



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KDK*
Jennifer Hines, Assistant Division Manager, Public Works Facilities Management
COPY: City Council and City Clerk
SUBJECT: Resolution – Purchase of Parcel for Prairie Line Trail – May 12, 2015
DATE: April 27, 2015

SUMMARY:

A resolution authorizing the purchase of a parcel of land from BNSF Railway Company (BNSF) in the amount of \$302,400, to be used for the future development enhancements of the Prairie Line Trail.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.
- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

Approval of this purchase will allow further development of enhancements along the Prairie Line Trail, which will increase pedestrian opportunities within the City of Tacoma.

BACKGROUND:

Pursuant to Resolution No. 38638 adopted by City Council on March 5, 2013, the City began acquiring parcels along the Prairie Line right-of-way owned by BNSF, for the purposes of creating the Prairie Line Trail (Trail). The Trail will enable a non-motorized trail link connecting Dock Street and Thea Foss Waterway, the University of Washington-Tacoma, and downtown amenities.

In July 2014, BNSF offered to sell to the City the subject parcel lying in Section 4, Township 20 North, Range 3 East, in lieu of selling it to the United Way as BNSF had first contemplated. This parcel is located in close proximity to the Hood Street portion of the Trail, the United Way of Pierce County, Children’s Museum and the Tacoma Art Museum. BNSF agrees to sell the parcel to the City for the purchase price of \$302,400, of which \$300,000 is for the land and \$2,400 is for the Track Materials. The appraised value of the parcel is approximately \$1,057,700; however, BNSF agrees to donate \$757,700 in value to the City for this purchase. After meeting with several interested entities including the United Way, Tacoma Art Museum and others in the community, City staff was directed to proceed with negotiations to purchase the parcel.

On February 13, 2015, the City and BNSF entered into a Purchase and Sale Agreement (“PSA”) for the subject parcel. During the City’s budget preparations, 2015-2016 REET Funds were appropriated for this purchase.

ISSUE:

In order to provide the opportunity for future enhancements of the Prairie Line Trail, acquisition of the subject parcel is recommended.

ALTERNATIVES:

Council could deny the purchase of this parcel. While this would not affect the connection of the future Prairie Line Trail segments, it would inhibit the City’s ability to develop additional enhancements abutting the trail.



RECOMMENDATION:

The Public Works Department recommends City Council authorize the purchase of a parcel of land lying in Section 4, Township 20 North, Range 3 East, from BNSF Railway Company in the amount of \$302,400, to be used for the future development enhancements of the Prairie Line Trail.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 1140, PWE Path and Trails	PWK-01011-03-03	5621100	\$302,400
TOTAL			

* General Fund: Include Department

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$302,400

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes