



City Hall  
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Olympia, WA 98501  
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## City Council

### Approval of a Resolution Authorizing an Easement Agreement with 3rd GEN INVESTMENT GROUP 2 LLC for Property Located at 510 State Avenue NE

**Agenda Date:** 11/10/2020  
**Agenda Item Number:** 4.D  
**File Number:** 20-0874

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**Type:** resolution **Version:** 1 **Status:** Passed

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**Title**

Approval of a Resolution Authorizing an Easement Agreement with 3<sup>rd</sup> GEN INVESTMENT GROUP 2 LLC for Property Located at 510 State Avenue NE

**Recommended Action**

**Committee Recommendation:**

Not referred to a committee.

**City Manager Recommendation:**

Move to approve a resolution authorizing an easement agreement between the City of Olympia and 3<sup>rd</sup> GEN INVESTMENT GROUP 2 LLC for property located at 510 State Avenue NE.

**Report**

**Issue:**

Whether to approve a resolution authorizing an easement agreement between the City of Olympia and 3<sup>rd</sup> GEN INVESTMENT GROUP 2 LLC for property located at 510 State Avenue NE.

**Staff Contact:**

Catherine McCoy, Associate Planner, Community Planning and Development Department,  
360.570.3776

**Presenter(s):**

None - Consent Calendar Item.

**Background and Analysis:**

3<sup>rd</sup> GEN INVESTMENT GROUP 2 LLC (Developer) obtained a 50-year lease on property owned by the Port of Olympia located at 510 State Ave NE, Olympia, Washington, on which the Developer sought permits to construct a mixed-use development. In reviewing the development permits City staff identified the need for a non-motorized trail that will serve as a pedestrian connection extending Cherry Street NE to Olympia Avenue NE. The trail requirement is consistent with the Comprehensive Plan and with the City's Engineering Design and Development Standards.

The Developer has included the trail as part of its development of the Westman Mill project, which the City approved. The Developer wishes to grant an easement on property located at 510 State Avenue NE to the City of Olympia for use and maintenance of the trail by the public, other than landscaping which will be maintained by the Developer. City staff have reviewed the easement agreement and believe that the easement agreement is in the best interest of the City to accept.

**Neighborhood/Community Interests (if known):**

The easement agreement provides both a public amenity in the City's downtown core and represents the interconnectedness between land use and transportation planning.

**Options:**

1. Authorize the easement agreement between the Developer and the City of Olympia for the purpose of a non-motorized trail extending Cherry Street from State Avenue NE to Olympia Avenue NE.
2. Ask staff to revise the easement agreement between the Developer and the City of Olympia.
3. Do not approve the resolution or authorize the easement agreement between the Developer and the City of Olympia for the purpose of a non-motorized trail extending Cherry Street from State Avenue NE to Olympia Avenue NE.

**Financial Impact:**

The Developer will, at its sole cost and expense, install the non-motorized trail and associated infrastructure within the easement area, and will maintain trail landscaping. The City will be responsible for maintaining the easement area and associated infrastructure, including the walkway and lighting, for the 50-year term of the easement.

**Attachments:**

Resolution  
Agreement