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TO: Preliminary Plat File# 25-0980 – Springwood Gardens
Engineering Permit File - TBD

FROM: Tiffani King, Senior Engineering Plans Examiner

DATE: November 13, 2025

SUBJECT: Offsite sidewalk on Springwood Avenue determination

As a plat with more than 10 housing units – the code requires safe walking routes to be addressed. Currently Springwood Avenue is classified as a neighborhood collector even though the existing right of way width is only 20 feet. Additionally, the street pavement is also roughly 20 feet wide – therefor takes up all of the existing right of way width. There is only 1 parcel that lies between the western boundary of this project and Bethal Street. That parcel is addressed as 1407 Springwood Avenue and has about 208 feet of frontage on Springwood.

The first round of landuse review, engineering made the following comment –

Per EDDS 2.040 B 19 Safe walking route to schools are to be addressed with any project that includes ten or more housing units. The information you provided showed that students would be walking down Springwood to Bethal.

- *Currently there is not enough right of way width on Springwood to fit in sidewalks between the subject property and Bethal (consists of the frontage of 1407 Springwood).*
- *The owner of 1407 Springwood Drive has provided comment (attached) that they would be willing to dedicate right of way for the installation of sidewalk to Bethal.*
- *The applicant shall pursue the ability to have this portion dedicated with the property owner and include it in their revised project plans. With the development of more information – the City may have funds to partially contribute to the off site right of way purchase.*

The 2nd round of landuse review did show this section of sidewalk installation with corresponding 15 width of right of way dedication along the frontage. It was clarified that the applicant was looking for assistance from the City for the purchase of this right of way. As this is not a normal part of private development projects, other city staff were consulted to help determine the process for the city to be involved. Public Works project managers often must address the need for the purchase of right of way in order to implement the construction of city financed projects. It was determined that if the city financially contributes in any way to the purchase of right of way, all the standard procedures and requirements still apply. This includes things such as the city doing all the background work such as surveying, hiring a right of way agent, appraisal etc. The recommended budget from Randy Wesselman (Public Works Project Manager) was between \$75,000 - \$100,000 to acquire this portion of right of way (15ft wide x 208 ft long – approx. 3,120 sq ft).

Further discussions occurred on 11/6/25 between myself, Dave Smith (Transportation), Steve Sperr (Assistant City Engineer) and Nicole Floyd (Principal Planner) about how we wanted to move forward. Nicole confirmed that safe walking routes do not have to be the most direct/convenient route – as long as a route is provided. This interpretation has been supported by the Hearings Examiner decision on a different project called Middle Street Townhomes (Preliminary Plat 22-1909). The proposed Springwood Garden development is also required to provide street connections to existing subdivision to the south. The street and sidewalk connections

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occurring at Central Street and Marion Street provide the required safe walking routes. The walking route from the project boundary down Springwood to Reeves Middle School is approximately .62 miles while the route from the project boundary down Marion Street to the school is approximately .73 miles. It has been determined that the City cannot require the offsite sidewalk on Springwood Avenue as part of this project and that the City would not contribute to the purchase of this right of way.

The developer does have the choice to continue to work with the property owner at 1407 Springwood to get the sidewalk installed along with the right of way dedication. This offsite sidewalk installation would be voluntary and may be eligible for transportation impact fee credit per OMC 15.04.

Information provided by Randy Wesselman, Public Works Project Manager

Below is a summary of the estimated cost to complete this work:

Springwood ROW Purchase			
As of: 11.04.2025			
			Notes
Appraisal	\$7,400.00		Based on 4th & Plum TCE. Could be more with inflation.
ROW Negotiations	\$15,000.00 to \$20,000.00		If Review Appraisal is required, add minimum of \$2,200. Based on 4th & Plum TCE.
Land Value	\$19,800.00		Based on Steve S. guesstimate. Likely more plus potential proximity impacts.
Recording Fee	\$310.00		Thurston County Recording Fee.
City Staff Time	\$10,839.00	60	\$180.65
Survey	\$7,226.00	40	\$180.65
Miscellaneous	\$2,500.00		
TOTAL	\$63,075.00		
Contingency	\$\$\$?????		
ROW Acquisition and Relocation Services category available through MRSC. We would select a minimum of three consulting firms from this list, review their Statement of Qualifications (SOQ) and select one firm.			
Recommend a budget of \$75,000 - \$100,000			

March 17, 2025

TO: Jackson Ewing, Associate Planner, City of Olympia

RE: Right-of-way in front of 1407 Springwood Ave NE

I am writing to offer right-of-way in front of my property at 1407 Springwood Ave NE, from my east property boundary to Bethel St. in return for dialogue and adequate compensation. This mutually-agreed-upon outcome should include sidewalk, crosswalks, drainage, and curbing.

This agreement would then provide the entire length of Springwood Ave NE with sidewalk on the south side from the east end of the 1409 parcel all the way to Bethel St. and avoid a pedestrian bottleneck at the entrance of Springwood Ave NE.

Greg Hansen, 1407 Springwood Ave NE



3-17-2025

I can be reached at 360-789-4178 and Gregandjulie@comcast.net (and at 4761 East Catalina, Mesa, AZ 85206 from March 19 til April 19).

