



## East Link Light Rail

# MERCER SLOUGH NATURE PARK / WINTERS HOUSE



### Mercer Slough Nature Park

Extensive public involvement by Bellevue residents and businesses helped inform the Bellevue City Council and Sound Transit Board of Directors in their final approval of the alignment of the East Link light rail extension in Bellevue. The selected alignment was subject to comprehensive environmental review in which parkland and historic impacts to

Mercer Slough Nature Park were disclosed. Mitigation to offset permanent impacts and impacts during construction is captured in the East Link Final Environmental Impact Statement, the subsequent Record of Decision, and the original and amended Memorandum of Understanding (MOU) between the City and Sound Transit.



Per the MOU Exhibit R, The City will transfer approximately 2.03 acres of property from Mercer Slough Nature Park to Sound Transit (Area A on attached map) along with several different types of permanent and temporary easements for the project. Of that property, 1.06 acres were originally acquired with state and federal grant funding (Areas A-1 and A-2). Those properties were only transferable to Sound Transit following regulatory approvals from the state and federal agencies that provided the original grant funding. Regulatory approval requires replacement of the transferred properties with property of like function and value. 6.21 acres (Area B) were acquired on the east side of the park (generally known as the Moon/Ross properties), connecting two sections of park that have long been separated. Regulatory approvals that this property was adequate replacement for areas A-1 and A-2 were obtained in April 2015 for the State of Washington and December 2015 for the federal National Parks Service.

The remainder of the parkland being transferred to Sound Transit were originally purchased with local park bond funding or with city general funds. This remainder parkland is not subject to the same replacement requirements as the properties acquired with state and federal grant funding; however, mitigation will be provided for the conveyance of property originally acquired with local park bond funding. Such mitigation includes a combination of property and park improvements to the City of Bellevue, such as: 1.63 acres of additional land (Area C) from Sound Transit for Mercer Slough Park; and \$2.34 million in payments to support construction of new trails and park facilities impacted by the East Link project (see concept figures on page 2). Additionally, mitigation is designed into the East Link project including the lidded trench to be constructed in between the Winters House and Bellevue Way SE; over six acres of wetland and wetland buffer restoration within Mercer Slough Nature Park; and planting of over 2,800 trees to offset the 691 being removed.

This transfer was also subject to NEPA/Section 4(f) review per Sound Transit's federal environmental process relative to any impacts of East Link alignment. The alignment went through additional public review, public testimony, and public hearings relative to actions taken by the Bellevue City Council. Additional mitigation for

impacts to Mercer Slough is addressed in MOU Exhibit O, the East Link Final Environmental Impact Statement and the Federal Transit Administration Record of Decision.

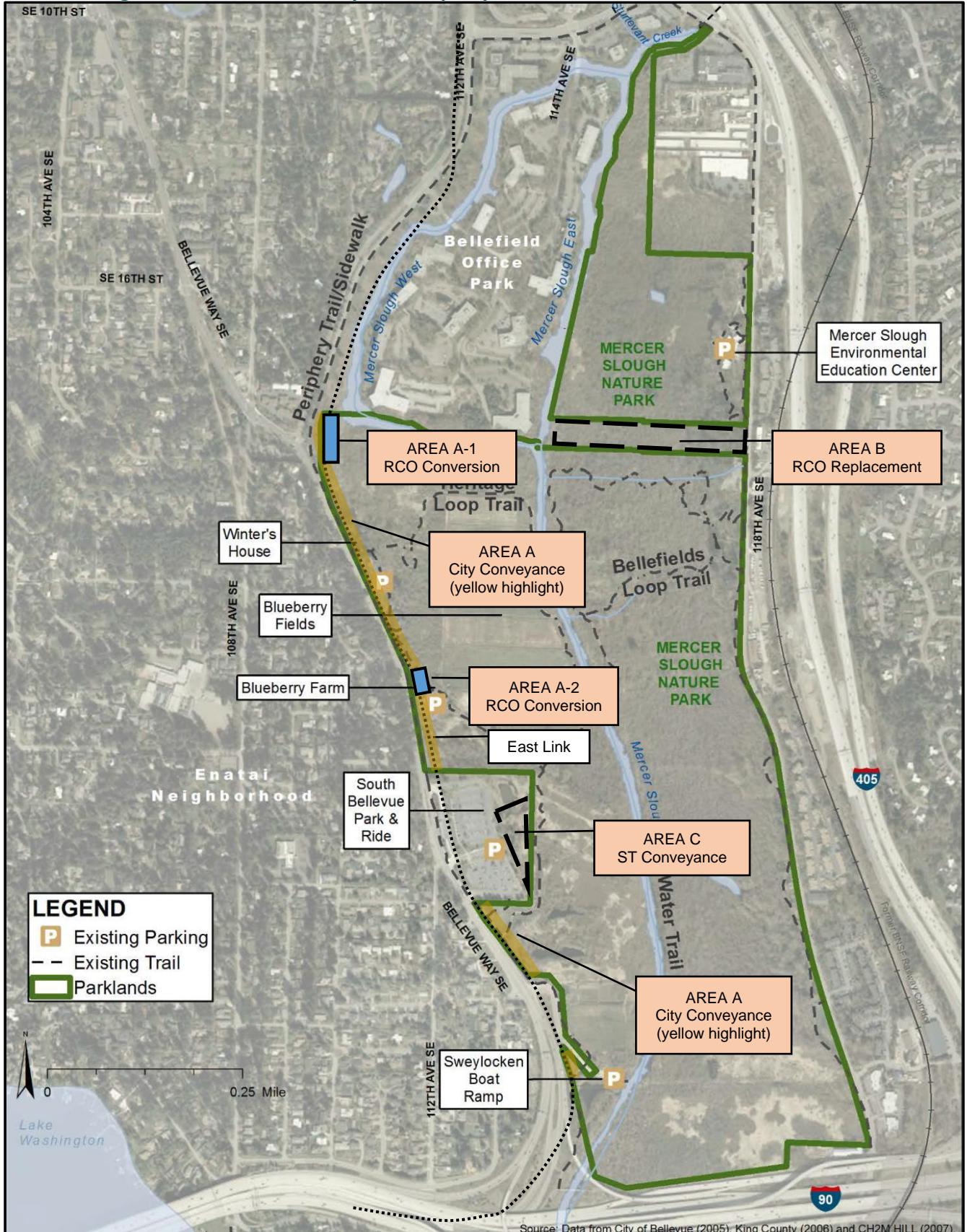
Construction of East Link in south Bellevue will require removal of dirt material and the addition of 'fill' material. Sound Transit has not indicated the exact amount of dirt to be removed just from the Mercer Slough Nature Park, but has noted the entire South Bellevue segment, from I-90 to East Main Station, will remove approximately 260,700 cubic yards. This dirt will come from construction of columns for the aerial guideway, trenching for the light rail line in front of the Winters House, guideway construction north of the Winters House and guideway construction as the light rail line travels north along the east side of 112<sup>th</sup> Avenue NE, crosses under 112<sup>th</sup> Avenue NE, travels along the west side of 112<sup>th</sup> Avenue NE to the East Main Station.

### **Mercer Slough Park Osbo Trail and New Farm Retail Structure**





# Mercer Slough Nature Park Boundary and Property Transfers





## F. W. Winters House

During the design and engineering phase of East Link, potential impacts to the Winters House were evaluated by Sound Transit in consultation with the Washington Department of Archeology and Historic Preservation. This analysis was published and subject to public comment through the Environmental Impact Statement (EIS) process.



The F. W. Winters House is owned and maintained by the City of Bellevue and is listed on the National Register of Historic Places (NRHP). The facility is available for public rentals. Eastside Heritage Center (EHC) also provides education-based programs as part of a service agreement with the City.

Winters House will be closed during East Link construction. As such, the EHC will need to temporarily relocate as early as October 2016 so that the structure is vacant during East Link construction. Sound Transit is working with EHC through its relocation program, which is a process that is independent of the City. Once construction is complete, EHC will return to Winters House.

When the Winters House was listed on the NRHP in 1991, the listing included a 50-foot boundary around the building. The purpose of this was to assure review of any potential impacts to the building as a result of development activities taking place around it. This NRHP boundary helped identify mitigation from known environmental impacts as the Winters House and other historical and archeological resources in the East Link corridor were evaluated during the East Link EIS process.

A Memorandum of Agreement (2011) exists between Sound Transit, the Federal Transit Authority and the Washington Department of Archeology and Historic Preservation regarding the safeguarding of the Winters House prior to and during and after East Link construction.

Key activities to protect the building during construction will include frequent city inspections, installed monitoring devices to detect ground movement, and on-site evaluation by geotechnical engineers of excavation and construction. As a final measure, Sound Transit will be responsible for repairs to protect the structure's historic status should damage occur during East Link construction as well as throughout the first year of light rail operation.

### *The East Link light rail extension in South Bellevue will include the following features:*

- *The alignment exits the I-90 center roadway, crosses over westbound I-90, and continues elevated on the east side of Bellevue Way SE to the South Bellevue Station, which is located at the current site of the South Bellevue Park & Ride (P&R).*
- *The South Bellevue Station includes a five-level parking structure (offering approximately 1,500 parking stalls) built on the site of the existing P&R; three stories will be visible above Bellevue Way SE.*
- *From the South Bellevue Station, the guideway alignment transitions to a retained cut/trench on the east side of Bellevue Way SE within Mercer Slough Nature Park to the intersection of Bellevue Way SE and 112<sup>th</sup> Avenue SE. In front of the Winters House, the route is in a lidded trench, approximately 170 feet long.*