Planning Commission recommended approval of High Capacity Transit Corridor Preservation regulations, now codified as RZC 21.28. These
regulations created a new transit-related setback that prevented the encroachment of new structures into planned transit corridors.

- In 2018, the Commission recommended approval of a mechanism for the City Council to approve deviations from development standards through a development agreement when the agreement concerns the design, construction, or operation of a high-capacity transit facility. Since then, the City and Sound Transit have entered into a Development Agreement that includes deviations required to develop the Southeast Redmond and Downtown Redmond light rail stations.

As DRLE design progresses, City staff are updating the Parks and Trails Commission, Planning Commission, Pedestrian-Bicycle Advisory Committee, and City Council on the project. Sound Transit is also planning a community open house on April 29, 6:30-8pm at Redmond Elementary, to update the community.

At your March 11 meeting, City and Sound Transit staff will share updated project materials.

**ATTACHMENTS**
Commissioners are invited to view the Design Review Board presentations for the Downtown Redmond and Southeast Redmond Stations online:
