



## City Council

### Approval of Property Right Acquisitions as Part of the West Bay Sidewalk Project

**Agenda Date:** 5/27/2014  
**Agenda Item Number:** 4.B  
**File Number:** 14-0420

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**Type:** contract   **Version:** 1   **Status:** Passed

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**Title**

Approval of Property Right Acquisitions as Part of the West Bay Sidewalk Project

**Recommended Action**

**Committee Recommendation:**

Not referred to a committee.

**City Manager Recommendation:**

Move to approve the JOBO Investments LLC Slope Easement necessary to complete the West Bay Sidewalk project, and authorize the City Manager to execute all necessary closing documents related to the acquisitions.

**Report**

**Issue:**

Whether to approve the slope easement from JOBO Investments LLC which is required in order to complete the West Bay Sidewalk Project.

**Staff Contact:**

Ladd F. Cluff, PLS, City Surveyor, Public Works Technical Services, 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 anticipates construction will start in 2014 and the right-of-way acquisitions need to be complete before work can begin.

Additional right-of-way is necessary to construct the new sidewalk to current City standards and maintain safe distances from the vehicle travel lanes. The designed location of the sidewalk and the existing hillside slopes necessitate a slope easement on the adjacent property. The slope will be graded and stabilized to prevent sliding. The slope easement grants the City the right to construct

and maintain the slope.

Staff has been negotiating with property owners for several months. The owners have 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. Move to approve the JOBO Investments LLC Slope Easement necessary to complete the West Bay Sidewalk project, and authorize the City Manager to execute all necessary closing documents related to the acquisitions.
  - a. Allows the project to move forward as planned.
  - b. The offers are consistent with the project that has been discussed with the neighborhood.
  - c. Implements the West Bay Drive Corridor Study recommendations.
  
2. Do not approve the acquisition of property.
  - a. Requires the City to redesign the project and potentially require acquisition of right-of-way from other property owners.
  - b. Delays the project indefinitely and increases 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 the Transportation - Parks and Pathways Sidewalk Program. The estimated budget is sufficient to purchase all necessary property rights.

**Attachments:**

Slope Easement  
Vicinity Map