

Attachment B – Additional Project Information

Evans Creek Relocation Project No. 0995

Project Discussion

The City needs to acquire both temporary and permanent real property rights from seven properties owned by five different owners to accommodate the project. The graphic on the last page shows the anticipated acquisition areas.

These rights include the fee purchase of one parcel and the acquisition of two permanent easements and nine temporary easements. Two other permanent easements were already purchased by the City in 2019. The fee purchase and easements will allow access and grading for the relocation project and will also support the eventual backfill of the existing creek channel once the flow of water is moved to the new channel.

Three owners have agreed to grant the necessary easements for the project. The City has not been able to reach an agreement with the other two other owners for the property rights and negotiations are at an impasse. These are highlighted in yellow on the graphic. Finance and Public Works are seeking authorization from Council for the City Attorney to proceed with condemnation action to acquire real property interests from these two owners.

Project Status

The project is now 100 percent designed, but may need to be revised based on pending permit comments from the Federal Emergency Management Agency (FEMA) and King County. If the remaining permits can be acquired in a timely manner, the City plans to advertise the project for public bid in spring 2025 and construct the project over the two summers of 2025-2026.

The City had planned to advertise the project earlier this year. However, following meetings with FEMA and King County representatives in February 2024, FEMA determined that a Conditional Letter of Map Revision (CLOMR) is required before construction can begin on the project. This was not expected and delayed the project by at least a year. The previous schedule was based on the City submitting a LOMR after project completion.

The project has received permits and approvals from the following agencies:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Services
- National Marine Fisheries Service
- WA Dept. of Archaeology and Historic Preservation (DAHP)
- WA Dept. of Fish and Wildlife
- WA Dept. of Ecology
- WA Dept. of Natural Resources (DNR)
- WA State Recreation and Conservation Office (RCO)
- City of Redmond

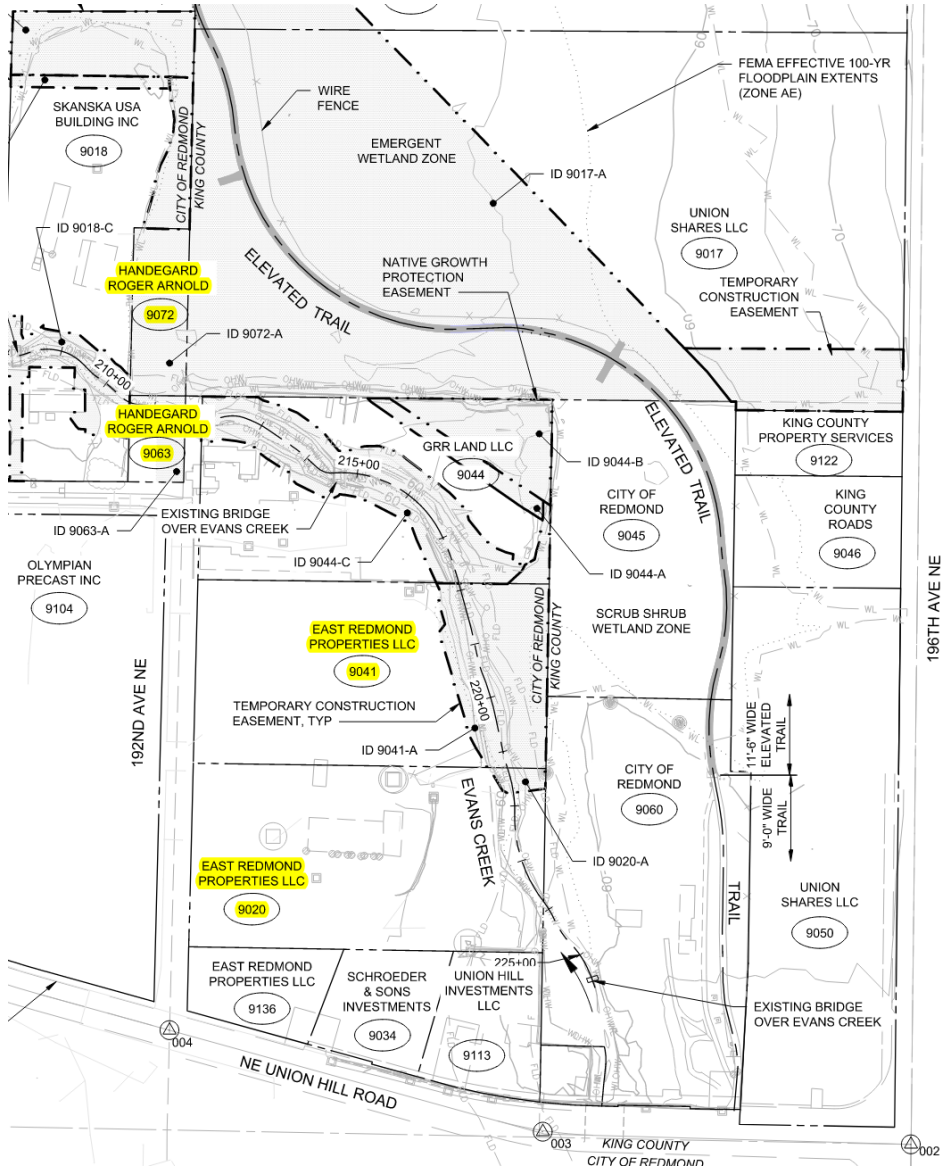
Permits are still pending from the following agencies:

- Federal Emergency Management Agency (FEMA)
- King County

Previous Project-Related Council Touches

Date	Meeting	Action
2/5/2013	Business Meeting	Approval
12/1/2020	Business Meeting	Approval
6/4/2024	Committee of the Whole - Planning and Public Works	Provide Direction
6/18/2024	Business Meeting	Approve
11/4/2024	Business Meeting	Provide Direction

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LEGEND

CONSTRUCTION EASEMENTS.

SUMMARY OF CONSTRUCTION EASEMENTS

ID	OWNER NAME	ASSESSOR PARCEL NUMBER	TYPE
9072-A	ROGER ARNOLD HANDEGARD	0625069072	PURCHASE
9063-A	ROGER ARNOLD HANDEGARD	0625069063	TEMPORARY
9020-A	EAST REDMOND PROPERTIES, LLC (WATSON)	0625069020	TEMPORARY
9041-A	EAST REDMOND PROPERTIES, LLC (WATSON)	0625069041	TEMPORARY
9129-A	FORSTER R & D, LLC	0625069129	TEMPORARY
9028-A	SKANSKA USA BUILDING, INC.	0626069028	TEMPORARY
9018-A	SKANSKA USA BUILDING, INC.	0625069018	TEMPORARY
9018-B	SKANSKA USA BUILDING, INC.	0625069018	PERMANENT
9018-C	SKANSKA USA BUILDING, INC.	0625069018	TEMPORARY
9044-A	GRR LAND, LLC (DTG)	0625069044	TEMPORARY
9044-B	GRR LAND, LLC (DTG)	0625069044	PERMANENT
9044-C	GRR LAND, LLC (DTG)	0625069044	TEMPORARY
9029-A	UNION SHARES, LLC	0625069029	PERMANENT
9017-A	UNION SHARES, LLC	0625069017	PERMANENT

Acquired in
2019

SURVEY CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
001	251195.56	1333578.83	99.37	3.5" SURFACE BRASS DISC
002	248701.77	1333550.66	73.41	3.5" SURFACE BRASS DISC
003	248720.49	1332892.00	74.06	1-1/2" SURFACE BRASS DISC
004	248906.80	1332218.40	66.54	1-1/2" SURFACE BRASS DISC
005	249449.52	1330934.06	65.77	2" BRASS DISK STAMPED
006	249468.00	1330981.12	67.54	2" BRASS DISK STAMPED