



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E, Public Works Director/City Engineer /kds
Justin E. Davis, Facilities Division Manager, Public Works
Troy Stevens, Sr. Real Estate Specialist, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Granting Easement on City Property to Henry Foss Group, LLC
1955 Dock Street, Parcel No. 8950001871 – March 31, 2015
DATE: March 6, 2015

SUMMARY:

The Public Works Department recommends City Council authorize the execution and granting of an easement to the Henry Foss Group, LLC for the installation of a private water line, fire supply line, and storm drain line on City property located at 1955 Dock Street, Pierce County Parcel No. 8950001871.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.
- Encourage and promote an open, effective, results-oriented organization.

Approval of the easement will allow the Henry Foss Group, LLC (The Henry) to maximize their retail and commercial office space along Dock Street. The City encourages development of buildings along the Thea Foss and, when in public interest, has allowed private use of City property, along with view corridors and public rights-of-way to provide connectivity from Dock Street to the public esplanade.

BACKGROUND:

The purpose for redevelopment of the property along the Foss Waterway has been to turn a Brownfield/Superfund area into shops, housing, offices and water related and dependent activities for the entire community to enjoy. Foss Waterway Development Authority (FWDA), through its design review process, allows certain infrastructure needs supporting private development to occur on the public land when a mutual and offsetting benefit is received.

In the case of The Henry, the adjacent public park is receiving an additional 20 feet of landscaping and illumination improvements to the park area and public access corridor. The north side of the site is also receiving its permanent remedial cap, landscaping and lighting, all at The Henry's expense.

ISSUE:

Granting the easement to The Henry will allow them to maximize their footprint along Dock Street, and facilitate retail and commercial space. Granting the easement is also commensurate with FWDA's design review process of allowing certain infrastructure when a mutual and offsetting benefit is received.

ALTERNATIVES:

If the City chooses not to grant the easement, it would cause costly delay and redesign of the project, which is already underway. There is also an existing public parking garage easement, which makes it beneficial to bring the utilities over the City parcel as requested.

RECOMMENDATION:

The Public Works Department recommends City Council authorize the execution and granting of an easement to the Henry Foss Group, LLC for the installation of a private water line, fire supply line, and storm drain line on City property located at 1955 Dock Street, Pierce County Parcel No. 8950001871.

FISCAL IMPACT:

There is no financial impact.

