

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Authorize the City Manager to Approve Real Property Acquisitions for the 145 <sup>th</sup> Corridor Phase 1 Project for Property Located at 126 NE 145 <sup>th</sup> Street, 164 NE 145 <sup>th</sup> Street, and 14509 3 <sup>rd</sup> Avenue NE
<b>DEPARTMENT:</b>	Public Works
<b>PRESENTED BY:</b>	Tricia Juhnke
<b>ACTION:</b>	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

**PROBLEM/ISSUE STATEMENT:**

City Council authorization is requested to allow the City Manager to approve three real property acquisitions in excess of the authority delegated to the City Manager. The City Manager’s authority to approve real property acquisitions is established in Shoreline Municipal Code (SMC) Section 2.60 and has been amended for the State Route 523 (N/NE 145<sup>th</sup> St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, referred to as the 145<sup>th</sup> Corridor (Phase 1) Project. The City Manager’s purchasing authority for the 145<sup>th</sup> Corridor (Phase 1) Project is now at \$1,000,000 or less, assuming that proposed Resolution No. 476 is also approved by the City Council tonight.

If proposed Resolution No. 476 is approved, there are three property acquisitions between Interstate 5 and Corliss Avenue that have been appraised at more than \$1,000,000 exceeding that authority. The three properties are located at the following addresses: 126 NE 145<sup>th</sup> Street, 164 NE 145<sup>th</sup> Street, and 14509 3<sup>rd</sup> Avenue NE (Attachment A). In order for the City to proceed with acquisition of these three properties, including offering possession and use agreements, the City Council must authorize the City Manager to approve these purchases. Tonight, staff is seeking this authority for the City Manager.

**RESOURCE/FINANCIAL IMPACT:**

As with all the acquisitions of the 145<sup>th</sup> Corridor (Phase 1) Project, the values of the three property acquisitions that need specific approval have been determined by an independent appraisal firm as hired for the project by the City’s contracted and WSDOT approved right-of-way consultant. The appraisal was also reviewed by the review appraiser hired for the project. The total appraised value of these three properties is \$5,477,000. Funding is being provided by the State Connecting Washington funds.

**RECOMMENDATION**

Staff recommends that Council authorize the City Manager to execute the necessary documents to acquire the three properties identified in the Staff Report at the appraised

value the 145<sup>th</sup> Corridor (Phase 1) Project with an allowed contingency of ten percent above the appraised value.

Approved By:      City Manager **DT**    City Attorney **MK**

## **BACKGROUND**

On September 28, 2020, [Council authorized obligation of \\$11,836,379](#) of the \$12.5 million State Connecting Washington funding available this biennium for ROW acquisition for the State Route 523 (N/NE 145<sup>th</sup> St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, referred to as to the 145<sup>th</sup> Corridor (Phase 1) Project. An additional approximately \$1.74 million of Connecting Washington funding will be used when it becomes available in the next biennium to complete ROW acquisition for Phase 1. No City money is being used to acquire the ROW for Phase 1.

The City is currently in the process of acquiring right-of-way (ROW) for the 145<sup>th</sup> Corridor (Phase 1) Project. The City Manager's authority to approve real property acquisitions is established in Shoreline Municipal Code Section 2.60 and has been amended for the 145<sup>th</sup> Corridor (Phase 1) Project. Proposed Resolution No. 476, which is also on the Council's agenda this evening for potential action, would establish the City Manager's purchasing authority for the 145<sup>th</sup> Corridor (Phase 1) Project at \$1,000,000 or less. If proposed Resolution No. 476 is approved, there are three property acquisitions between Interstate 5 and Corliss Avenue that have been appraised at more than \$1,000,000 exceeding that authority.

## **DISCUSSION**

City Council authorization is requested to allow the City Manager to approve these three real property acquisitions in excess of the authority delegated to the City Manager. The three acquisitions within the current project limits (Interstate 5 – Corliss Avenue) that have an appraised value greater than \$1,000,000 are provided in the table below. These three properties are also depicted in the vicinity map provided in Attachment A.

<b>Property Owner</b>	<b>Property Address</b>	<b>Appraised Value</b>
Kulkit Kaur and Amir Bhutto	126 NE 145 <sup>th</sup> Street	\$1,092,000
Se-Hai and Cherng-Chung Lin	14509 3 <sup>rd</sup> Avenue NE	\$2,112,000
Portal North LLC	164 NE 145 <sup>th</sup> Street	\$2,273,000
<b>Total Appraised Value</b>		<b>\$5,477,000</b>

In order for the City to proceed with acquisition, including offering possession and use agreements, the City Council must authorize the City Manager to approve these purchases. Appraisals are available for review in the City Manager's office upon request. Offers have not been made to these identified property owners. Staff is requesting that Council authorize the City Manager to approve purchase of these properties as long as the cost does not exceed ten percent (10%) of the above appraised value. This approval does not guarantee payment above the appraised value. These acquisition costs also do not include reimbursement of relocation costs to property owners that qualify under state and federal guidelines.

## **RESOURCE/FINANCIAL IMPACT**

As with all the acquisitions of the 145<sup>th</sup> Corridor (Phase 1) Project, the values of the three property acquisitions that need specific approval have been determined by an

independent appraisal firm as hired for the project by the City's contracted and WSDOT approved right-of-way consultant. The appraisal was also reviewed by the review appraiser hired for the project. The total appraised value of these three properties is \$5,477,000. Funding is being provided by the State Connecting Washington funds.

### **RECOMMENDATION**

Staff recommends that Council authorize the City Manager to execute the necessary documents to acquire the three properties identified in the Staff Report at the appraised value the 145<sup>th</sup> Corridor (Phase 1) Project with an allowed contingency of ten percent above the appraised value.

### **ATTACHMENTS**

Attachment A: Vicinity Map of Parcels to be Acquired



# 145TH STREET CORRIDOR-PHASE 1 RIGHT OF WAY PLANS

## TOTAL PARCEL DETAIL KING COUNTY, WASHINGTON

NE 1/4 SECTION 19, T.26 N., R.4 E., W.M.  
 NW 1/4 SECTION 20, T.26 N., R.4 E., W.M.  
 SE 1/4 SECTION 18, T.26 N., R.4 E., W.M.  
 SW 1/4 SECTION 17, T.26N., R.4 E., W.M.



### LEGEND

- 100 IMPACTED PARCEL IDENTIFIER
- IMPACTED PARCEL BOUNDARY LINE
- GIS PARCEL LINES
- STREET CENTERLINE
- EXISTING RIGHT OF WAY

**BASIS OF BEARING:**  
 GRID NORTH BASED ON THE WASHINGTON STATE PLANE  
 COORDINATE SYSTEM NORTH ZONE (NAD 83/2011).

04/28/2021



PROJECT NAME  
 145TH ST CORRIDOR PROJECT  
 I-5 TO AURORA AVENUE N.  
 PHASE 1  
 SHORELINE, WA

**RIGHT OF WAY PLAN  
 TOTAL PARCEL DETAIL**

DRAWING NO.  
 2 OF 5  
**RW2**

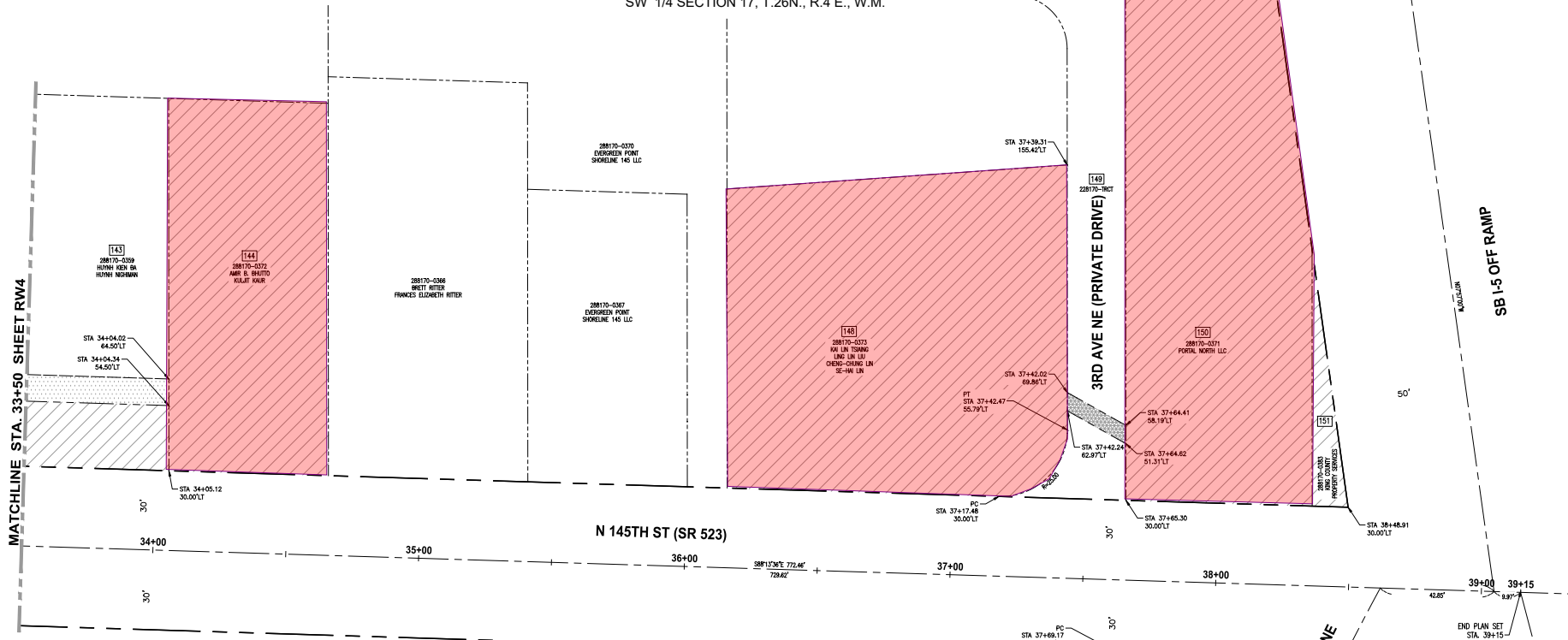
LAYOUT: SHI 2.TPO  
 PLOTFILE: U:\GISD\Projects\GisData\2211-021-145th St ROW Plans\98566\Survey\000\current\Drawn\_PLOTFILE.DWG  
 DATE: Thursday, April 29, 2021 4:30:37 PM

REVISIONS	DATE	BY	DESIGNED
			D. THIBODEAU
			CHECKED: D. THIBODEAU
			APPROVED: B. PUSEY

ONE INCH AT FULL SCALE,  
 IF NOT SCALE ACCORDINGLY  
 FILE NAME  
 145th RW Plans Ph 1  
 JOB NO.  
 247-2211-038  
 DATE  
 04-2021

NW 1/4 SECTION 20, T.26 N., R.4 E., W.M.  
SW 1/4 SECTION 17, T.26N., R.4 E., W.M.

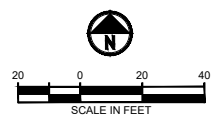
MATCHLINE A: SEE DETAIL A1 (THIS SHEET)



**OWNERSHIPS**

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	GROSS AREA	FEE ACQUISITION	REMAINDER AREA	PERMANENT EASEMENT AREA	TCE AREA
143	288170-0359	BA & NIGHMAN	8,400	1,471	6,929	0	600
144	288170-0372	AMIR BHUTTO & KULJIT KAUR	8,400	8400	0	0	0
148	288170-0373	LIN TSANG & LIN LIU & LIN & LIN	15,085	15,085	0	0	0
149	288170-TRCT	-	-	-	-	152	-
150	288170-0371	PORTAL NORTH LLC	17,486	17,486	0	0	0
151	288170-0383	KING COUNTY PROPERTY SERVICES	250	250	0	0	0

PARCEL TOTAL AREAS WERE DERIVED FROM KING COUNTY ASSESSOR REPORTS AND DOES NOT REFLECT A BOUNDARY CALCULATION BY PARAMETRIX. ALL AREAS SHOWN IN SQUARE FEET.



**BASIS OF BEARING:**  
GRID NORTH BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/2011).

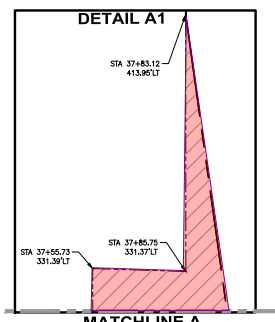


04/28/2021

142  
283210-0190  
LAKESSIE SCHOOL

**LEGEND**

- DEED PARCEL LINE
- GIS PARCEL LINES
- STREET CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TEMPORARY CONSTRUCTION LIMIT
- PERMANENT EASEMENT
- ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT (TCE)
- PERMANENT EASEMENT
- PARCEL NUMBER



REVISIONS	DATE	BY	DESIGNED

ONE INCH AT FULL SCALE, IF NOT SCALE ACCORDINGLY  
DRAWN  
D. THIBODEAU  
CHECKED  
D. THIBODEAU  
APPROVED  
B. PUSEY  
DATE  
04-2021



PROJECT NAME  
145TH ST CORRIDOR PROJECT  
I-5 TO AURORA AVENUE N.  
PHASE 1  
SHORELINE, WA

DRAWING NO.  
5 OF 5  
RIGHT OF WAY PLAN  
STA. 33+50 - STA. 39+15  
RW5

LAYOUT: SHF 5 33+50-39+15 PARR: U:\P50\Projects\Client\2211-Work\_Eng\3247-2211-021\_145th St ROW Plans\98586a\Drawings\Drawn\RW5.dwg PLOTTED BY: sghari DATE: Thursday, April 29, 2021 4:32:30 PM