



TO: T.C. Broadnax, City Manager
FROM: Michael P. Slevin III, P.E., Environmental Services Director *JP for*
COPY: City Council and City Clerk
SUBJECT: Request for Resolution: Environmental Services Property Acquisition –
Korosumo and Northwood Meadows
DATE: November 5, 2013

SUMMARY: Authorizing the acceptance of a donation of three DJL Investments, LLC (DJL) parcels containing public stormwater facilities operated and maintained by the Environmental Services Department. DJL proposes to donate the parcels to the City at no cost.

BACKGROUND: The parcels to be acquired are located within the plats of Korosumo (1992) and Northwood Meadows (1995) in Northeast Tacoma and were platted by DJL. Restrictions in capacity of the downstream stormwater system were known to exist during plat development. In order to ensure the developments did not exacerbate the problems associated with the downstream restriction, on-site detention was designed and installed by DJL. At the time of platting, DJL constructed the detention facilities and was required to maintain the stormwater facilities for a period of two years or until 75% of the homes were constructed.

DJL dedicated an easement over a portion of Korosumo's Lot 12 and dedicated Tract A and an easement over Lots 10-11 of Northwood Meadows for the purpose of routine maintenance of the stormwater facilities. Environmental Services would like to acquire a fee ownership interest to ensure the public stormwater facilities are properly maintained in perpetuity. DJL is in agreement and would like to donate the parcels to the City at no cost.

ISSUE: When DJL platted Korosumo and Northwood Meadows, stormwater detention facilities were installed to mitigate increased flows to the public stormwater system. The stormwater facilities serve public roads and are currently maintained by Environmental Services. It will be beneficial to the public for Environmental Services to have full control of the parcels.

ALTERNATIVES: An alternative in lieu of accepting this donation would be for Environmental Services to work with DJL to acquire updated easements over the entirety of all three parcels; this option is not preferred by DJL or Environmental Services.

RECOMMENDATION: Environmental Services recommends the City accept the donated properties at no cost. Acceptance of this donation will enable Environmental Services to have full access to the parcels for all maintenance obligations. It will also formalize ownership and responsibility of the public stormwater facilities that have been designed to mitigate for public infrastructure.

FISCAL IMPACT: No fiscal impact.