



KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

July 12, 2011

Motion 13516

Proposed No. 2011-0279.1

Sponsors Hague and Phillips

1 A MOTION relating to development of the South Kirkland
2 Park-and-Ride.

3 WHEREAS, King County's Growth Management Policies promote the creation
4 of housing in urban areas to minimize sprawl and encourage urban development,
5 walking, and other benefits of downtown development, and

6 WHEREAS, redevelopment of the South Kirkland surface park-and-ride into a
7 structured park-and-ride facility with a private unit housing complex and supportive
8 businesses will significantly enhance the Lakeview neighborhood and promote transit
9 ridership, and

10 WHEREAS, King County will gain significant sales tax and property tax
11 revenues through the redevelopment of the South Kirkland Park-and-Ride property, and

12 WHEREAS, the cities of Bellevue and Kirkland and King County share mutual
13 objectives in promoting transit ridership along the SR520 corridor, and

14 WHEREAS, the cities of Bellevue and Kirkland and King County desire a
15 coordinated approach to redevelopment of the South Kirkland Park-and-Ride, and

16 WHEREAS, the cities of Bellevue and Kirkland and King County have agreed
17 upon a set of objectives and principles to guide the redevelopment of the South Kirkland
18 Park-and-Ride property and documented them in the Mutual Objectives and Principles of

19 Agreement for the South Kirkland Park-and-Ride Transit Oriented Development Project,
20 Attachment A to this motion, and

21 WHEREAS, the city councils of the cities of Kirkland and Bellevue have adopted
22 the Mutual Objectives and Principles of Agreement for the South Kirkland Park-and-Ride
23 Transit Oriented Development Project;

24 NOW, THEREFORE, BE IT MOVED by the Council of King County:

25 The council adopts the Mutual Objectives and Principles of Agreement for the
26

27 South Kirkland Park-and-Ride Transit Oriented Development Project, set forth in
28 Attachment A to this motion.
29


Motion 13516 was introduced on 6/20/2011 and passed by the Metropolitan King County Council on 7/11/2011, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Ms. Lambert, Mr. Ferguson, Mr. Dunn and Mr.
McDermott

No: 0

Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: A. Mutual Objectives and Principles of Agreement for the South Kirkland Park and Ride Transit Oriented Development Project

Mutual Objectives and Principles of Agreement
for the South Kirkland Park-and-Ride Transit Oriented Development Project

- **Expand park-and-ride capacity.** Add a significant number of parking spaces for transit riders at the South Kirkland Park-and-Ride, to better serve Bellevue and Kirkland residents and encourage higher transit ridership. Promote shared use parking between residents and park-and-ride users. Improve transit facility and provide vehicle charging stations as funding is available. Preserve the park-and-ride as a long term use of the property for transit riders.
- **Local services.** Incorporate ground floor commercial space into the housing project design to provide opportunities for businesses that support transit riders, residents and surrounding activities. Add TOD supportive services in the adjacent area through neighborhood planning.
- **Timing.** Proceed with the project in a timeframe that protects the existing FTA funding available for the park-and-ride expansion.
- **Feasibility.** Allow for a financially feasible project.
- **Coordination.** Coordinate among Bellevue, Kirkland, and King County Metro Transit to develop an appropriate permit review and inspection process that is efficient and avoids conflict and redundancy to the extent practical and consistent with the goals of the project.
- **Attractive and compatible site development.** Incorporate high quality design standards. Develop an attractive site and building complex that is compatible with the surrounding area and provides a welcoming gateway to both cities in this location. As appropriate and feasible, preserve areas of existing landscaped buffers and use green building techniques. Provide a safe and secure facility.
- **Range of housing affordability.** Ensure that housing on the site includes a range of affordability, including market rate housing. It is expected that a majority of the housing will be market rate, while a significant share will be affordable at moderate and/or lower income levels with some units that are accessible to those with disabilities.
- **Impact mitigation.** Minimize and mitigate traffic and other impacts of the development, including impacts of the SR-520 project. Encourage alternative modes of transportation, including transit, bicycling and walking.

- Construction impacts. Minimize construction impacts on park-and-ride users and the surrounding area. Coordinate project construction with SR520 construction, to the extent possible.
- Connections to BNSF Corridor. Design to accommodate a future connection to the BNSF corridor.
- Public Involvement. Engage the surrounding community and interested parties in both cities in the planning and review of the proposal. City staff in both cities will collaborate to support outreach efforts.