

RESOLUTION NO. R2016-11
City of Redmond Easement

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	05/12/2016	Recommend to Board	Ahmad Fazel, DECM Executive Director, Kevin Workman, Director of Real Property
Board	05/26/2016	Final Action	Nancy Bennett, Property Management Manager

PROPOSED ACTION

Authorizes the chief executive officer to grant a permanent easement to the City of Redmond on Sound Transit owned property located at the intersection of 152nd Avenue NE and NE 28th Street in Redmond, Washington, for a sale price of \$115,000.

KEY FEATURES SUMMARY

- This action will grant a permanent easement to the City of Redmond for approximately 2,685 square feet of land located on the southeast corner of 152nd Avenue NE and NE 28th Street.
- The easement is necessary to maintain the traffic signal equipment, sidewalks, and pavement markings along with associated appurtenances that are being constructed there as part of the street improvements by developer USL2 Overlake Village Center, LLC (USL2) based on City of Redmond requirements.
- In exchange for the permanent easement, the City of Redmond will pay Sound Transit \$115,000 which represents fair market value.
- Sound Transit Resolution No. 78-2 requires all permanent easements (excluding standard utility easements that service Sound Transit) be approved by the Board.
- Granting the easement to the City of Redmond will not impact Sound Transit's planned use of the property for access and construction.

BACKGROUND

Sound Transit Resolution No. R2013-27 authorized the chief executive officer to acquire, dispose, or lease certain real property interests in the Overlake Village/Overlake Transit Center neighborhood of Redmond.

USL2 is constructing the Esterra Park Development directly across the street from the Sound Transit owned property in Redmond, Washington. The City of Redmond is requiring the developer to realign the driveways on the east and west side of the streets. This requires construction of a new signalized intersection and relocation of the entrance to Sound Transit property.

Sound Transit is planning to redevelop the property it owns immediately north of this intersection with an at-grade light rail station (the Overlake Village Station), pedestrian plaza, bicycle/pedestrian bridge, and access street.

The City is paying fair market value for the easement. An appraisal concluded that the proposed easement does not affect any major improvements, nor result in measurable damages or special benefits.

USL2's application for construction of the improvements was approved on the condition that construction is complete prior to Notice To Proceed (NTP) for the East Link Extension E360 contract (SR520 to Overlake Transit Center).

The City of Redmond would have required these improvements and subsequent easement upon any development of this property.

PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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Projected Completion Date for the Construction Phase: Q1 2021
Project scope, schedule and budget summary located on page 51 of the February 2016 Link Light Rail Progress Report.

FISCAL INFORMATION

The adopted 2016 revenue budget does not include easement revenues. The proposed action once realized, would be recognized in the agency's 2016 miscellaneous revenues.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one-month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2013-27: Authorized the chief executive officer to acquire, dispose, or lease certain real property interests in the Overlake Village/Overlake Transit Center neighborhood of Redmond, including acquisition by condemnation and pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the East Link Extension.

Resolution No. 78-2: Updated the existing delegated authority and policy for the procurement of contracts, materials, services, and work; for the acquisition, use and disposal of real and personal property; for the execution of agreements with other public entities; and superseded Resolution No. 78-1.

ENVIRONMENTAL REVIEW

JI 4/28/2016

LEGAL REVIEW

JV 5/06/16



RESOLUTION NO. R2016-11

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to grant a permanent easement to the City of Redmond on Sound Transit owned property located at the intersection of 152nd Avenue NE and NE 28th Street in Redmond, Washington, for a sale price of \$115,000.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under RCW Chapters 81.104 and 81.112 for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 4, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, the ST2 plan provides for the expansion of light rail service between Seattle and Overlake; and

WHEREAS, the Board authorized the acquisition of property interests determined to be necessary for the operation and maintenance of the East Link Expansion project; and

WHEREAS, in Resolution No. R2013-27, the Board authorized the chief executive officer to acquire, dispose, or lease certain real property interests in the Overlake Village/Overlake Transit Center neighborhood of Redmond; and

WHEREAS, property development is taking place directly across the street from the Sound Transit owned property in Redmond, Washington, and the City of Redmond is requiring the developer to realign the driveways on the east and west side of the streets which requires construction of a new signalized intersection and relocation of the entrance to Sound Transit property; and

WHEREAS, granting an easement is necessary for the construction and maintenance of traffic signal equipment, sidewalks, and pavement markings along with associated appurtenances that are being constructed by a developer based on City of Redmond requirements; and

WHEREAS, in exchange for the permanent easement, the City of Redmond will pay Sound Transit \$115,000 which represents fair market value; and

WHEREAS, granting the easement to the City of Redmond will not impact Sound Transit's planned use for the property and the improvements and subsequent easement would have been required by the City upon any development of this property; and

WHEREAS, Resolution No. 78-2 requires all permanent easements (excluding standard utility easements that service Sound Transit) be approved by the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The chief executive officer is authorized to grant a permanent easement to the City of Redmond on Sound Transit owned property located at the intersection of 152nd Avenue NE and NE 28th Street in Redmond, Washington, for a sale price of \$115,000.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 26, 2016.



Dow Constantine
Board Chair

ATTEST:



Kathryn Flores
Board Administrator