



**Introduction and Background
for the
Conditional Use Permit and
Site Development Plan Application**

For:

Construction and Operation of the Lynnwood Link Extension Project within the City of Mountlake Terrace, including the Light Rail Guideway and Mountlake Terrace Station, and Establishment of Construction Staging and Work Areas for Light Rail Transit Facilities

Located at:

The light rail alignment within the City of Mountlake Terrace will start at the Mountlake Terrace/Shoreline city limits at State Route 104/NE 205th Street and extend north along the Interstate 5 corridor for approximately 2.2 miles until the Mountlake Terrace/Lynnwood city limits at 212nd Street SW.

CITY OF MOUNTLAKE TERRACE PRE-APPLICATION NUMBER:

PPR-17-0011

Submitted to:

The City of Mountlake Terrace
Department of Community and Economic Development

Applicant:

Central Puget Sound Regional Transit Authority (Sound Transit)
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1.0 Introduction to the Application Package

Under this Application, the Central Puget Sound Regional Transit Authority (Sound Transit) is seeking a Conditional Use Permit (CUP) and Site Development Plan (SDP) approval for that portion of the Lynnwood Link Extension project located within the city limits of the City of Mountlake Terrace (referred to as the Project in this Application). The Project includes approximately 2.2 miles of new light rail guideway and one light rail station with associated facilities within the City of Mountlake Terrace (City). The Project area includes all acquired properties and easements needed for construction and operation of the Project. Exhibit 1 of the Exhibit Book includes a vicinity map for the Project.

The Project is an essential public facility pursuant to the Washington State Growth Management Act. While local codes cannot preclude the siting such facilities, the Mountlake Terrace Municipal Code (MTMC) provides a process for project review. The City’s Conditional Use Permit process is described in MTMC 19.110.200. The SDP and any other discretionary land use approvals for the Project will be consolidated and reviewed under the CUP application process, pursuant to MTMC 18.05.350 and the Permit and Project Review Reimbursement Agreement executed by the City and Sound Transit on January 17, 2017 (Permit Agreement).

The Project includes the following general and station specific features.

General

- 1) Construction of facilities to support approximately 2.2 miles of new light rail guideway from the Shoreline/Mountlake Terrace city limits at State Route (SR) 104/NE 205th Street to the Mountlake Terrace/Lynnwood city limits at 212th Street SW. The majority of the light rail guideway will be located on WSDOT right-of-way, with some areas of the alignment located within City right-of-way and private parcels.
- 2) Construction of associated infrastructure such as roadway and sidewalk reconstruction, traffic signals and roadway illumination systems, Traction Power Substations (TPSS), signal bungalows, stormwater facilities, retaining walls, access roads, and other light rail transit facilities associated with the Project.
- 3) Demolition of 18 structures on 23 full-take properties. One or more of the buildings may be re-purposed as construction offices during the construction period as determined by the contractor. No demolition will be required on one permanent partial-take property (fee take), or 18 temporary construction and permanent easement properties.
- 4) Grading of existing properties to provide the design grades needed to accommodate the new construction for the guideway and associated facilities. Both excavation and filling activities will be required, and any excess material not needed for fill will be removed from the site and reused or disposed of in an approved disposal site.
- 5) Establishment of an interim surface parking facility adjacent to the east side of the existing Mountlake Terrace Transit Center site during construction of the Mountlake Terrace Station and associated facilities

- 6) Utility relocations including water, sewer, gas, street lighting, storm drainage, and underground and overhead electrical and telecommunications infrastructure.
- 7) Landscape and critical areas restoration and mitigation as a result of construction.
- 8) Establishment of construction staging areas to accommodate the construction of one light rail transit station and other light rail facilities such as the aerial guideway and its structural support, trackwork, and systems installation. These staging areas would stay in operation for approximately six years, starting in approximately 2019 and concluding after final installation and testing of the follow-on finishes and systems contracts, prior to commencement of revenue service in 2024. Staging areas will be restored to their previous condition or better following construction.

Mountlake Terrace Station

- 1) Construction of a new light rail transit station at the existing Mountlake Terrace Transit Center on the east side of I-5 at the 236th Street SW overpass.
- 2) Modification of the existing surface parking lot on the east side of the station to add a transit-only circulation loop around the perimeter of the lot.
- 3) Reconfiguration and expansion of the existing bus transit center to provide two active bus bays as well as layover space to accommodate six to seven buses. The two existing on-street bus stops located on 236th Street SW west of the transit center entrance will be supplemented with two new on-street bus stops located to the east of the entrance, adjacent to the light rail station.

This application package includes individual narratives for 13 sites (Sites A through M), the Guideway narrative, and an Exhibit Book that includes documents referenced in the application package. The Guideway narrative addresses noise walls, retaining walls, and other Project elements that are not site-specific. Vicinity maps showing the location of the 13 sites, including a minimum of 500 feet from the perimeter of the sites, are provided in Exhibits 1 and 2. A simple site map showing the location of the 13 sites is provided in Exhibit 3. In addition, a site-specific drawing set is provided for each site as an attachment to each site-specific narrative.

Below is a brief description of each of the proposed 13 sites:

- Site A – Aerial Guideway Construction and Temporary Access
- Site B – Light Rail Station, TPSS, Plaza, and Parking
- Site C – 59th Place Temporary Parking
- Site D – Partial Take and Priority Habitat Tree Removal
- Site E – 228th Bridge Underpass
- Site F – Home Demolition, High Rail Access, and Signal Bungalow
- Site G – 222nd Street SW Use of Right-of-Way
- Site H – Construction Lay Down and Right-of-Way Acquisition
- Site I – 220th Street Overpass and Utility Relocation
- Site J – Construction of Elevated Guideway over 60th Avenue W
- Site K – Site of Wetland, Drainage Pond, and Resource Conservation Area
- Site L – 58th Avenue W Street End Use of Right-of-Way
- Site M – Stormwater and TPSS at 212th Street SW

2.0 Background

The Lynnwood Link extension is a component of the Sound Transit 2 Plan (ST2) and extends Sound Transit's Link light rail system along the Interstate 5 (I-5) corridor from Northgate Mall in Seattle north for 8.5 miles into the Cities of Shoreline, Mountlake Terrace, and Lynnwood. Construction of the Lynnwood Link extension is expected to begin in 2019, and conclude in 2024. Revenue service is tentatively scheduled to begin in mid-2024, following systems testing of light rail vehicles.

The Lynnwood Link Extension will give riders a fast, frequent, and reliable connection through some of the worst traffic congestion in Washington State. This extension includes four new light rail stations from Northgate to Lynnwood, with one station in Mountlake Terrace. Trains will arrive at the stations every four minutes during peak service, serving an estimated 4,600 riders each weekday. The station area has been designed for safe and efficient connections with enhanced local and regional bus service to create high-quality integrated transit passenger service.

Agreements

The Project is an essential public facility pursuant to state law and the Mountlake Terrace Municipal Code. It has been determined that the Project is subject to the City's Conditional Use Permit process as described in MTMC 19.110.200 and the Permit and Project Review Reimbursement Agreement executed by the City and Sound Transit on January 17, 2017 ("Permit Agreement"). This agreement is included in Exhibit 4 of the Exhibit Book.

The Permit Agreement provides for design review services by City staff and includes provisions for procurement of consultant support for City reviews, project management activities to control costs and maintain schedule, and financial reimbursement to the City from Sound Transit for items such as review, coordination, City staff activities, and CUP review and approval. The CUP fees and construction-related fees are outside the scope of the Permit Agreement and will be paid by Sound Transit according to the City's standard rates and procedures unless otherwise agreed to by the City and Sound Transit.

Sound Transit is the lead agency for compliance with the State Environmental Policy Act (SEPA). In coordination with the City, Sound Transit prepared an environmental impact statement (EIS), as well as other environmental documents, as lead agency for the Project. Therefore, a SEPA checklist is not required under Washington Administrative Code (WAC) 197-11-315.

In the Permit Agreement, consistent with WAC 197-11-600, the City agreed to use and rely on the following Project environmental documents to satisfy its SEPA responsibilities for review and decisions on permit applications related to the Project:

- North Corridor Transit Project Alternatives Analysis Report and SEPA Addendum (September 2011)
- Project Draft Environmental Impact Statement (July 26, 2013)
- Project Final Environmental Impact Statement (April 1, 2015)
- Federal Transit Administration Record of Decision (July 10, 2015)
- Federal Highway Administration Record of Decision (August 31, 2015)

All of these documents are available at Seattle Public Libraries, King County Library System Libraries, and Sno-Isle Libraries including the Mountlake Terrace Library (23300 58th Avenue West, Mountlake Terrace) and can be accessed at the following link:

<https://www.soundtransit.org/Projects-and-Plans/Lynnwood-Link-Extension/Lynnwood-Link-Documents/Lynnwood-Link-Environmental-Impact-Statement>

These environmental documents have since been supplemented by publication of a SEPA Addendum, which was prepared by Sound Transit in May 2018, to cover project-wide changes. WAC 197-11-625 authorizes modifications or additions to an issued FEIS with an addendum. The May 2018 SEPA Addendum identifies the following project refinements in Mountlake Terrace: the relocation of Stream SMT1 south of the Mountlake Terrace Station, trail enhancements at Veterans Memorial Park, and the alignment shift north of the Mountlake Terrace Station where the elevated guideway crosses I-5. Sound Transit has provided a copy of the May 2018 SEPA Addendum to the City and a copy of the addendum is also available at the locations indicated above and can be accessed at the following link:

<https://www.soundtransit.org/lynnwood-link-extension-2018-sepa-addendum-final-environmental-impact-statement-april-2015>

The Project environmental documents, including the FEIS and the May 2018 SEPA Addendum, provide appropriate substantive and procedural compliance pursuant to SEPA for all of the elements included in the Project. The City should include and use the May 2018 SEPA Addendum, unchanged, for its issuance of permits consistent with the Permit Agreement and WAC 197-11-600.

On October 2, 2017, Sound Transit and the City executed a Light Rail Transit Way Agreement (Transit Way Agreement). This agreement is included in Exhibit 5 of the Exhibit Book. The Transit Way Agreement grants Sound Transit the nonexclusive use of certain City rights-of-way to construct, operate, maintain, and own the Light Rail Transit System and provides appropriate terms and conditions that satisfy Federal Transit Administration requirements for continued control of the affected City rights-of-way.

On June 19, 2018, Sound Transit and the City executed an Access Enhancements Funding Agreement (Funding Agreement) whereby Sound Transit will pay the City up to \$2,000,000 in matching funds for certain City-sponsored access enhancement projects that improve public access to the Mountlake Terrace Transit Center. The City projects eligible for funding as identified in the Funding Agreement include the Terrace Pedestrian Plaza, Veteran’s Park Trail System, and 64th Avenue West Nonmotorized Access Improvements. This agreement is included in Exhibit 6 of the Exhibit Book.

Community Outreach

Sound Transit engages in extensive community outreach efforts to establish and maintain a positive relationship with the community, manage neighborhood concerns, and provide advance notice of impacts and activities prior to construction.

During the final design phase of the project, Sound Transit engaged the Mountlake Terrace community at three junctures of final design phase with three public meetings featuring on the latest station designs and project plans. An early design public meeting was held in November 2016, a second in June 2017 for designs in progress and the most recent on July 25, 2018. Each of the public meetings were well attended

and an online version of the most recent series of open house meetings attracted over 4,000 unique viewer's corridor wide.

In final design, 20 project updates were sent to email subscribers for the project. As of July 2018, the list has grown to over 5,700 subscribers. General project and printed information has also been available at community kiosks that change locations in the community at key locations like libraries, community centers and other high traffic locations in neighborhoods. Project information was available at the Tour de Terrace event this past July where staff engaged over 250 residents on two days.

In addition to outreach efforts targeted to the larger community in Mountlake Terrace, specific outreach efforts have included the following:

- Fieldwork – Numerous residents have been contacted about field work activities on their property or near their homes in the public right-of-way. Notifications for field work activities have included property and tree surveys, soil testing and geotech borings, noise and vibration testing, and groundwater monitoring.
- Property owner outreach – In April of 2017, notices were sent to all property owners impacted by potential plans for temporary parking in the cul-de-sac at 59th Place near the transit centers and individual meetings were set up to discuss the process. Since that time Real Property staff have informed and guided property owners through the on-going acquisition process.
- Station Naming Process – Citizens were engaged in the station naming process at public meetings and online in 2017.
- Project updates have been provided to the Mountlake Terrace Business Association, the Citizens Advisory group for the project, City Council and Arts Commission.