

Advance Notice
April 25, 2024

Central Administration Building – Recommendation to Approve proposed termination of easements, establishment of new easement and lot line adjustment – Turney / Mullins

Action to be taken: I recommend the Board approve the termination of easements, establishment of new easement and a lot line adjustment related to the potential development of the adjacent property to the Central Administration Building.

KB Home, a developer from Bellevue, is currently in a feasibility period to purchase the adjacent property and construct approximately 74 townhomes. They approached ISD as currently that property and the ISD Central Administration Building property have easements that entangle the two properties. These easements include; access and parking, generator and storm drainage and right-of-way. They propose terminating several of these existing easements.

- Termination of the access and parking easements would give back to ISD the right of the adjacent property to use approximately 108 parking stalls and access to the associated parking stalls.
- Termination of the generator and storm drainage easement relinquish the right of the existing property owner to the generator and generator building but would still allow the adjacent property owner to use the storm drainage facilities.
- Termination of the right-of-way easement would disallow the adjacent property owner the right to access the ISD right-of-way (property frontage) for access to utilities named in the easement.

A new easement would be established reflecting that the adjacent property owner will no longer need to share use of the storm drainage system on the ISD property.

The adjacent property owner proposes a lot line adjustment which would allow the existing north access and the generator building to become part of the ISD property which currently they are not.

The agreement in-general disentangles the two properties significantly. The one remaining easement would allow ISD to access storm drainage facilities currently on the adjacent property as those storm drainage facilities will remain in-place as part of the new development and serve the ISD property.
