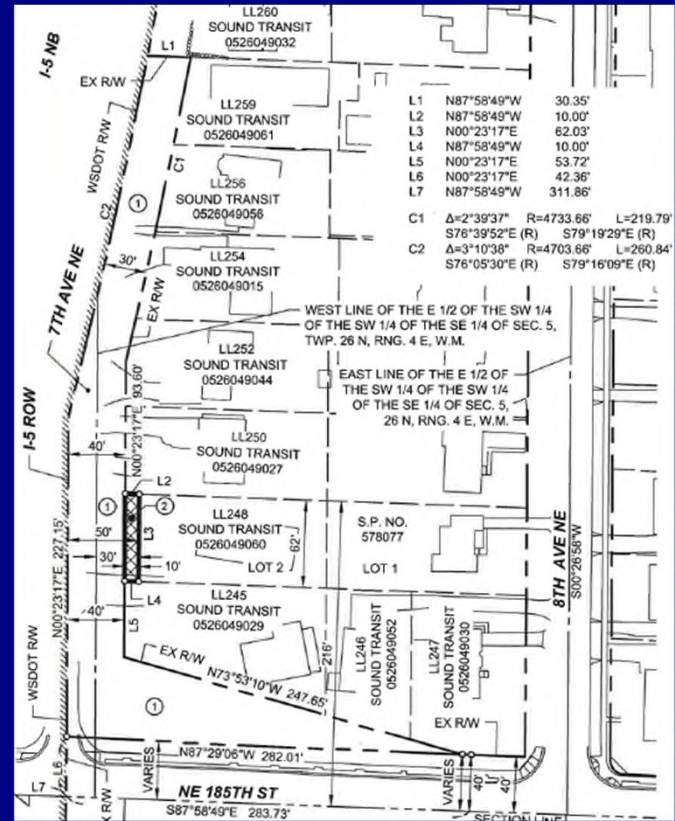


Discussion of Ordinance No. 875 – Street Vacation of a portion of 7th Avenue NE and Property Exchange Agreement



City Council Meeting
March 2, 2020



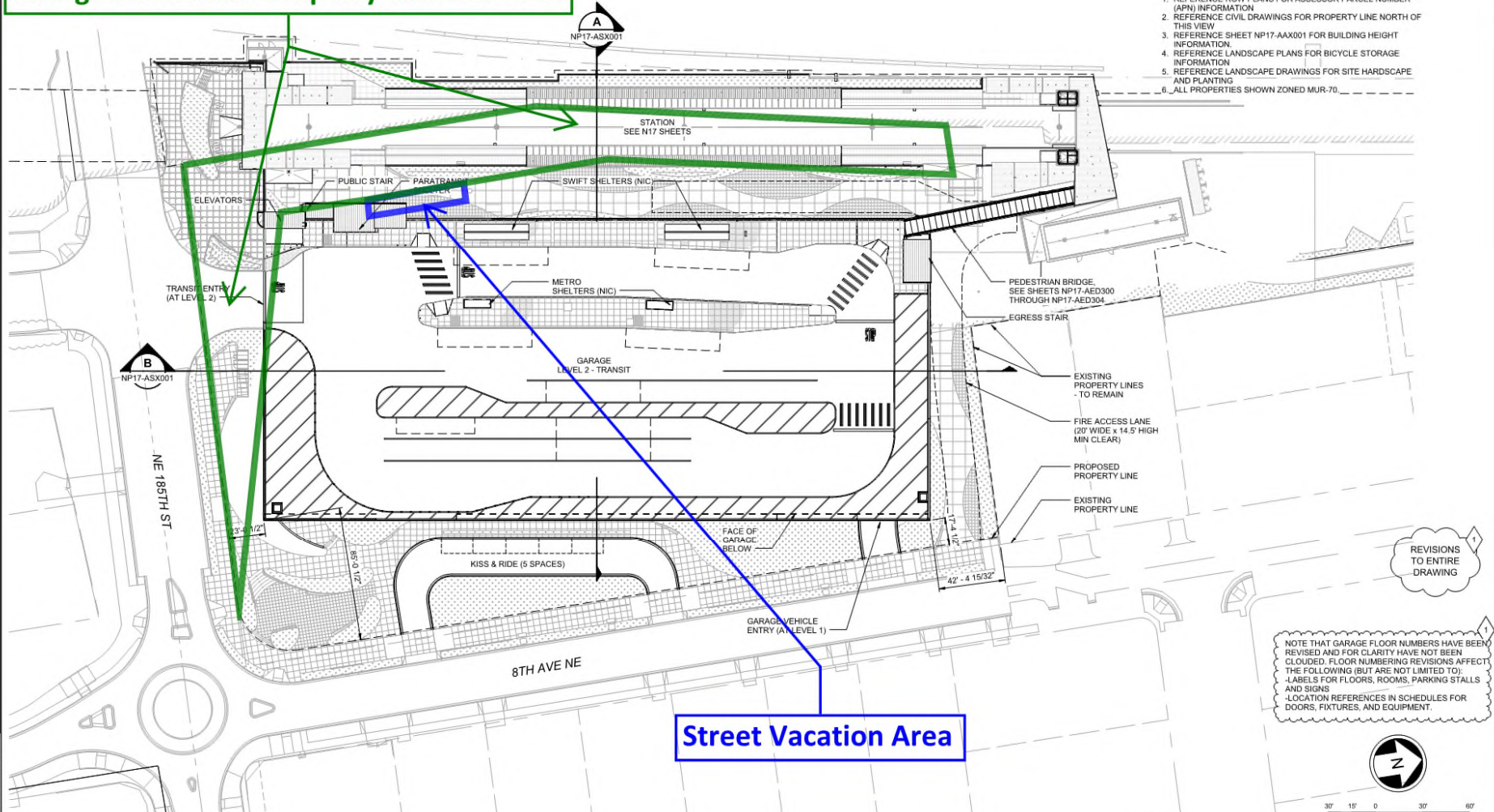
Background

Street Vacation Petition

- Street Vacation Petition PLN19-0154 for 7th Ave NE and NE 185th Street.
- Council Resolution No. 446 adopted September 16, 2019.
- Public Hearing before Hearing Examiner October 9, 2019.
- HE Recommendation of Street Vacation Approval October 23, 2019.
- WSDOT 1986 Quitclaim Deed transferred 24,068 square feet in fee, not as ROW easement.
- 620 square feet dedicated as ROW per King County Short Plat No. 578077 in 1979.

Intergovernmental Property Transfer Area

- SHORELINE MUNICIPAL CODE NOTES:
1. REFERENCE ROW PLANS FOR ASSESSOR PARCEL NUMBER (APN) INFORMATION
 2. REFERENCE CIVIL DRAWINGS FOR PROPERTY LINE NORTH OF THIS VIEW
 3. REFERENCE SHEET NP17-AXX001 FOR BUILDING HEIGHT INFORMATION.
 4. REFERENCE LANDSCAPE PLANS FOR BICYCLE STORAGE INFORMATION
 5. REFERENCE LANDSCAPE DRAWINGS FOR SITE HARDSCAPE AND PLANTING
 6. ALL PROPERTIES SHOWN ZONED MUR-70



REVISIONS TO ENTIRE DRAWING

NOTE THAT GARAGE FLOOR NUMBERS HAVE BEEN REVISED AND FOR CLARITY HAVE NOT BEEN CLOUDED. FLOOR NUMBERING REVISIONS AFFECT THE FOLLOWING (BUT ARE NOT LIMITED TO):
 -LABELS FOR FLOORS, ROOMS, PARKING STALLS AND SIGNS
 -LOCATION REFERENCES IN SCHEDULES FOR DOORS, FIXTURES, AND EQUIPMENT.



Street Vacation Area

Hearing Examiner Recommendation

Hearing Examiner recommends that the City Council approve the petition to vacate portions of NE 185th Street and 7th Avenue NE rights-of-way, with the following conditions:

- Reservation of any and all easements for City-owned utilities (Drainage)
- Provide a temporary easement to Ronald Wastewater District for the existing sanitary sewer infrastructure in the areas of street vacation.
- Provide a permanent utility easement for Ronald's relocated and remaining sewer infrastructure to be completed for the LLE Project.
- Sound Transit shall provide and pay for a boundary survey and appraisal of the revised combined portions of right of way of 7th Ave NE and NE 185th Street that are vacated and the required easements.
- Sound Transit shall provide for just compensation.



Property Exchange Agreement

- Compensation for street vacation and intergovernmental transfer.
- Properties to be used for 148th Bridge, Trail Along the Rail, and future roadway improvements.
- Sound Transit property surplus process must occur at end of project construction.
 - Scheduled for ST Board on April 23, 2020.



Street Vacation Elements

- *Ordinance No. 875* approves vacation of City ROW
- *Property Exchange Agreement* – specifying project surplus property of equal value (\$18,653.94) as compensation
- *Sewer Utility Easement* – for existing and proposed infrastructure on station site



Recommendation

- Staff recommends that Council discuss Ordinance No. 875 and the accompanying Property Exchange Agreement.
- Staff further recommends that Council adopt Ordinance No. 875 and the Property Exchange Agreement when they are brought back to Council on March 16, 2020.