

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing the execution of all documents necessary to acquire property rights on private property located at 1150 124th Avenue NE, in an amount not to exceed approximately \$748,000, required for the NE Spring Boulevard Zone 2 – 120th Avenue NE to 124th Avenue NE Project (CIP Plan No. PW-R-173).

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**EXECUTIVE SUMMARY**

To construct the NE Spring Boulevard Zone 2 project, the City needs to acquire a small portion of the property and a temporary construction easement from the owner of 1150 124<sup>th</sup> Avenue NE.

**RECOMMENDATION**

Move to adopt Resolution No. 9591  
If approved, effective date: 05/06/2019

**BACKGROUND/ANALYSIS**

As part of the adopted 2019-2025 Capital Investment Plan (CIP), Bellevue will be constructing NE Spring Boulevard Zone 2, a new arterial roadway connecting 120<sup>th</sup> Avenue NE to 124<sup>th</sup> Avenue NE through the Spring District. This project includes intersection improvements through and on each side of 124<sup>th</sup> Avenue NE.

The NE Spring Boulevard Zone 2 project is part of the BelRed Plan and the Transportation Department's vision of supporting planned growth and economic vitality, improving access and circulation and capturing synergistic opportunities associated with BelRed development.

To accommodate the new traffic signal and sidewalk at the intersection of NE Spring Boulevard and 124<sup>th</sup> Avenue NE, the City will need to widen the right-of-way. The City has offered fair market value in the amounts listed for the following property rights:

|  |                     |
|--|---------------------|
| Statutory Warranty Deed<br>(6,887 SF x \$100/SF x 100% of fee value)                             | \$689,000.00        |
| Site Improvement Impacts   | \$35,000.00         |
| Temporary Construction Easement (12-month duration)<br>(3,029 SF x \$100/SF x 8% rate of return) | \$24,000.00         |
| <b>Total:</b>  | <b>\$748,000.00</b> |

## POLICY & FISCAL IMPACTS

### Policy Impact

Bellevue City Code

Under BCC 4.30.010 and BCC 4.30.020, City Council approval is required to purchase property or property rights when the acquisition is part of an approved and funded project in the City's capital improvement plan and the purchase price exceeds \$90,000.

### Fiscal Impact

This action obligates the City to pay \$748,000 for property rights on private property located at 1150 124<sup>th</sup> Avenue NE needed to construct the NE Spring Boulevard Zone 2 – 120<sup>th</sup> Avenue NE to 124<sup>th</sup> Avenue NE Project. Sufficient funding exists in the design and right-of-way phases of PW-R-173 to fully fund this acquisition.

The following table provides the project financial status for PW-R-173:

| (\$000)                  |                 |                           |                              |                   |                                    |
|--------------------------|-----------------|---------------------------|------------------------------|-------------------|------------------------------------|
|                          | Current Budget  | Life-to-Date Expenditures | Total Projected Expenditures | Projected Balance | Actual / Projected Completion Date |
| Phase I (Design)         | \$3,410         | \$2,867                   | \$3,051                      | \$359             | <b>\$0</b> Q2-2019                 |
| Phase II (Right-of-Way)  | 2,690           | 151                       | 2,686                        | 4                 | <b>748</b> Q2-2019                 |
| Phase III (Construction) | 12,246          | 1                         | 14,601                       | (2,355)           | <b>0</b> Q4-2020                   |
| <b>Total</b>             | <b>\$18,346</b> | <b>\$3,019</b>            | <b>\$20,337</b>              | <b>(\$1,991)</b>  | <b>\$748</b>                       |

The total projected project cost of \$20,337,000 (including this action) assumes full expenditure of project contingencies. Reporting the contingencies in this manner illustrates the City's potential ultimate financial exposure on this project. Staff will return to Council later in the year to award the bid for construction of this project. Pending the bid results, a subsequent budget amendment may be needed.

## OPTIONS

1. Adopt the Resolution authorizing the execution of all documents necessary to acquire property rights on private property located at 1150 124<sup>th</sup> Avenue NE, in an amount not to exceed

approximately \$748,000, required for the NE Spring Boulevard Zone 2 – 120th Avenue NE to 124th Avenue NE Project (CIP Plan No. PW-R-173).

2. Do not adopt the Resolution and provide alternative direction to staff.

#### **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Depiction of property rights acquired
  - B. Vicinity Map
  - C. CIP Project Description (PW-R-173)
- Proposed Resolution No. 9591

#### **AVAILABLE IN COUNCIL LIBRARY**

Proposed Statutory Warranty Deed  
Proposed Temporary Construction Easement  
Offer Letter