

## Motion No. M2021-53

### Easements with City of Bellevue as part of East Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	09/09/2021	Recommend to Board	Ron Lewis, DECM Executive Director
Board	09/23/2021	Final action	Faith Roland, Director, Real Property <b>Rhonda Thomsen, Real Property Project Manager</b>

### Proposed action

(1) Authorizes the chief executive officer to (a) grant permanent easements to the City of Bellevue to construct, operate, and maintain water and drainage facilities, traffic signals and sidewalks on Sound Transit owned property and (b) authorizes the conveyance of fee and easement rights to the City of Bellevue for right-of-way, sidewalks and slopes, traffic signals, landscaping, and utilities that Sound Transit acquired as part of the East Link Extension, at no cost to the City and (2) ratifies certain permanent easements and fee and easement rights conveyed to the City of Bellevue pursuant to the 2015 Memorandum of Understanding between Sound Transit and the City of Bellevue.

### Key features summary

- Resolution No. R2018-40, the Board's Procurement and Delegated Authority Policy, requires all permanent easements on Sound Transit owned property (excluding standard utility easements that service Sound Transit) to be approved by the Board.
- This action will grant permanent easements, shown in Exhibit A, to the City of Bellevue comprising air, surface, and subsurface rights on portions of the Sound Transit owned properties located in Bellevue, WA. These property conveyances are necessary to relocate or create City of Bellevue infrastructure that was displaced by or required for construction of the East Link Extension.
- This action will also authorize and ratify the conveyance of fee and easement rights, shown in Exhibit B, to the City of Bellevue for right-of-way, sidewalks and utilities along the East Link alignment. These property conveyances were within the intent of the 2015 Memorandum of Understanding (MOU) between Sound Transit and the City of Bellevue, but were designed into the project after execution of the MOU or inadvertently omitted.
- No monetary consideration is to be exchanged due to Sound Transit's guideway and station improvements interfering with the City of Bellevue's existing facilities, requiring Sound Transit to mitigate by relocating the facilities. In addition, the City will provide maintenance in perpetuity on right of way, sidewalks and for utilities.
- Granting the easements and rights to the City of Bellevue will not impact Sound Transit's planned use of the property to construct, operate, and maintain the light rail guideway and appurtenances of the East Link Extension light rail project.

## Background

The light rail guideway passes through or near the parcels listed in Exhibit A. The City of Bellevue owns and operates public utilities and other infrastructure improvements within the City of Bellevue boundaries. The location of the guideway interfered with existing drainage and water facilities, requiring the relocation and reconnection of those facilities. The City requires these permanent easements to construct, operate, and maintain their water and drainage facilities. Sound Transit also wishes to grant easements to the City of Bellevue for sidewalks, to align and connect with adjacent sidewalks, in exchange for the City's agreement to maintain them in perpetuity.

Given the complexity of the MOU and the number of conveyances required for the East Link Extension, those listed on Exhibit B were inadvertently omitted or were designed into the project after the MOU was executed. Some of these conveyances – as indicated on Exhibit B – occurred before Sound Transit staff realized the omissions and recognized that Board approval was necessary.

## Project status

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Project Identification	Alternatives Identification	Conceptual Engineering/ Draft EIS	Preliminary Engineering/ Final EIS	Final Design	Construction

Projected completion date for East Link Extension: Q2 2023

Project scope, schedule and budget summary are located on page 21 of the July 2021 Agency Progress Report.

## Fiscal information

The proposed action would not result in any revenue for Sound Transit.

## Disadvantaged and small business participation

Not applicable to this action.

## Public involvement

Not applicable to this action.

## Time constraints

Timely approval will facilitate close out of the utility permit for the Downtown Bellevue Tunnel segment of the East Link Extension by the City of Bellevue.

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**Environmental review** – KH 8/26/21

**Legal review** – PM 9/3/21



## **Motion No. M2021-53**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to (a) grant permanent easements to the City of Bellevue to construct, operate, and maintain water and drainage facilities, traffic signals and sidewalks on Sound Transit owned property and (b) authorizes the conveyance of fee and easement rights to the City of Bellevue for right-of-way, sidewalks and slopes, traffic signals, landscaping, and utilities that Sound Transit acquired as part of the East Link Extension, at no cost to the City and (2) ratifying certain permanent easements and fee and easement rights conveyed to the City of Bellevue pursuant to the 2015 Memorandum of Understanding between Sound Transit and the City of Bellevue.

### **Background**

The light rail guideway passes through or near the parcels listed in Exhibit A. The City of Bellevue owns and operates public utilities and other infrastructure improvements within the City of Bellevue boundaries. The location of the guideway interfered with existing drainage and water facilities, requiring the relocation and reconnection of those facilities. The City requires these permanent easements to construct, operate, and maintain their water and drainage facilities. Sound Transit also wishes to grant easements to the City of Bellevue for sidewalks, to align and connect with adjacent sidewalks, in exchange for the City's agreement to maintain them in perpetuity.

Given the complexity of the MOU and the number of conveyances required for the East Link Extension, those listed on Exhibit B were inadvertently omitted or were designed into the project after the MOU was executed. Some of these conveyances – as indicated on Exhibit B – occurred before Sound Transit staff realized the omissions and recognized that Board approval was necessary. Resolution No. R2018-40, the Board's Procurement and Delegated Authority Policy, requires all permanent easements on Sound Transit owned property (excluding standard utility easements that service Sound Transit) to be approved by the Board.

This action will grant permanent easements, shown in Exhibit A, to the City of Bellevue comprising air, surface, and subsurface rights on portions of the Sound Transit owned properties located in Bellevue, WA. These property conveyances are necessary to relocate or create City of Bellevue infrastructure that was displaced by or required for construction of the East Link Extension. This action will also authorize and ratify the conveyance of fee and easement rights, shown in Exhibit B, to the City of Bellevue for right-of-way, sidewalks and utilities along the East Link alignment. These property conveyances were within the intent of the 2015 Memorandum of Understanding (MOU) between Sound Transit and the City of Bellevue, but were designed into the project after execution of the MOU or inadvertently omitted.

No monetary consideration is to be exchanged due to Sound Transit's guideway and station improvements interfering with the City of Bellevue's existing facilities, requiring Sound Transit to mitigate by relocating the facilities. In addition, the City will provide maintenance in perpetuity on right of way, sidewalks and for utilities.

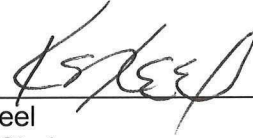
Granting the easements and rights to the City of Bellevue will not impact Sound Transit's planned use of the property to construct, operate, and maintain the light rail guideway and appurtenances of the East Link Extension light rail project.

### **Motion**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to (a) grant permanent easements to the City of Bellevue to construct,

operate, and maintain water and drainage facilities, traffic signals and sidewalks on Sound Transit owned property and (b) authorizes the conveyance of fee and easement rights to the City of Bellevue for right-of-way, sidewalks and slopes, traffic signals, landscaping, and utilities that Sound Transit acquired as part of the East Link Extension, at no cost to the City and (2) ratifying certain permanent easements and fee and easement rights conveyed to the City of Bellevue pursuant to the 2015 Memorandum of Understanding between Sound Transit and the City of Bellevue.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 23, 2021.



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Kent Keel  
Board Chair

**Attest:**



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Kathryn Flores  
Board Administrator



**Motion No. M2021-53**  
**Exhibit A**

Permanent easements to be granted to the City of Bellevue on Sound Transit owned property

<b>Parcel ID</b>	<b>ROW No</b>	<b>Location/Site Address</b>	<b>Type of Easement(s)</b>
3210700080	EL155	112th Ave SE and Bellefield Park Ln	Drainage and Water
3210700070	EL157	112th Ave SE and Bellefield Park Ln	Drainage and Water
3210700040	EL161	112th Ave SE and SE 8th St	Drainage
3210700010	EL164	924 111 <sup>th</sup> PI SE	Drainage
3225059140	EL173	Surrey Downs Park	Storm Drainage
8146100665	EL198	112th Ave SE and SE 1st PI	Sidewalk
1099100496	EL253	11660 NE 8 <sup>th</sup> St	Sidewalk
1099100490	EL255	800 118 <sup>th</sup> Ave NE	Sidewalk
2825059058	EL295	1500 130th Ave NE	Signal
2825059159	EL296	130 <sup>th</sup> Ave NE	Signal
2725059148	EL330	NE 20th St and 136th PI NE	Sidewalk/Traffic Signal/Irrigation
2725059288	EL331*	NE 20th St and 136th PI NE	Water Easement & Partial Release of Water Easement

\*Easements that have already been conveyed



**Motion No. M2021-53**  
**Exhibit B**

**Property conveyances within the intent of the MOU with City of Bellevue**

<b>Parcel ID</b>	<b>ROW No</b>	<b>Location/Site Address</b>	<b>Type of Easement(s)</b>
7000100442	EL106	112th Ave SE and SE 8th St	Subsurface Utility
7000100441	EL107	924 111 <sup>th</sup> PI SE	Subsurface Utility
7000100440	EL108	2809 Bellevue Way SE	Sidewalk and Utilities
7000100425	EL109	2705 Bellevue Way SE	Traffic Signal
0524059254	EL128	2340 Bellevue Way S	Landscape & Lid Easement
066288TRCT	EL150 & EL154	SE 8 <sup>th</sup> Street and 112 <sup>th</sup> Ave SE	Access and Utility
0662900000	EL151	1101 Bellefield Park Lane	Storm Drainage and Water
0662880010	EL154 & EL170	11201 SE 8th Street	Slope
8146300065	EL178*	SE 4th St and 112th Ave SE	ROW Dedication
1402400010	EL185	300 Block of 112 <sup>th</sup> Ave SE	ROW Dedication
3225059061	EL188*	300 112th Ave SE	Sidewalk and Utility
1401000010	EL193	100 and 200 Block of 112 <sup>th</sup> Ave SE	ROW Dedication
8146100685	EL194*	300 112th Ave SE	Sewer
8146100680	EL195*	200 111th Ave SE	Sewer
8146100675	EL196*	112th Ave SE and SE 1st PI	Sewer
8146100665	EL198	112th Ave SE and SE 1st PI	ROW Dedication
0672100006	EL303	1509 134th Ave NE	Sidewalk

\*Easements that have already been conveyed