



**CITY OF KIRKLAND**  
Department of Public Works  
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www.ci.kirkland.wa.us

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## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Daryl Grigsby, Public Works Director  
Ray Steiger, P.E., Capital Projects Manager

**Date:** May 22, 2009

**Subject:** NE 85<sup>TH</sup> Street Corridor Improvements – status update

### RECOMMENDATION:

Council receive this update on current activities related to the NE 85<sup>th</sup> Street Corridor Improvements.

### BACKGROUND AND DISCUSSION:

The NE 85<sup>th</sup> Street Corridor Improvements (the Project) include a combination of measures which were identified by Sound Transit to enhance ridership of their Route 540 (now King County/METRO Route 248) bus, the NE 85<sup>th</sup> Street Subarea Plan adopted in the Kirkland Comprehensive Plan, and Kirkland's Capital Improvement Plan (Attachment A).

In general, the goals within the various plans include increasing transit speed, reliability and ridership through the corridor, providing for compatibility of the corridor with both of the adjacent North and South Rose Hill neighborhoods, balancing opportunities for various transportation modes, and providing coordinated streetscape improvements. Other specific objectives are to enhance overall pedestrian safety, aesthetics, and support the economic revitalization of the corridor. Along with improvements identified, all of the overhead utilities will be relocated underground between I-405 and 128<sup>th</sup> Ave NE; conduit will be installed for future redevelopment conversion from 128<sup>th</sup> Ave to 132<sup>nd</sup> Ave.

On March 3, 2008 staff updated the Council on the status of the project and had outlined a number of anticipated milestones; staff also notified the Council that the original design consultant had been terminated and a new design consultant was being hired to complete the project. Based on information at the time, the anticipated milestones appeared to be attainable. A number of key milestones have been delayed on the project, and this memo provides a summary of the project status (Attachment B).

For a number of reasons, the original design consultant, Garry Struthers and Associates (GSA), was notified that their contract was being terminated by the City in January of 2008. At that time, GSA was requested to complete individual parcel right of way survey packages, and to turn over the utility underground conversion design (GSA had maintained that it was approaching approximately 60% completion of the design). At the time, staff anticipated that GSA had sufficient resources to complete those elements and that services would be finished and final contract payments would be made by September 2008. Concurrent with this termination, the City entered into negotiations with a second design consultant, KPG Inc., to complete the final right of way documents, complete the underground design, and develop the roadway design to completion.

Unfortunately, GSD did not complete its work until February 2009 and some of the documents provided required significant rework and amending. An example is the underground design documents where relocation of the utility trench was required due to the proximity of a water line which was mislocated on the original documents. Recently staff has been notified by KPG that the base survey information relied upon for many of the right of way documents was not correct, and additional services are now required to correct the right of way documents.

Staff has also just learned that the offices of GSA were destroyed by fire during this week in Bellevue; as a result, no additional documents will be obtained from them.

Changing consultant firms on the project has had a significant effect on the schedule, more than was anticipated. KPG has committed significant resources to the project since it received notice to proceed in June of 2008 and has developed plans that are much more comprehensive than what the City would have otherwise received. This will benefit the City in the long run, since historically plan set conflicts and omissions have led to construction claims and delays.

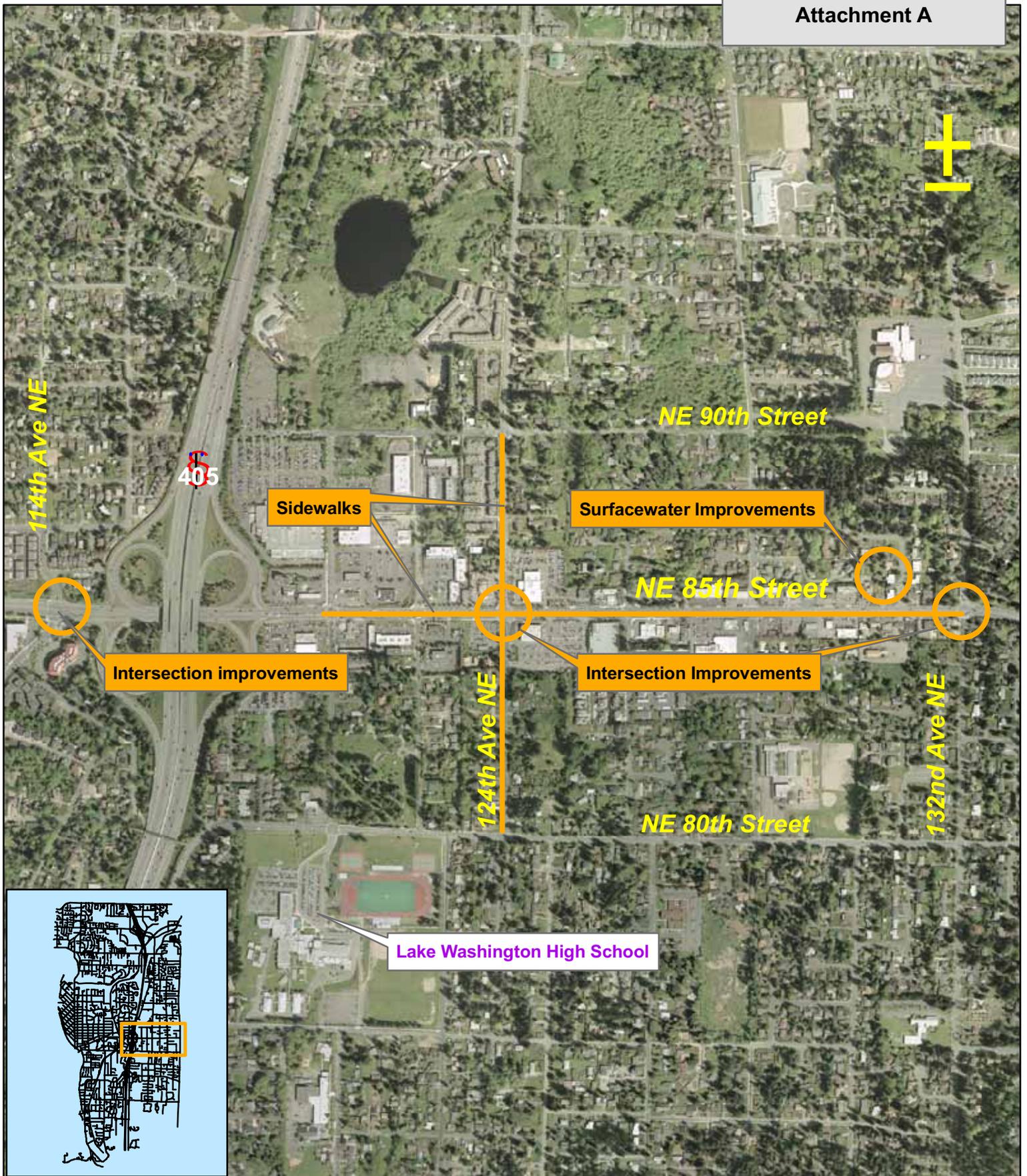
A second delay has been the length of the right of way acquisition phase. For perspective, the largest single commercial roadway project previous to the 85<sup>th</sup> Street corridor was the widening of NE 124<sup>th</sup> Street in Totem Lake. That 1996 project involved minimal underground conversion, impacted 13 commercial parcels, and involved approximately \$450,000 in settlement costs; Council authorized condemnation on the project in order to avoid any impasses with property owners. The 85<sup>th</sup> Street project impacts 96 parcels (commercial and residential) and is currently estimated to involve approximately \$1,500,000. The challenges and issues associated with this number of individual properties and impact to the project schedule was underestimated. This memo includes a table with the current status of various issues that are being monitored including right of way acquisition, the critical path for the project, and design (Attachments C); the final attachment is a map showing all of the various parcels impacted by the project (Attachment D).

To advance the project forward in the most efficient manner, a number of measures are being taken on the project beyond other CIP projects:

- Weekly meetings between staff and the right of way and design consultant
- Bi-monthly meetings on key issue status between project manager and Capital Projects Manager
- Monthly project updates to the City Manager consisting of acquisition map and status table

Next steps:

- |   |                |
|---|----------------|
| • Council approve channelization plan   | September 2009 |
| • Complete utility conversion design    | December 2009  |
| • Begin utility conversion construction | February 2010  |
| • Begin roadway construction            | April 2011     |



# NE 85th Street Corridor Improvements

City of Kirkland



**NE 85th Street Corridor Improvements**

	Council Update		2004	2005	2006	2007	2008	2009	2010	2011	2012
	3/08	6/09									
Milestone	Anticipated Start										
City received project from ST at 30% design status	3/04		◆								
GSA design notice to proceed (NTP)	7/05			◆							
PSE/Kirkland underground conversion (UG) design agreement NTP	9/05			◆							
GSA design developed to 50% status	6/06				◆						
Decision to incorporate UG	9/06				◆						
design/right of way acquisition revised to include UG	2007					[Projected UG design bar]					
initial right of way packages sent to property owners	1/08						◆				
obtain right of way for UG	9/08	1/10					◆				
obtain right of way for roadway	9/09	2/11						◆			
GSA informed of contract termination	1/08						◆				
Council update	3/08	5/09					◆				
KPG design contract signed	5/08	6/08					◆				
Anticipated 100% design/bid documents for UG	7/08	12/09					◆				
Anticipated approval of Channelization Plan by Council	9/08	9/09					◆				
Anticipated GSA final settlement	9/08	3/09					◆				
Anticipated UG construction	9/08	2/10						[Projected construction bar]			
Anticipated roadway construction	10/09	4/11						[Projected construction bar]			

- ◆ Projected Date
- ◆ Actual Date
- [Blue bar] Projected UG design
- [Orange bar] Projected construction

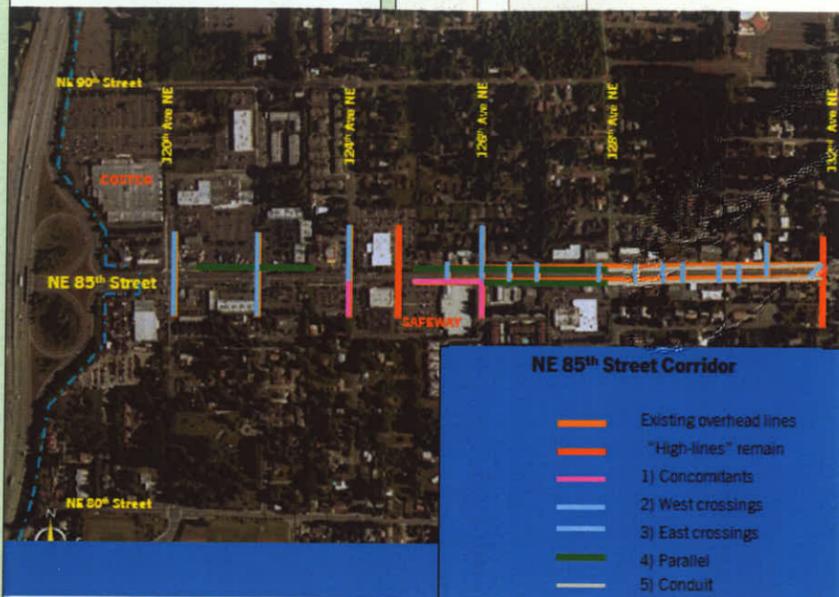
Attachment B

### NE 85th Street Corridor Improvements

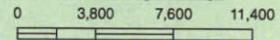
Right-of-Way		anticipated rights secured after offer			Possession & Use Agrmt?	Eminent Domain likely	Construction Start	Substantial Completion
		1 - 2 months	3 - 6 months	6 - 9 months				
<i>Underground Conversion --- 38 Parcels in Total</i>	33	15%	55%	20%	10%	10%	Feb-10	Mar-11
<i>Notification/Info Packets sent</i>	33							
<i>Appraisals</i>	12							
<i>Negotiations</i>	7							
<i>2nd Offer</i>								
<i>Rights Secured</i>								

<i>Roadway Improvements --- 55 Parcels in Total</i>	63	15%	55%	20%	10%	10%	Apr-11	Feb-12
<i>Notification/Info Packets sent</i>	63							
<i>Appraisals</i>								
<i>Negotiations</i>								
<i>2nd Offer</i>								
<i>Rights Secured</i>								

Design		Target Milestones					
		30%	60%	90%	100%	Bid	
<i>Underground Conversion</i>		Nov-08	Feb-09	Jun-09	Sep-09	Dec-09	see above
		<i>completed</i>	<i>completed</i>				
<i>Roadway improvements</i>		--	Sep-09	Dec-09	Feb-10	Mar-11	see above
		<i>completed</i>					
<i>Video Detection</i>		Dec-08	Feb-09	Jun-09	Jul-09	Jul-09	
<i>PSE 85 OH-OH</i>		discuss w/PSE, must occur prior to 2/2010					
<i>PSE 124 OH-OH</i>		discuss w/PSE, must occur prior to 4/2011					

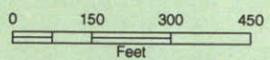


**Vicinity Map**



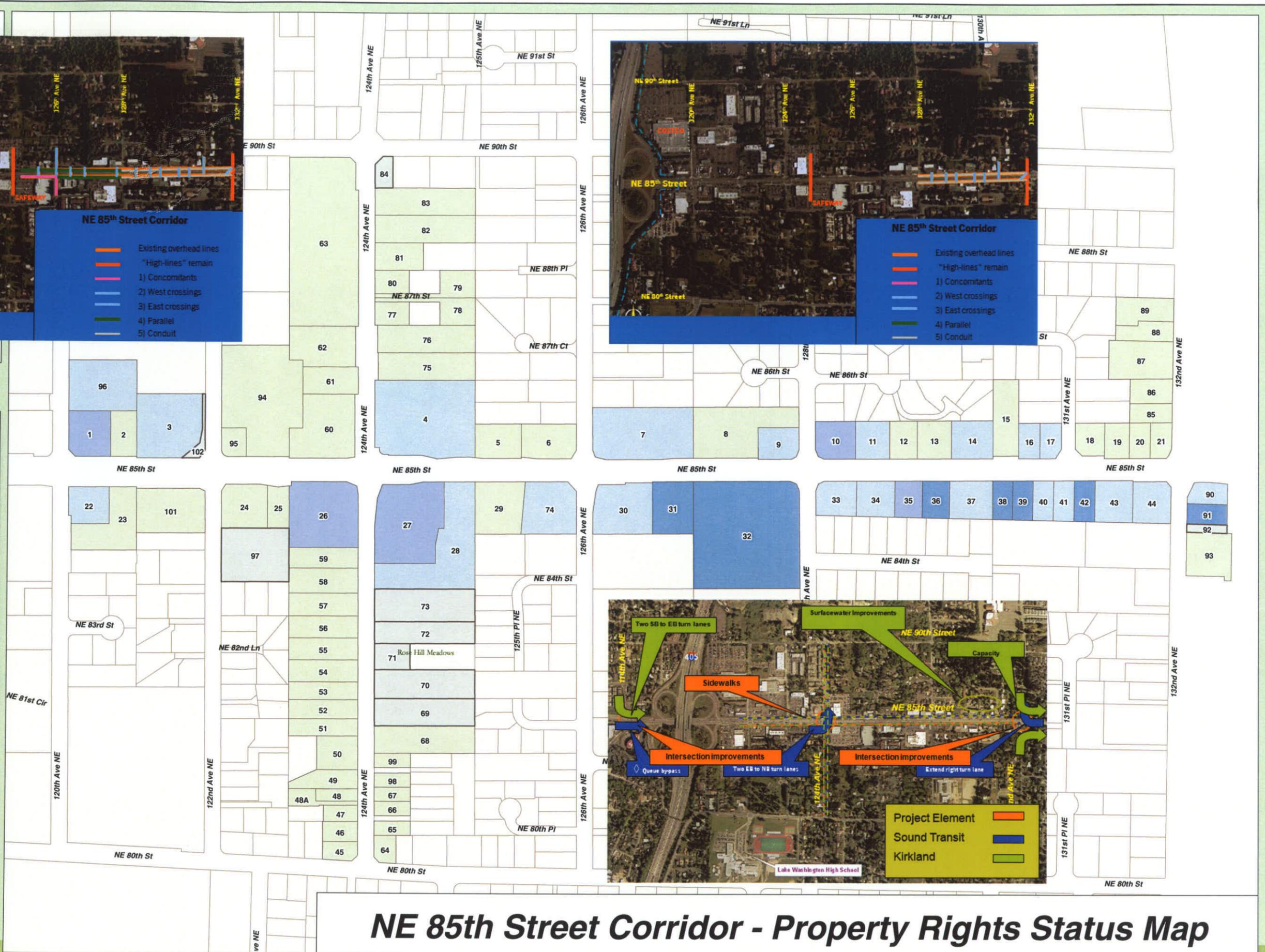
**Map Legend**

- No Property Rights Needed
- 1st Contract Status**
  - Info Packets
  - Appraisals
  - Negotiations
  - 2nd Offer
  - Rights Secured
- 2nd Contract Status**
  - Info Packets
  - Appraisals
  - Negotiations
  - 2nd Offer
  - Rights Secured



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 Map Created - May 15, 2009  
 Map Revised - May 18, 2009

H:\PW\CIP group\Project Files\COMBINED\NE 85th Street Corridor Improvements\ROW>Status Graphics\NE\_85th\_Map\_11x17.mxd



**NE 85th Street Corridor - Property Rights Status Map**