



TO: T.C. Broadnax, City Manager
FROM: Dylan Harrison, Real Estate Officer, Public Works
Kurtis D. Kingsolver, P.E., Interim Public Works Director/City Engineer
COPY: City Council and City Clerk
SUBJECT: Request for Resolution – Setting a Public Hearing Date for Sale of Tacoma Rail Mountain Division Property to Washington State Department of Transportation – October 1, 2013
DATE: September 17, 2013

SUMMARY:

This memorandum provides information on the proposed sale of 2,115 square feet of real property within Tacoma Rail Mountain Division (TRMW) railroad right-of-way to the Washington State Department of Transportation (WSDOT) to accommodate their I-5, M Street to Portland Avenue, HOV Project. Real Property Services is requesting the City Council to set a Public Hearing date of October 15, 2013, as required by State law to allow the public to comment on the proposed sale.

BACKGROUND:

WSDOT is requesting to purchase property within TRMW right-of-way for the widening of the I-5 bridge at the I-5/I-705/SR-7 interchange in Tacoma. This project widens northbound and southbound I-5 to four general-purpose lanes and one additional HOV lane. An additional HOV lane will ensure that transit, vanpools and carpools can move efficiently through the corridor, especially when traffic is congested in the adjoining general-purpose lanes.

The property WSDOT has requested is held in fee simple by TRMW, but most other TRMW right-of-way located within the I-5/I-705/SR-7 interchange is held by easement rights.

Selling fee simple title to WSDOT, while retaining necessary easement rights, is consistent with other TRMW property rights in the area and will provide additional revenue to the TRMW account.

TRMW has reviewed WSDOT's plans for the I-5 overpass widening, and determined that the proposed property sale and easement reservation will not affect railroad operations, and therefore have deemed the transaction acceptable.

ISSUE:

WSDOT needs property rights from the TRMW to proceed with their I-5 bridge widening project, and for TRMW to proceed with the sale, a Public Hearing is required by State law for the public to provide comment and feedback.

ALTERNATIVES:

Alternatively, the TRMW could sell only easement rights to WSDOT and retain fee simple ownership, which would not require a Public Hearing, but this alternative would be inconsistent with other TRMW property rights in the immediate area and would provide less revenue to the TRMW.

For these reasons, this alternative action is not recommended by the Public Works Department.



RECOMMENDATION:

The Public Works Department recommends City Council set a public hearing to be held October 15, 2013, to receive public comment regarding the proposed sale of 2,115 square feet of real property within TRMW railroad right-of-way to WSDOT to accommodate their I-5, M Street to Portland Avenue, HOV project.

The Public Hearing will provide a forum for the public to comment on the proposed sale to WSDOT. This promotes transparency of governmental actions and the responsible stewardship of City property.

Once the Public Hearing has been conducted a separate request will be presented to City Council for the approval of the declaration of surplus, negotiated disposition and conveyance of real property from TRMW to WSDOT.

FISCAL IMPACT:

There is no fiscal impact