

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the conveyance of an easement that includes two areas to Puget Sound Energy Inc. (PSE) for installation, operation, and maintenance of electrical underground facilities that serves parcels including the City of Bellevue property located at 10201 NE 4th St, Bellevue, WA 98004 known as Bellevue Downtown Park.

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EXECUTIVE SUMMARY**ACTION**

This Resolution will authorize the execution of an easement that includes two areas on City of Bellevue's Downtown Park property. These easements areas are required by PSE to install, operate, and maintain underground electric facilities to provide service to the property.

RECOMMENDATION

Move to adopt Resolution No. 10401

BACKGROUND/ANALYSIS

The property located at 201 Bellevue Way NE is in the process of redeveloping into a mixed-use building known as the 'Park Row Project.' This re-development project will include a public plaza adjacent to Bellevue Downtown Park, mid-block pedestrian pathway, and improved access from Bellevue Way NE into the park. There will be new improvements to both Bellevue Downtown Park and Park Row properties. The new improvements constructed by the Park Row Project would provide public benefits and enhance the park users' experience.

On behalf of the Park Row Project, the City has received requests from Puget Sound Energy (PSE) for new locations of underground electrical facilities at Bellevue Downtown Park. To construct the improvements on the Downtown Park property, existing electrical facilities located on the west side of the park would need to be relocated. PSE has requested an easement for the new location of underground electrical facilities on the east side of the property that serves the park (Easement Area 1).

As part of the Park Row Project, PSE will also relocate electrical facilities adjacent to NE 2nd Street. The electrical facilities will primarily be on the Park Row Project property, with a small portion of the

underground wires crossing under the south side of Bellevue Downtown Park. As such, PSE requested a second easement area (Easement Area 2), a depiction of which is provided as Attachment “A”. PSE will own, operate and maintain the new electrical underground facilities located on the park property.

Bellevue Parks & Community Services staff have reviewed the easement areas and have found little to no impact to the City’s use of the property resulting from granting these easements. Therefore, staff recommends authorizing the execution of the document for two easement areas within Bellevue Downtown Park. The compensation for the easement areas is calculated as follows:

Easement Area 1	Easement Area 2
889 s.f x \$100 s.f = \$88,900	245 s.f x \$100 s.f = \$24,500

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

Under Bellevue City Code 4.32.060, the City can dispose of real property interests, including the release of permanent transportation easements, upon approval by the Council.

City Procedure

All requests for the conveyance of easements across City-owned property are put through a review by the department with custodial authority of the property as well as other departments that may be impacted by the easement. If an offer of financial compensation is involved, the offer and any appraisals are reviewed and as necessary, staff negotiate the value to ensure the City receives fair market value.

Fiscal Impact

If this Resolution is approved, Park Row will compensate the City for the conveyance of easement in the amount of \$113,400. This will be deposited into the Land Purchase Revolving Fund for future use. The cost for the installation of the new underground electric facilities within the easement areas are provided by the Park Row Project and has no cost to the City.

OPTIONS

1. Adopt the Resolution authorizing the conveyance of an easement that includes two areas to Puget Sound Energy Inc. (PSE) for installation, operation, and maintenance of electrical underground facilities that serves parcels including the City of Bellevue property located at 10201 NE 4th St, Bellevue, WA 98004 known as Bellevue Downtown Park.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 10401

AVAILABLE IN COUNCIL LIBRARY

Proposed easement to Puget Sound Energy at Bellevue Downtown Park