

CITY COUNCIL REGULAR SESSION

Resolution authorizing the execution of a five-year Special Use Permit, in an amount not to exceed \$109,522.46, plus all applicable taxes, with an option to renew for an additional five years, for the use of a King County-owned parcel adjacent to the Bellevue Service Center (2901 115th Avenue NE).

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Finance & Asset Management Department

EXECUTIVE SUMMARY

This Resolution authorizes execution of a Special Use Permit from King County to the City for use of a parcel adjacent to the Bellevue Service Center for a term of five years, with an option to renew for an additional five years. The City uses this area for a pedestrian crossing, storm and sewer drain, vehicular parking, landscaping, equipment storage, fencing and ingress and egress.

RECOMMENDATION

Move to adopt Resolution No. 9669

If approved, effective date: 10/21/2019

BACKGROUND/ANALYSIS

In 1987, the City of Bellevue purchased property from Whirlpool for the Bellevue Service Center (BSC) at 2901 115th Avenue NE. At that time, the City was assigned a lease from Burlington Northern Rail Road (BNRR) for use of a portion of the Eastside Rail Corridor, which lies adjacent to the BSC property. Portions of the rail corridor were in use by Whirlpool for a sewer crossing, a storm water drain and storage. These uses were continued by the City when it took ownership.

In 1989, the City of Bellevue entered into a renewed lease agreement with BNRR, which was subsequently amended multiple times over the years to include the following additional uses: a pedestrian crossing, vehicular parking, landscaping, fencing and ingress and egress. The BSC utilizes the parking area for the City's service vehicles and the pedestrian crossing connects the lower employee parking lot to the BSC. The Eastside Rail Corridor has since been sold from BNRR to the Port of Seattle and then to King County.

The 1989 lease agreement is no longer in effect now that the property has been taken over by King County. The County is in the ongoing process of revising and updating all of the leases and permits along the Eastside Rail Corridor. The County has agreed to enter into a Special Use Permit with the City of Bellevue, allowing our continued use of 38,250 square feet of the rail corridor, at the cost of \$21,904.49 per year, or approximately \$0.57 per square foot, for the initial five-year term. If the City elects the option to renew the permit for the additional five-year term, the item will be brought back to Council for approval at that time.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

BCC 4.30.020 requires Council approval of leases that exceed \$90,000 or where the term of the lease is longer than two years in duration.

Fiscal Impacts

Adoption of this Resolution obligates the City to pay the amount of \$109,522.46, plus all applicable taxes, to King County for use of a King County-owned parcel adjacent to the BSC. This expenditure was anticipated, and sufficient funding exists within the adopted 2019-2020 Facility Services Fund operating budget.

OPTIONS

1. Adopt the Resolution authorizing the execution of a five-year Special Use Permit, in an amount not to exceed \$109,522.46, plus all applicable taxes, with an option to renew for an additional five years, for the use of a King County-owned parcel adjacent to the Bellevue Service Center (2901 115th Avenue NE).
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Vicinity Map

Proposed Resolution No. 9669

AVAILABLE IN COUNCIL LIBRARY

New Special Use Permit with King County