



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer 110015
Chris Larson, P.E., Division Manager, Engineering
Jennifer S. Hines, Assistant Division Manager, Facilities Management
COPY: City Council and City Clerk
SUBJECT: Acquisition of a portion of Hood Street, lying between South 23rd Street and
South 21st Street – February 7, 2017
DATE: January 13, 2017

SUMMARY:

A resolution authorizing the acquisition of a portion of Hood Street, lying between South 23rd and South 21st streets, for use in the construction of Prairie Line Trail, from BNSF Railway Company, in the amount of \$250,000, plus closing costs.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

Approval of this acquisition will allow the City to finalize the design of the planned improvements abutting the trail and would allow this phase to be constructed in a single project. When constructed, this work would complete the connection of the Thea Foss Waterway to the Water Flume Line Trail through the University of Washington-Tacoma (UWT) campus.

BACKGROUND:

On March 5, 2013, under Resolution No. 38638, the City began acquiring parcels along the Prairie Line right-of-way owned by BNSF, for the purposes of creating the Prairie Line Trail. The trail will enable a non-motorized trail link connecting Dock Street and Thea Foss Waterway, the UWT campus and downtown amenities. Design of the trail has been completed for all properties previously purchased.

In September 2015, the City and BNSF began discussing a potential acquisition by the City of additional BNSF remnant parcels along the proposed trail between South 23rd and South 21st streets. These parcels are located adjacent to the Hood Street portions of the trail already acquired by the City. The additional property will provide for further enhancements of the Prairie Line Trail. The original property purchase agreed to by BNSF was twenty feet wide and centered on the track alignment. BNSF agrees to sell the remaining parcels to the City for the purchase price of \$250,000, plus closing costs. The appraised value of the parcels is \$250,000.

On December 7, 2016, the City executed a Purchase and Sale Agreement (PSA) for the subject parcels. REET Funds have been appropriated for this purchase. In accordance with the executed PSA, the City will forward earnest money in the amount of \$15,000 to BNSF's Title Agent, to be applied to the total purchase price at closing. Also in accordance with the PSA, the City forwarded a check for \$2,000 to BNSF as a required processing fee.

ISSUE:

In order to further enhance the development of the Prairie Line Trail, acquisition of the subject parcels is recommended.



ALTERNATIVES:

Council could choose to not acquire this property. While this would not impact the connection of the future Prairie Line Trail segments, it would inhibit the City’s ability to develop enhancements abutting the trail, and would leave uneconomical remnants abutting the trail unimproved.

RECOMMENDATION:

The Public Works Department recommends Council approve the City’s acquisition of the subject property.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Paths and Trails Fund 1140	WBS-PWK-G0014-03-03		\$250,000 + closing costs
TOTAL			\$250,000 + closing costs

* General Fund: Include Department

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$250,000 plus closing costs

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes