

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorizing the City Manager to Approve Real Property Acquisitions for the 145 th Corridor Phase 1 Project in the Amount of \$18,000 for the Property Located at 2356 N 145 th Street
DEPARTMENT:	Public Works
PRESENTED BY:	Tricia Juhnke, City Engineer
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The City Manager’s authority to approve real property acquisition is established in Shoreline Municipal Code (SMC) Section 2.60.090 and gives the City Manager the authority to approve acquisitions up to 10% of the appraised values. The 145th Corridor Phase 1 Project requires a Temporary Construction Easement (TCE) on the 145th Townhome development at 2356 N 145th Street in order to construct the designed sidewalk. An independent appraisal of the easement area was conducted on June 29, 2022, and valued at \$10,500. Additionally, redesigned frontage improvements to meet the future grade of 1st Avenue N, which the City is also acquiring in this purchase, cost \$7,500.

Tonight, staff is requesting that Council authorize the City Manager to approve \$18,000 in acquisition costs, which is in excess of the 10% allowed under SMC 2.60.090, in order to include the \$7,500 needed for the frontage improvements to align with the 145th Corridor project and provide for the \$10,500 TCE.

RESOURCE/FINANCIAL IMPACT:

As with all the acquisitions of property for the 145th Corridor Phase 1 Project, the value of the property acquisition that needs specific approval has been determined by an independent appraisal firm as hired for the project by the City’s contracted and WSDOT-approved right-of-way consultant. The appraisal is also reviewed by the review appraiser hired for the project. The total appraised value of the needed TCE is \$10,500. After negotiation with Intracorp NW, LLC, staff has determined \$7,500 for the developer redesign of the sidewalk to be fair and reasonable for the level of effort required. The total acquisition amount of \$18,000 is within the project budget and is funded through Connecting Washington funds.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the necessary documents to acquire the property identified in this Staff Report in the amount of \$18,000.

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

BACKGROUND

The City is currently in the process of acquiring ROW for the 145th Corridor Phase 1 Project. Per SMC 2.90.060, the City Manager's purchasing authority is set at 10% over the appraised property value. The 145th Corridor Project requires a Temporary Construction Easement (TCE) on the 145th Townhome development along 145th Street in order to construct the designed sidewalk. An independent appraisal of the easement area was conducted on June 29, 2022, and valued at \$10,500.

During the design process for the 145th Corridor Phase 1 Project, it became necessary to re-design the grade of the north side of 1st Avenue N to meet intersection design standards. The impact of the regrade is that the roadway will be raised in elevation by over one (1) foot. Prior to this design revision, the City approved the permit for the 145th Townhomes development, which is located along 1st Avenue N between N 145th Street and N 147th Street, including the developer's frontage improvement design and grading.

Following revision of the 1st Avenue N grading, staff worked with Intracorp NW, LLC to redesign their frontage improvements to meet the future grade of 1st Avenue N, thereby avoiding the cost to the 145th Corridor Project to remove and reconstruct sidewalk and other frontage improvements.

DISCUSSION

During discussion of the redesign, the City asked Intracorp NW, LLC to estimate the level of effort required on their engineering team. They quoted a value of \$7,500 in engineer labor, quality assurance, and permit revision. City staff reviewed the price and concurred the level of effort to be appropriate. Compensating Intracorp NW, LLC for the redesign of the 1st Avenue N sidewalks between N 145th Street and N 147th Street is significantly less than construction costs for the City to remove and re-construct new sidewalk.

Tonight, staff is requesting that Council authorize the City Manager to approve \$18,000 in acquisition costs, which is in excess of the 10% allowed under SMC 2.60.090, in order to include the \$7,500 needed for the frontage redesign to align with the 145th Corridor project and provide for the \$10,500 TCE.

RESOURCE/FINANCIAL IMPACT

As with all the acquisitions of property for the 145th Corridor Phase 1 Project, the value of the property acquisition that needs specific approval has been determined by an independent appraisal firm as hired for the project by the City's contracted and WSDOT-approved right-of-way consultant. The appraisal is also reviewed by the review appraiser hired for the project. The total appraised value of the needed TCE is \$10,500. After negotiation with Intracorp NW, LLC, staff has determined \$7,500 for the developer redesign of the sidewalk to be fair and reasonable for the level of effort required. The total acquisition amount of \$18,000 is within the project budget and is funded through Connecting Washington funds.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the necessary documents to acquire the property identified in this Staff Report in the amount of \$18,000.

ATTACHMENTS

Attachment A: Right-of Way Plans for the Property Acquisition at 2356 N 145th Street

ATTACHMENT A

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	TOTAL AREA	FEE ACQUISITION	REMAINDER AREA	TCE AREA
155	288170-0376	SHORELINE TOD MULTIFAMILY	6,183	375	5,808	430
156	288170-0368	SHORELINE TOD MULTIFAMILY	6,182	355	5,827	451
157	288170-0369	SHORELINE TOD MULTIFAMILY	18,636	269	18,367	800

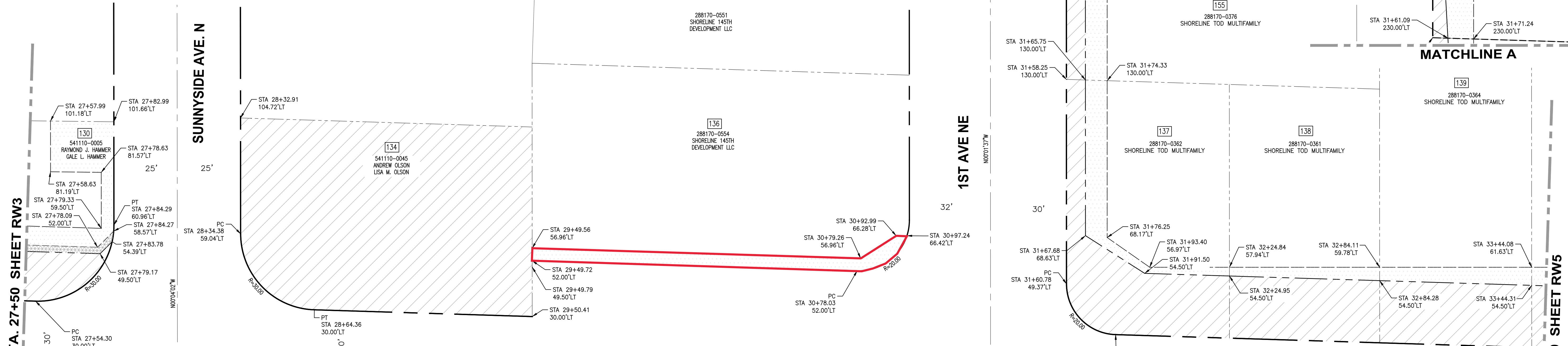
PARCEL TOTAL AREAS WERE DERIVED FROM KING COUNTY ASSESSOR REPORTS AND DOES NOT REFLECT A BOUNDARY CALCULATION BY PARAMETRIX

ALL AREAS SHOWN IN SQUARE FEET

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

MATCHLINE A: SEE DETAIL A1 (THIS SHEET)

DETAIL A1

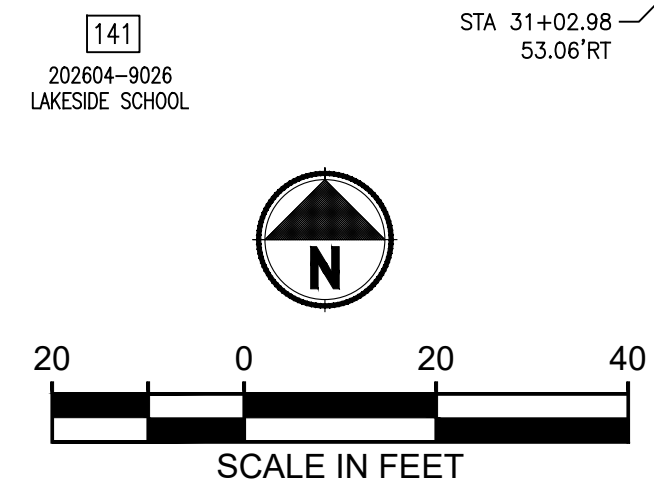


OWNERSHIPS

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	TOTAL AREA	FEE ACQUISITION	REMAINDER AREA	TCE AREA
134	541110-0045	ANDREW & LISA OLSON	8,408	8,408	0	0
136	288170-0554	SHORELINE 145TH DEVELOPMENT LLC	11,027	0	11,027	763
137	288170-0362	SHORELINE TOD MULTIFAMILY	6,344	2,228	4,116	710
138	288170-0361	SHORELINE TOD MULTIFAMILY	6,000	1,453	4,547	259
139	288170-0364	SHORELINE TOD MULTIFAMILY	12,000	1,471	10,529	372
140	207510-0005	KISNER & REBEKAH SANTIAGO	7,195	4	7,191	96
141	202604-9026	LAKESIDE SCHOOL	191,228	593	190,635	1,305
142	283210-0190	LAKESIDE SCHOOL	896,089	893	895,196	784

PARCEL TOTAL AREAS WERE DERIVED FROM KING COUNTY ASSESSOR REPORTS AND DOES NOT REFLECT A BOUNDARY CALCULATION BY PARAMETRIX

ALL AREAS SHOWN IN SQUARE FEET



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



LAYOUT: SHIT 4 27+50-33+50 PATH: U:\PSO\Projects\Clients\2211-locob Eng\247-2211-021 145th St ROW Plans\995\Survey\Occurrent\Draw PLOTTED BY: MacchBri DATE: Thursday, May 26, 2022 2:34:36 PM

REVISIONS	DATE	BY	DESIGNED
UPDATE TCE LINES	1/10/22	BM	DRAWN D.THIBODEAU
UPDATE TCE AND ROW LINES	2/08/22	JA	CHECKED D.THIBODEAU
UPDATE TCE LINES AND OWNERSHIP TABLE	5/10/22	JA	APPROVED B.PUSEY

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY.
FILE NAME: 145th RW Plans Ph 1
JOB No.: 247-2211-038
DATE: 08-2021

JACOBS
Parametrix
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

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

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

DRAWING NO.
4 OF 5
RW4