

CITY COUNCIL AGENDA TOPIC

Resolution determining that an existing water easement located at 11040 Main Street is surplus to the City's needs and is no longer required for providing continued water service; and setting a time and place for a public hearing to consider the release of this easement.

Jamie Robinson, Assistant Director, 452-6843
Loren Matlick, Real Property Manager, 452-6458
Niki Peng, Real Property Agent, 452-6842
Finance & Asset Management Department

Dwight Smith, Utilities Development Review Manager 452-4127
Utilities

EXECUTIVE SUMMARY**ACTION**

This Resolution determines that the water easement located at 11040 Main Street is surplus to the City's needs and is no longer required for providing continued service at this location.

RECOMMENDATION

Move to adopt Resolution No. 10480

BACKGROUND/ANALYSIS

This request involves declaring an existing water easement located at 11040 Main Street surplus. The water easement was granted to the City of Bellevue on February 15, 1980, under King County Recording No. 8007300594. The subject property is owned by Bellevue Main, LLC, a Washington limited liability company. The owner is redeveloping the site into a 350-unit residential building with approximately 310,800 SF of market rate and affordable units, and approximately 117,200 SF of below grade parking and mechanical. As a part of their development, the owner has requested that the City release this existing easement.

Utilities and Fire Department staff have reviewed the release request and confirmed that the entirety of the easement recording number 8007300594 is no longer needed. The water line that occupies the easement area is being removed entirely and being cut and capped. There is no new location for the water line. This water line was essentially a redundant fire flow loop for the church next to the parcel and is not needed to meet the church's fire flow requirements and sprinkler system demands.

If the Council adopts the recommended resolution declaring the easement surplus, staff propose to return on April 15, to assist the Council in holding a public hearing. At this hearing, the public will be able to comment on the proposed easement releases. Following the hearing, staff will request Council action on a proposed resolution authorizing the release of the easement.

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

The City has a procedure in place for releasing or modifying easements. An easement may be released, upon approval by the Council, if the easement is no longer needed, there is no foreseeable future need for the easement and, if applicable, the City has obtained any needed replacement easements.

Fiscal Impact

Declaring this easement surplus has no fiscal impact on the City because this easement was provided to the City at no cost. Per the guidance laid out in the City's Easement Release Procedure, no compensation is required for the release of an easement that was obtained at no cost.

OPTIONS

1. Adopt the Resolution determining that an existing water easement located at 11040 Main Street is surplus to the City's needs and is no longer required for providing continued water service; and setting a time and place for a public hearing to consider the release of this easement.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 10480

AVAILABLE IN COUNCIL LIBRARY

Copies of the proposed release of interest in one easement