

March 5, 2018

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution authorizing execution of all documents necessary to acquire easements on private property located at 1414 116th Avenue Northeast required for the Spring Boulevard Zone 1 project, Capital Improvement Plan (CIP) project PW-R-172.

FISCAL IMPACT

The cost to acquire the easement rights for the NE Spring Boulevard Zone 1 project (CIP No. PW-R-172) totals \$114,050. Sufficient funds exist in the project to fully fund this acquisition.

The following table provides the project financial status for PW-R-172:

(\$000)

	Current Budget	LTD Expenditures	Total Projected Expenditures	Projected Balance	<i>This Action</i>	Actual / Projected Completion Date
Phase I (Design)	\$3,579	\$3,294	\$3,559	\$20	\$0	Q2-2018
Phase II (Right-of-Way)	\$4,452	\$3,178	\$3,555	\$897	\$114	Q1-2018
Phase III (Construction)	\$25,400	\$13,833	\$26,318	(\$917)	\$0	Q3-2019
Total	\$33,432	\$20,305	\$33,432	\$0	\$114	

The total project cost of \$33,432,000 (including this action) assumes full expenditure of project contingencies. Reporting the contingencies in this manner illustrates the City's potential ultimate financial exposure on this project.

STAFF CONTACTS

Laurie Leland, Interim Director, 452-4167
Ira McDaniel, Real Property Manager, 452-4182
Patti Ebert, Sr. Real Property Agent, 452-5203
Civic Services Department

David Berg, Director, 452-6468
Steve Costa, Senior Transportation Engineer, 452-2845
Transportation Department

POLICY CONSIDERATION

Bellevue City Code:

Under Bellevue City Code 4.30.010, City Council approval is required to purchase property or property rights when the acquisition is part of a city capital improvement plan and the purchase price exceeds \$90,000.

BACKGROUND

Northeast Spring Boulevard Zone 1 (116th Avenue Northeast to 120th Avenue Northeast) is one of the high-priority transportation investments that make up the Mobility and Infrastructure Initiative. This project was designed and will be constructed in coordination with Sound Transit to cross over the East Link light rail alignment and the Eastside Rail Corridor. This project widens Northeast 12th Street to two travel lanes in each direction with turn pockets, along with new traffic signals at the Northeast 12th Street and 120th Avenue Northeast intersections. It also includes a separated multi-purpose path along the north side of Northeast 12th Street and a sidewalk on the south side, landscaping with irrigation, illumination, storm drainage improvements, water quality treatment and other underground utilities.

In order to construct the road and associated improvements as designed, acquisition of three easements across the property located at 1414 116th Avenue Northeast are required. This includes a sidewalk and utility easement, a wall easement and a temporary construction easement. In compliance with the City’s property acquisition policies and procedures, the value of these easements was established by an independent appraiser and a review appraiser. The acquisition of these property rights occurred through voluntary negotiated agreement with the property owner.

The property rights being acquired and their values are detailed below:

Property Right	Square Footage	Compensation
Sidewalk/Utility Easement	492	\$44,403
Wall Easement	592	\$53,428
Temporary Construction Easement	1,138	\$16,216
Total Just Compensation (rounded)		\$114,050

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately upon Council adoption.

OPTIONS

1. Adopt the Resolution authorizing execution of all documents necessary to acquire easements on private property located at 1414 116th Avenue Northeast required for the Spring Boulevard Zone 1 project, Capital Improvement Plan (CIP) project PW-R-172.
2. Do not adopt the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Resolution No. 9376 authorizing execution of all documents necessary to acquire easements on private property located at 1414 116th Avenue Northeast required for the Spring Boulevard Zone 1 project, Capital Improvement Plan (CIP) project PW-R-172.

ATTACHMENTS

- A. Easement Map
 - B. CIP Project Description (PW-R-172)
 - C. Vicinity Map
- Proposed Resolution No. 9376

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of easements:

1. Wall Easement
2. Sidewalk & Utility Easement
3. Temporary Construction Easement