

## **CITY COUNCIL AGENDA ITEM**

### **CITY OF SHORELINE, WASHINGTON**

**AGENDA TITLE:** Discussion of Resolution No. 488 Approving the Relocation Plan and City Manager Property Acquisition Authority, and Ordinance No. 957 Authorizing the Use of Eminent Domain for Acquisition of Certain Real Properties to Construct the State Route 523 (N/NE 145th Street) & I-5 Interchange Project

**DEPARTMENT:** Public Works

**PRESENTED BY:** Tricia Juhnke, City Engineer

**ACTION:**        ☐ Ordinance        ☐ Resolution        ☐ Motion  
                 ☒ Discussion        ☐ Public Hearing

**PROBLEM/ISSUE STATEMENT:**

The State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange Project, hereinafter referred to as the 145<sup>th</sup> Street Interchange Project, has an ambitious schedule to be completed prior to the Shoreline South/148<sup>th</sup> Station opening with light rail service in 2024. The 145<sup>th</sup> Street Interchange Project is entering the right-of-way (ROW) acquisition phase. Property appraisals are underway, and settlement offers and negotiations with property owners will begin soon. This capital improvement project will provide a citywide benefit by improving safety and mobility along this corridor and connecting to light rail access.

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. The SMC allows for project specific adjustments in these acquisition policies. In order to keep the ROW process moving in a timely manner for the 145<sup>th</sup> Interchange Project, staff is requesting that the City Council take action on proposed Resolution No. 488, which is project specific.

Proposed Resolution No. 488 increases the City Manager's signing authority to \$1 million for property acquisition for the 145<sup>th</sup> Street Interchange Project. Additionally, it approves the Relocation Plan that authorizes the City Manager to approve documented relocation claims up to the limits prescribed by federal or state law regardless of amount.

Eminent domain is a power granted to political subdivisions, such as the City of Shoreline, through RCW 8.12 to acquire private property for a public use. City staff requests Council to consider moving forward with an eminent domain ordinance as a precautionary step to keep the project on schedule. City staff have included all the acquisition properties in the City of Shoreline (both partial and full acquisitions) as part of the ordinance. In the event a settlement agreement cannot be reached with a

property owner, eminent domain is the next step. Passage of this ordinance authorizes the City Manager or designee to proceed with eminent domain in the event the negotiations with any specific property owner reaches an impasse.

Proposed Ordinance No. 957 gives the City authority to move forward with the use of eminent domain on certain real properties affected by the 145<sup>th</sup> Interchange Project. This does not mean that eminent domain will be used. The project team will continue negotiations as normal with every property owner if this ordinance is adopted. No eminent domain petition will be filed on any property until negotiation efforts have truly been exhausted.

Tonight, Council is scheduled to discuss and provide feedback on proposed Resolution No. 488 and proposed Ordinance No. 957. Council is currently scheduled to take action on these two items on April 4, 2022.

### **RESOURCE/FINANCIAL IMPACT:**

The 145<sup>th</sup> Street Interchange Project has sufficient funds for property acquisition, this resolution and ordinance do not negatively impact the project funding or financial impact.

Proposed Resolution No. 488 impacts project resources and costs in two primary ways:

1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

Proposed Ordinance No. 957 does not in itself affect the settlement amount. If use of eminent domain is authorized under this ordinance, negotiations will continue as normal. Council passing this ordinance is the first step for moving forward with the use of eminent domain if negotiations come to an impasse. There are some associated costs for notices and correspondence. A notice of the final action, adoption of Ordinance No. 957, will be published in the Seattle Times once a week for two successive weeks; and notice sent certified mail to every property owner impacted by the final action at least 15 days prior to final action; all at the City's expense. See, Attachments C and D.

A Statutory Evaluation Allowance (SEA) is available to the property owner if an offer is made under the threat of eminent domain to help defray the owner's expenses. Under RCW 8.25.020, when the City is acquiring property by eminent domain or under the

threat of it, property owners are entitled to reimbursement of up to \$750 for costs they incurred evaluating the City's offer.

### **RECOMMENDATION**

No action is required tonight. Staff asks that Council discuss and provide feedback on Resolution No. 488 increasing the City Manager's signing authority for property acquisition to \$1 Million and approve the relocation plan and discuss and provide feedback on Ordinance No. 957 authorizing the use of eminent domain for the 145<sup>th</sup> Street Interchange project. Final action on these two items is currently scheduled for the April 4, 2022, City Council meeting.

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

## **BACKGROUND**

The City of Shoreline is implementing improvements identified in the Council Approved [145<sup>th</sup> Street Multimodal Corridor Study](#) to improve access and safety for all travel modes using the corridor and to improve access to Sound Transit's 145<sup>th</sup> Street Light Station. The 145<sup>th</sup> Street Interchange Project will reduce congestion, improve traffic operations, pedestrian and bike access, and create a "gateway" into Shoreline on this segment of the corridor.

The City has been successful at securing funds from multiple sources for design, right of way acquisition and construction of this project. Funding from Sound Transit and Transportation Improvement Board are being used to fund property acquisition.

The 145<sup>th</sup> Interchange project is currently conducting property appraisals and reviews and will be ready to make offers in the near future. In order to streamline the right-of-way (ROW) acquisition process, staff is requesting that Council increase the City Manager's purchasing authority and approve the current Relocation Plan for the 145<sup>th</sup> Street Interchange Project.

## **DISCUSSION**

The 145<sup>th</sup> Street Interchange Project recently passed 60% design completion and has identified 10 parcels that require some type of ROW acquisition. This includes property acquisition, permanent easements, and other rights, such as temporary construction easements (TCEs), which allow the City contractor to be on private property to complete construction.

The 145<sup>th</sup> Street Interchange Project has received federal funding and therefore the City must follow a very specific process when purchasing ROW, including following the Uniform Relocation Assistance and Real Property Acquisition Act (URA). This process is designed to protect the interests of all parties and ensure that property owners are treated fairly, including adequate time to review offers and secure independent appraisals if desired. The City has contracted with subconsultant DCI Engineers (a WSDOT approved ROW agent) to assist the City with this process.

DCI Engineers arranges an independent appraisal and separate professional appraisal review and then prepares offers to property owners based on these appraisals. The final offers presented by the City must be consistent with the requirements of the federal acquisition process for which there are very specific allowances for payment. Relocation claims follow their own set of allowances.

### **Resolution No. 488 – Property Acquisition Approval**

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. These thresholds may be appropriate for the occasional situation/opportunity that may arise on any particular property but are challenging for a large capital project with significant ROW acquisition and a schedule to maintain. SMC 2.60.090 anticipated the need for increased authority on a project specific basis.

In proposing a resolution to request higher property acquisition and relocation claim authority for the City Manager for the 145<sup>th</sup> Street Interchange Project, staff also referred to the 145<sup>th</sup> Corridor Project as a precedent:

[Resolution No. 476](#) increased the City Manager's purchasing authority for the State Route 523/ (N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project. There were 21 parcels that needed ROW acquired and at the time of Resolution No. 476, it was estimated all but 3 acquisitions would be at or below the requested \$1,000,000 revised purchasing limit. The percentage of properties covered within the newly approved limit was approximately 92%.

A Project Funding Estimate (PFE) is a detailed parcel-by-parcel estimate of total expected ROW acquisition costs and is used to obtain authorization and funding for the project. Dollar amounts in the PFE were based on 2022 comparison estimates; actual dollar amounts will be determined during the appraisal process. A ROW Plan, Relocation Plan, and PFE have all been prepared for the 145<sup>th</sup> Interchange Project and have been submitted to WSDOT for review and approval.

Staff recommends Council increase the City Manager authorization for property acquisition (per parcel) to \$1,000,000 for the 145<sup>th</sup> Street Interchange Project. The reasons for this recommendation include:

- To limit the number of transactions that require Council approval thereby shortening the time needed for acquisitions and settlements to happen.
  - It is in the City's best interest to settle these issues quickly particularly in a rapidly increasing housing market.
  - It also benefits the property owners by reducing delay and the stress and uncertainty in going through the acquisition process. Quick resolution allows residents to make plans and move forward quickly.
- The projects are required to follow the URA Policy which has a very prescribed and defined process for establishing offers. The process is designed to protect the homeowners and ensure they are treated fairly and receive fair compensation. There is little/no opportunity for the Council to influence or negotiate the acquisition costs and it would result in project delay.
- The project has an aggressive schedule and completing the acquisition process as quickly and efficiently as possible is imperative to maintain the schedule. ROW acquisition is a critical path, and any delay will impact the overall schedule and the ability to complete the project prior to Sound Transit operations in 2024.
- This is a Council approved project with a fully funded budget for property acquisition.

For the 145<sup>th</sup> Interchange Project, 10 parcels will require some type of ROW acquisition. Of the 10 acquisitions, all should require a partial acquisition (generally a few feet of frontage property to include sidewalk improvements and other amenities) and/or easements. There is a possibility 2 of the 10 partial acquisitions will become full acquisitions.

Based on the acquisition numbers in the following table, for the 145<sup>th</sup> Street Interchange Project, a signing authority of \$1,000,000 would represent 90% of the parcel acquisitions.

<b>145<sup>TH</sup> STREET INTERCHANGE PROJECT</b>						
SUMMARY OF PFE LIST OF 10 ESTIMATED ACQUISITIONS <i>(based on 2022 costs)</i>						
Estimated Acquisition Offer	equal to or less than \$50K	\$50K - \$399K	\$400K - \$699K	\$700K - \$899K	\$900K - \$1M	\$1M & over
<b>10 PARCELS</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1*</b>
<i>running count</i>	<i>4</i>	<i>6</i>	<i>7</i>	<i>9</i>	<i>9</i>	<i>10</i>
<b>Percent</b>	<b>40%</b>	<b>60%</b>	<b>70%</b>	<b>90%</b>	<b>90%</b>	<b>100%</b>

*\* If the 2 parcels become full acquisitions, they will be over \$1M each bringing the total parcels over \$1M to 3.*

It is expected that there will still be a limited number of acquisitions which will exceed the \$1,000,000 administrative authority and they would be brought to the City Council for approval. This authority is provided for in proposed Resolution No. 488 (Attachment A).

### **Resolution No. 488 – Relocation Claims**

Per the SMC 2.60.090, the City Manager is authorized to approve properly documented relocation claims up to the limits prescribed by federal or state law regardless of amount, provided the City Council has approved a project relocation plan for the project which includes any good faith parcel relocation cost estimate that exceeds \$50,000 or such higher parcel relocation limit approved by City Council for a particular project.

A Relocation Plan has been developed for the 145<sup>th</sup> Street Interchange Project and submitted to WSDOT for review and approval. It addresses all relocations for the project. As it has been submitted to WSDOT with approval expected in the coming weeks, staff asks that the plan be approved recognizing that acquisitions are the upcoming work. Currently, 1 parcel has been identified for some type of relocation benefit with a potential for 2 others anticipated to also receive relocation benefits. This ranges from completely moving the owner and their belongings to another property to moving property out of the project footprint to a new location on that same property (i.e., moving a garden shed to another part of the property). Preliminary relocation cost estimates range from \$2,500 - \$150,000 per parcel. Staff is requesting that the City Council approve the Relocation Plan (including addendum) that is part of proposed Resolution No. 488 in order to authorize the City Manager and their designees to approve properly documented claims regardless of amount. The Relocation Plan is included in proposed Resolution No. 488 as Exhibit A.

Relocations are an entitlement for the displaced person(s). There is little to no negotiation in relocation costs as URA Policy establishes what is allowable. DCI Engineers, the City's relocation specialist for the 145<sup>th</sup> Street Interchange Project, makes recommendations for each claim, and cites the appropriate Washington Administrative Code (WAC). If a displaced person submits a claim that the City's expert

thinks is not covered under the regulation, they will recommend that the City deny the claim. Relocation often needs to move quickly; the City sometimes needs to approve in a very short period of time or else it could jeopardize the displaced person's eligibility to get into a new home, pay closing costs, etc.

The WSDOT ROW Manual states that, "No person to be displaced shall be required to move from the acquired dwelling unless at least one comparable replacement dwelling has been made available to the person." This means the replacement dwelling must be actively on the market at the time it is presented. Currently the housing market in the region is moving very quickly and the City will need to respond as soon as possible as the listing must be available to the displaced person(s) on the day the City provides them with their Notice of Eligibility. If it is not, the City's ROW consultant will need to begin the search again and complete new computations. Council will likely see the benefit in keeping claims at the staff level in order to expedite this process.

Finally, the City's purchasing policies allow the City Manager to delegate a portion of their authority to other staff. This would apply to property acquisition and relocation claims as long as that staff is also listed in WSDOT approved ROW Procedures.

#### **Ordinance No. 957 – Eminent Domain**

State law, RCW 8.12, allows Shoreline to "condemn" land (hence the term condemnation is often used) and other property for public use after just compensation having been first made or paid into court for the owner. Private property ownership is a privilege that the City of Shoreline respects. Our property owners are one of the bedrocks of our community, and with others, support City infrastructure and programs through taxes. As a recipient of federal and state funding for the 145<sup>th</sup> Street Interchange Project, the project team is guided through strict property acquisition regulations in order to arrive at an equitable and just settlement with property owners, each compensated with tax dollars that support the project funding. The City therefore must pay the property owner a fair price and cover relocation costs but cannot make a gift of public funds.

In order to reach a fair and equitable offer, the City's ROW consultants, approved by WSDOT as an expert to conduct property acquisition tasks on the City's behalf, will have an independent company appraise each parcel. These appraisals are then reviewed by a second independent appraiser. Offers are created based on these determinations. A property owner also has the right to hire their own appraiser for an additional appraisal to be considered if they feel more comfortable with that approach. Under threat of eminent domain, the property owner must be informed of and is entitled to up to \$750 in actual costs to review the City's offer.

It is assumed that most property owners, if not all, will come to an agreement on property value with the City; then escrow, closing, and title transfer will follow. In the event a negotiation reaches an impasse, eminent domain may be the only solution for moving forward. This condemnation ordinance is proposed now in order to keep the project on time and within budget by authorizing the City Manager or designee to commence eminent domain proceedings if negotiations fail. All Shoreline properties within the project footprint are included.

The first step in eminent domain is passage of an ordinance (Attachment B) declaring the Council's legislative finding that the project is for a public purpose and certain properties are needed to accomplish the project. Should negotiations fail, the next step is the filing of a petition in Superior Court served on all persons with interest in the property. A trial date is assigned. Typically, the only issue at trial is the fair market value of the property.

The ordinance gives the City authority to move forward with the use of eminent domain, it does not mean that eminent domain will be used. The project team and ROW consultant will continue negotiations as normal with every property owner if this ordinance is adopted.

No eminent domain petition will be filed on any property until negotiation efforts have truly been exhausted.

The City's ROW consultants have been reaching out to all property owners to make them aware of this upcoming action, let them know that by law they must be notified via certified mail so that they are expecting this notification, and reassure them that negotiations will continue as normal. The ordinance only gives the authority for use of eminent domain; it does not mean that eminent domain will be used on their property.

Ordinance No. 957 (Attachment B) will include only those properties located in the City of Shoreline and not owned by a government agency. This leaves 6 parcels in the City of Shoreline that are a part of the ordinance. The remaining parcels are either in City of Seattle or owned by Seattle Public Utilities.

### **COUNCIL GOAL(S) ADDRESSED**

The 145<sup>th</sup> Street Interchange Project directly supports two of the City Council goals:

- Goal 2 - Continue to deliver highly-valued public services through management of the City's infrastructure and stewardship of the natural environment.
- Goal 3 - Continue preparation for regional transit in Shoreline.

### **RESOURCE/FINANCIAL IMPACT**

The 145<sup>th</sup> Street Interchange Project has sufficient funds for property acquisition, this resolution and ordinance do not negatively impact the project funding or financial impact.

Proposed Resolution No. 488 impacts project resources and costs in two primary ways:

3. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
4. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an



independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

Proposed Ordinance No. 957 does not in itself affect the settlement amount. If use of eminent domain is authorized under this ordinance, negotiations will continue as normal. Council passing this ordinance is the first step for moving forward with the use of eminent domain if negotiations come to an impasse. There are some associated costs for notices and correspondence. A notice of the final action, adoption of Ordinance No. 957, will be published in the Seattle Times once a week for two successive weeks; and notice sent certified mail to every property owner impacted by the final action at least 15 days prior to final action; all at the City's expense. See, Attachments C and D.

A Statutory Evaluation Allowance (SEA) is available to the property owner if an offer is made under the threat of eminent domain to help defray the owner's expenses. Under RCW 8.25.020, when the City is acquiring property by eminent domain or under the threat of it, property owners are entitled to reimbursement of up to \$750 for costs they incurred evaluating the City's offer.

### **RECOMMENDATION**

No action is required tonight. Staff asks that Council discuss and provide feedback on Resolution No. 488 increasing the City Manager's signing authority for property acquisition to \$1 Million and approve the relocation plan and discuss and provide feedback on Ordinance No. 957 authorizing the use of eminent domain for the 145<sup>th</sup> Street Interchange project. Final action on these two items is currently scheduled for the April 4, 2022, City Council meeting.

### **ATTACHMENTS**

- Attachment A: Proposed Resolution No. 488
- Attachment B: Proposed Ordinance No. 957
- Attachment C: Published Notice of Condemnation Action
- Attachment D: Example of Notice to Property Owner

**RESOLUTION NO. 488**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON APPROVING THE RELOCATION PLAN AND INCREASING CITY MANAGER PROPERTY ACQUISITION AUTHORITY FOR STATE ROUTE 523 (N/NE 145TH STREET) & INTERSTATE-5 (I-5) INTERCHANGE PROJECT.**

WHEREAS, for many years the City has been seeking to redevelop the State Route 523 Corridor, commonly referred to as N/NE 145<sup>th</sup> Street, to provide safety and transportation improvements, and has designed a project in this regard, the State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange Project (“145<sup>th</sup> Interchange Project”); and

WHEREAS, the 145<sup>th</sup> Interchange Project is contained in the City’s Capital Improvement Plan and the City has obligated the Central Puget Sound Regional Transit Authority (Sound Transit) Funding Agreement funds for the 145<sup>th</sup> Street Interchange Project; and

WHEREAS, pursuant to SMC 2.60.090(A)(2), the City Manager may acquire real property as part of an approved and funded project contained in the City’s Capital Improvement Plan up to \$50,000 unless another amount is specifically authorized for a particular project; and

WHEREAS, SMC 2.60.090(A)(3) states that when property acquisition requires relocation of the residents that exceeds the City Manager’s acquisition authority, the City Manager may authorize relocation claims up to the limits prescribed by federal or state law provided that the City Council has approved a project relocation plan; and

WHEREAS, the 145<sup>th</sup> Interchange Projects requires a number of property acquisitions which, given the present real estate market, are expected to exceed the City Manager’s authority granted in SMC 2.50.090(A)(2); and

WHEREAS, the City has developed a Relocation Plan for the 145<sup>th</sup> Interchange Project which includes good faith parcel relocation costs estimates that exceed the City Manager’s acquisition authority and the City Council may approve a higher relocation limit for the 145<sup>th</sup> Interchange Project and issue an addendum to that Relocation Plan due to changes in acquisition requirements; and

WHEREAS, given the potential for property acquisition and relocation costs to exceed the City Manager’s authority set forth in SMC 2.60.090(A) for the 145<sup>th</sup> Interchange Project, the City Council has determined that it would be more efficient to increase that authority;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES:**

**Section 1. Real Property Acquisition Authority.** The City Manager is authorized to acquire real property for the State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange

Project when the cost of the property is no greater than \$1,000,000.00, subject to SMC 2.60.090(A)(2)(a)-(b). All purchases in excess of this amount shall be approved by the City Council.

**Section 2. Relocation Plan.** Exhibit A is approved as the Project Relocation Plan for the State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange Project. The City Manager is authorized to approve properly documented relocation claims up to the limits prescribed by federal or state law, regardless of the amount.

**Effective Date.** This Resolution shall take effect and be in full force upon passage.

**ADOPTED BY THE CITY COUNCIL ON APRIL 4, 2022.**

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Mayor Keith Scully

**ATTEST:**

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Jessica Simulcik Smith, City Clerk



SR 523 (N/NE  
145TH STREET) &  
I-5 INTERCHANGE  
IMPROVEMENTS  
**City of Shoreline**

March 2022

# RELOCATION PLAN AMENDMENT

March 2022 – Roxanne Grimm – DCI Engineers

**INTRODUCTION:**

This project is situated in the City of Shoreline, (the “City”) located in King County, just north of Downtown Seattle bordering the northern Seattle City limits. The City of Shoreline is located along the Puget Sound. The city was incorporated in 1988 with an estimated population of 56,730 and has a total land area of 12.3 square miles.

DCI Engineers has been engaged to carry out relocation services for the project on behalf of the City of Shoreline.

This Relocation Plan is prepared in accordance with Chapter 12 of the Washington State Department of Transportation Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The relocation services provided on this project will adhere to State and Federal regulations.

**A. GENERAL****1. Assurances:**

The displacing agency or assigned agent will inform the displaced parties of relocation payments and the services that will be provided. Displacee’s needs have been inventoried and evaluated. From this analysis, a plan has been developed which will provide for timely and efficient relocation of the displaced parties.

No person, lawfully occupying real property, will be required to move from the acquired dwelling or business without being provided a written assurance of at least ninety (90) days prior to the earliest date by which they could be required to vacate the property. No person to be displaced from a residential dwelling shall be required to move unless at least one comparable replacement property is made available. If no housing is available within the financial means of the displaced persons, Housing Last Resort will be made available.

**2. Project Description**

SR-523 (145<sup>th</sup> Street N/NE) in Shoreline is a major east-west route for northwest King County. The street connects Shoreline neighborhoods with businesses, parks and services, as well as linking Seattle, Lake Forest Park, Kenmore and Bothell. In the coming years, 145<sup>th</sup> Street will also be a primary connection to Sound Transit Light Rail at 145<sup>th</sup> and I-5. I-5 is a major north-south route that also serves King County, as well as the commuters and residents of the U.S. west coast states.

The SR-523 (145<sup>th</sup> Street N/NE) & I-5 Interchange Improvements project will add safety and operational improvements including replacing the two signalized intersections for the interchange with roundabouts, relocated utilities, street lighting, a shared-use path in some sections and sidewalk improvements with bicycle facilities in areas. The bounds of the project are along SR-523 between 1<sup>st</sup> Ave NE and 6<sup>th</sup> Ave NE.

**3. Number of Displacements:**

The project calls for the partial or full acquisition of 11 parcels of which 3 property acquisitions are anticipated to require the displacement of 13 residential (0 owner occupants, 10 tenant occupants and 3 landlords).



**B. INVENTORY OF INDIVIDUAL NEEDS****1. Occupancy Survey**

The proposed project will require the relocation of individuals/families and/or personal property from the following residential parcels:

Parcel No.: 7568700765 522 NE 145th ST
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Displacee No.: 001  
Displacee Name: Ray Bernsten  
Relocation Type: Non-Residential (Landlord)

According to King County records this property is improved with 1050 square foot home. It sits on a 6,399 square foot lot with 2 bedrooms and 2 bathrooms. The home uses oil as the main source of heat.

According to records the home was purchased by Ray Bernsten, a married person as his separate estate on 12/20/2013. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. At this time the ROW plans do not show an impact to the residence, but the parcel is being included in the relocation plan in case it is determined that a relocation is needed. The landlord asked that we not contact the tenants at this time.

**Estimated Reestablishment: \$50,000.00**

Displacee No.: 002-003

Displacee Name: Tenant Names TBD (Landlord requested tenants not be contacted at this time)

Relocation Type: Residential Tenant

According to Ray Bernstein (landlord), the residence is occupied by two (2) adult tenants. There are no language restrictions. The 2 tenants are not related. The monthly rent is \$1,600. The tenants also pay utilities. The 2 tenants split rent and utilities equally.

Currently, the median rent is around \$2,500 /mo. for roughly 1,800 sf for a 2 bed, 2 bath home.

**Estimated Moving Cost: \$5,000.00**

**Estimated Rent Supplement: \$65,000.00**

## Displacee Information

<b>Project Title:</b>		<b>Parcel No.:</b> 7568700765
<b>Legal Name of Business:</b>		<b>Displacee No.:</b> 001
<b>Owner(s) Name(s), is different from above:</b> Ray Bernsten		
<b>Date of Purchase:</b> 12/20/2013	<b>Email Address:</b>	<b>Business Phone:</b>
<b>Subject Site Address:</b>  522 NE 145 <sup>th</sup> ST  Shoreline, WA 98155	<b>Business Mailing Address:</b>  6913 23 <sup>rd</sup> Ave NE  Seattle, WA 98115	<b>Alternate Phone:</b>
		<b>Cell Phone:</b> 509-446-1127
<b>Title VI Required Information:</b> <b>Ethnic Identification Category:</b> <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____ <b>MWBE:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>DBE:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Minority Women Business Enterprise) (Disadvantaged Business Enterprise)		

## Unit Information

<b>Building Type:</b> <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
<b>Total Sq Ft:</b> 1050	<b>Lot Size:</b> 6399	<b>Number of Units:</b>
<b>Garage/Carport:</b> 0	<b>ADA Installations:</b>	

## Tenant Information

<b>Unit No.:</b>	<b>Unit No.:</b>	<b>Unit No.:</b>
<b>Tenant Name:</b>	<b>Tenant Name:</b>	<b>Tenant Name:</b>
<b>Tenant Phone No.:</b>	<b>Tenant Phone No.:</b>	<b>Tenant Phone No.:</b>
<b>Sq Ft of Unit:</b>	<b>Sq Ft of Unit:</b>	<b>Sq Ft of Unit:</b>



<b>Rent Amount: \$</b>	<b>Rent Amount: \$</b>	<b>Rent Amount: \$</b>
<b>Utilities:</b> <b>Water pd by:</b> _____ <b>Sewer pd by:</b> _____ <b>Power pd by:</b> _____	<b>Utilities:</b> <b>Water pd by:</b> _____ <b>Sewer pd by:</b> _____ <b>Power pd by:</b> _____	<b>Utilities:</b> <b>Water pd by:</b> _____ <b>Sewer pd by:</b> _____ <b>Power pd by:</b> _____
<b>Heat Source:</b> Oil	<b>Water Source:</b> City Water	<b>Sewer Source:</b> Sewer
<b>Leases on File:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>  <b>Copies Obtained:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>File Schedule "E" or "C":</b>  <i>*Must provide copies of recent tax return</i>
<b>Personal Property on-site owned by Landlord:</b>  <b>Any outside specialists needed:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>  <b>Time required to vacate:</b>		
<b>Plans to Reestablish:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>Advance Payment Needed:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
<b>Site Requirements:</b>		

#### Relocation Cost Estimate

<b>Reestablishment Expenses:</b> \$ 50,000.00	<b>Moving Cost:</b> \$	<b>Site Search Cost:</b> \$1500.00
<b>Specialist:</b>		<b>Date:</b> 03/09/22

**Displacee Information**

<b>Project Title:</b>		<b>Parcel No.:</b> 7568700765
<b>Name of Displacee(s):</b> TBD		<b>Displacee No.:</b> 002
<b>Date of Occupancy:</b>	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	<b>Cell Phone:</b>
<b>Site Address:</b> 522 NE 145 <sup>th</sup> ST Shoreline, WA 98155	<b>Mailing Address:</b> 522 NE 145 <sup>th</sup> ST Shoreline, WA 98155	<b>Work Phone:</b>
		<b>Home Phone:</b>
		<b>Email Address:</b>

**Residential Information**

<b>Total Sq Ft:</b> 1,050	<b>No. Bedrooms:</b> 2		<b>No. Bathrooms:</b> 1	<b>Total No. Rooms:</b> 5	<b>Lot Size:</b> 6,399 SF	<b>Year Built:</b> 1948
<b>Subject DS&amp;S:</b>	<b>Garage Stalls:</b> None		<b>Other major site improvements:</b> None			
<b>Building Type:</b> <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____						
<b>Replacement Preference:</b> <input type="checkbox"/> Purchase <input type="checkbox"/> Rent			<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
<b>Adults:</b> 001	<b>M</b> <input type="checkbox"/>	<b>F</b> <input type="checkbox"/>	<b>Ethnic Identification Category:</b>  <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other  <i>Title VI Required Information</i>		<b>Utilities:</b>  <b>Heat</b> <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane  <b>Water</b> <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water  <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	<b>Dwelling Type:</b>  <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
002	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>				
<b>Children:</b>	<b>FT</b> <input type="checkbox"/>	<b>PT</b> <input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>Move Type:</b> <input checked="" type="checkbox"/> Schedule Move Payment <b>Number of Rooms</b> _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No						

<b>Disability Issues/Special Needs/Comments:</b>
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### Financial Information

<b>Head of Household:</b>		<b>Spouse/Partner/Roommate:</b>																																				
<b>Employer:</b>		<b>Employer:</b>																																				
<b>Occupation:</b>		<b>Occupation:</b>																																				
<b>Location:</b>	<b>No. of miles from home:</b>	<b>Location:</b>	<b>No. of miles from home:</b>																																			
<b>Owner:</b> <table border="1"> <tr><td>Mortgage Balance</td><td>\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&amp;I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes &amp; Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	<b>Tenant:</b> <table border="1"> <tr><td>Monthly Rent</td><td>\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td>Heat</td><td>\$</td></tr> <tr><td>Power</td><td>\$</td></tr> <tr><td>Sewer</td><td>\$</td></tr> <tr><td>Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____ <i>*Note: Utilities only include heat, light, water &amp; sewer</i>  Damage/Security Deposit <table border="1"><tr><td>\$</td></tr></table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	\$
Mortgage Balance	\$																																					
Interest Rate																																						
Loan Type																																						
Remaining Term																																						
Monthly Payment (P&I)	\$																																					
Lender Name																																						
Contact Number																																						
Taxes & Insurance	\$																																					
Monthly Rent	\$																																					
Monthly Utilities																																						
Heat	\$																																					
Power	\$																																					
Sewer	\$																																					
Water	\$																																					
Lot/Ground Rent	\$																																					
Rent Subsidy	\$																																					
Gross Monthly Income	\$																																					
\$																																						

### Relocation Cost Estimate

<b>RHP: \$</b>	<b>Moving Cost:</b> \$	<b>Date:</b>	<b>Relocation Specialist:</b>
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Parcel No.: 7568700770  
516 NE 145th ST



Displacee No.: 001  
Displacee Name: John Chou  
Relocation Type: Non-Residential (Landlord)

According to King County records this property is improved with 760 square foot home. It sits on a 6,402 square foot lot with 2 bedrooms and 2 bathrooms. The home has a 180 square foot carport and oil is the main source of heat.

According to records the home was purchased by John and Sandy Chou, a married couple on 12/17/2019. Sandy Chou released interest with a QCD to John Chou at the time of purchase. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year.

At this time the ROW plans do not show an impact to the residence, but the parcel is being included in the relocation plan in case it is determined that a relocation is needed. The landlord asked that we not contact the tenants at this time.

**Estimated Reestablishment: \$50,000.00**

Displacee No.: 002-004

Displacee Name: Tenant Names TBD (Landlord requested tenants not be contacted at this time)

Relocation Type: Residential Tenant

According to John Chou (landlord) there are three (3) tenants occupying the residence. The 760 square foot home is rented by 3 adult males of Hispanic ethnicity. They are all unrelated and all the tenants speak little English. According to the landlord, Mr. Chou, one of the tenants has cancer, it is unclear of whether they are still working, but are still paying rent. Rent for the residence is \$1,750 per month and all utilities are paid by the tenants. It is assumed that rent is split equally amongst the 3 tenants.

Currently, the median rent is around \$2,500 /mo. for roughly 1,800 sf for a 2 bed, 2 bath home.

**Estimated Moving Cost: \$5,000.00**

**Estimated Rent Supplement: \$95,000.00**

**Displacee Information**

<b>Project Title:</b>		<b>Parcel No.:</b> 7568700770
<b>Legal Name of Business:</b>		<b>Displacee No.:</b> 001
<b>Owner(s) Name(s), is different from above:</b> John Chou		
<b>Date of Purchase:</b> 12/19/2019	<b>Email Address:</b>	<b>Business Phone:</b>
<b>Subject Site Address:</b> 516 NE 145 <sup>th</sup> ST Shoreline, WA 98155	<b>Business Mailing Address:</b> PO Box 75461 Seattle, WA 98175	<b>Alternate Phone:</b>
		<b>Cell Phone:</b> 206-660-2778
<b>Title VI Required Information:</b> <b>Ethnic Identification Category:</b> <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____ <b>MWBE:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>DBE:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <small>(Minority Women Business Enterprise)</small> <small>(Disadvantaged Business Enterprise)</small>		

**Unit Information**

<b>Building Type:</b> <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
<b>Total Sq Ft:</b> 760	<b>Lot Size:</b> 6,402 SF	<b>Number of Units:</b> 3
<b>Garage/Carport:</b> Carport (180 SF)	<b>ADA Installations:</b>	

**Tenant Information**

<b>Unit No.:</b>	<b>Unit No.:</b>	<b>Unit No.:</b>
<b>Tenant Name:</b>	<b>Tenant Name:</b>	<b>Tenant Name:</b>
<b>Tenant Phone No.:</b>	<b>Tenant Phone No.:</b>	<b>Tenant Phone No.:</b>
<b>Sq Ft of Unit:</b>	<b>Sq Ft of Unit:</b>	<b>Sq Ft of Unit:</b>

<b>Rent Amount: \$583</b>	<b>Rent Amount: \$583</b>	<b>Rent Amount: \$583</b>
<b>Utilities:</b> <b>Water pd by: <u>Tenant</u></b> <b>Sewer pd by: Tenant</b> <b>Power pd by: Tenant</b>	<b>Utilities:</b> <b>Water pd by: Tenant</b> <b>Sewer pd by: Tenant</b> <b>Power pd by: Tenant</b>	<b>Utilities:</b> <b>Water pd by: Tenant</b> <b>Sewer pd by: Tenant</b> <b>Power pd by: Tenant</b>
<b>Heat Source: Oil</b>	<b>Water Source: City Water</b>	<b>Sewer Source: Sewer</b>
<b>Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/></b>  <b>Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/></b>		<b>File Schedule "E" or "C":</b>  <i><b>*Must provide copies of recent tax return</b></i>
<b>Personal Property on-site owned by Landlord:</b>  <b>Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/></b>  <b>Time required to vacate:</b>		
<b>Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b> <b>Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b>  <b>Site Requirements:</b>		

### Relocation Cost Estimate

<b>Reestablishment Expenses: \$50,000</b>	<b>Moving Cost: \$</b>	<b>Site Search Cost: \$1500.00</b>
<b>Specialist:</b>		<b>Date: 03/08/22</b>

## Displacee Information

<b>Project Title:</b>		<b>Parcel No.:</b> 7568700770
<b>Name of Displacee(s):</b>		<b>Displacee No.:</b> 002
<b>Date of Occupancy:</b>	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	<b>Cell Phone:</b>
<b>Site Address:</b> 516 NE 145 <sup>th</sup> ST Shoreline, WA 98155	<b>Mailing Address:</b> 516 NE 145 <sup>th</sup> ST Shoreline, WA 98155	<b>Work Phone:</b>
		<b>Home Phone:</b>
		<b>Email Address:</b>

## Residential Information

<b>Total Sq Ft:</b> 760	<b>No. Bedrooms:</b> 2	<b>No. Bathrooms:</b> 2	<b>Total No. Rooms:</b> 6	<b>Lot Size:</b> 6,402 SF	<b>Year Built:</b> 1948		
<b>Subject DS&amp;S:</b>	<b>Garage Stalls:</b> 180 SF	<b>Other major site improvements:</b>					
<b>Building Type:</b> <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
<b>Replacement Preference:</b> <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
<b>Adults:</b> Male (1) Age: 40+	<b>M</b> <input checked="" type="checkbox"/>	<b>F</b> <input type="checkbox"/>	<b>Ethnic Identification Category:</b> <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input checked="" type="checkbox"/> Hispanic American <input type="checkbox"/> Other  <i>Title VI Required Information</i>	<b>Utilities:</b> <b>Heat</b> <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane  <b>Water</b> <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water  <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	<b>Dwelling Type:</b> <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
Male (2) Age: 40+	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Male (3) Age: 40+	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
<b>Children:</b>	<b>FT</b> <input type="checkbox"/>	<b>PT</b> <input type="checkbox"/>				<b>M</b> <input type="checkbox"/>	<b>F</b> <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>Move Type:</b> <input type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move Advanced Move Payment Needed:							
<b>Number of Rooms</b> _____ <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No							



<b>Disability Issues/Special Needs/Comments:</b>
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### Financial Information

<b>Head of Household:</b>		<b>Spouse/Partner/Roommate:</b>																																			
<b>Employer:</b>		<b>Employer:</b>																																			
<b>Occupation:</b>		<b>Occupation:</b>																																			
<b>Location:</b>	<b>No. of miles from home:</b>	<b>Location:</b>	<b>No. of miles from home:</b>																																		
<b>Owner:</b> <table border="1"> <tr><td>Mortgage Balance</td><td>\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&amp;I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes &amp; Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	<b>Tenant:</b> <table border="1"> <tr><td>Monthly Rent</td><td>\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td>Heat</td><td>\$</td></tr> <tr><td>Power</td><td>\$</td></tr> <tr><td>Sewer</td><td>\$</td></tr> <tr><td>Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$
Mortgage Balance	\$																																				
Interest Rate																																					
Loan Type																																					
Remaining Term																																					
Monthly Payment (P&I)	\$																																				
Lender Name																																					
Contact Number																																					
Taxes & Insurance	\$																																				
Monthly Rent	\$																																				
Monthly Utilities																																					
Heat	\$																																				
Power	\$																																				
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Water	\$																																				
Lot/Ground Rent	\$																																				
Rent Subsidy	\$																																				
Gross Monthly Income	\$																																				
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____																																			
		<i>*Note: Utilities only include heat, light, water &amp; sewer</i>																																			
		Damage/Security Deposit <table border="1"><tr><td>\$</td></tr></table>		\$																																	
\$																																					

### Relocation Cost Estimate

<b>RHP: \$</b>	<b>Moving Cost:</b> \$	<b>Date:</b>	<b>Relocation Specialist:</b>
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Parcel No.: 2832100190  
14235 4th Ave NE



Displacee No.: 001

Displacee Name: Lakeside School

Relocation Type: Nonresidential (Landlord)

Parcel #2832100190 contains approximately 896,089 SF of land. Situated on the NE corner of the parcel sits a single-family residence. The dwelling is located at 14235 4th Ave NE, Seattle, WA 98125 near intersecting N 145th St and 4<sup>th</sup> Ave NE. The 1,120 SF home sits upon a lot approximately 6,400 SF (~80' x 80') in size. King County Assessor records does not assess the home as a separate dwelling on the 896,089 SF parcel. Lakeside School holds ownership of the dwelling and rents to the school's groundskeeper. According to current project design plans, the dwelling will not survive construction. We currently plan for total acquisition of the dwelling with relocation for the landlord and tenant occupants, pending final design. Reestablishment will most likely be on a Lakeside property cottage.

Currently, the average sold price for a similar home in Shoreline is \$770,000 (or \$546 per square foot).

**Estimated Reestablishment: \$50,000.00**

Displacee No.: 002

Displacee Name: Chima Jatabarry, Abdoulie Jatabarry, Mariama Sowe, Fatoumata Jatabarry & Kujegi Jatabarry

Relocation Type: Residential Tenant

The home is rented to the Lakeside School groundskeeper and family. The home is a 3 bedroom occupied by 3 adults and 2 children. The tenants took occupancy September 1, 2016. The single story + basement home is equipped with 1.5 bathrooms. The tenants have a \$500.00 security deposit and pay \$2250.00 in monthly rent, plus \$100.00 for monthly heat and \$90.00 for monthly power.

Currently, the median rent is around \$3,000 /mo. for roughly 2,000 sf for a 3 bed, 2 bath home.

**Estimated Moving Cost: \$5,000.00**

**Estimated Rent Supplement: \$52,000.00**

## Displacee Information

<b>Project Title:</b>		<b>Parcel No.:</b> 2832100190
<b>Legal Name of Business:</b> Lakeside School		<b>Displacee No.:</b> 001
<b>Owner(s) Name(s), is different from above:</b>		
<b>Date of Purchase:</b>	<b>Email Address:</b> Dan Dawkins Dan.dawkins@lakesideschool.org	<b>Business Phone:</b>
<b>Subject Site Address:</b>  14050 1 <sup>st</sup> Ave NE  Seattle, WA 98125	<b>Business Mailing Address:</b>  14050 1 <sup>st</sup> Ave NE  Seattle, WA 98125	<b>Alternate Phone:</b>
		<b>Cell Phone:</b> Dan Dawkins  206-510-9690
<b>Title VI Required Information:</b>		
<b>Ethnic Identification Category:</b> <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
<b>MWBE:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>DBE:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
(Minority Women Business Enterprise)         (Disadvantaged Business Enterprise)		

## Unit Information

<b>Building Type:</b> <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
<b>Total Sq Ft: 1,120</b>	<b>Lot Size: Approx 80' x 80'</b>	<b>Number of Units: 1</b>
<b>Garage/Carport: None</b>	<b>ADA Installations:</b>	

## Tenant Information

Tenant Information		
Unit No.: 1	Unit No.:	Unit No.:
<b>Tenant Name:</b> Chima Jatabarry, Mariama Sowe, Fatoumata Jatabarry, Kujegi Jatabarry, Abdoulie Jatabarry  <b>Tenant Phone No.:</b>	<b>Tenant Name:</b>   <b>Tenant Phone No.:</b>	<b>Tenant Name:</b>   <b>Tenant Phone No.:</b>
Sq Ft of Unit: 1,120	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$2,250.00	Rent Amount:	Rent Amount:

<b>Utilities:</b> <b>Water pd by: Landlord</b> <b>Sewer pd by: Landlord</b> <b>Power pd by: Tenant</b>	<b>Utilities:</b> <b>Water pd by:</b> <b>Sewer pd by:</b> <b>Power pd by:</b>	<b>Utilities:</b> <b>Water pd by:</b> <b>Sewer pd by:</b> <b>Power pd by:</b>
<b>Heat Source:</b>	<b>Water Source:</b>	<b>Sewer Source:</b>
<b>Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/></b>  <b>Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/></b>		<b>File Schedule "E" or "C":</b>  <i>*Must provide copies of recent tax return</i>
<b>Personal Property on-site owned by Landlord:</b>  <b>Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/></b>  <b>Time required to vacate:</b>		
<b>Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b> <b>Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b>  <b>Site Requirements:</b>		

### Relocation Cost Estimate

<b>Reestablishment Expenses: \$50,000</b>	<b>Moving Cost: \$</b>	<b>Site Search Cost: \$1500.00</b>
<b>Specialist:</b>		<b>Date: 03/08/22</b>

**Displacee Information**

<b>Project Title:</b>		<b>Parcel No.:</b> 2832100190
<b>Name of Displacee(s):</b> Chima Jatabarry, Mariama Sowe, Fatoumata Jatabarry, Kujegi Jatabarry, Abdoulie Jatabarry		<b>Displacee No.:</b> 002
<b>Date of Occupancy:</b> 9/1/2016	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	<b>Cell Phone:</b>
<b>Site Address:</b> 14235 4 <sup>th</sup> Ave NE Seattle, WA 98125	<b>Mailing Address:</b> 12435 4 <sup>th</sup> Ave NE Seattle, WA 98125	<b>Work Phone:</b>
		<b>Home Phone:</b>
		<b>Email Address:</b>

**Residential Information**

<b>Total Sq Ft:</b> 1,120	<b>No. Bedrooms:</b> 3	<b>No. Bathrooms:</b> 1.5	<b>Total No. Rooms:</b> 7	<b>Lot Size:</b> Approx. 80'x80'	<b>Year Built:</b> 1948-49		
<b>Subject DS&amp;S:</b>	<b>Garage Stalls:</b> 0	<b>Other major site improvements:</b> None					
<b>Building Type:</b> <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____							
<b>Replacement Preference:</b> <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
<b>Adults:</b> Chima Jatabarry	<b>M</b> <input type="checkbox"/>	<b>F</b> <input type="checkbox"/>	<b>Ethnic Identification Category:</b>  <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <i>Title VI Required Information</i>	<b>Utilities:</b>  <b>Heat</b> <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane  <b>Water</b> <input type="checkbox"/> Well <input type="checkbox"/> City Water  <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	<b>Dwelling Type:</b>  <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
Mariama Sowe	<input type="checkbox"/>	<input type="checkbox"/>					
Abdoulie Jatabarry	<input type="checkbox"/>	<input type="checkbox"/>					
<b>Children:</b> Fatoumata Jatabarry	<b>FT</b> <input type="checkbox"/>	<b>PT</b> <input type="checkbox"/>				<b>M</b> <input type="checkbox"/>	<b>F</b> <input type="checkbox"/>
Kujegi Jatabarry	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Move Type:</b> <input type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move Advanced Move Payment Needed:		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>Number of Rooms</b> _____ <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Disability Issues/Special Needs/Comments:** None

### Financial Information

<b>Head of Household:</b>		<b>Spouse/Partner/Roommate:</b>									
<b>Employer:</b>		<b>Employer:</b>									
<b>Occupation:</b>		<b>Occupation:</b>									
<b>Location:</b>	<b>No. of miles from home:</b>	<b>Location:</b>	<b>No. of miles from home:</b>								
<b>Owner:</b> <b>Mortgage Balance</b> \$ <b>Interest Rate</b> <b>Loan Type</b> <b>Remaining Term</b> <b>Monthly Payment (P&amp;I)</b> \$ <b>Lender Name</b> <b>Contact Number</b> <b>Taxes &amp; Insurance</b> \$		<b>Tenant:</b> <b>Monthly Rent</b> \$2250.00 <b>Monthly Utilities</b> <table border="1"> <tr> <td>Heat</td> <td>\$100.00</td> </tr> <tr> <td>Power</td> <td>\$90.00</td> </tr> <tr> <td>Sewer</td> <td>\$0.00</td> </tr> <tr> <td>Water</td> <td>\$0.00</td> </tr> </table> <b>Lot/Ground Rent</b> \$0.00 <b>Rent Subsidy</b> \$0.00 <b>Gross Monthly Income</b> \$ <b>Source of Income:</b> <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____ <i>*Note: Utilities only include heat, light, water &amp; sewer</i> <b>Damage/Security Deposit</b> \$500.00		Heat	\$100.00	Power	\$90.00	Sewer	\$0.00	Water	\$0.00
Heat	\$100.00										
Power	\$90.00										
Sewer	\$0.00										
Water	\$0.00										

### Relocation Cost Estimate

<b>RHP: \$</b>	<b>Moving Cost:</b> \$	<b>Date:</b>	<b>Relocation Specialist:</b>
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## **2. Summary of Replacement Sites:**

Inspection of available housing in the area suggests that there should be no problem finding decent, safe, and sanitary replacement housing.

The table below shows a breakdown of the number of units needed and the number of units currently available specifically by housing size and rental housing properties.

<b>Type of Unit</b>	<b>Units Needed</b>	<b>Units Available</b>
Home for Sale (2-3 Bedroom home, 700SF – 1,700SF)	2	6
Home for Sale (3-4 Bedroom home, 980SF – 2,200SF)	1	7
Rental Housing	3	12
Rooms for Rent	5	177

## **C. INVENTORY OF AVAILABLE HOUSING**

### **1. Decent, Safe and Sanitary Requirements:**

Inspection of available housing in the area suggests that there should be decent, safe and sanitary (DSS) replacement housing.

### **2. Residential**

Single Family Dwelling Purchase – According to Redfin.com which includes listings from the Northwest Multiple Listing Service (NWMLS), as of March 2, 2022, there are 13 active residential (single-family residence) listings with two to five bedrooms and one to three bathrooms on a standard residential lot, which would be suitable for the displacee's needs. These listings are all located within the City of Shoreline and range from \$749,950 to \$2,295,000.

Single Family Dwelling Rental – A similar search was conducted for single-family residential rentals and according to Zillow.com, there are 12 active residential rentals ranging in price from \$2,050/mo to \$3,350/mo.

Rooms for rent – A search was conducted for rooms for rent in the area and according to Craigslist, there are over 175 rooms ranging in price from \$900/mo to \$3,075/mo.

## **D. ANALYSIS OF INVENTORIES**

### **1. Summary of Available Housing**

Owners – The housing market in this area is competitive. In the last 90 days 122 have sold in the City of Shoreline in which more than half of those were under contract in less than 30 days. Several homes on the market are advertised toward developers in result of the nearby Sound Transit project and MUR-70 zoning update. These homes have a longer duration on the market, but homes advertised towards single family are under contract at a rate which indicates a competitive (hot) market.

Tenants – It is estimated that there are 10 displaced residential tenants. There are plenty of replacement rentals in the area. Some of the tenants have not been contacted at this time at the request of their landlords. Enough information was gathered from the landlords to complete the plan. After moving into the right of way phase, all affected displacees will be contacted and given General Information Notices.



**E. SOURCES OF INFORMATION**

Sources for real estate offerings: The Northwest Multiple Listings Service (NWMLS) website is a reliable source to determine the inventory of residential rental properties available and was used for the development of this information. Other online searches of Craigslist, Redfin and Zillow were made to verify additional available properties.

Other: Specific subject property information was found through the King County Assessor's website. Criteria provided under the Uniform Relocation Act (URA).

**F. RELOCATION PROJECT OFFICE**

The project office for this project location is provided below and is adequately staffed with a relocation agent to assist all displacees.

DCI Engineers  
707 W 2<sup>nd</sup> Avenue  
Spokane, WA 99201  
Direct: 509-960-0079

**G. ALTERNATIVE AND/OR LAST RESORT HOUSING NEEDS****1. Impact on Available Housing**

This project should not have an impact on available housing in the area. Sound Transit currently has an ongoing project in the area, however, the acquisitions of their project is complete.

**2. Last Resort Housing**

The area appears to have several single-family dwelling neighborhoods. Due to the dated conditions and the location of the single-family dwellings and the potential for limited incomes for most of the tenants, it appears that several displaced individuals in this project will fall into Housing of Last Resort. In this project area, most commonly used criteria for housing of last resort will likely be replacement housing payments in excess of the URA limit. Other alternatives are available such as rehabilitation or construction of a replacements dwelling, but they would be far more expensive.

**3. Subsidized Housing**

Any displacee currently receiving any subsidized housing payments will be advised to continue with such benefits. If any other displaced persons meet the financial need requirement, they will be advised of the opportunity to apply for section 8 or other Public Housing assistance programs.

**H. PARCELS INCLUDED**

756870-0770

756870-0765

283210-0190

**I. SUMMARY OF ESTIMATED RELOCATION COST**

Residential – Mortgage interest rates are at record lows. Research indicates that many homeowners refinanced to lower their monthly payment and lower interest rates since interest rates dropped in result of the COVID-19 pandemic. However, the impacts of the COVID-19 pandemic are beginning to lessen in 2022. Mortgage interest rates are predicted to raise 3 times throughout 2022. If mortgage interest rates rise as predicted prior to relocation activities, those property owners who took advantage of the low interest rates, even interest only loans, will no longer be able to obtain a replacement mortgage with the same favorable interest rate. The costs associated with compensating an owner for the loss of favorable financing on the existing mortgage in the financing of replacement housing (also referred to as “Mortgage Interest Differential Payment (MIDP)”) will be calculated. In addition, costs associated with reimbursing residential property owners for the incidental purchase expenses of replacement housing will be paid.

**Residential**

Estimated RHP:	\$362,000.00
Incidentals/MIDP:	\$4,500.00
Estimated Moving Cost:	\$1,500.00
<b>Total Relocation Estimate:</b>	<b>\$368,000.00</b>



**Washington State  
Department of Transportation**

Transportation Building  
310 Maple Park Avenue S.E.  
P.O. Box 47300  
Olympia, WA 98504-7300  
360-705-7000  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

## **Last Resort Housing**

## **New Payment Option**

## **90 Day Owner Occupants**

FHWA has approved a new Last Resort Housing Plan (LRH Plan) for Washington State. This optional payment plan goes into effect on January 1, 2022, with the ability to re-evaluate and request an extension from FHWA on an annual basis.

The LRH Plan is intended to address the current competitive housing market in Washington State. This optional payment will provide additional relocation assistances in situation where displacees are making offers to purchase replacement properties but aren't having success due to properties selling for over the list price.

### **LRH PLAN PROCESS**

When a project is located within a competitive market where properties are selling for a premium over asking price, an agency may choose to complete a market analysis to determine the average sale price to list price ratio. If the analysis shows properties in a project area are selling for above list price, then the entire project will be declared eligible for this policy under Last Resort Housing. The agency will update the market analysis no fewer than 4 times per year to ensure a reasonable LRH payment is being offered.

The basic concept of the LRH Plan is to add a payment to the Replacement Housing Payment (RHP) based on a predetermined percentage of the list price of the most comparable home.

### **APPLYING THE OPTIONAL LRH PLAN**

1. Complete a market analysis of your agency's project area to determine if the LRH Plan will apply.
  - a. This analysis can be completed each time a 90 Day Owner Occupant is displaced or periodically on a project wide basis, but no fewer than 4 times per year.
  - b. Determine the best, and simplest way to capture the results of the market analysis to include in your Housing Comparison Worksheet writeup (a copy will be required for each RHP approval).
2. Compute a RHP for eligible 90-day Owner Occupants following the standard process.
  - a. The Price Differential Report has been updated to assist you (LPA542).

3. Once your RHP and LRH Plan payment are approved, you can complete an updated Notice of Eligibility informing the displacee of the payments available to them.
4. If after 6 months, the displacee has not secured replacement property, and updated LRH payment amount will need to be recomputed.

### EXAMPLE CALCULATION

If it is determined by the agency that homes are selling for 105% of the list price, the agency would add a LRH payment that is equal to 5% of the asking price of the most comparable home.

Example:

Most Comparable Dwelling:	\$450,000
Displacement Dwelling Value:	<u>\$430,000</u>
Replacement Housing Payment:	\$20,000 RHP
Last Resort Housing Plan Payment:	<u>+ \$22,500 (5% of \$450,000 = \$22,500)</u>
<b>Total Relocation Payment available:</b>	<b>\$42,500</b>

These additional funds will assist the displacee by providing additional purchasing power for a replacement property.

Washington State has a very diverse real estate landscape, and more than one Multiple Listing

Service is used depending on the location of your agency's project. Because of this, the LRH Plan policy must be flexible to allow for a market analysis to be completed using a variety of resources. The resource used to complete the market analysis is not as important as the validity of the information and the consistency of the resource used project wide. This means your agency would not want to use a variety of resources on a single project. Determine early in the project planning phase which resource the project will use to complete the market analysis and keep it consistent.

Possible resources to complete a market analysis include, but are not limited to:

- NWMLS, Realtor.com, Redfin, Zillow, various appraisal associations, etc.

Each project will need to identify which methodology will be used to calculate the LRH Plan payment in the project Relocation Plan. Documentation will be required in each file where a payment is made.

### THINGS TO REMEMBER

- LRH Plan must be offered on a project wide basis
- This new option may begin being offered starting January 1, 2022
- LRH Plan is only eligible to 90-Day Owner Occupants (not available to tenants wanting to use relocation benefits to become homeowners)
- If relocation has already begun on a project (notices mailed) this option is not available
- If a Relocation Plan has been approved but relocation has not started (notices NOT mailed), a Supplemental Relocation Plan can be submitted adding this option
- If a project begins relocation during an approved calendar year, then the project would be allowed to continue with this option, should the plan not be extended, until all the relocations for that specific project have been completed.

**ORDINANCE NO. 957**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTIES LOCATED ALONG THE N 145<sup>th</sup> STREET CORRIDOR, BY NEGOTIATED VOLUNTARY PURCHASE, UNDER THREAT OF CONDEMNATION, BY CONDEMNATION, OR BY SETTLING CONDEMNATION LITIGATION, FOR THE PURPOSE OF SECURING ADDITIONAL LAND FOR CONSTRUCTION OF THE STATE ROUTE 523 (N/NE 145<sup>th</sup> STREET) & INTERSTATE-5 (I-5) INTERCHANGE PROJECT; FINDING PUBLIC USE AND NECESSITY; AUTHORIZING JUST COMPENSATION FROM THE GENERAL FUND; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Chapter 35.67 RCW and Chapter 35.92 RCW, the City has the authority to provide for a multimodal transportation system that serves its citizens in a safe and efficient manner; and

WHEREAS, the City has been planning for alteration to State Route 523 (N/NE 145<sup>th</sup> Street) to address a variety of known problems along the corridor including safety concerns, increasing traffic congestion, narrow sidewalks with numerous obstructions, lack of bicycle facilities, and limited transit service, and has been working with the State of Washington, King County, and City of Seattle, all having an interest in the State Route 523 (N/NE 145<sup>th</sup> Street) corridor; and

WHEREAS, the City Council finds that acquisition of the properties located within the City generally depicted and described in Exhibit A, attached hereto (the “Acquired Properties”), is necessary for the construction of the State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange Project; and

WHEREAS, just compensation for the Acquired Properties can be funded through the City’s funding agreement with the Central Puget Sound Regional Transit Authority (Sound Transit); and

WHEREAS, there will be sustained efforts to negotiate with the owners of the Acquired Properties, and eminent domain action will be taken judiciously after reasonable efforts to reach a negotiated settlement with the owners; and

WHEREAS, in the event that negotiated acquisition of the Acquired Properties is not fully successful, it is essential that the City be prepared to initiate condemnation proceedings; and

WHEREAS, the owners of the Acquired Properties were given notice according to state statute that this condemnation Ordinance was included for discussion by the City Council at its March 21, 2022 meeting and for final action at its April 4, 2022 meeting, and were afforded an opportunity to submit comment at or for those meetings; and

WHEREAS, the City has provided notice of the adoption of this Ordinance in the manner set forth in RCW 8.12.005 and 8.25.290; and

WHEREAS, the City of Shoreline has the power to acquire lands through eminent domain for the purpose of providing for the widening, extending, altering of any street, avenues, and highway; and

WHEREAS, acquisition of the Acquired Properties is categorically exempt from SEPA review under WAC 197-11-800(5)(a);

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Condemnation Authorized.** The City Manager is hereby authorized to take necessary steps to acquire all necessary property interests in the land located within the City of Shoreline, County of King, State of Washington, depicted and legally described in Exhibit A attached hereto and by this reference incorporated herein (the “Acquired Properties”) which is necessary for the public use of the widening, extending, and altering of State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange Project, and is hereby condemned, appropriated and taken for such public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

The City Manager or designee is hereby authorized and directed to execute all documents for the acquisition of all interests in the Acquired Properties and bring proceedings in the manner provided for by law to condemn, take, damage, and appropriate the Acquired Properties described in this Ordinance pursuant to the powers granted to the City of Shoreline including RCW 35A.64.200 and Chapters 8.12 and 8.25 RCW. This authorization includes the right to condemn all reversionary interests, easements, and options in said Acquired Properties.

The City Attorney is authorized to begin and prosecute legal proceedings in the manner provided by the law to purchase, condemn, take, appropriate, and otherwise acquire the land and all other interests and property rights and privileges necessary to carry out the purposes of this Ordinance. The City Attorney is also authorized to make minor amendments to any property descriptions or maps of the properties, generally depicted on the attached Exhibit A, as may become necessary to correct scrivener’s errors or to conform the legal description to the precise boundaries of the Acquired Properties.

**Section 2. Finding of Public Use and Necessity.** The Shoreline City Council finds that the acquisition of the Acquired Properties is for a public use and purpose, to-wit: to provide for the widening, extending, and altering of State Route 523 (N/NE 145<sup>th</sup> Street) & Interstate-5 (I-5) Interchange Project. The City Council further finds the properties generally depicted in Exhibit A are necessary for the proposed public use and for the benefit of the public. The Whereas clauses set forth above are hereby incorporated into and made part of the Council’s findings.

**Section 3. Compensation.** Compensation to be paid to the owners of the Acquired Properties identified in Section 1, above, and costs and expenses of litigation authorized by this Ordinance, shall be paid from the City’s General Capital Fund.

**Section 4. Effective Date and Publication.** A summary of this Ordinance consisting of the title shall be published in the official newspaper and the Ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON APRIL 4, 2022.**

\_\_\_\_\_  
Mayor Keith Scully

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jessica Simulcik Smith  
City Clerk

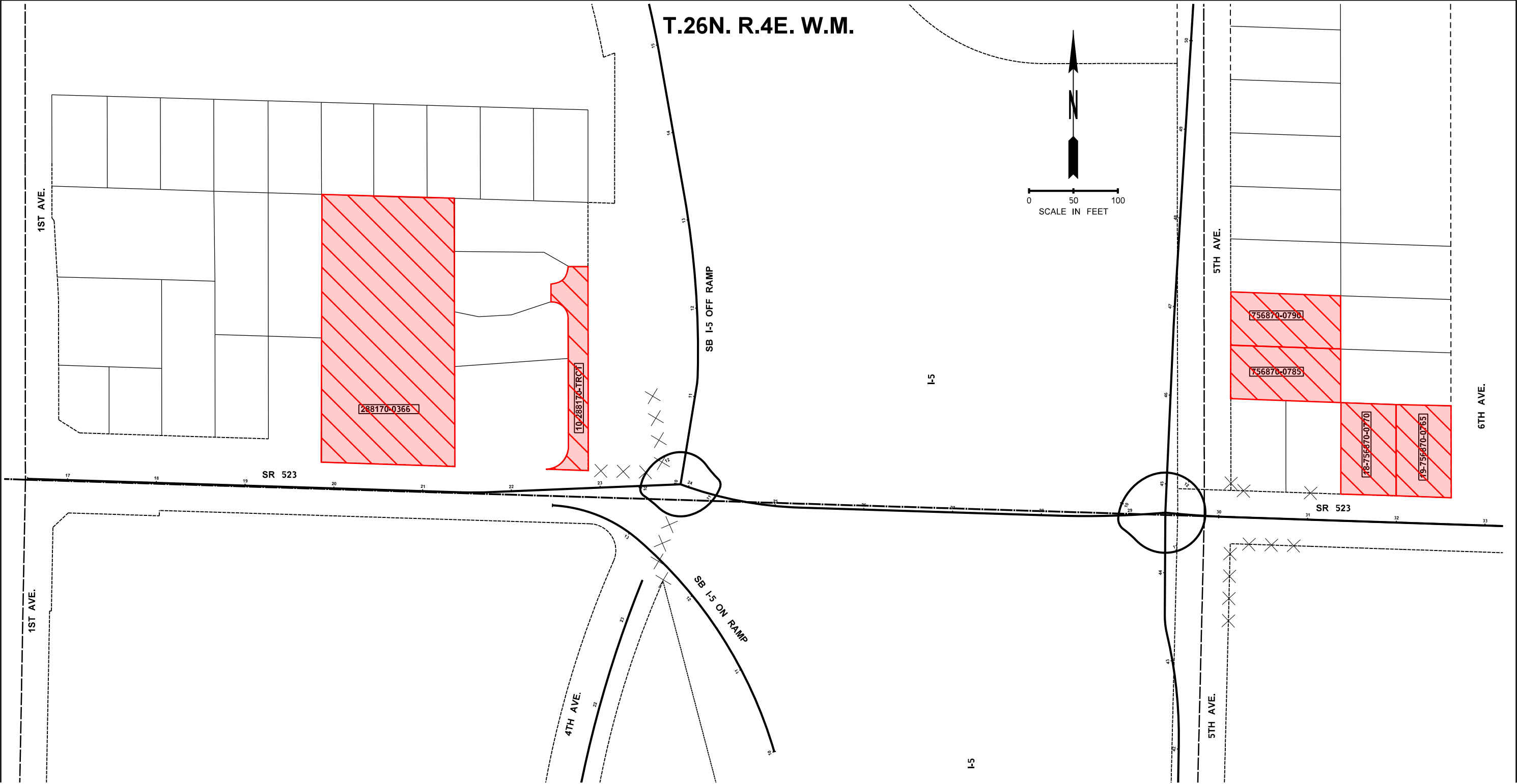
\_\_\_\_\_  
Julie Ainsworth-Taylor,  
Assistant City Attorney  
on behalf of Margaret J. King  
City Attorney

Publication Date: \_\_\_\_\_, 2022  
Effective Date: \_\_\_\_\_, 2022

King County Tax Parcel Nos.

288170-0366  
288170-TRCT  
756870-0790

756870-0785  
756870-0770  
756870-0765





**EXHIBIT A**

**FEE ACQUISITION**

**PARCEL NO. 288170-0366**

That portion of the SE Quarter of the SW Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 19+85.39 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan dated September 14, 2021 and 29.00 feet Northerly therefrom;

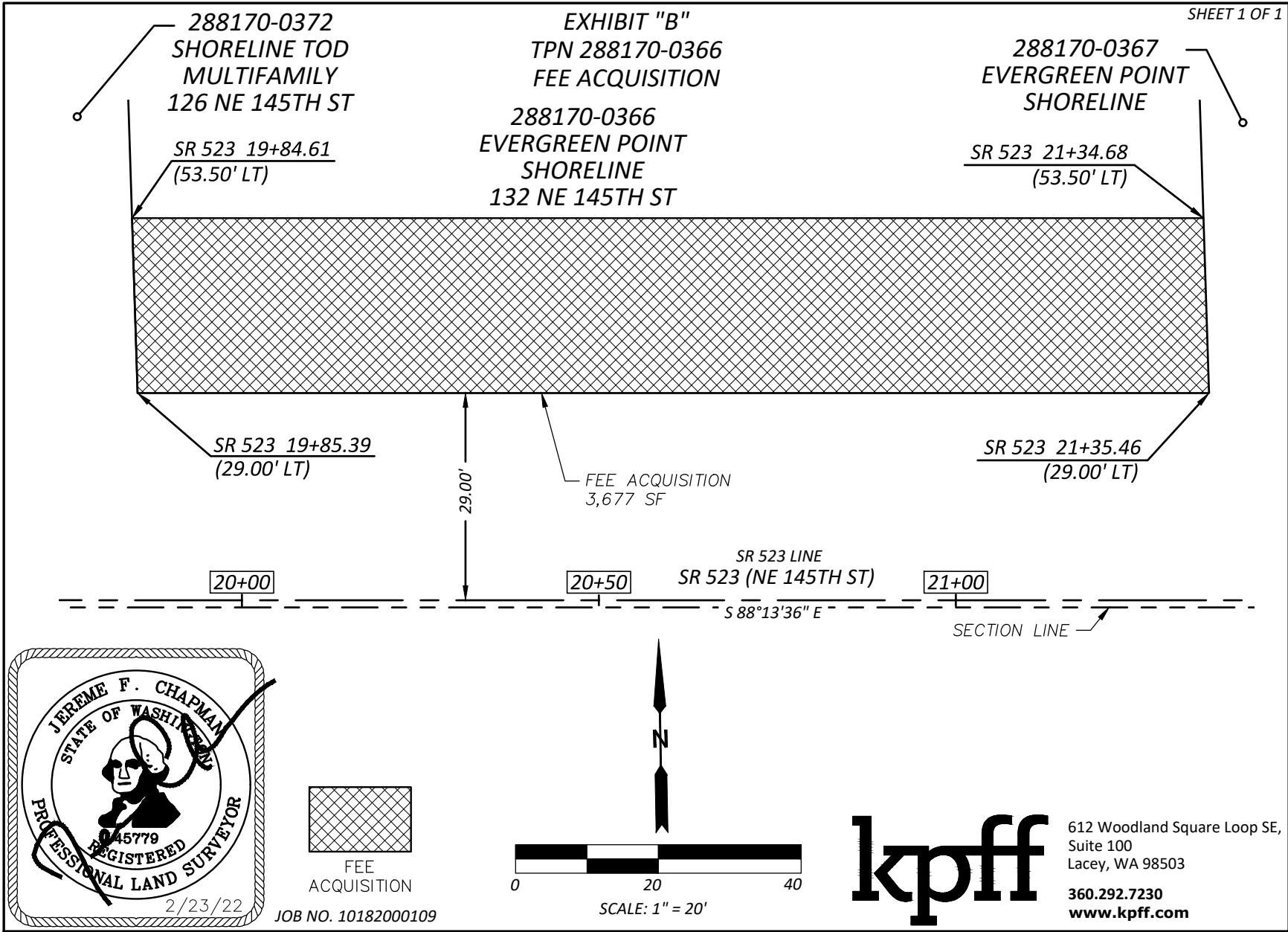
Thence Easterly to a point opposite SR 523 line HES 21+35.46 and 29.00 feet Northerly therefrom;

Thence Northerly to a point opposite SR 523 line HES 21+34.68 and 53.50 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 19+84.61 and 53.50 feet Northerly therefrom;

Thence Southerly to the Point of Beginning.

Containing 3,677 Square Feet.



**EXHIBIT A**  
**TEMPORARY SLOPE EASEMENT**  
**PARCEL NO. 288170-0366**

That portion of the SE Quarter of the SW Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 19+84.61 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan dated September 14, 2021 and 53.50 feet Northerly therefrom;

Thence Easterly to a point opposite SR 523 line HES 21+34.68 and 53.50 feet Northerly therefrom;

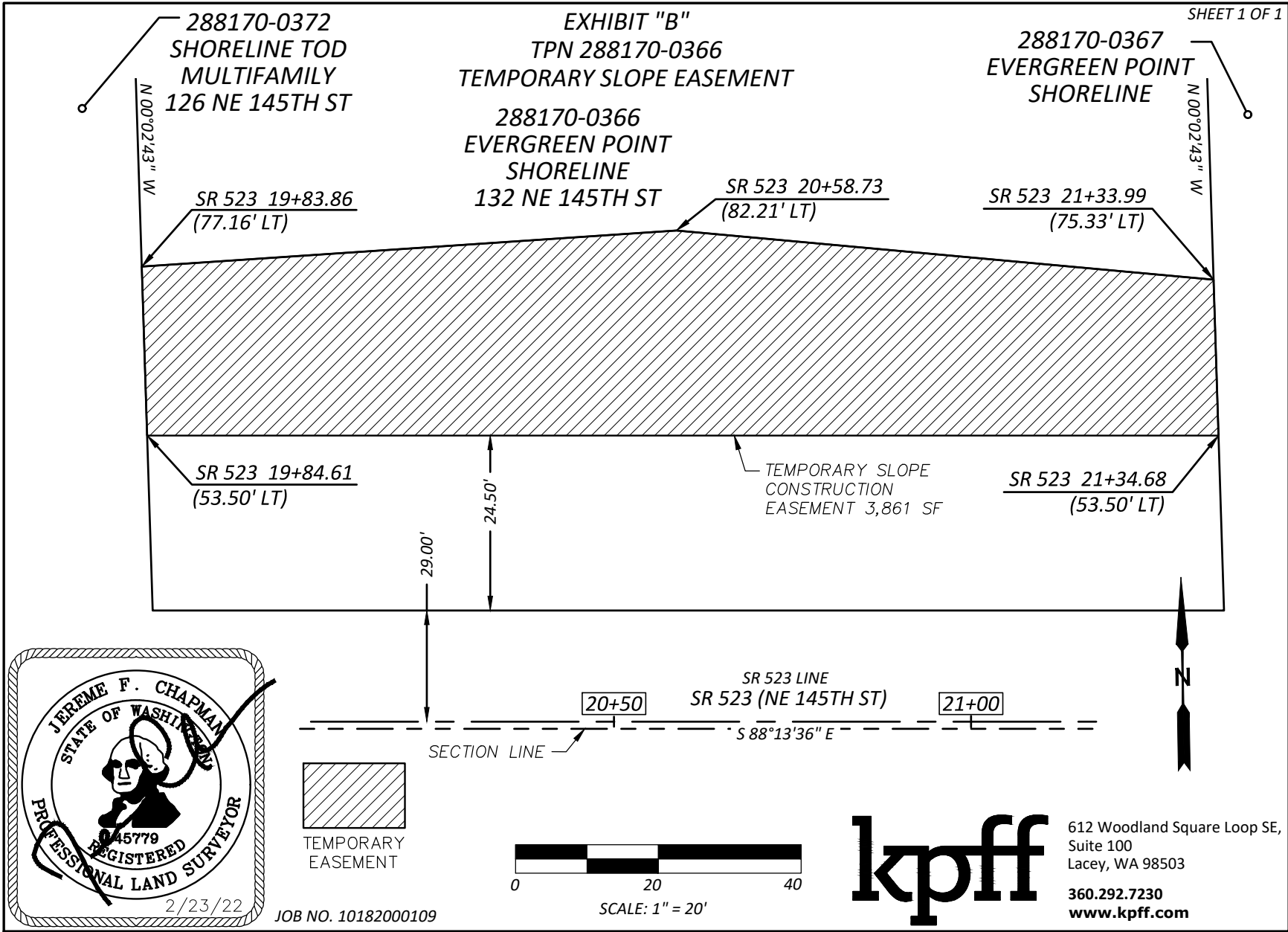
Thence Northerly to a point opposite SR 523 line HES 21+33.99 and 75.33 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 20+58.73 and 82.21 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 19+83.86 and 77.16 feet Northerly therefrom;

Thence Southerly to the Point of Beginning.

Containing 3,861 Square Feet.



**EXHIBIT A**  
**FEE ACQUISITION**  
**PARCEL NO. 288170-TRCT**

That portion of the SE Quarter of the SW Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 22+39.60 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan dated September 14, 2021 and 23.33 feet Northerly therefrom;

Thence Easterly to a point opposite SR 523 line HES 22+87.29 and 19.87 feet Northerly therefrom;

Thence Northerly to a point opposite SR 523 line HES 22+89.18 and 66.30 feet Northerly therefrom to a non-tangent curve having a radius of 569.97 feet, bearing N14°11'42W;

Thence Westerly along said curve through a central angle of 2°16'12", an arc distance of 22.58 feet to a point opposite SR 523 line HES 22+66.99 and 62.11 feet Northerly therefrom;

Thence Southerly to a point opposite SR 523 line HES 22+66.38 and 47.25 feet Northerly therefrom to a tangent curve to the right having a radius of 25.00 feet;

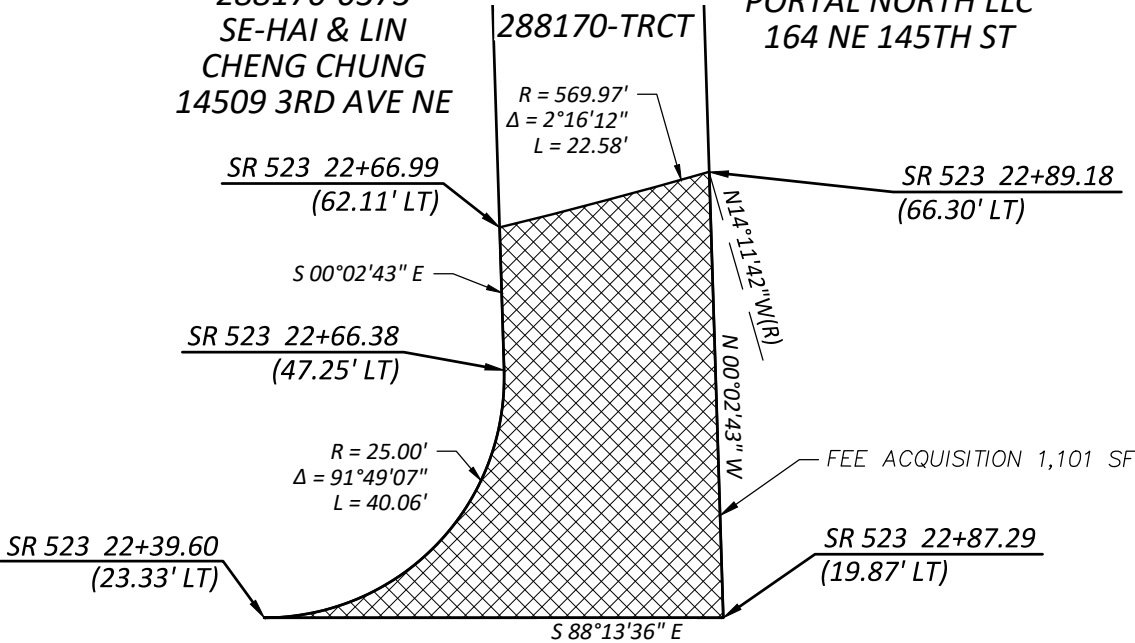
Thence Southwesterly along said curve through a central angle of 91°49'07", an arc distance of 40.06 feet to the Point of Beginning.

Containing 1,101 Square Feet.

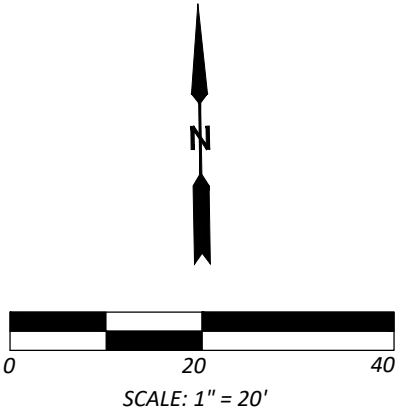
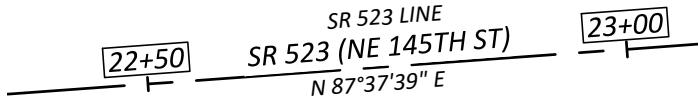
EXHIBIT "B"  
TPN 288170-TRCT  
FEE ACQUISITION

288170-0373  
SE-HAI & LIN  
CHENG CHUNG  
14509 3RD AVE NE

288170-0371  
PORTAL NORTH LLC  
164 NE 145TH ST



JOB NO. 10182000109



612 Woodland Square Loop SE,  
Suite 100  
Lacey, WA 98503  
360.292.7230  
www.kpff.com

**EXHIBIT A**  
**FEE ACQUISITION**  
**PARCEL NO. 756870-0765**

That portion of the SW Quarter of the SE Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 31+98.75 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan Dated September 14<sup>th</sup>, 2021 and 30.00 feet Northerly therefrom;

Thence Easterly to a point opposite SR 523 line HES 32+60.76 and 30.00 feet Northerly therefrom;

Thence Northerly to a point opposite SR 523 line HES 32+60.07 and 49.81 feet Northerly therefrom;

Thence Southwesterly to a point opposite SR 523 line HES 32+50.91 and 46.02 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 31+98.25 and 44.47 feet Northerly therefrom;

Thence Southerly to the Point of Beginning.

Containing 458 Square Feet.

EXHIBIT "B"  
TPN 7568700765  
FEE ACQUISITION

75687007700  
AKHTAR  
JAVED & ROY RASHEED  
516 NE 145TH ST 98155

75687007765  
BERNTSEN  
RAY  
522 NE 145TH ST 98155

SR 523 31+98.25  
(44.47' LT)

SR 523 32+50.91  
(46.02' LT)

SR 523 32+60.07  
(49.81' LT)

SR 523 31+98.75  
(30.00' LT)

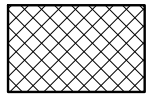
SR 523 32+60.76  
(30.00' LT)

FEE ACQUISITION 458 SF

SR 523 LINE  
SR523 (NE 145TH ST)  
S 88°05'38" E  
SECTION LINE

32+00

32+50



FEE  
ACQUISITION

JOB NO. 10182000109



SCALE: 1" = 20'

**kpff**

612 Woodland Square Loop SE,  
Suite 100  
Lacey, WA 98503

360.292.7230  
www.kpff.com





**EXHIBIT A**  
**TEMPORARY SLOPE EASEMENT**  
**PARCEL NO. 756870-0765**

That portion of the SW Quarter of the SE Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 31+98.25 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan Dated September 14<sup>th</sup>, 2021 and 44.47 feet Northerly therefrom;

Thence Easterly to a point opposite SR 523 line HES 32+50.91 and 46.02 feet Northerly therefrom;

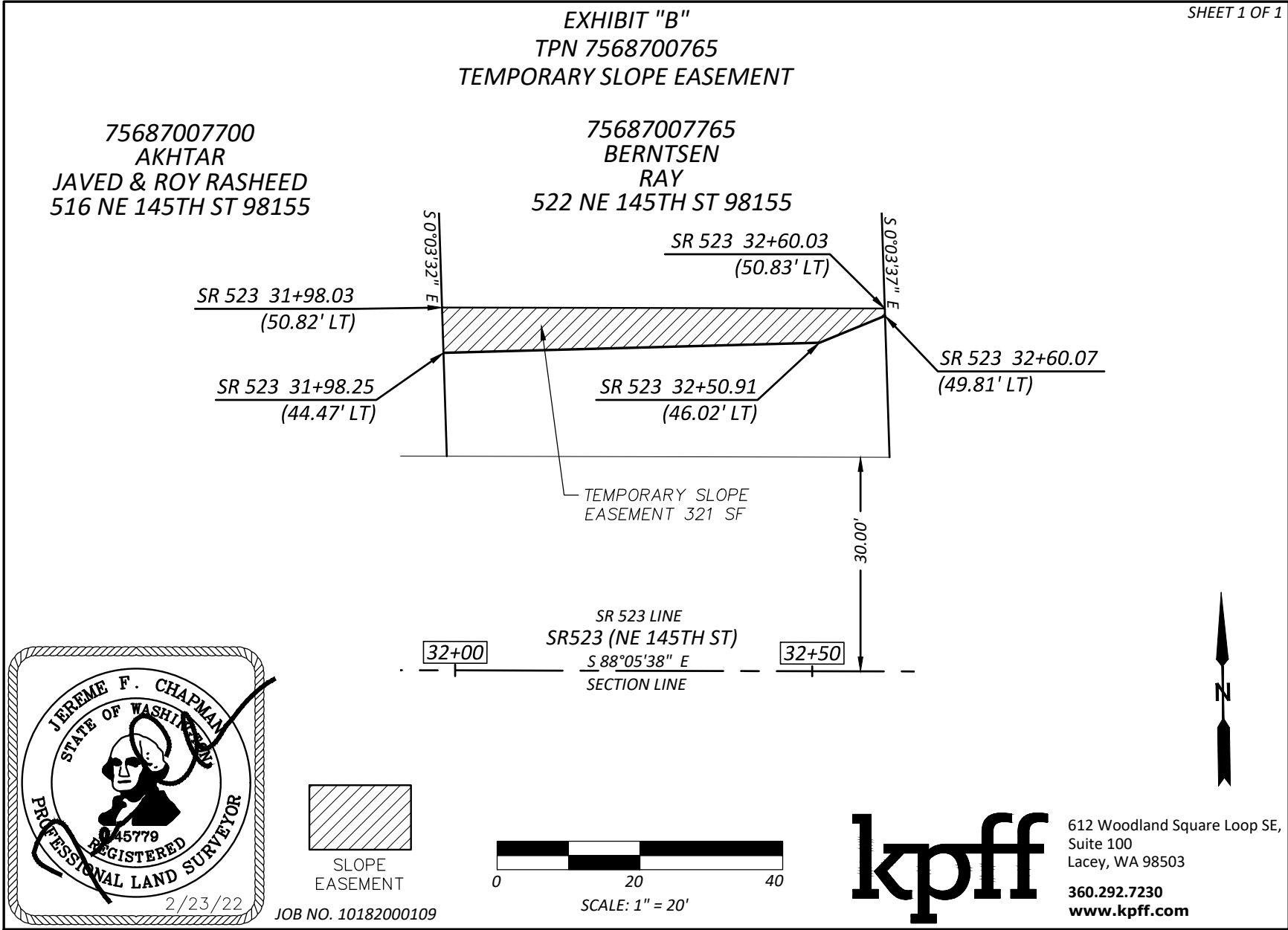
Thence Northeasterly to a point opposite SR 523 line HES 32+60.07 and 49.81 feet Northerly therefrom;

Thence Northerly to a point opposite SR 523 line HES 32+60.03 and 50.83 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 31+98.03 and 50.82 feet Northerly therefrom;

Thence Southerly to the Point of Beginning.

Containing 321 Square Feet.



**EXHIBIT A**  
**FEE ACQUISITION**  
**PARCEL NO. 756870-0770**

That portion of the SW Quarter of the SE Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 31+36.74 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan Dated September 14<sup>th</sup>, 2021 and 29.99 feet Northerly therefrom;

Thence Easterly to a point opposite SR 523 line HES 31+98.75 and 30.00 feet Northerly therefrom;

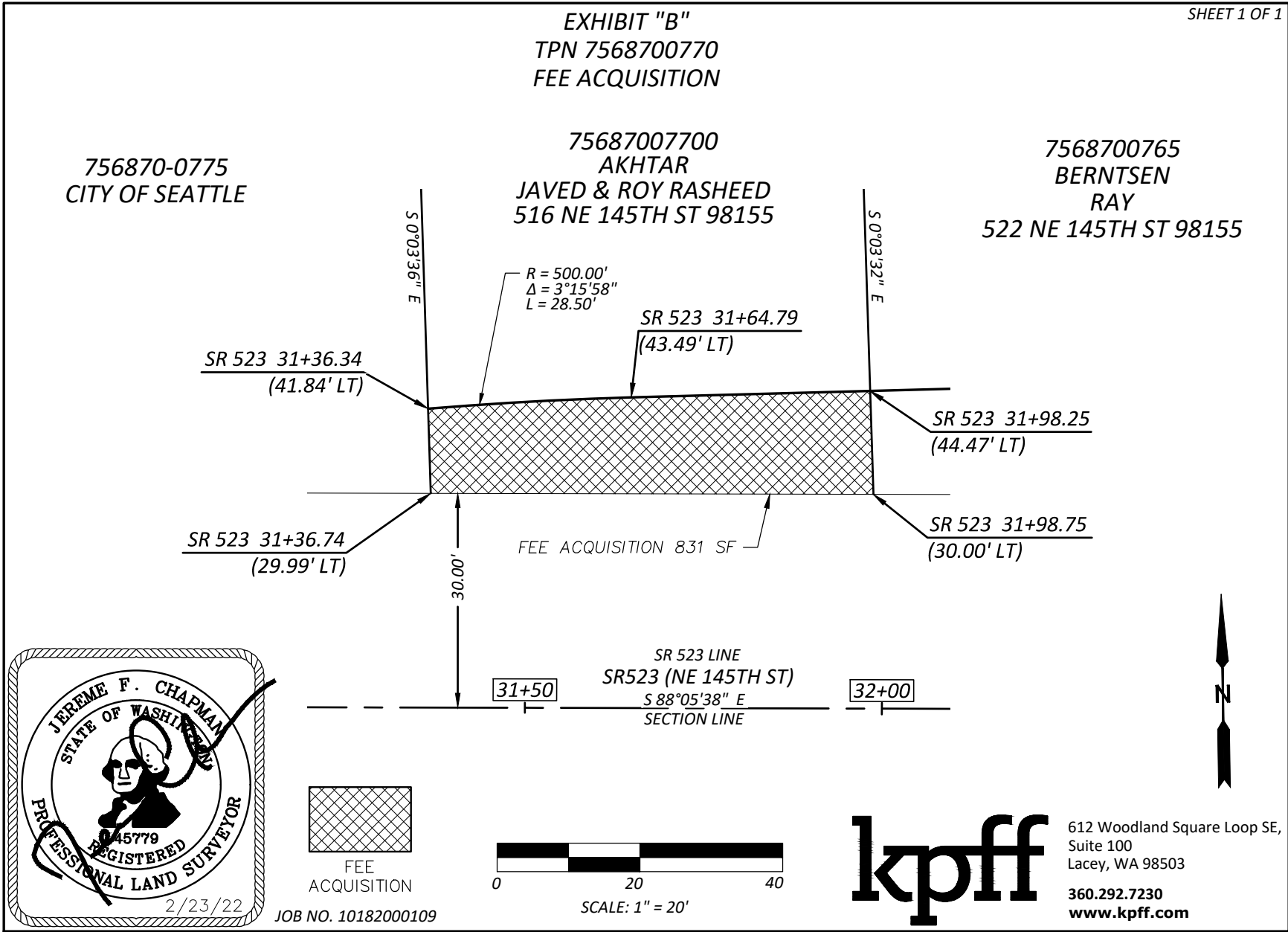
Thence Northerly to a point opposite SR 523 line HES 31+98.25 and 44.47 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 31+64.79 and 43.49 feet Northerly therefrom and the beginning of curve to the right having a radius of 500.00 feet;

Thence Westerly along said curve through a central angle of 3°15'58", an arc distance of 28.50 feet to a point opposite SR 523 line HES 31+36.34 and 41.84 feet Northerly therefrom;

Thence Southerly to the Point of Beginning.

Containing 831 Square Feet.



**EXHIBIT A**  
**TEMPORARY SLOPE EASEMENT**  
**PARCEL NO. 756870-0770**

That portion of the SW Quarter of the SE Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite SR 523 line Highway Engineer's Station (hereinafter referred to as "HES") 31+36.34 on the centerline of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan Dated September 14<sup>th</sup>, 2021 and 41.84 feet Northerly therefrom and the beginning of a non-tangent curve having a radius of 500.00 feet, bearing S03°02'43"E;

Thence Easterly along said curve through a central angle of 3°15'58", an arc distance of 28.50 feet to a point opposite SR 523 line HES 31+64.79 and 43.49 feet Northerly therefrom;

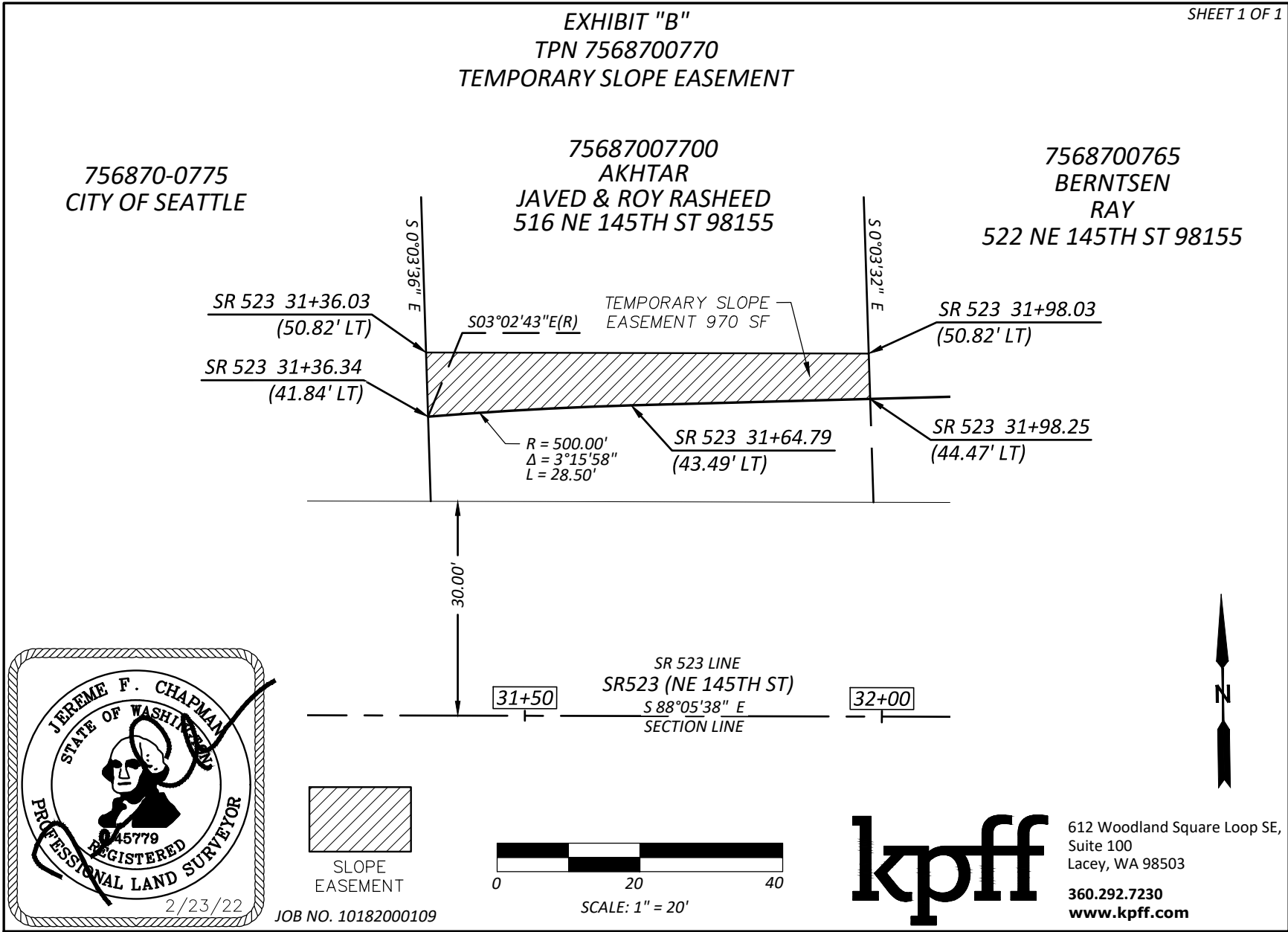
Thence Easterly to a point opposite SR 523 line HES 31+98.25 and 44.47 feet Northerly therefrom;

Thence Northerly to a point opposite SR 523 line HES 31+98.03 and 50.82 feet Northerly therefrom;

Thence Westerly to a point opposite SR 523 line HES 31+36.03 and 50.82 feet Northerly therefrom;

Thence Southerly to the Point of Beginning.

Containing 970 Square Feet.



**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**PARCEL NO. 756870-0785**

That portion of the SW Quarter of the SE Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite 5 AVE Highway Engineer's Station (hereinafter referred to as "HES") 46+59.06 on the centerline of the 5<sup>th</sup> AVE NE of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan Dated September 14<sup>th</sup>, 2021 and 65.25 feet Easterly therefrom;

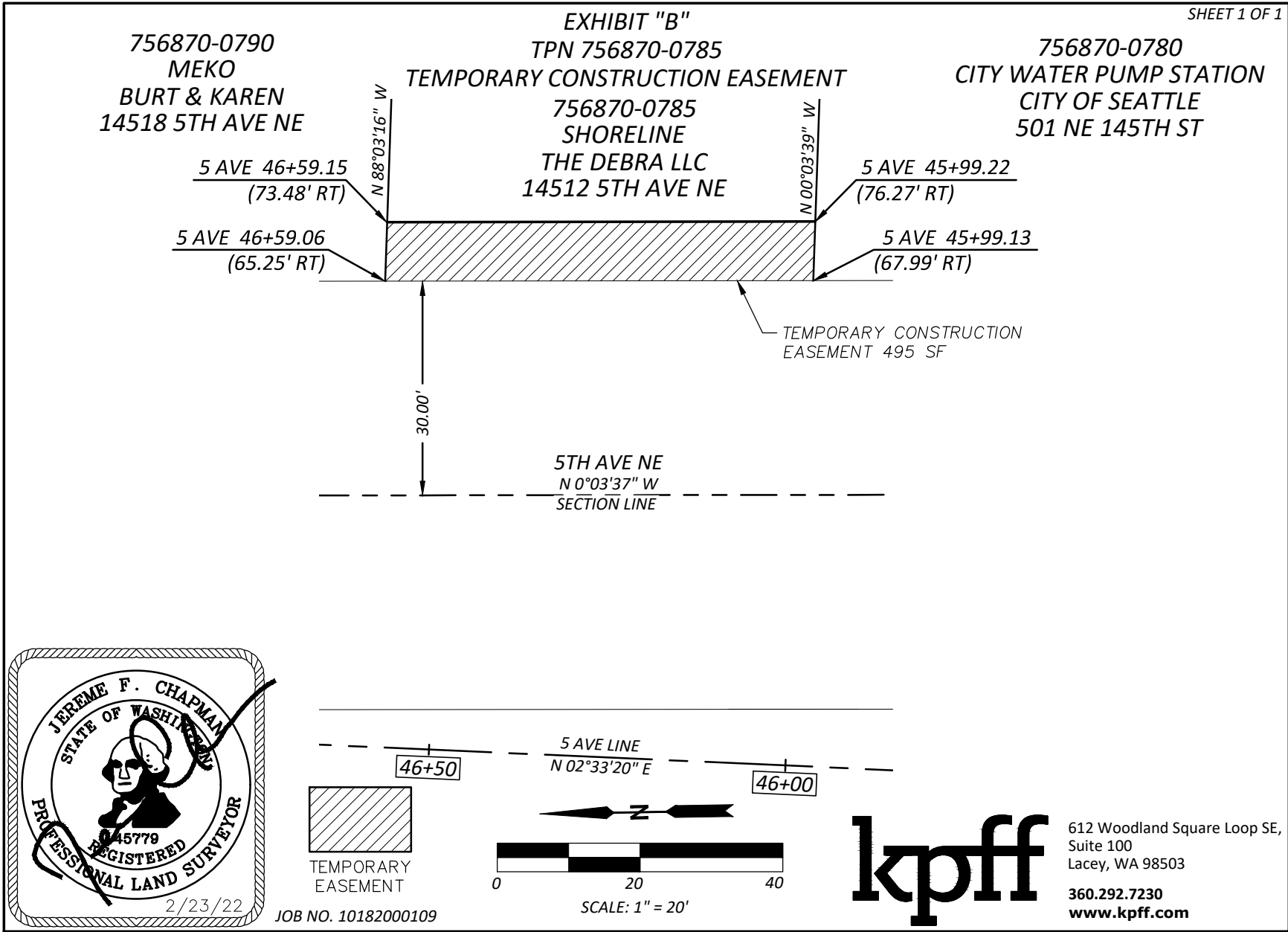
Thence Southerly to a point opposite 5 AVE HES 45+99.13 and 67.99 feet Easterly therefrom;

Thence Easterly to a point opposite 5 AVE HES 45+99.22 and 76.27 feet Easterly therefrom;

Thence Northerly to a point opposite 5 AVE HES 46+59.15 and 73.48 feet Easterly therefrom;

Thence Westerly to the Point of Beginning.

Containing 495 Square Feet.





**EXHIBIT A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**PARCEL NO. 756870-0790**

That portion of the SW Quarter of the SE Quarter of Section 17, Township 26 North, Range 4 East, W.M., described as follows:

Beginning at a point opposite 5 AVE Highway Engineer's Station (hereinafter referred to as "HES") 46+95.82 on the centerline of the 5<sup>th</sup> AVE NE of the SR 523 (NE 145<sup>TH</sup> ST) & I-5 Interchange Improvements Right of Way Plan Dated September 14<sup>th</sup>, 2021 and 63.44 feet Easterly therefrom;

Thence Southerly to a point opposite 5 AVE HES 46+59.06 and 65.25 feet Northerly therefrom;

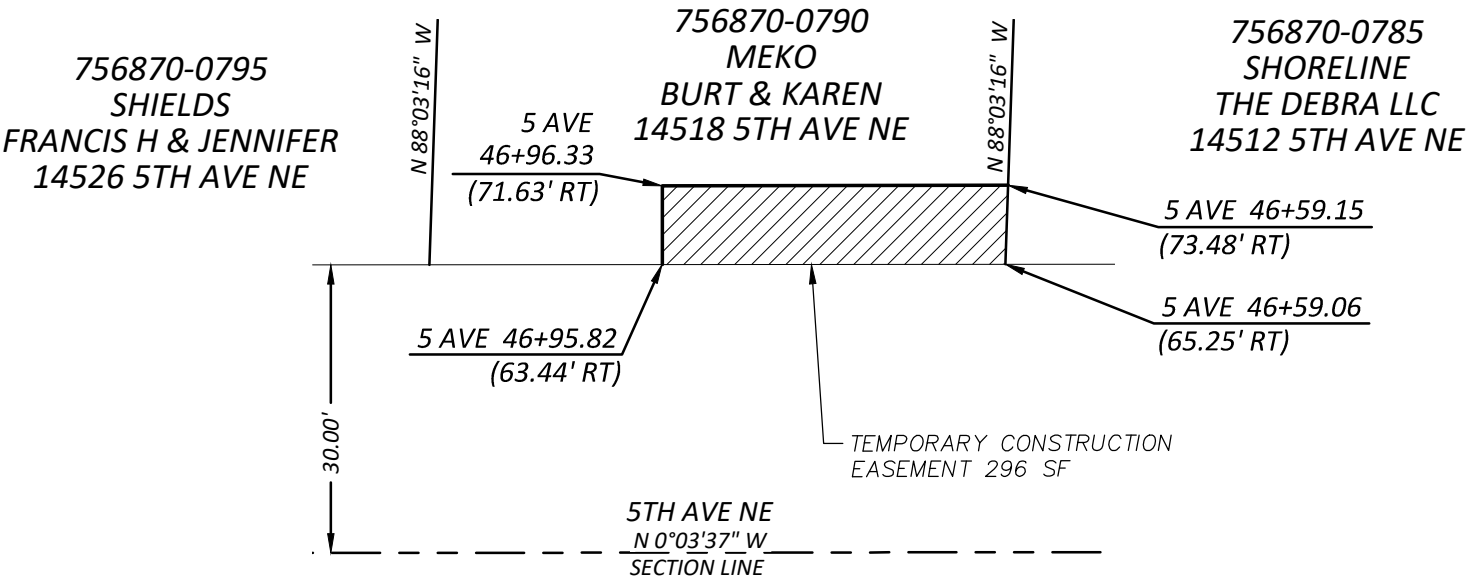
Thence Easterly to a point opposite 5 AVE HES 46+59.15 and 73.48 feet Northerly therefrom;

Thence Northerly to a point opposite 5 AVE HES 46+96.33 and 71.63 feet Northerly therefrom;

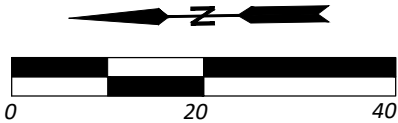
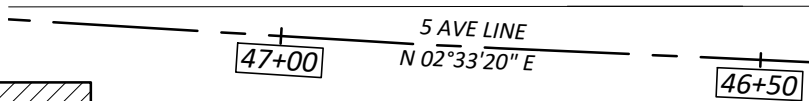
Thence Westerly to the Point of Beginning.

Containing 296 Square Feet.

EXHIBIT "B"  
TPN 756870-0790  
TEMPORARY CONSTRUCTION EASEMENT



JOB NO. 10182000109



SCALE: 1" = 20'



612 Woodland Square Loop SE,  
Suite 100  
Lacey, WA 98503  
360.292.7230  
www.kpff.com



## **NOTICE OF CONDEMNATION ACTION BY THE SHORELINE CITY COUNCIL**

**NOTICE IS HEREBY GIVEN** pursuant to RCW 8.25.290 that the City Council of the City of Shoreline, Washington, is meeting virtually at its Council Meetings on Monday, **March 21, 2022**, at 7:00 pm to discuss and on Monday, **April 4, 2022**, at 7:00 pm to consider and/or act upon the following:

ORDINANCE NO. 957 AUTHORIZING THE USE OF EMINENT DOMAIN FOR ACQUISITION OF CERTAIN REAL PROPERTIES WITHIN THE CITY OF SHORELINE LOCATED ON OR NEAR NE 145TH STREET AND SIDE STREETS FROM APPROXIMATELY WEST OF INTERSTATE 5 TO 6TH AVENUE NE, IDENTIFIED AS PARCELS 288170-0366, 288170-TRCT, 756870-0785, 756870-0770, 756870-0765, 756870-0790.

At this time, City Council meetings are held virtually. You can attend one or both meetings using the following information:

- **Attend the Meeting via Zoom Webinar:** <https://zoom.us/j/95015006341>
- **Call into the Live Meeting:** 253-215-8782 Webinar ID: 950 1500 6341
- **Submit a written public comment here:**  
<http://www.shorelinewa.gov/government/council-meetings/comment-on-agenda-items>.
- **Sign-up to provide oral public comment in the Zoom Meeting here:**  
<http://www.shorelinewa.gov/government/council-meetings/city-council-remote-speaker-sign-in>

For further information, contact:

Rob McGaughey, PE

[rmcgaughey@shorelinewa.gov](mailto:rmcgaughey@shorelinewa.gov)

425-214-8598



**SHORELINE CITY COUNCIL**

Mayor Keith Scully  
Deputy Mayor Betsy Robertson  
Councilmember Doris McConnell  
Councilmember Laura Mork  
Councilmember Eben Pobee  
Councilmember John Ramsdell  
Councilmember Chris Roberts

**NOTICE OF SHORELINE CITY COUNCIL ACTION FOR USE OF EMINENT DOMAIN**

March 10, 2022

*Sent by U.S. Certified Mail*

**[TAX PAYER NAME(S)]**

**[TAXPAYER ADDRESS]**

**[TAXPAYER CITY/STATE/ZIP]**

RE: SR 523 (N/NE 145th Street) & I-5 Interchange Improvements Project  
King County Tax Parcel#: XXXXXX-XXXX

Dear Shoreline Property Owner:

You are receiving this notice because you are the owner of record for property located on or near the 145<sup>th</sup> Street & I-5 Interchange. The City of Shoreline is currently designing the 145<sup>th</sup> Street & I-5 Interchange Improvements Project to provide for a safer, more efficient multimodal transportation corridor.

As part of the design process, the City has identified your property or a portion of your property, located at **SITE ADDRESS**, and identified by **King County Tax Parcel No. XXXXXX-XXXX** as necessary for this Project.

The City's right-of-way acquisition consultant, Roxanne Grimm with DCI Engineers, will soon be contacting you to negotiate the purchase of your property. Although it is anticipated that a negotiated agreement can be reached, the Shoreline City Council will hold a discussion on the potential use of eminent domain for this Project at its **March 21, 2022** regular meeting to address if an agreement cannot be reached. Final action on whether to authorize the use of eminent domain for the Project will be at the **April 4, 2022** regular meeting.

At this time, City Council meetings are held virtually. You can attend one or both meetings, which begin at 7:00 pm Local Time and/or provide written or oral comment using the following information:

- **Watch live streaming video:**  
<http://www.shorelinewa.gov/government/council-meetings>
- **Attend the Meeting via Zoom Webinar:** <https://zoom.us/j/95015006341>
- **Call into the Live Meeting:** 253-215-8782 Webinar ID: 950 1500 6341

**To submit a written public comment:**

<http://www.shorelinewa.gov/government/council-meetings/comment-on-agenda-items>.

Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise, they will be sent and posted the next day.

**To sign-up to provide oral public comment in the Zoom Meeting at:**

<http://www.shorelinewa.gov/government/council-meetings/city-council-remote-speaker-sign-in>. To provide oral public comment, pre-registration is required by 6:30 pm the meeting night.

It is the City's intent and obligation to ensure that property owners are fairly compensated for the value of the property needed for this public Project. If agreement cannot be reached through negotiations, state law permits the City to acquire property utilizing eminent domain (i.e., condemnation). For the City, use of this right will be a last resort, to be used only when all negotiations have truly reached an impasse as to the fair market value of the property. If eminent domain is required, the court determines the fair market value of the property and then orders the transfer of the property after payment to the owner.

In order to utilize eminent domain, the City Council must adopt an ordinance authorizing its use. Adoption of the ordinance does not mean that the City will discontinue current negotiations – it only provides the City with the option to use eminent domain if it is needed in the future. It does not change the tone and nature of the current negotiations. Property acquisition is being brought before the City Council now so the 145th Street & I-5 Interchange Improvements Project can remain on schedule.

Once again, inclusion of your property does not mean that the City will discontinue current negotiations and proceed directly to court. It only means that the City will have the authority to proceed to court, if needed.

Information about the 145th Street & I-5 Interchange Improvements Project can be found on the City of Shoreline's website at: <https://www.shorelinewa.gov/our-city/145th-street-corridor/sr-523-n-ne-145th-street-i-5-interchange-project>.

If you have any questions or need additional information about this notice or any other aspect of the Project, please feel free to contact me. I look forward to working with you.

Sincerely,

Rob McGaughey, P.E.  
Project Manager  
Phone: (206) 214-8598  
Email: [RMcGaughey@shorelinewa.gov](mailto:RMcGaughey@shorelinewa.gov)

Enclosures: Vicinity map (1), Public Notice (2)