

CITY COUNCIL REGULAR SESSION

Public Hearing on the requested vacation of a portion of the alley between Downtown Park and 104th Avenue NE, south of NE 4th Street.

Toni Call, Director, 452-7863
Ira McDaniel, Real Property Manager, 452-4182
Patti Ebert, Senior Real Property Agent, 452-5203
Finance & Asset Management Department

Ken Kroeger, Project Manager, 452-4624
Parks & Community Services Department

EXECUTIVE SUMMARY

This public hearing is to solicit input on the proposed street vacation requested by the City of Bellevue Parks and Community Services Department for a portion of the alley between Downtown Park and 104th Avenue NE, south of NE 4th Street. If approved, staff would return to Council in approximately 6-8 weeks with an Ordinance, following preparation of necessary documents.

RECOMMENDATION

Move to hold the public hearing and provide direction to staff whether to proceed with drafting legislation either approving or denying the requested street vacation.

BACKGROUND/ANALYSIS

The unnamed alley that is the subject of this proposed street vacation runs through a portion of Downtown Park near the northeast corner of the park. The alley is 12 feet in width and was dedicated as public right of way on July 8, 1937 by Hamley's Replat of Tract 2 Sharps Subdivision of Cheriton Fruit Gardens. The City of Bellevue Parks and Community Services Department owns property on both sides of the area to be vacated.

The vacation of this portion of the alley would allow the area to be incorporated into the Parks and Community Services Department's proposed Downtown Park Northeast Corner Gateway project, which will function as a main entry into the Downtown Park and serve as a focal point for the City's Grand Connection, the City's envisioned pedestrian-oriented corridor that links Meydenbauer Bay Park to the Wilburton Special Opportunity District. The Downtown Park Northeast Corner Project is identified in the Grand Connection Art and Cultural Plan as a "key gateway for Bellevue and the Grand Connection route and an important transition from Downtown Bellevue into a more intimate environment of the Park and ultimately Old Bellevue." Additionally, the Plan identifies this location as an opportunity for a gateway between the bustling downtown and the natural elements of the Park, further suggesting this as a setting for a major public art opportunity.

To mitigate the impact of closing this end of the alley, the Parks and Community Services Department is proposing to grant temporary licenses over a portion of the park adjacent to the alley right-of-way that will remain next to Bellevue Rare Coins and Mod Pizza. These temporary licenses will allow for

vehicular circulation around these parcels. Parks will also revise the existing parking configuration to accommodate the new vehicular flow pattern. On June 17, by Resolution No. 9616, Council authorized the execution of these temporary licenses if and when the alley between Downtown Park and 104th Avenue NE, south of NE 4th street is vacated.

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

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 seeks 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 Council directs staff to proceed with approval of the vacation, staff would return to Council in approximately 6-8 weeks with an Ordinance, following preparation of necessary documents.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

BCC 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.

BCC 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 existing operating budget. The petitioner is the City of Bellevue and therefore no petition is submitted. It has been determined that this right-of-way is Class III per Bellevue City Code 14.35.120 and that no compensation is required.

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 portion of the alley between Downtown Park and 104th Avenue NE, south of NE 4th Street.
2. Do not hold the public hearing and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

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

AVAILABLE IN COUNCIL LIBRARY

N/A