

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a Quitclaim Deed and Assignment of Easement to transfer a permanent sign easement, located at 530 112th Avenue NE, to the Washington State Department of Transportation (WSDOT) as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes project (WSDOT Project).

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EXECUTIVE SUMMARY

This Resolution authorizes execution of a Quitclaim Deed and Assignment of Easement to transfer a permanent sign easement to WSDOT as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes project.

RECOMMENDATION

Move to adopt Resolution No. 9725.

BACKGROUND/ANALYSIS

This action involves authorizing execution of a Quitclaim Deed and Assignment of Easement to transfer a permanent sign easement, located at 530 112th Avenue NE, from the City of Bellevue to WSDOT.

This easement was obtained by Central Puget Sound Regional Transit Authority (Sound Transit) in 2004, in connection with the Regional Express Bellevue Direct Access NE 8th/I-405 Interchange project and its related facilities, as contemplated in Sound Transit Resolution No. 2001-02. Sound Transit's project was part of a multi-agency plan that included the City, Federal Highway Administration, WSDOT, Sound Transit, Transportation Improvement Board and King County Metro Transit. This effort was known to the City as CIP Plan No. PW-I-46: I-405/Bellevue Downtown Access Project, and its goal was to improve access between Downtown and the Interstate 405 corridor.

The intent of this easement was to cover a WSDOT toll rate sign for the I-405 express toll lanes. After Sound Transit acquired the easement, it was mistakenly assigned to the City of Bellevue (rather than WSDOT) as part of a broader transfer of property rights that took in place in 2007, after construction of the project.

WSDOT has continued to operate and maintain the toll rate sign in this easement and plans to replace it with a larger one in a different location on the same property as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes project. The property owner and WSDOT have asked for the assignment of the existing easement so it may be relinquished by WSDOT when the new sign is

established.

Transportation Department staff have reviewed the assignment request and confirmed that the existing permanent sign easement is currently providing rights for WSDOT's toll rate sign and that this easement should not have been assigned to the City. Therefore, staff recommends authorizing the execution of a Quitclaim Deed and Assignment of Easement to transfer a permanent sign easement to WSDOT, as assigned to the City in error.

POLICY & FISCAL IMPACTS

Policy Impact

The I-405 Corridor Program Master Plan was completed in 2002. When fully implemented, the Master Plan will add up to two lanes in each direction on I-405, improve key arterials, develop Bus Rapid Transit line stations along the corridor, add 5,000 new Park and Ride spaces, and create new pedestrian/bicycle crossings over I-405. The improvements are estimated to save over 13 million travel-time hours each year, at an estimated value of \$569 million in annual savings.

The Washington State Legislature, through the approval of Connecting Washington, funded \$1.22 billion in improvements for the south end of I-405, including the I-405/SR 167 Interchange Direct Connector project and the I-405 Renton to Bellevue Widening and Express Toll Lanes project. The City continues to work closely with regional partners, such as WSDOT, and other transportation system providers to ensure timely implementation of state-funded improvements and appropriate transit, vanpool and carpool functionality.

The agreements under this action are in support of WSDOT's I-405 Corridor Program, which is funded through the state nickel gas tax and Transportation Partnership Act, and the I-405 Renton to Bellevue Widening and Express Toll Lanes project, which is funded through Connecting Washington.

Bellevue City Code

Under BCC 4.32.060, the City can dispose of real property interests, including the assignment of permanent transportation easements, upon approval by the Council.

City Procedure

The City has a procedure in place for releasing easements, which in this case would also apply to the transfer of this easement to WSDOT. The City may release its interest in an easement, upon approval by the Council, if the easement is no longer needed, there is no foreseeable future need for the easement and, if applicable, the City has obtained any needed replacement easements.

Fiscal Impact

Transferring this easement to WSDOT has no fiscal impact to the City because it was transferred to the City in error, and the City did not pay for the easement.

OPTIONS

1. Adopt the Resolution authorizing execution of a Quitclaim Deed and Assignment of Easement to transfer a permanent sign easement, located at 530 112th Avenue NE, to the Washington State Department of Transportation (WSDOT) as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes project (WSDOT Project).

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

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 9725

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed Quitclaim Deed and Assignment of Easement
Quitclaim Deed and Assignment Rec. No. 20071206000711
Permanent Sign Easement Rec. No. 20050504001747
Stipulated Decree of Appropriation (No. 02-2-31674-3 SEA) Rec. No. 20041201001268