



MANAGEMENT BRIEF

DATE: May 7, 2012

TO: Mayor Lee and City Councilmembers

FROM: Bernard van de Kamp, Assistant Director, 452-6459
Transportation Department
Max Jacobs, Real Property Manager, 452-4182
Civic Services Department

SUBJECT: Work plan to evaluate potential public uses along 112th Avenue SE

Introduction and Background

In November 2011, the City of Bellevue and Sound Transit signed an Umbrella Memorandum of Understanding (MOU) for intergovernmental cooperation for the East Link Project. City Council Resolution No. 8322, which authorized the City Manager to execute the MOU, stipulated other actions to be carried out either jointly with Sound Transit or unilaterally by the City. The latter category included Section 3, which states:

“The City Manager shall present to the City Council for approval a work plan that will allow the City Council to evaluate the potential public uses of any property along 112th Avenue SE and south of Surrey Downs Park, to the extent any property immediately adjacent to 112th Avenue SE is not acquired by Sound Transit for the East Link project. Such work plan should be presented to the City Council at the same time as the Collaborative Design Process Management Plan required by the MOU.”

Section 3 of Resolution No. 8322 was included in the MOU and is in response to concerns expressed by several of the single family property owners along 112th Avenue SE (south of Surrey Downs Park) that are facing potential full or partial acquisition of their properties due to the City-requested modifications to the alignment on 112th Avenue SE. At this initial concept phase, Sound Transit identified three single family properties south of Surrey Downs Park as potential full acquisitions and another eight single family properties in the same area were identified as potential partial acquisitions. A final determination of the acquisition needs for the East Link project is not available until further design and environmental review can be completed.

Sound Transit Timeline

The City-requested modifications on 112th Avenue SE were developed as part of the MOU negotiations with Sound Transit and finalized in late fall 2011. As a result, the modifications have not been subject to the same level of design and environmental

analysis as the remainder of the East Link project, which has been developed to approximately 30% level of design and a Final Environmental Impact Statement level of analysis. The proposed 112th design modifications were developed to approximately 5% design, and an initial environmental screen was conducted to allow comparison to other 112th design alternatives. Sound Transit agreed, per the MOU, to advance the proposed 112th Avenue SE design modifications to an equivalent level of design and environmental analysis as one of the key tasks for the CDP in 2012.

Sound Transit needs to complete several steps before it can proceed with property acquisitions. Among the key steps is completion of the evaluation and environmental review of the 112th Avenue SE modifications, a decision on the modifications by the Sound Transit Board, and completion of the 60% engineering design on the entire East Link project. The earliest Sound Transit would likely acquire any of the properties along 112th Avenue SE south of Surrey Downs Park is in 2014. Until that time, the City would have no certainty about which properties would be full or partial acquisitions by Sound Transit.

Work Plan

The intent of Section 3 of the resolution is to explore the potential for the City of Bellevue to acquire the remainder, if any, of the partial acquisitions to fulfill potential public purposes. This Work Plan is predicated upon Sound Transit ultimately acquiring at least some portion of each of the eleven single family parcels for the East Link project. The Work Plan does not presume any property acquisition by Bellevue; rather it outlines a series of tasks for evaluating the potential for public use. Any decision by the City Council about property acquisition by Bellevue would be made subsequent to the completion of this Work Plan. The tasks, in sequence, are:

1. Develop a list of potential public uses for the properties along 112th and south of Surrey Downs Park. This will include a review of the potential maximum and minimum amount of property that would be needed for the potential projects identified.
2. Prepare an estimated timeline for property acquisition and project action. This step will explore the implications of the City acquiring property either prior or subsequent to Sound Transit acquiring properties for the East Link project.
3. Develop rough cost estimates and identify potential funding sources for each of the projects. This would include property acquisition as well as project planning, construction and carrying costs (for any borrowed funds).
4. Draft report to City Council on findings, conclusions and potential next steps.

Staff estimates that the Work Plan could be carried out in approximately six to eight months. It is important to note that this does not mean that any property acquisitions would commence at the end of the work; as set forth above, property acquisition may

occur as late as 2015, depending on decisions made by Sound Transit and the City. Although Sound Transit would not be directly involved in the analysis, some of the information that will be generated by Sound Transit during this time period will assist the City's efforts.

Next Steps

Staff will begin the process immediately. No additional action is required from the City Council at this time.