

CITY COUNCIL AGENDA TOPIC

Ordinance approving the vacation of a dead-end portion of NE 55th Street located on the east side of the Bellevue Golf Course.

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EXECUTIVE SUMMARY**ACTION**

If approved, this Ordinance will vacate a portion of a dead-end portion of NE 55th Street located on the east side of the Bellevue Golf Course and authorize the conveyance of an easement to Puget Sound Energy within the vacated area.

RECOMMENDATION

Move to adopt Ordinance No. 6920

BACKGROUND/ANALYSIS

The portion of NE 55th 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 55th Street was located between 140th Avenue NE and 148th 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 55th 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 140th 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).

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, City 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. At the March 24 Public Hearing, no public comments were received. Following the hearing, the council directed staff to return at a future meeting with an ordinance to approve the proposed street vacation.

The city will convey an easement for existing franchise utilities within the area being vacated.

POLICY & FISCAL IMPACTS

Policy Impact

BCC 14.35.090 states that "...the council may, by ordinance and subject to provisions of this code regarding payment of compensation, vacate such street, alley or part thereof reserving to the City an easement or the right to exercise and grant easement vacated land for the construction, repair, and maintenance of public utilities and services and may impose such other conditions or limitations as it deems necessary and proper to preserve any desired public use or benefit."

Pursuant to BCC 14.35.070, council determined the following criteria were met to approve this proposed street vacation: a) a change of use or vacation of the described portion will better serve the public good; and b) Whether the street or portion thereof is no longer required for public use.

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. Adopt the Ordinance approving the vacation of a dead-end portion of NE 55th Street located on the east side of the Bellevue Golf Course.
2. Do not adopt the Ordinance and provide alternative direction to staff. The aforementioned right-of-way would remain public right-of-way.

ATTACHMENTS

A. Proposed Right-of-Way Vacation Map
Proposed Ordinance No. 6920

AVAILABLE IN COUNCIL LIBRARY

N/A