



Board of Supervisors

Staff Report

Agenda Item:	7	Name:	Rick Bautista
Proposed No.:	FCD2013-07	Date:	29 April 2013
Invited:			

SUBJECT

A RESOLUTION authorizing the chair to enter into an interlocal agreement with the city of Auburn for conveyance of easements related to the Reddington Levee project on the Green River.

SUMMARY

The City will provide 22.9 acres of easement interests on properties it owns.

In return:

- The City will be compensated \$142,511,
- A City bioswale impacted by the project will be replaced, and
- Trail improvements will be constructed on top of the levee.

In addition, 2.99 acres of recreational property the City purchased using Washington State Recreation and Conservation Office (WSRCO) funding will be converted to project use, and under the ILA the City's obligation to provide recompense to the WSRCO for the conversion, will be satisfied.

A more detailed description of district obligations can be found later in the staff report.

BACKGROUND

Project Description

The County constructed the Reddington Levee in the 1960s along the west bank of the Green River (between river mile 28.6 and river mile 29.5) to provide flood protection for residential,

commercial and industrial properties along this reach of the Green River. The Levee does not meet current structural design standards and has reached the end of its useful life. The King County Flood Hazard Management Plan recommends replacing the levee to meet current standards.

The Reddington project area lies within the City of Auburn, between Brannon Park, 26th Street NE and north to 43rd Street NE. Project Phase I will remove the existing levee and create 6,000 linear feet of new setback levee within the City, adding approximately three tenths of a mile of new levee protection at the north end. Since the new levee will be set back from the river's edge, it will 1) create a wider corridor for moving flood flows that should provide greater flood protection to Auburn and King County residents, businesses and infrastructure and 2) improve riparian processes and functions of the river at this location

Phase II of the Project, which does not have an established timeline or funding, is proposed to extend the levee from the northern terminus of Phase I north to S. 277th Street.

Related Actions

- In spring 2012, the District approved acquisition of property for this project and King County Water and Land Resources Division has taken steps to gain the necessary approvals for construction to begin in 2013.
- On February 19, 2013, the Auburn City Council approved resolution No. 4905 approving the interlocal agreement (ILA) for the Reddington Levee.
- The King County Council is scheduled to begin consideration on its part of this Interlocal Agreement¹ through Proposed Ordinance 2013-0158 on April 30, 2013 in its Transportation, Economy and Environment Committee. Assuming a recommendation to approve from the TREE committee, final council action may take place on May 6th or 13th.
- The District has been awarded a state Department of Ecology grant of just over \$1 million for this project.

¹ The County's role in the project implementation is as service provider to the District, pursuant to a separate interlocal agreement. Under that agreement, the County is responsible for obtaining in its own name all property interests necessary for the completion of District projects, including the Reddington Levee Project, with such interests to be transferred to the District at some future date.

DISTRICT OBLIGATIONS

City Stormwater Utility Land

- The District shall pay the City the sum of \$142,511.00 for the 10.77 acres of easement encumbrances on the City stormwater-utility owned, former Crista Ministries Parcel (Parcel #0004000098, 6.92 acres), and the Stormwater Facility- bioswale Tract (Parcel #733001230, 3.85 acres).
- The District will be responsible for replacing the equivalent functionality of the existing bioswale located on Parcel #7338001230, hereafter referred to as “stormwater quality swale” or “swale”.
- The District’s responsibility shall include all necessary land use or construction permitting, design, construction, inspection, and one year of post-construction performance monitoring, so that there will be no additional expense to the City on this item.

Parkland Washington State Recreation and Conservation Office (RCO) Conversion

- The District shall fully fund the City's obligation to satisfy the RCO conversion requirements for the 2.99 acres at Brannan Park (Parcel #0001000081) and shall work with the City to replace the Brannan Park acres with 2.99 acres at another location acceptable to the City.
- If property on the former Crista Ministries site is available to satisfy the conversion, the District shall fund all City costs associated with converting the stormwater property.
- In the event that the former Crista Ministries site is not available or acceptable, then the parties will seek a mutually agreeable solution to replace the Brannan Park Property.
- If the District acquires the former Crista Ministries property, it shall pay the City the fair market value.

Trail Improvements.

- As consideration for lost park land from the City's park resources, the District shall, at its sole expense, design and construct a paved trail on the entire length of the Phase 1 of the Reddington Levee Project, so that the top of the levee meets King County's multi-use paved trail specifications and so that the trail is consistent with the design of the Green River Trail.
- If the District constructs Phase 2 of the Reddington Levee Project, the District agrees to pave, at its sole expense, the top of the Phase 2 levee to the same specifications stated in Section 5c(1) for use as a recreational trail.
- The District agrees to exercise its best efforts in helping the City acquire rights in real property that would allow the City, at its sole expense, to construct a temporary trail on District or other property for the purposes of connecting the north end of the Phase 1 trail to the public trail along 277th Street.
- If Phase 2 of the Reddington Levee Project is not constructed, the Parties will work towards finding a means that would allow the public to continue use of the temporary trail.

- If Phase 2 of the Reddington Project is constructed, the Parties agree that such rights of the City referred to in subsection 6 shall terminate upon construction of a connecting trail as part of Phase 2 of the Project or upon District construction of the regional trail segment.

ANALYSIS

The District's six-year Capital Improvement Program includes the Project, Phase I of which has been provided for in the 2013 work program and budget and is slated for construction in 2013. The transfer of property interests from the City to the District under the ILA is a necessary condition for the initiation of Phase I of the Project. Any undue delay of the ILA will significantly affect the project timeline and delay completion

AMENDMENTS

None

ATTACHMENTS

1. Resolution 2013-07, with attachments