

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a permanent sign easement on City-owned property located at 11100 NE 6th Street, known as the Meydenbauer Center, to the Washington State Department of Transportation as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes project.

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EXECUTIVE SUMMARY

This Resolution authorizes execution of a permanent sign easement, located at 11100 NE 6th Street, to the Washington State Department of Transportation (WSDOT) as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes project. This easement is required by WSDOT to construct, operate and maintain a toll rate sign.

RECOMMENDATION

Move to adopt Resolution No. 9748

BACKGROUND/ANALYSIS

This action involves authorizing execution of a permanent sign easement, located at 11100 NE 6th Street, from the City of Bellevue to WSDOT.

WSDOT is moving forward with staged implementation of the I-405 Master Plan to reduce congestion and improve mobility and safety. The current stage is the I-405 Renton to Bellevue Widening and Express Toll Lanes Project. Construction of the toll lanes along I-405 requires new toll rate sign structures on 112th Avenue NE in association with other improvements to the direct access ramps at the NE 6th Street Interchange.

WSDOT has plans to construct, operate and maintain a toll rate sign in the sidewalk located on this property and has requested an easement from the City for the sign. City staff have reviewed the easement request and recommend authorizing the execution of a permanent sign easement to WSDOT.

The easement and compensation are more particularly described as follows:

Meydenbauer Center, 11100 NE 6 th Street Parcel Numbers: 322505-9194 (75 SF x \$480/SF x 20% of fee value)	\$7,200.00
Site Improvement Impacts: One street tree being removed.	\$750.00
Total:	\$7,950.00

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.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

Under Bellevue City Code 4.32.060, the City can dispose of real property interests, including the conveyance of easements across City-owned property, upon approval by the Council.

City Procedure

All requests for the conveyance of easements across City-owned property are put through a review by the department with custodial authority of the property as well as other departments that may be impacted by the easement. If an offer of financial compensation is involved, the offer and any appraisals are reviewed and as necessary, staff negotiates the value to ensure the City receives fair market value.

Fiscal Impact

If this Resolution is approved, WSDOT will compensate the City for the conveyance of a permanent sign easement in the amount of \$7,950 which will be deposited into the Land Purchase Revolving Fund.

OPTIONS

1. Adopt the Resolution authorizing execution of a permanent sign easement on City-owned property located at 11100 NE 6th Street, known as the Meydenbauer Center, to the Washington State Department of Transportation as part of the I-405 Renton to Bellevue Widening and Express Toll Lanes 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. 9748

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed permanent sign easement