

**CITY COUNCIL AGENDA TOPIC**

Public Hearing on the requested vacation of a dead-end portion of NE 55<sup>th</sup> Street located on the east side of the Bellevue Golf Course.

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**EXECUTIVE SUMMARY****ACTION**

This public hearing is to solicit input on the proposed street vacation requested by City of Bellevue Parks & Community Services Department, the adjacent property owner, for a portion of NE 55<sup>th</sup> Street located on the east side of the Bellevue Golf Course. If approved, staff would return to City Council at a future meeting with an ordinance, following preparation and execution of necessary documents.

**RECOMMENDATION**

Hold the public hearing and provide direction to staff whether to proceed with drafting legislation either approving or denying the requested street vacation, based on the criteria in Bellevue City Code 14.35.070.

**BACKGROUND/ANALYSIS**

The portion of NE 55<sup>th</sup> Street proposed for vacation is located adjacent to and on the east side of the Bellevue Golf Course. The city owns properties on both sides of this approximately 265-foot long by 60-foot wide proposed vacation area. If approved, the area would be incorporated in the development of the Parks & Community Services Operations Facility under CIP No. G-117.

The right-of-way of NE 55<sup>th</sup> Street was located between 140<sup>th</sup> Avenue NE and 148<sup>th</sup> Avenue NE. In 1966, the city acquired properties on the north side of the city limit for construction of a municipal golf course, which became the Bellevue Golf Course managed by Parks & Community Services. At that time, NE 55<sup>th</sup> Street bisected the properties. To combine the parcels for one contiguous site, the city vacated the majority of the west side right-of-way from 140<sup>th</sup> Avenue NE to the east boundary of the golf course under Ordinance No. 942. This street vacation extends the vacated area to align with the current east boundary of the golf course (see map on Attachment A).

Parks & Community Services Resource Management and Natural Resources Divisions manage and maintain the city's over 2,700 acres of park, open space, and park buildings to ensure that they are safe, enjoyable places for the public. Ongoing maintenance, and periodic renovation of grounds and structures is needed to protect public resources and ensure long-term functioning of the park system. This commitment to a properly maintained, safe and beautiful park system is expected by Bellevue parks users and is a high priority of the city. In 1998 and 2002, Parks & Community Services completed technical evaluations/studies which identified several deficiencies in the existing Parks Operation & Maintenance (O&M) facilities. These include insufficient staff office and workspaces, deteriorating facility conditions, inadequate material storage capacity, as well as ADA and land use compliance issues.

The Citywide Property & Facilities Long Range Plan conducted in 2018 provided an extensive study of operations and maintenance needs across all city departments and functions. This study concluded that the northeastern side of Bellevue Golf Course could be re-planned for better use as a location for Parks & Community Services to consolidate its field operations. The study further concluded that the site could be planned in a way to accommodate additional capacity, better fulfilling future growth demands of the Parks & Community Services department and offering efficiencies in consolidating operations. Based on the 2018 plan and additional study of facility siting options in 2020, Parks and Community Services is in the process of developing an Operations Facility to provide support to Bellevue's parks system and the Bellevue Golf Course. The proposed vacation area is critical to the project to secure the site while allowing adequate space to maneuver between facilities on both sides of the vacation area.

City Departments have reviewed the proposed street vacation, which will also be reviewed by franchise utilities for easements that may need to be reserved prior to vacating the right-of-way.

On February 24, the council adopted Resolution No. 10587 which initiated the vacation of the subject right-of-way and set a public hearing for the proposed street vacation on March 24. This hearing was advertised in the newspaper of record, posted by the City Clerk in the required places and posted at the property. Notices were sent to property owners within a 500-foot radius of the proposed vacation.

Staff seek council direction on whether to proceed with drafting legislation either approving or denying the requested street vacation for council consideration at a future meeting. If the council directs staff to proceed with approval of the vacation, staff will return to council at a future meeting with an ordinance, following preparation and execution of necessary documents.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue City Code 14.35.070 requires that council hold a public hearing to consider the vacation, to hear any person wanting to speak for or against the vacation, and to pass an ordinance accomplishing the vacation, if appropriate. Staff will gather information and prepare findings to assist the council in the discussion of the vacation. Following the hearing, the council shall determine:

- a. Whether a change of use or vacation of the described portion will better serve the public good; or
- b. Whether the street or portion thereof is no longer required for public use; or
- c. Whether the use thereof as a public way is of such benefit as not to justify the cost of

maintenance; or

- d. Whether the substitution of a new and different thoroughfare would be more useful to the public; or
- e. Whether conditions may so change in the future as to provide a greater public use or need than presently exists; and
- f. Whether objections to the proposed vacation are made by owners of private property (exclusive of the petitioners) abutting the same.

Bellevue City Code 14.35.050 requires the public hearing be held at a time not more than 60 days, nor less than 20 days, after the date of passage of a resolution establishing the hearing date.

### **Fiscal Impact**

This action requires staff preparation and research time, which can be accommodated within the Parks & Community Services Operations Facility (CIP Project No. G-117) budget. It has been determined that this right-of-way is Class I per Bellevue City Code 14.35.120. The city is the owner of the adjacent properties, the request for street vacation provides a public benefit, therefore no fair market value compensation is needed for the portion of the street to be vacated.

### **OPTIONS**

1. Hold the Public Hearing and provide direction to staff whether to proceed with drafting legislation either approving or denying the requested street vacation of a dead-end portion of NE 55<sup>th</sup> Street located on the east side of the Bellevue Golf Course.
2. Do not hold the public hearing and provide alternative direction to staff.

### **ATTACHMENTS**

- A. Proposed right-of-way vacation location map
- B. Public Hearing Notice

### **AVAILABLE IN COUNCIL LIBRARY**

N/A