



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer / *KDK*
Justin E. Davis, Division Manager, Facilities Management
Rich Price, Sr. Real Estate Officer, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Authorizing an intergovernmental agreement with Puyallup Tribe –
March 1, 2016
DATE: February 9, 2016

SUMMARY:

Authorizing the execution of an intergovernmental agreement with the Puyallup Tribe of Indians to allow for the conveyance of surplus properties owned by the City of Tacoma, with an estimated value of \$248,680, to the Tribe as Just Compensation for the acquisition of additional right-of-way on Tribal lands for reconstruction of segments of the Puyallup Avenue Bridge.

STRATEGIC POLICY PRIORITY:

This action would advance reconstruction of the deteriorating Puyallup Avenue Bridge, thereby serving the strategic priority to:

- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

The Puyallup Avenue Bridge is 87 years old and shows significant deterioration throughout its length. The bridge has been divided into six different segments on paper to facilitate funding and management. The current project will replace the two most deteriorated segments of the bridge, known as segments F16A and F16B (Exhibit 3).

A new bridge will be constructed to replace the two deteriorated segments. The new bridge will be wider to provide four lanes of traffic, versus three existing lanes, and paths on each side of the bridge for pedestrian and bicycle traffic as shown on Exhibit 1. To construct the project, the City needs additional right-of-way in the form of temporary construction easements, an aerial easement to accommodate the increased width of the bridge, utility easements, and a permanent ground easement.

The project is within the boundaries of the Puyallup Tribe Indian Reservation. The Puyallup Indian Tribe (Tribe) owns the property on which the easements are needed and additional right-of-way is needed from other properties in the vicinity. The immediate vicinity is the site of the Tribe's Ceremonial Grounds on which many significant events are held and historic events have occurred, including the Fish Wars of the 1960s and 1970s.

The City is required to pay Just Compensation for the additional right-of-way needed. As compensation for the easements requested by the City, the Tribe has requested a variety of properties within the area of the Ceremonial Grounds and other open space properties owned by the City within the Puyallup Reservation in the area of the Tribal Center near Portland Avenue and East 30th Street (Exhibit 2) in lieu of receiving the required Just Compensation cash payment. The conveyance of these properties was discussed with the Infrastructure, Planning and Sustainability Committee at their meeting on September 23, 2015.



ISSUE:

The proposed intergovernmental agreement articulates the terms of the exchange of property rights from the City to the Tribe for the easements and the impacts of the project on the areas of jurisdiction of the Tribe. After completing the surplus sale process, the City would convey to the Tribe several vacant parcels of land currently owned by the City in the area of the Ceremonial Grounds and in the area of the Tribal Center between East R and East T Streets and East 29th and East 32nd Streets. The estimated value of these properties is \$248,680. A map of these properties is attached as Exhibit 2.

ALTERNATIVES:

We have investigated re-aligning the bridge such that Tribal easements are not required. This alternative would require significant re-design, environmental, and permitting modifications. These changes would cost an estimated \$10 million or more.

One of the alternatives to constructing a new bridge is the “do nothing” alternative. If we choose to do nothing, we can expect to close this bridge in five to ten years due to deterioration. This bridge provides a much needed transportation corridor and closing the bridge would have significant negative transportation and economic impacts.

RECOMMENDATION:

The Public Works Department recommends execution of the intergovernmental agreement with the Puyallup Tribe of Indians in order to acquire the easements necessary to proceed with reconstruction of the deteriorating bridge. If approved, the agreement would be executed immediately and will provide the permanent and temporary land requirements to move forward with this project.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 1060, Transportation Capital			\$248,680
TOTAL			\$248,680

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 4600, Tacoma Water			\$51,000
Fund 4301, Surface Water			\$197,680
TOTAL			248,680

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
N/A			
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

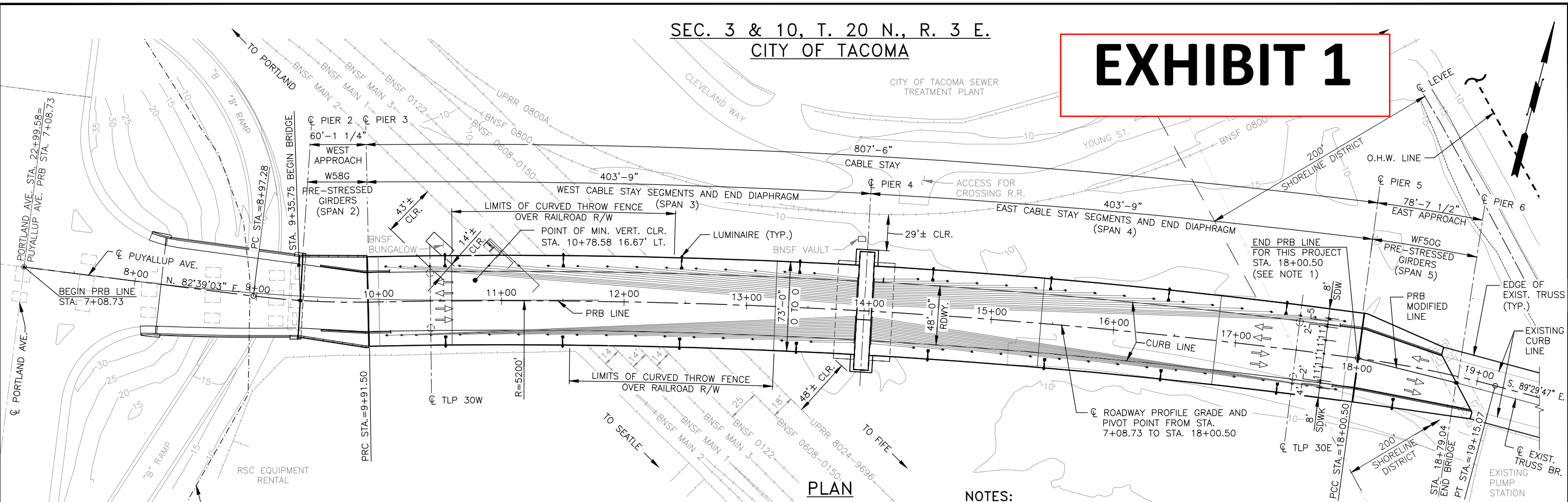
FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$248,680

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

SEC. 3 & 10, T. 20 N., R. 3 E.
CITY OF TACOMA

EXHIBIT 1



NOTES:

- LAYOUT OF PRB LINE EAST OF THIS POINT IS FOR FUTURE COMPATIBILITY ONLY. PRB LINE FOR FUTURE COMPATIBILITY IS LOCATED AT ϕ OF FUTURE ROADWAY.
- FOR ADDITIONAL R/W, EASEMENT, ALIGNMENT, PROFILE AND SUPER ELEVATION INFORMATION, SEE SHEETS 7-10.
- FOR EXISTING AND NEW DRAINAGE STRUCTURES AND UTILITIES, SEE SHEETS 13-20.
- FOR LIVE LOAD INFORMATION, SEE SHEET 4.
- FOR BRIDGE MOUNTED SIGNS AND CHANALIZATION DETAILS, SEE SHEETS 21-22.
- NEW PIERS ARE RADIAL. EXISTING PIER BEARING TO REMAIN. FOR ADDITIONAL PIER BEARING INFORMATION SEE SHEET 45.
- FOR GROUND WATER LINE AT SHAFTS, SEE DETAIL SHEETS 54, 59, AND 63.

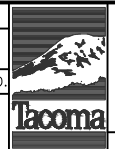
\OLYFSA\PROJECT\C\TAC0000026\0400CAD\EB\DWG\SHEET\EB-BL-X-CTAC026.DWG Layout:44 GENERAL PLAN AND ELEVATION By: Edward Blake Date: 10/11/13



NGVD 1929

DAVID EVANS AND ASSOCIATES INC.
1115 West Bay Drive N.W., Suite 301
Olympia Washington 98502

BNSF MP38.66 DOT# 085712L LAT. N47°14.5671' LON. W122°24.5646'	REGION OLYMPIC	STATE WASH
UPRR MP146.43 DOT# 808725N LAT. N47°14.5700' LON. W122°24.5482'	FED. AID PROJ. NO. BRM-3246 (012)	



NO	REVISION	DATE	APPD
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FINAL CONSTRUCTION CHECKED
BY
DATE
FIELD BOOKS



DATE 10/11/2013	SCALE
DESIGNED PDM	CHECKED DRT
DRAWN DRT	PROJECT NAME
DRAWING NAME	

ENGINEERING DIVISION MANAGER





CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
PUYALLUP RIVER BRIDGE
F-16A AND F-16B REPLACEMENT
GENERAL PLAN AND ELEVATION

BR-1
PWK-00274
SHEET NO. 44
OF 254

EXHIBIT 2

CITY OF TACOMA AND
 PUYALLUP TRIBE OF INDIANS
 PUYALLUP AVENUE
 BRIDGE PROJECT
 MAP 1 OF 2

LEGEND:

-  PARCEL -4400 (TRIBAL TRUST TRACT 115-T1003) AND PARCEL -3610 (TRIBAL TRUST TRACT 115-T1001) TO BE TRANSFERRED TO TRIBE. UTILITY EASEMENTS RETAINED.
-  PARCEL 'J' (-3640) QUIT CLAIM FROM CITY TO TRIBE.
-  UTILITY EASEMENT RETAINED.
-  UTILITY & STRUCTURE EASEMENT RETAINED

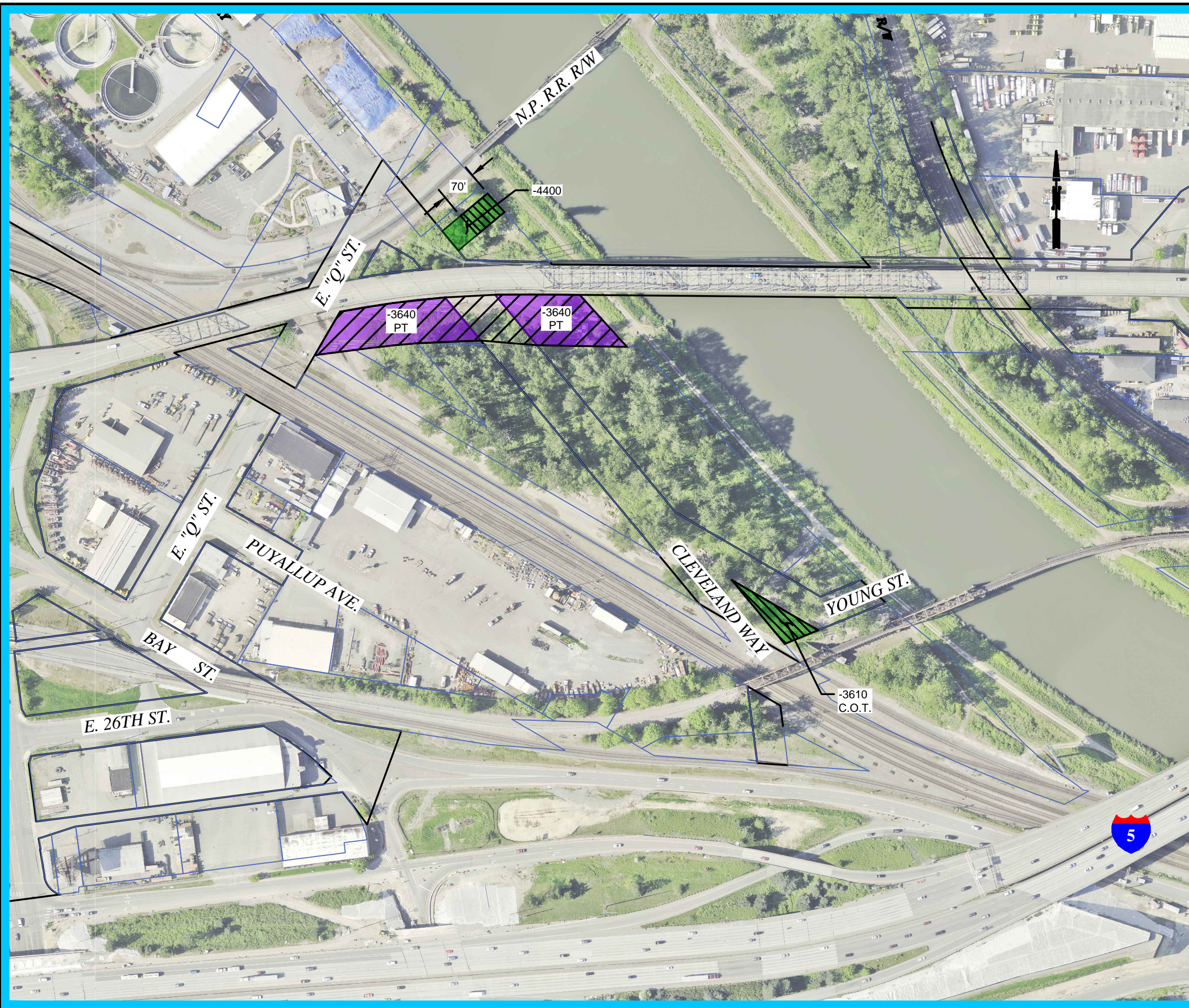
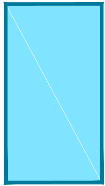
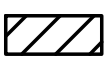





EXHIBIT 2

CITY OF TACOMA AND PUYALLUP TRIBE OF INDIANS PUYALLUP AVENUE BRIDGE PROJECT MAP 2 OF 2

LEGEND:

-  PROPERTY TO BE TRANSFERRED TO TRIBE. OPEN SPACE CONSERVATION DESIGNATION. REMAINS WITH PARCEL.
-  RIGHT OF WAY RETAINED FOR CASINO ACCESS
-  30' SEWER EASEMENT RETAINED.
-  EXISTING STORM SEWER.
-  EXISTING SANITARY SEWER.

P:\Design\Projects\CIVIL_3D\Puyallup River Bridge RoW Negotiations\Puyallup River Bridge Tribal Negotiations.dwg - 8/18/2015 3:06 PM



Puyallup River Bridge
Exhibit 3

