



Motion No. M2024-69

Agreement with the City of Bellevue for Temporary Reduction in Parking Stalls at BelRed Station

Meeting:	Date:	Type of action:	Staff contact:
Executive Committee	11/07/2024	Recommend to Board	Terri Mestas, Capital Delivery Deputy CEO
Board	11/21/2024	Final action	Chelsea Levy Capital Delivery Acting Executive Director Mara D'Angelo, TOD Deputy Director Rennie Elliott, TOD Senior Project Manager

Proposed action

Authorizes the chief executive officer to enter into an agreement with the City of Bellevue to temporarily reduce transit parking requirements at BelRed Station to facilitate construction of transit-oriented development.

Key features summary

- This action authorizes the chief executive officer to enter into an agreement with the City of Bellevue to temporarily reduce parking stalls from 300 to approximately 180 during construction of a City-led TOD project at the BelRed Park and Ride.
- Sound Transit will monitor parking utilization at the station and other 2 Line sites leading up to and during TOD construction.
- If parking utilization exceeds thresholds at the sites for more than two consecutive months, the City of Bellevue will make available at least \$1.5 million for parking mitigation measures. Mitigations may include providing additional temporary parking and/or funding alternative access strategies such as additional transit, micro-transit, rideshare, or ride-hailing services.
- The temporary parking reduction will not exceed 36 months.

Background

Agreements

In 2015, Sound Transit and the City of Bellevue entered into an Umbrella Memorandum of Understanding (“MOU”) for the East Link project. As part of the MOU, Sound Transit agreed to transfer certain parcels at BelRed Station to the City provided the City design and construct 300 stalls of transit parking plus bike storage and ADA access (together the “Transit Access Improvements”). Sound Transit conveyed the property to the City in 2020. The City constructed the required Transit Access Improvements as a surface parking lot.

The MOU and follow on agreements all document the intention of Sound Transit and the City, for the City to integrate the Transit Access Improvements with a mixed-use urban transit-oriented development (TOD) project, including a mix of market and affordable housing utilizing public and private resources to

support Sound Transit ridership and to establish an appropriate urban development consistent with Bellevue's vision for the Bel-Red corridor to be developed in one or more phases.

During engagement with the development community, the City identified relocating all 300 parking spaces during construction of the TOD as a physical and financial barrier to development. Sound Transit and the City collaborated to identify solutions, including looking at other available properties owned by either Sound Transit or the City for temporary parking. Relocating the parking across the street to property owned by Sound Transit proved to be the most viable solution, while still providing transit parking in close proximity to the station. The property can accommodate approximately 180 parking stalls (subject to minor variation based on final permitting conditions). The City requested approval of the temporary parking reduction in advance of a future solicitation to reduce unknowns during developer selection and negotiation. The City is developing a plan and timeline for the solicitation. Construction of the permanent TOD will not exceed 36 months, with construction anticipated to be complete by 2032.

Sound Transit will provide property at no cost for the temporary replacement parking, but is not contributing any funds for design or construction of either the temporary replacement parking or the permanent parking at BelRed Station. Sound Transit's obligation to provide property for the temporary replacement parking is dependent on such property being available at the time the City requests use. If Sound Transit property is not available, the City will need to find other property for the temporary replacement parking.

Leading up to and during TOD construction, Sound Transit will monitor parking utilization at BelRed station and nearby stations along the 2 Line. If parking capacity exceeds thresholds for two consecutive months, the City has committed to providing at least \$1.5 million to fund mitigation measures, which may include additional temporary parking sites or alternative access strategies such as additional transit, micro-transit, rideshare, or ride-hailing services.

Next Steps and Future Board involvement

Upon approval, Sound Transit will enter into an agreement with the City of Bellevue and participate in the City's TOD Request for Qualifications/Proposal process.

No future Board action is anticipated.

Fiscal information

The property at BelRed Station has been conveyed to the City of Bellevue subject to a permanent easement for the Transit Access Improvements. This action does not impact the affordability of the Agency's Financial Plan. The Financial Plan assumes parking revenue and enforcement costs in accordance with Resolution No. R2024-02. The parking revenue forecast includes the BelRed parking facility. The year the agency is forecasted to meet its net revenue parking target remains unchanged by the temporary reduction in the number of spaces.

Time constraints

A one-month delay could impact the timing of the City's plans to release a developer solicitation.

Prior Board/Committee actions

Motion No. M2016-73: Authorized the chief executive officer to execute an Implementation Agreement with the City of Bellevue regarding the Link Operations and Maintenance Satellite Facility.

Motion No. M2015-33: Authorized the chief executive officer to (1) execute amendments to the Umbrella Memorandum of Understanding and Transit Way Agreement with the City of Bellevue to address permitting, project coordination, a potential Bellevue OMSF, financial terms, and maintenance of the East Link project; and (2) execute a new Three Party Agreement with the City of Bellevue and King County to collaboratively plan and determine the feasibility of a potential city project to re-align 120th Avenue NE.

Resolution No. R2013-03: Established a system access policy for Sound Transit's provision of infrastructure and improvements to facilitate customer access to Sound Transit services, and superseded Motion No. M2002-122.

Motion No. M2011-77: Authorized the chief executive officer to (1) execute an Umbrella Memorandum of Understanding with the City of Bellevue to reduce Sound Transit's costs associated with the construction of a tunnel alignment in downtown Bellevue, and (2) execute a Transitway Agreement with the City of Bellevue to grant Sound Transit non-exclusive use of City right-of-way to construct, operate, and maintain the East Link project.

Environmental review – KH 10/21/24

Legal review – JV 10/24/24



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Motion

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority authorizes the chief executive officer to enter into an agreement with the City of Bellevue to temporarily reduce transit parking requirements at BelRed Station to facilitate construction of transit-oriented development.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on _____.

Dow Constantine
Board Chair

Attest:

Kathryn Flores
Board Administrator