

AM NO. 10-157-(C7)

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: July 20, 2010

SUBJECT: APPROVAL OF THE DISPOSITION OF CITY OF REDMOND-OWNED PROPERTY TO KING COUNTY AND ACCEPTANCE OF PROPERTY ADJACENT TO OTHER CITY-OWNED PROPERTY FOR KING COUNTY'S NOVELTY HILL ROAD PROJECT

I. RECOMMENDED ACTION:

Approve the conveyance of city-owned fee and easement property rights located adjacent to Union Hill Road, and approve the acceptance of fee property adjacent to other city-owned property located near Bear Creek and NE 95th Street, and authorize the Mayor to sign the agreement and conveyance documents associated with these transactions.

II. DEPARTMENT CONTACTS:

Bill Campbell, Director of Public Works	425-556-2733
Ron Grant, Assistant Public Works Director/City Engineer	425-556-2742
Debby Wilson, Real Property Manager	425-556-2715
Jeanne Justice, Natural Resources Engineering Supervisor	425-556-2887

III. DESCRIPTION:

As mentioned in a February 16, 2010 memo to Council regarding conveyance of property rights to King County for the Novelty Hill Road (NHR) Project, the County project will widen portions of Union Hill Road adjacent to city-owned properties. Part of the Interlocal Agreement, dated November 20, 2009, required both parties to negotiate in good faith for the County to purchase property owned by the City that is necessary for the project. One of the City properties impacted is the Martin Park property (King County Tax Parcel 062506-9060), located on the north side of Union Hill Road just east of the Evans Creek Bridge. Disposition of the property is complicated by its original purchase with funding through the US National Park Service (NPS), administered by the Washington Recreation and Conservation Office (RCO).

The funding requires that the impacted area of the parcel be replaced by an equivalent piece of property that is approved by the NPS. King County has pursued acquisition of a portion of the Brunell property (Tax Parcel 062506-9004), located on NE 95th Street, adjacent to property already owned by the City next to Bear Creek, as the exchange property for the Martin Park impacts. The City is submitting a request to RCO for approval of the exchange, and it is anticipated that the RCO and NPS will approve the property exchange. The final steps in completing the property transfer are the Council's approval of the conveyance of a portion of Martin Park and acceptance of the replacement property so that the City can execute documents necessary to complete the property transactions.

The following table describes the properties to be exchanged:

Property/Tax Parcel		Rights	Area (sf)
City's Martin Park	062506-9060	Slope/utility easement area	4,451
		Fee Area	7,070
		Agreement to Reconstruct Driveway	3,674
		(Damages to fencing, landscaping, etc. will be cured by King County or compensation paid to City based on professional estimates.)	
Brunell Property (Exchange)	062506-9004	Fee Area	17,710

Pending approval by the RCO and NPS, final conveyance documents will be reviewed by the City Attorney prior to the Mayor's signature. If there are any substantial changes to this property exchange, staff will return to Council for further direction. Properties listed are indicated on the attached vicinity map (Attachment A).

IV. IMPACT:

- A. Service/Delivery: Conveyance of these property rights will not prevent use or access to the park sites.
- B. Fiscal: There is no net monetary consideration as the property exchange is considered equal in value.

V. ALTERNATIVES:

The City Council could choose not to authorize conveyance or acceptance of the property rights, however this action would require the County to find alternative means to construct the project, which would potentially create a need for redesign or impact to other city-owned property.

VI. TIME CONSTRAINTS:

King County advertised for bids in March 2010 and plans to begin construction this summer.

VII. LIST OF ATTACHMENTS:

- A. Vicinity Map

_____/s/_____
William J. Campbell, Director of Public Works
7/9/10
Date

Approved for Council Agenda _____/s/_____
John Marchione, Mayor
7/9/10
Date



Martin Park Section 6(f) Replacement Property

City of Redmond, Washington

Draft Date 6/27/2010

