

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

<b>AGENDA TITLE:</b>	Authorize the City Manager to Approve Real Property Acquisition for the 145 <sup>th</sup> Corridor Phase 1 Project for Property Located at 104-126 NE 145 <sup>th</sup> Street and 14512-14526 1 <sup>st</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> Street), 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. The City Manager’s purchasing authority for the 145<sup>th</sup> Corridor (Phase 1) Project is now at \$1,000,000 or less, with the approval of [Resolution No. 476](#) on May 24, 2021.

Previously, Council approved the increased signing authority for three property acquisitions that were appraised at more than \$1,000,000, exceeding the City Manager’s authority. As right-of-way (ROW) acquisition progressed for the project, there has been a change in property ownership on several properties. Eight properties have been purchased by a developer, referred to as Shoreline TOD Multifamily. With the assemblage located at 104-126 NE 145<sup>th</sup> Street and 14512-14526 1<sup>st</sup> Avenue NE, the property has been appraised at more than \$1,000,000. In order for the City to proceed with acquisition of this property, including offering possession and use agreements, the City Council must authorize the City Manager to approve this purchase.

**RESOURCE/FINANCIAL IMPACT:**

As with all the acquisitions of property for the 145<sup>th</sup> Corridor (Phase 1) Project, the value of the property acquisition that needs specific approval has 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 the acquisition is \$1,606,000. Funding is being provided by the State Connecting Washington funds and is within the project budget.

## **RECOMMENDATION**

Staff recommends that Council authorize the City Manager to execute the necessary documents to acquire the property identified in this Staff Report at the appraised value for the 145<sup>th</sup> Corridor (Phase 1) Project with an allowed contingency of ten (10) 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 right-of-way (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 ROW for 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, with the adoption of [Resolution No. 476](#) on May 24, 2021.

## **DISCUSSION**

As ROW acquisitions have progressed, there has been a change in property ownership to several parcels. Eight properties have been purchased by a developer, referred to as Shoreline TOD Multifamily. With the assemblage located at 104-126 NE 145<sup>th</sup> Street and 14512-14526 1<sup>st</sup> Avenue NE, the total property value has been appraised at more than \$1,000,000, exceeding the City Manager's current authority. Attachment A to this staff report provides the ROW Plans showing the subject properties included in the City's ROW acquisition. In order for the City to proceed with acquisition of this property, including offering possession and use agreements, the City Council must authorize the City Manager to approve this purchase.

The additional acquisition within the current project limits (Interstate 5 – Corliss Avenue) has an appraised value of \$1,606,000. These are partial acquisitions as shown in Attachment A.

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. An offer has been made to the identified property owner. 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 value of the property acquisitions that needs specific approval has 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 the acquisition is \$1,606,000. Funding is being provided by the State Connecting Washington funds and is within the project budget.

## **RECOMMENDATION**

Staff recommends that Council authorize the City Manager to execute the necessary documents to acquire the property identified in the Staff Report at the appraised value for the 145<sup>th</sup> Corridor (Phase 1) Project with an allowed contingency of ten (10) percent above the appraised value.

## **ATTACHMENTS**

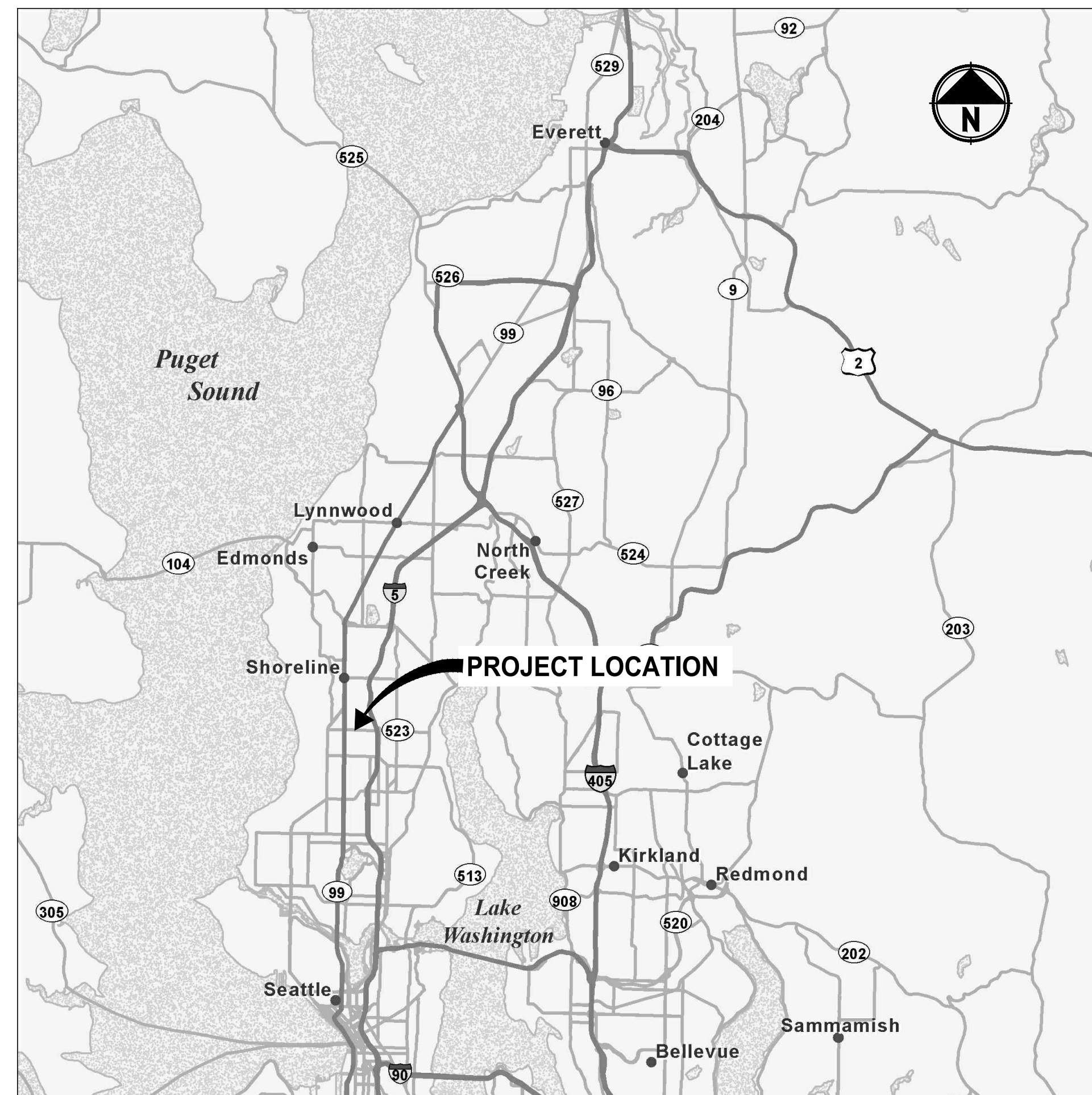
Attachment A: Right-of-Way Plans of the Acquisition Properties - 104-126 NE 145<sup>th</sup> Street and 14512-14526 1<sup>st</sup> Avenue NE



# CITY OF SHORELINE SR 523 (N/NE 145TH STREET) AURORA TO I-5 (PHASE 1) RIGHT OF WAY PLANS FEDERAL AID # STPUL-0523(010)

**PARCEL INFORMATION:**

PLAN DESIGNATION	ASSESSOR PARCEL #	ZONING USE CODE	ZONE DESCRIPTION
101	765590-0249	R8	SINGLE FAMILY
102	765590-0054	R6	SINGLE FAMILY
103	765590-0038	R6	SINGLE FAMILY
104	765590-0034	R6	SINGLE FAMILY
105	765590-0048	R6	SINGLE FAMILY
106	765590-0031	R6	SINGLE FAMILY
107	645030-1675	SF 5000	SINGLE FAMILY
108	645030-1955	SF 5000	SINGLE FAMILY
109	645030-1920	SF 5000	SINGLE FAMILY
110	645030-2185	SF 5000	SINGLE FAMILY
111	645030-2175	SF 5000	SINGLE FAMILY
112	765590-0053	R6	SINGLE FAMILY
113	765590TR-X	N/A	N/A
114	765590-0039	R6	SINGLE FAMILY
115	288170-0544	MUR-45	SINGLE FAMILY
116	288170-0540	MUR-45	SINGLE FAMILY
117	288170-0546	MUR-45	SINGLE FAMILY
118	288170-0547	MUR-45	SINGLE FAMILY
119	645030-2325	SF 5000	SINGLE FAMILY
120	645030-2295	SF 5000	SINGLE FAMILY
121	769760-0005	SF 7200	SINGLE FAMILY
122	442560-0005	SF 7200	SINGLE FAMILY
123	738150-0030	MUR-45	SINGLE FAMILY
124	738150-0035	MUR-45	SINGLE FAMILY
125	738150-0040	MUR-45	SINGLE FAMILY
126	738150-0050	MUR-45	SINGLE FAMILY
127	275600-0070	MUR-45	MULTI-FAMILY
128	275600-0060	MUR-45	SINGLE FAMILY
129	275600-0050	MUR-45	SINGLE FAMILY
130	541110-0005	MUR-45	SINGLE FAMILY
131	202604-9130	SF 7200	SINGLE FAMILY
132	202604-9155	SF 7200	SINGLE FAMILY
133	202604-9069	SF 7200	SINGLE FAMILY
134	541110-0045	MUR-45	SINGLE FAMILY
135	288170-0544	MUR-45	SINGLE FAMILY
136	288170-0556	MUR-45	SINGLE FAMILY
137	288170-0362	MUR-70	SINGLE FAMILY
138	288170-0361	MUR-70	SINGLE FAMILY
139	288170-0364	MUR-70	SINGLE FAMILY
140	207510-0005	SF 7200	SINGLE FAMILY
141	202604-9026	SF 7200	SINGLE FAMILY
142	283210-0190	SF 7200	EDUCATIONAL SERVICES
143	288170-0359	MUR-70	SINGLE FAMILY
144	288170-0372	MUR-70	SINGLE FAMILY
145	288170-0366	MUR-70	SINGLE FAMILY
146	288170-0367	MUR-70	SINGLE FAMILY
147	288170-0370	MUR-70	SINGLE FAMILY
148	288170-0373	MUR-70	SINGLE FAMILY
149	288170-TRCT	N/A	N/A
150	288170-0371	MUR-70	SINGLE FAMILY
151	288170-0383	R8	SINGLE FAMILY



**VICINITY MAP**  
NOT TO SCALE

**CONTACT INFORMATION:**

APPLICANT:  
CITY OF SHORELINE  
PUBLIC WORKS DEPARTMENT  
17500 MIDVALE AVE N.  
SHORELINE, WA 98133  
(425) 806-6829  
CONTACT: DON RANGER

ENGINEER: JACOBS  
1100 112th AVE NE  
SUITE 500  
BELLEVUE, WA 98004  
(425) 233-3369  
CONTACT: JOHN MCKENZIE, P.E.

SURVEYOR: PARAMETRIX  
719 2ND AVENUE  
SUITE 200  
SEATTLE, WA 98104  
(206) 394-3700  
CONTACT: ROBERT PUSEY, PLS

**RIGHT OF WAY REFERENCES**

- (RR1) WSDOT RIGHT OF WAY PLAN  
SEATTLE FREEWAY E. 75TH ST. TO E. 145TH ST.  
SEPTEMBER 20, 1960
- (RR2) WSDOT RIGHT OF WAY PLAN  
SEATTLE FREEWAY E. 145TH ST. TO E. 200TH ST.  
OCTOBER 23, 1961
- (RR3) WSDOT RIGHT OF WAY PLAN  
SR 523, JCT. SR 99 TO JCT. SR 522  
JULY 19, 1996

**RIGHT OF WAY NOTES**

RIGHT OF WAY DETERMINATIONS FOR THIS PLAN SET, WERE MADE BY ANALYZING A COMBINATION OF EXISTING RIGHT OF WAY PLANS LISTED HEREON IN THE RIGHT OF WAY REFERENCES, TOGETHER WITH RECORDED SURVEYS, SUBDIVISION PLATS, DEEDS & DEDICATIONS, AND FOUND MONUMENTS. ALL MEASUREMENTS SHOWN ARE IN U.S. SURVEY FEET, GROUND DISTANCES.

**WRITTEN DESCRIPTION OF THE PROJECT:**

THE CITY OF SHORELINE PROPOSES TO WIDEN NORTH 145TH STREET FROM J INTERSTATE 5 INTERCHANGE, TO AURORA AVENUE NORTH, BEING KNOWN AS 145TH STREET CORRIDOR PROJECT. PHASE 1 & 2 OF THE PROJECT IS FROM I-5 TO WALLINGFORD AVENUE NORTH. NORTH 145TH STREET IS THE BOUNDARY LINE BETWEEN THE CITY OF SHORELINE AND THE CITY OF SEATTLE WITH ACQUISITIONS BEING IN BOTH JURISDICTIONS.

08/26/2021



PROJECT NAME  
**SR 523 (N/NE 145TH STREET)  
AURORA TO I-5  
PHASE 1**  
SHORELINE, WA

**RIGHT OF WAY PLAN  
COVER SHEET**

DRAWING NO.  
1 OF 5  
**RW1**

REVISIONS	DATE	BY	DESIGNED
			DRAWN 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  
08-2021

PATH: U:\P50\Projects\Clients\2211-Jacob Eng\247-2211-021 145th St ROW Plans\995\ca\Survey\00\current\Drawn  
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 LAYOUT: SHT. 1 COVER



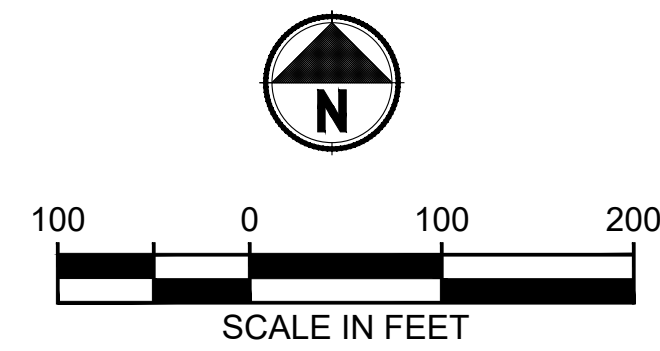
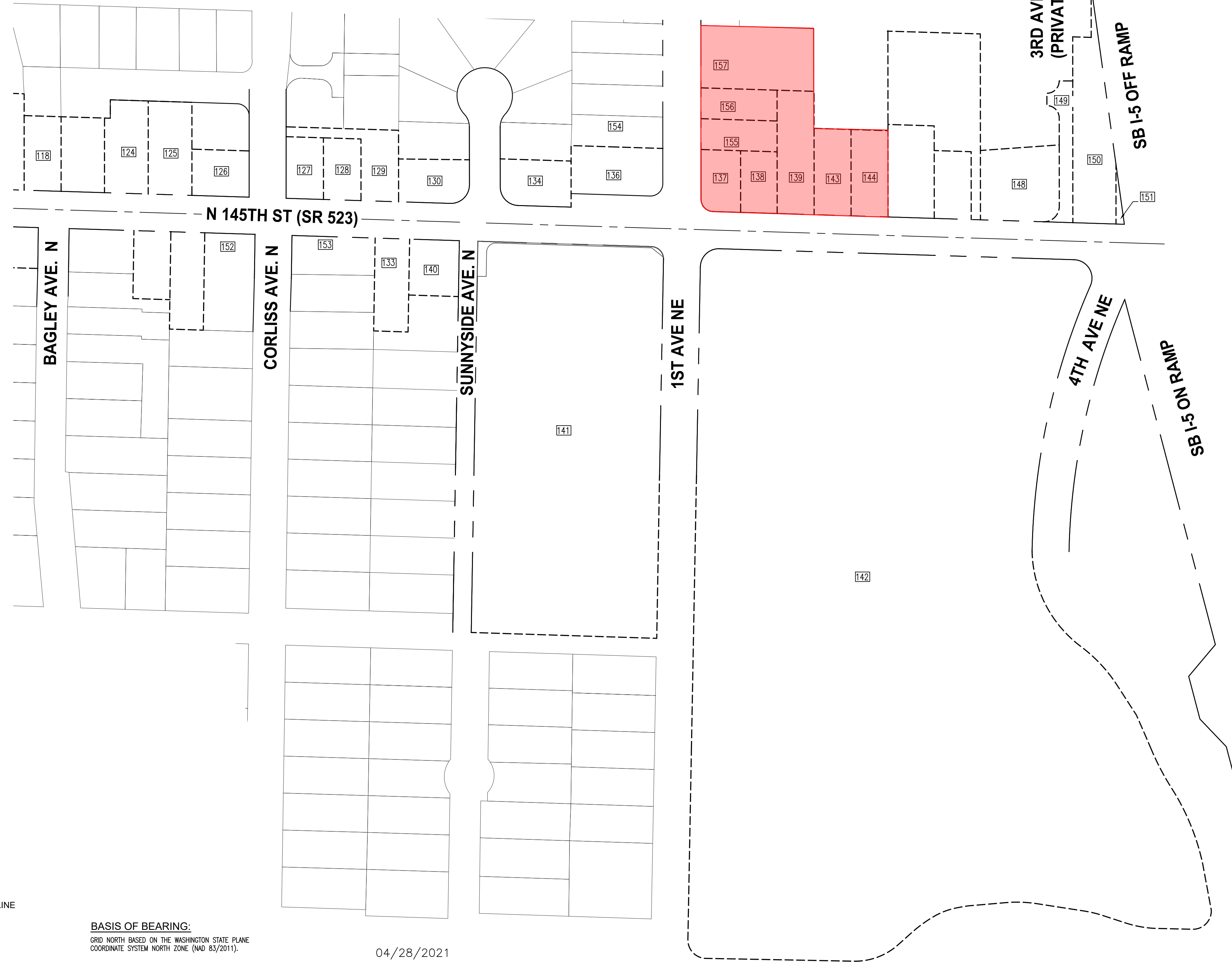
# SR 523 (N/NE 145TH STREET, AURORA TO I-5 (PHASE 1) RIGHT OF WAY PLANS

Attachment A

## 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



REVISIONS	DATE	BY	DESIGNED
			DRAWN 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  
 08-2021



PROJECT NAME  
**SR 523 (N/NE 145TH STREET)  
 AURORA TO I-5  
 PHASE 1**  
 SHORELINE, WA

**RIGHT OF WAY PLAN  
 TOTAL PARCEL DETAIL**

DRAWING NO.  
 2 OF 5  
**RW2**

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MATCHLINE A: SEE DETAIL A1 (THIS SHEET)

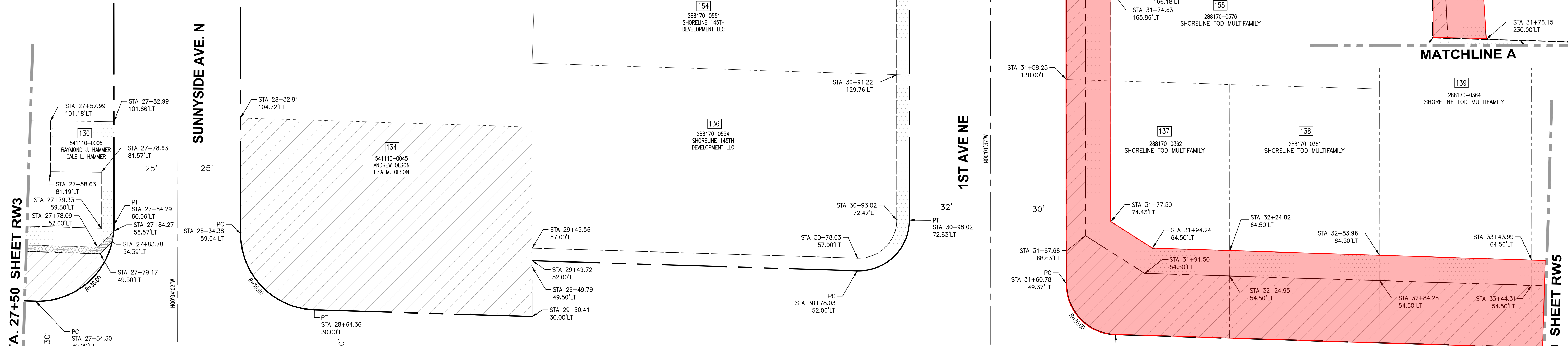
DETAIL A1

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	TOTAL AREA	FEE ACQUISITION	REMAINDER AREA	TCE AREA
154	288170-0551	SHORELINE 145TH DEVELOPMENT LLC	10,184	0	10,184	220
155	288170-0376	SHORELINE TOD MULTIFAMILY	6,183	375	5,808	639
156	288170-0368	SHORELINE TOD MULTIFAMILY	6,182	355	5,827	1,235
157	288170-0369	SHORELINE TOD MULTIFAMILY	18,636	269	18,367	955

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

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.

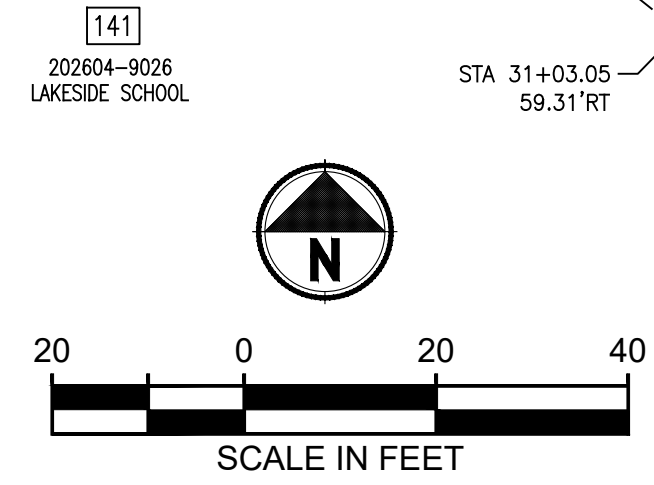


**OWNERSHIPS**

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	TOTAL AREA	FEE ACQUISITION	REMAINDER AREA	TCE AREA
134	541110-0045	ANDREW & LISA OLSON	8,408	8,408	0	0
135	-	-	-	-	-	-
136	288170-0554	SHORELINE 145TH DEVELOPMENT LLC	11,027	0	11,027	1,068
137	288170-0362	SHORELINE TOD MULTIFAMILY	6,344	2,228	4,116	1,141
138	288170-0361	SHORELINE TOD MULTIFAMILY	6,000	1,453	4,547	593
139	288170-0364	SHORELINE TOD MULTIFAMILY	12,000	1,471	10,529	600
140	207510-0005	KISNER & REBEKAH SANTIAGO	7,195	4	7,191	96
141	202604-9026	LAKESIDE SCHOOL	191,228	1,509	189,719	455
142	283210-0190	LAKESIDE SCHOOL	896,089	893	895,196	784

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).

**LEGEND**

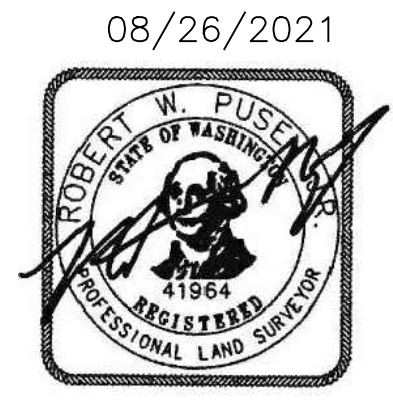
	DEED PARCEL LINE
	GIS PARCEL LINES
	STREET CENTERLINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	TEMPORARY CONSTRUCTION LIMIT
	PERMANENT EASEMENT
	ACQUISITION AREA
	TEMPORARY CONSTRUCTION EASEMENT (TCE)
	PERMANENT EASEMENT
	PARCEL NUMBER

LAYOUT: SHIT\_4\_27+50-33+50  
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 PLOTTED BY: allinckr DATE: Thursday, August 26, 2021 4:08:12 PM

REVISIONS	DATE	BY	DESIGNED

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY.**

FILE NAME: 145th RW Plans Ph 1  
 JOB No.: 247-2211-038  
 DATE: 08-2021



PROJECT NAME  
**SR 523 (N/NE 145TH STREET)  
 AURORA TO I-5  
 PHASE 1  
 SHORELINE, WA**

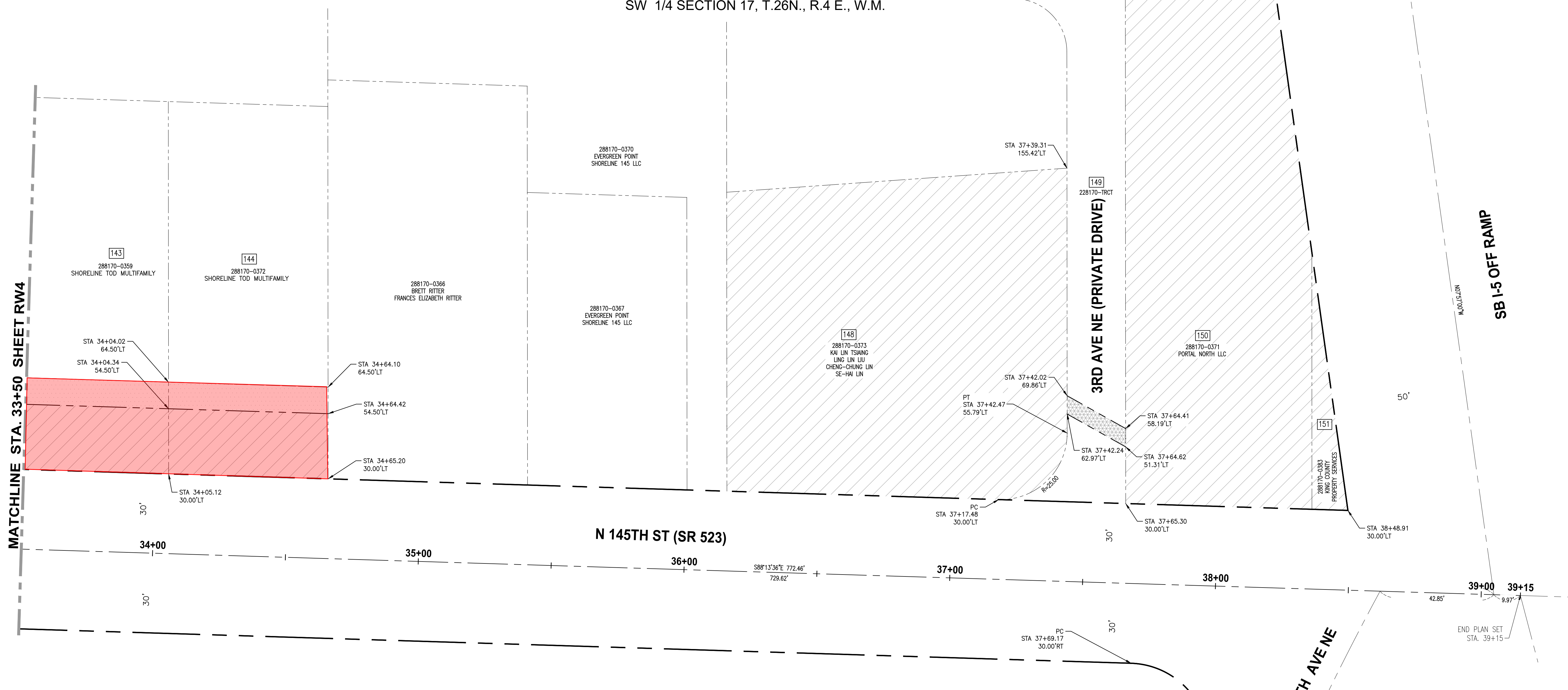
**RIGHT OF WAY PLAN  
 STA. 27+50 - STA. 33+50**

DRAWING NO.  
 4 OF 5  
**RW4**



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)

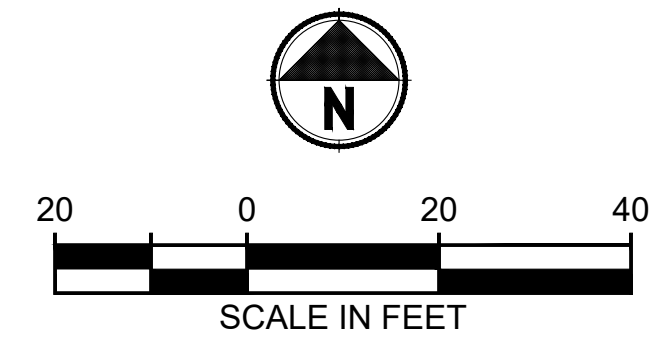


**OWNERSHIPS**

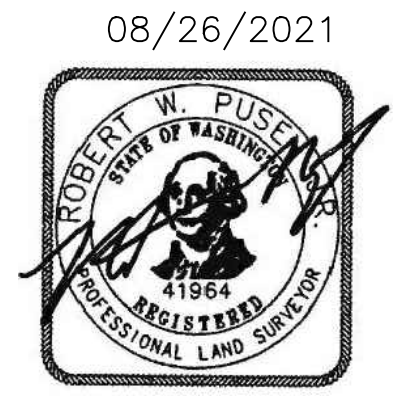
PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	GROSS AREA	FEE ACQUISITION	REMAINDER AREA	PERMANENT EASEMENT AREA	TCE AREA
143	288170-0359	SHORELINE TOD MULTIFAMILY	8,400	1,471	6,929	0	600
144	288170-0372	SHORELINE TOD MULTIFAMILY	8,400	1,471	6,929	0	600
148	288170-0373	LIN TSIANG & LIN LIU & LIN & LIN	15,085	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	654	654	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

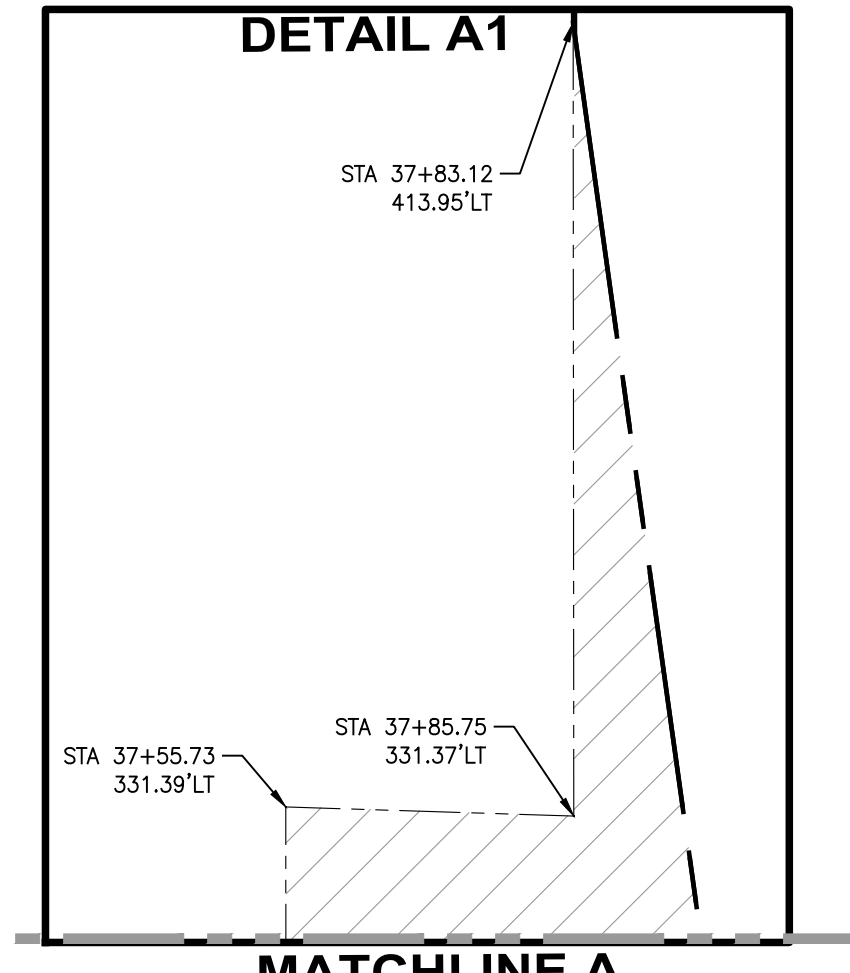


**BASIS OF BEARING:**  
GRID NORTH BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/2011).



**LEGEND**

- DEED PARCEL LINE
- GIS PARCEL LINES
- STREET CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- TEMPORARY CONSTRUCTION LIMIT
- PERMANENT EASEMENT
- [Hatched Box] ACQUISITION AREA
- [Dashed Box] TEMPORARY CONSTRUCTION EASEMENT (TCE)
- [Cross-hatched Box] PERMANENT EASEMENT
- [Numbered Box] PARCEL NUMBER



REVISIONS	DATE	BY	DESIGNED

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY**

FILE NAME: 145th RW Plans Ph 1  
JOB No.: 247-2211-038  
DATE: 08-2021



PROJECT NAME  
**SR 523 (N/NE 145TH STREET) AURORA TO I-5 PHASE 1 SHORELINE, WA**

**RIGHT OF WAY PLAN STA. 33+50 - STA. 39+15**

DRAWING NO. 5 OF 5  
**RW5**

LAYOUT: SHIT\_5\_33+50-39+15 PATH: U:\P50\Projects\Clients\2211-jacob Eng\247-2211-021 145th St ROW Plans\995\Drawings\Survey\00\Current\Draw PLOTTED BY: gllfklr DATE: Thursday, August 26, 2021 4:08:36 PM