

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6887

AN ORDINANCE authorizing and providing for acquisition of interests in land for the purpose of constructing the Grand Connection: I-405 Crossing Project (CIP Plan No. PW-R-216); providing for condemnation, appropriation, taking of land and property rights necessary therefore; providing for payment; directing the initiation of appropriate proceedings in the manner provided by law for said condemnation; and establishing an effective date.

WHEREAS, the Grand Connection Framework Plan – Sequence Two identifies a series of transportation improvements, including the construction of a pedestrian and bicyclist-focused crossing of I-405 in the vicinity of NE 6th Street; and

WHEREAS, the Wilburton/NE 8th Street Subarea Plan and Wilburton TOD Vision identify an active transportation crossing of I-405 as a critical component of the transportation, open space, land use, and urban design framework for the area; and

WHEREAS, on November 19, 2024, the City Council adopted the 2025-2030 Capital Improvement Program (CIP) Plan, by Ordinance No. 6822, which was subsequently modified by Ordinance No. 6883 adopted on November 18, 2025; and

WHEREAS, the Grand Connection: I-405 Crossing Project (CIP Plan No. PW-R-216) (“the Project”), was adopted as part of such CIP, which includes the public uses of a constructing a multi-span bridge structure over I-405 for non-motorized users, linking Downtown Bellevue from the City Hall Plaza to the Wilburton neighborhood and the Eastrail regional trail, where it will connect with over 170 miles of trails accessible by half a million Eastside residents; and

WHEREAS, City Council finds that the public health, safety, necessity and convenience demand that said Project be undertaken at this time and that in order to carry out the Project it is necessary at this time for the City to acquire interests and rights to the property described herein; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, and taken for public use, subject to the making or paying of just compensation to the owners thereof; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. The property located at 425 116th Ave NE, Bellevue, WA Assessor Parcel Number: 322505-9178 (the "Property") as now described in Exhibit "A" and generally depicted on Exhibit "B" is necessary for the construction of the Project described above, subject to making or paying just compensation to the owner thereof in the manner provided by law.

Section 2. The City Council of the City of Bellevue finds construction of the Project to be a public use, specifically the public use of constructing a multi-span bridge structure over I-405 for non-motorized users, linking Downtown Bellevue from the City Hall Plaza to the Wilburton neighborhood and the Eastrail regional trail, where it will connect with over 170 miles of trails accessible by half a million Eastside residents. The City Council specifically finds construction of the Project to be necessary, and in the best interests of the citizens.

Section 3. The cost and expense of acquiring the property rights described in this Ordinance shall be paid from the Capital Investment Program (CIP) Plan or from other General Fund resources of the City. The Director of the Finance and Asset Management Department or designee is hereby authorized to make offers to, negotiate with, and execute agreements with the owner of said property, for the purpose of: acquiring the property; entering into lease agreements with the property owner (lease-backs) between the time of acquisition and start of construction; entering into relocation agreements; making or paying just compensation; and, approving the payment of just compensation as negotiated with said owners or as ordered by the Court.

Section 4. In the absence of negotiated purchases with the affected property owner, the City Attorney or designee is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, and take the property necessary to carry out the provisions of this ordinance. In so doing, the City Attorney or designee is authorized to utilize legal descriptions and depictions of the property rights condemned herein in a format more precise than those general descriptions and depictions set forth in Exhibits A and B. The City Attorney or designee is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

Section 5. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this _____ day of November 2025 and signed in authentication of its passage this _____ day of November 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Monica A. Buck, Deputy City Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____

EXHIBIT A

Exhibit A
Total Parcel Description
425 116TH Ave NE
Parcel 3225059178

The East 300.00 feet of the North 190 feet of that portion of the following described tract of land lying Easterly of the Easterly line of primary state highway NO. 1, MID LAKES TO KIRKLAND, described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the East line of said section 880.97 feet South of the northeast corner thereof; thence South on said East line 220.45 feet, more or less, to the North line of a tract of land conveyed by Charles Roon and wife, to William Joseph and wife, by deed recorded in Volume 645 of Deeds, Page 251, under Recording No. 553489, records of King County, Washington; Thence West along said North tract line, a distance of 988.19 feet; Thence North 0°06'00" West parallel with said East section line to a point West of the Point of Beginning; Thence East 988.56 feet to the Point of Beginning; Except that portion thereof lying within 116th avenue Northeast.

Situate in the County of King, State of Washington.



Date: 2025.10.30 08:35:47-07'00'

