



City Council

Approval of Property Acquisitions as part of the West Bay Sidewalk Project

Agenda Date: 9/17/2013
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Approval of Property Acquisitions as part of the West Bay Sidewalk Project

Issue:

The West Bay Sidewalk Project requires the City to purchase additional right-of-way to complete the project.

Committee Recommendation:

Not referred to a committee.

City Manager's Recommendation:

Move to approve the Day, JOBO Investments LLC, Souri, Floberg, and Hardel Mutual Plywood Corp. property acquisitions necessary to complete the West Bay Sidewalk project, and authorize the City Manager to execute all necessary closing documents related to the acquisitions.

Staff Contact:

Ladd Cluff, PLS, Public Works Engineering, 360.753.8389

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

Olympia City Council adopted the West Bay Drive Corridor Study in May 2005. The Study made several recommendations to improve pedestrian travel along the Corridor. This project will complete the sidewalk along the west side of West Bay Drive through the Corridor. The City is on schedule to build the sidewalk starting in 2014. The right-of-way acquisitions need to be finished by this winter in order to start construction as planned.

Staff negotiated with property owners for several months. The owners accepted the City's offers.

Neighborhood/Community Interests (if known):

The West Bay Drive Corridor Study reflects the community's expectations for this major north-south corridor. Property acquisition consistent with this study is an important step in carrying out the project as planned to achieve vehicle, bicycle, and pedestrian needs.

Staff worked with all property owners in accordance with Federal, State, and City guidelines throughout the

acquisition process. The parcels were evaluated by an independent licensed appraiser to establish the fair-market value for the offers.

Options:

1. Approve the Day, JOBO Investments LLC, Souri, Floberg, and Hardel Mutual Plywood Corp. acquisitions necessary to complete the West Bay Drive Sidewalk project, and authorize the City Manager to execute all necessary closing documents related to the acquisitions.
 - a. Will allow the project to move forward as planned.
 - b. Is consistent with the project that discussed with the neighborhood.
 - c. Implements the West Bay Drive Corridor Study recommendations.
2. Do not approve the acquisition of property.
 - a. Would require the City to redesign the project and potentially require acquisition of right-of-way from other property owners.
 - b. Would delay the project indefinitely and increase the total project cost.

Financial Impact:

The City used a formal appraisal and review appraisal process to establish the purchase price for property acquisition. The attached table summarizes the property acquisition costs.

This project is funded by City funds. The estimated budget is sufficient to purchase all necessary property.