

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion to Authorize the City Manager to Execute a Settlement Agreement and Warranty Deed for land acquisition for the North Central segment of the Interurban Trail.
DEPARTMENT:	Public Works
PRESENTED BY:	Kirk McKinley, Aurora and Interurban Project Manager Dave Buchan, Capital Projects Manager

PROBLEM/ISSUE STATEMENT:

The alignment for the North Central segment of the Interurban Trail spans between N 175th Street and N 192nd Street. That portion of the trail from N 185th and Midvale to N 192nd Street runs along the west margin of Midvale Avenue North. To create sufficient right-of-way along the west margin of Midvale Avenue North for the trail, staff has recommended that the City acquire a 204' long by 11' wide strip of land on the east side of the Dunn Lumber warehouses that fronts on Midvale Avenue North. Acquisition of this 2,245 square foot parcel will allow the trail to be safely aligned on the west margin of Midvale Avenue North. Attached please find a site plan that depicts the site in question.

This 2,245 square foot parcel has been surveyed, appraised and Dunn Lumber has agreed to the sale of this parcel of land. Mr. Robert Dunn, President of Dunn Lumber has signed a Purchase and Sale agreement for this parcel in the amount of \$78,575, which represents a sale price of \$35.00 per square foot for this 2,245 square foot parcel. This value is supported by a recent appraisal.

Acquisition of this parcel needs to proceed now to make way for construction of the North Central segment of the trail this summer.

FINANCIAL IMPACT:

Funding for the North Central segment of the trail includes an allocation of \$129,533 from King County's Open Space Bond funds. These funds can be used only for property acquisition. The Open Space Bond funding is currently available through the 2006-2011 CIP. Future property acquisitions for the North Central project will expend the balance of Open Space Bond funds for this project.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to proceed with execution of a Settlement Agreement and Warranty Deed to enable this acquisition to be finalized and recorded.

Approved By: City Manager  City Attorney _____

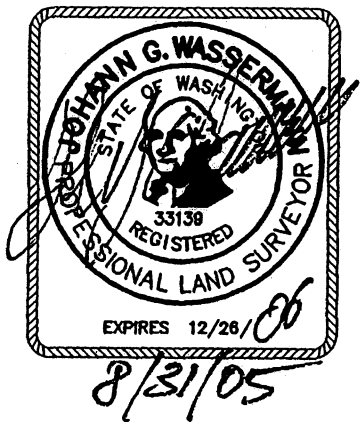
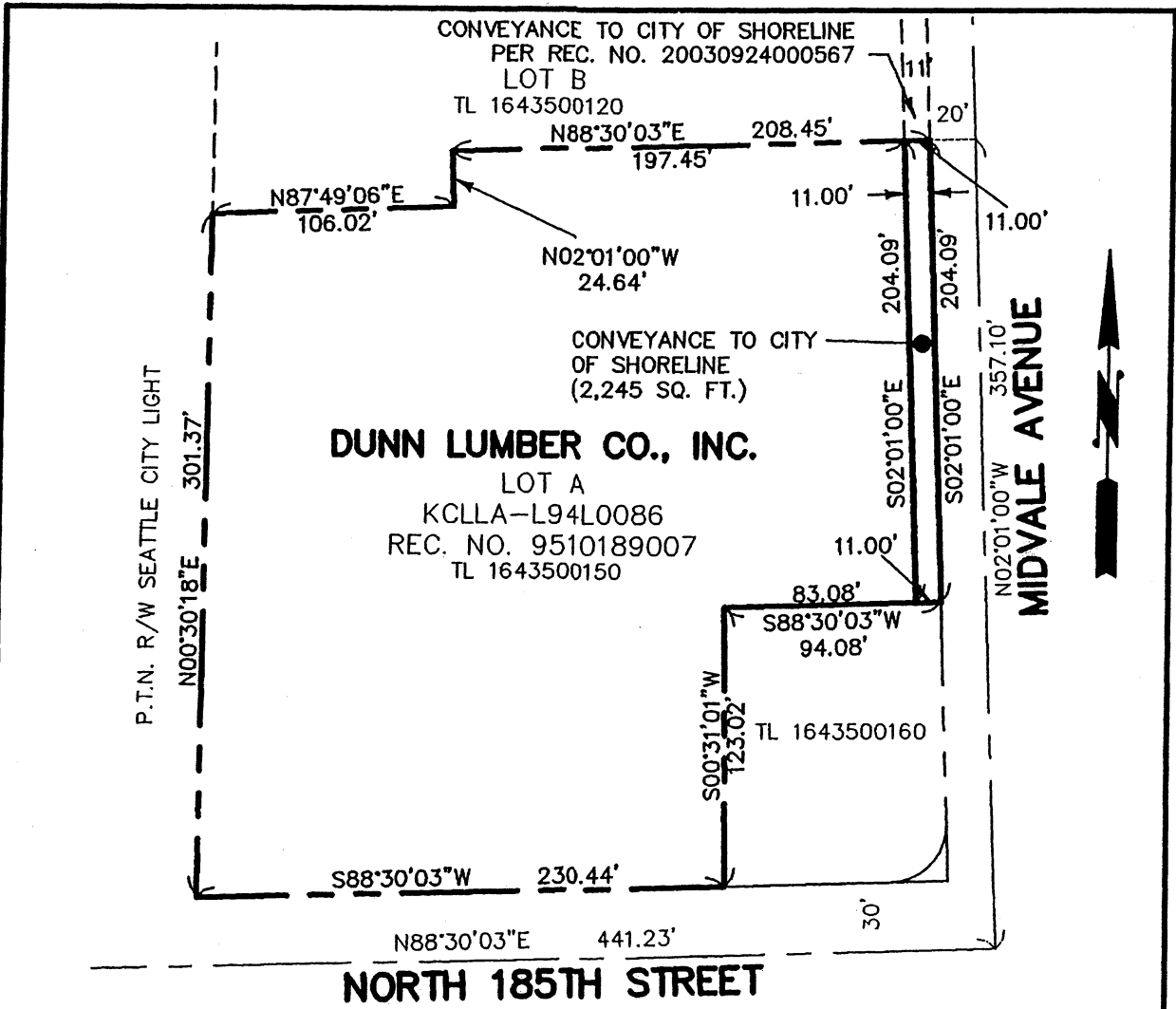


EXHIBIT B

CONVEYANCE TO CITY OF SHORELINE
CITY OF SHORELINE
DUNN LUMBER CO., INC.
SHORELINE KING COUNTY WASHINGTON

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST, SEATTLE, WA 98102
(206) 323-4144 FAX (206) 323-7135
1-800-935-0508

JOB NO 2005172.00
SCALE 1" = 80'
DRAWN RHT
CHECKED JGW
DATE 8-29-05

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