



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6610
January 21, 2025
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6610: Commuter Parking Project Right-of-Way Dedication	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Adopt Resolution No. 1669 dedicating a portion of the former Tully’s property as City right-of-way.	

DEPARTMENT:	City Manager
STAFF:	Jessi Bon, City Manager Robbie Cunningham Adams, Management Analyst
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Commuter Parking Project Combined Parcel Map 2. Resolution No. 1669 and ROW Dedication Deed
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to convert areas of the Commuter Parking Project lot to right of way (ROW) to allow parking enforcement to be performed by the Mercer Island Police Department (MIPD).

- During the February 20, 2024 City Council meeting, Council approved the site concept for the Commuter Parking Project and directed the City Manager to proceed with design ([AB 6405](#)).
- The design was advertised for bid on October 31, 2024, and is expected to begin construction in February 2025 with an estimated completion date of June 2025. The final design is available on the City’s [Let’s Talk Page](#).
- The project area straddles two different property designations – private property (former Tully’s property) and ROW (Parcel A-1). Refer to Exhibit 1. MIPD does not have authority to enforce parking regulations on private property.
- Approval of Resolution No. 1669 and the attached dedication deed (Exhibit 2) will dedicate the Tully’s property as ROW.

BACKGROUND

Property Assemblage

The Commuter Parking Project site consists of three different parcels (see Exhibit 1), acquired and assembled over multiple years to provide commuter parking in Town Center. The parcels include:

- The former Tully's site, acquired in 2019.
- Parcel A-1, owned by the City under a turnback agreement with the Washington State Department of Transportation from 2000. This parcel includes a portion of Sunset Highway and the cul-de-sac to the northeast of the former Tully's property.
- Parcel A-2, acquired by the City in 2021, is north of and immediately adjacent to Parcel A-1.

The total property assemblage is just over 31,000 square feet and represents an important gateway to Town Center.

Approval of Town Center Long-Term Regional Transit Commuter Parking Project

During the February 20, 2024 City Council meeting, the City Council approved the site concept for the Commuter Parking Project and directed the City Manager to proceed with design ([AB 6405](#)). Upon receiving City Council approval for the Commuter Parking Project site concept, staff began design and preparation of the engineer's cost estimate. The design was advertised for bids on October 31, 2024, and will begin construction in February 2025 with an estimated completion date of June 2025. The final design is available for review on the City's [Let's Talk Page](#).

ISSUE/DISCUSSION

Parking Enforcement

City staff recommend converting areas of the Commuter Parking Project lot designated for vehicle access and parking to ROW to allow enforcement to be performed by MIPD. Currently, those areas straddle two different property designations – private property (former Tully's property) and ROW (Parcel A-1). MIPD does not have authority to enforce parking regulations on private property.

Approval of Resolution No. 1669 and the attached dedication deed (Exhibit 2) will implement this ROW dedication.

NEXT STEPS

Following the adoption of the resolution, staff will record the dedication deed with King County and update the City's GIS maps to reflect the changes. Construction of the Commuter Parking Project will begin in February 2025 and be substantially complete in June.

Staff will begin work on drafting parking regulations and the enforcement policy needed to operationalize the new parking facility, including code amendments, ahead of the opening of the facility. This item is tentatively scheduled for City Council review and consideration in March 2025.

RECOMMENDED ACTION

Adopt Resolution No. 1669 dedicating a portion of the former Tully's property as City right-of-way.