

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

<b>AGENDA TITLE:</b>	Authorize the City Manager to Approve Real Property Acquisition for the 145 <sup>th</sup> Corridor Phase 1 Project for Property Located at 14516 1 <sup>st</sup> Avenue NE		
<b>DEPARTMENT:</b>	Public Works		
<b>PRESENTED BY:</b>	Tricia Juhnke		
<b>ACTION:</b>	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Discussion	<input type="checkbox"/> Public Hearing	

**PROBLEM/ISSUE STATEMENT:**

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

The property located at the 14516 1<sup>st</sup> Avenue NE requires a partial acquisition with a temporary construction easement (TCE). In order for the City to proceed with partial acquisition of this property, including offering possession and use agreements, the City Council must authorize the City Manager to approve the purchase. Tonight, staff is seeking this authority for the City Manager.

**RESOURCE/FINANCIAL IMPACT:**

As with all the acquisitions of the 145<sup>th</sup> Corridor (Phase 1) Project, the values of this property acquisition needing 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 (ROW) consultant. The appraised value of the partial acquisition and TCE is \$1,560,000. The appraisal was also reviewed by the review appraiser hired for the project. The appraisal and appraisal review is available for Council upon request. Funding for the acquisition is being provided by the State Connecting Washington funds and is within the project budget.

**RECOMMENDATION**

Staff recommends that the City Council authorize the City Manager to execute the necessary documents to acquire the property at 14516 1<sup>st</sup> Avenue NE at the appraised value for the 145<sup>th</sup> Corridor (Phase 1) Project.

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

## **BACKGROUND**

On September 28, 2020, [Council authorized obligation of \\$11,836,379](#) of the \$12.5 million State Connecting Washington funding available for the 2020-2021 biennium for ROW acquisition for the State Route 523 (N/NE 145<sup>th</sup> Street), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, referred to as to the 145<sup>th</sup> Corridor (Phase 1) Project.

On December 6, 2021, [Council authorized obligation of \\$2,467,506](#) of the of the \$12.5 million State Connection Washington funding available for the 2022-2023 biennium for ROW acquisition for the 145<sup>th</sup> Corridor (Phase 1) Project. No City money is being used to acquire the ROW for Phase 1.

The City is currently in the process of acquiring ROW for the 145<sup>th</sup> Corridor (Phase 1) Project. The City Manager's authority to approve real property acquisitions is established in Shoreline Municipal Code Section 2.60 and has been amended for the 145<sup>th</sup> Corridor (Phase 1) Project. [Resolution No. 476](#) established the City Manager's purchasing authority for the 145<sup>th</sup> Corridor (Phase 1) Project at \$1,000,000 or less. This property has been appraised at more than \$1,000,000 exceeding that authority.

## **DISCUSSION**

On May 24, 2021, [Council approved the increase in signing authority](#) for three properties for the 145<sup>th</sup> Corridor (Phase 1) Project. Since then, several properties in the project limits have been purchased and assembled into a large parcel for redevelopment. The property owen of the assemble parcel is Shoreline TOD Multifamily, LLC. With the creation of the large parcel, the appraised value of the area where the 145<sup>th</sup> Corridor (Phase 1) Project needs property is more than \$1,000,000. The acquisition will be a partial acquisition with a temporary construction easement (TCE). The ROW Plans that show the assembled properties is attached to this staff report as Attachment A.

City Council authorization is requested to allow the City Manager to approve the real property acquisition in excess of the authority delegated to the City Manager. The acquisition is within the current project limits (Interstate 5 – Corliss Avenue) and has an appraised value of \$1,560,000.

In order for the City to proceed with acquisition, including offering possession and use agreements, the City Council must authorize the City Manager to approve the purchase. The appraisal and appraisal review are available for review in the City Manager's Office upon request. An offer has been made to the identified property owner and has been accepted. Staff is requesting that Council authorize the City Manager to approve purchase of the property.

## **RESOURCE/FINANCIAL IMPACT**

As with all the acquisitions of the 145<sup>th</sup> Corridor (Phase 1) Project, the values of this property acquisition needing 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 (ROW) consultant. The appraised value of the partial acquisition and TCE is \$1,560,000. The appraisal was also reviewed by the review appraiser hired for the project. The appraisal and appraisal review is available for Council upon request. Funding for the acquisition is being provided by the State Connecting Washington funds and is within the project budget.

### **RECOMMENDATION**

Staff recommends that the City Council authorize the City Manager to execute the necessary documents to acquire the property at 14516 1<sup>st</sup> Avenue NE at the appraised value for the 145<sup>th</sup> Corridor (Phase 1) Project.

### **ATTACHMENTS**

Attachment A: 145<sup>th</sup> Corridor (Phase 1) Project ROW Plans

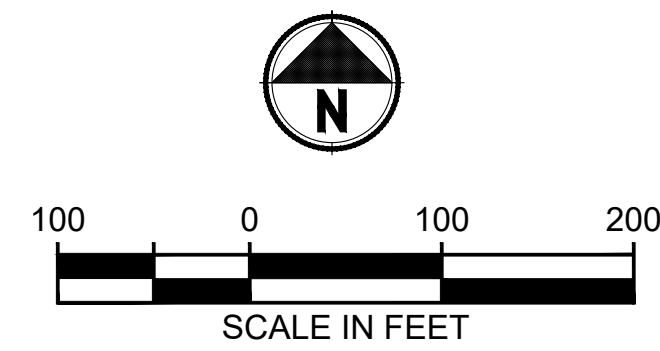
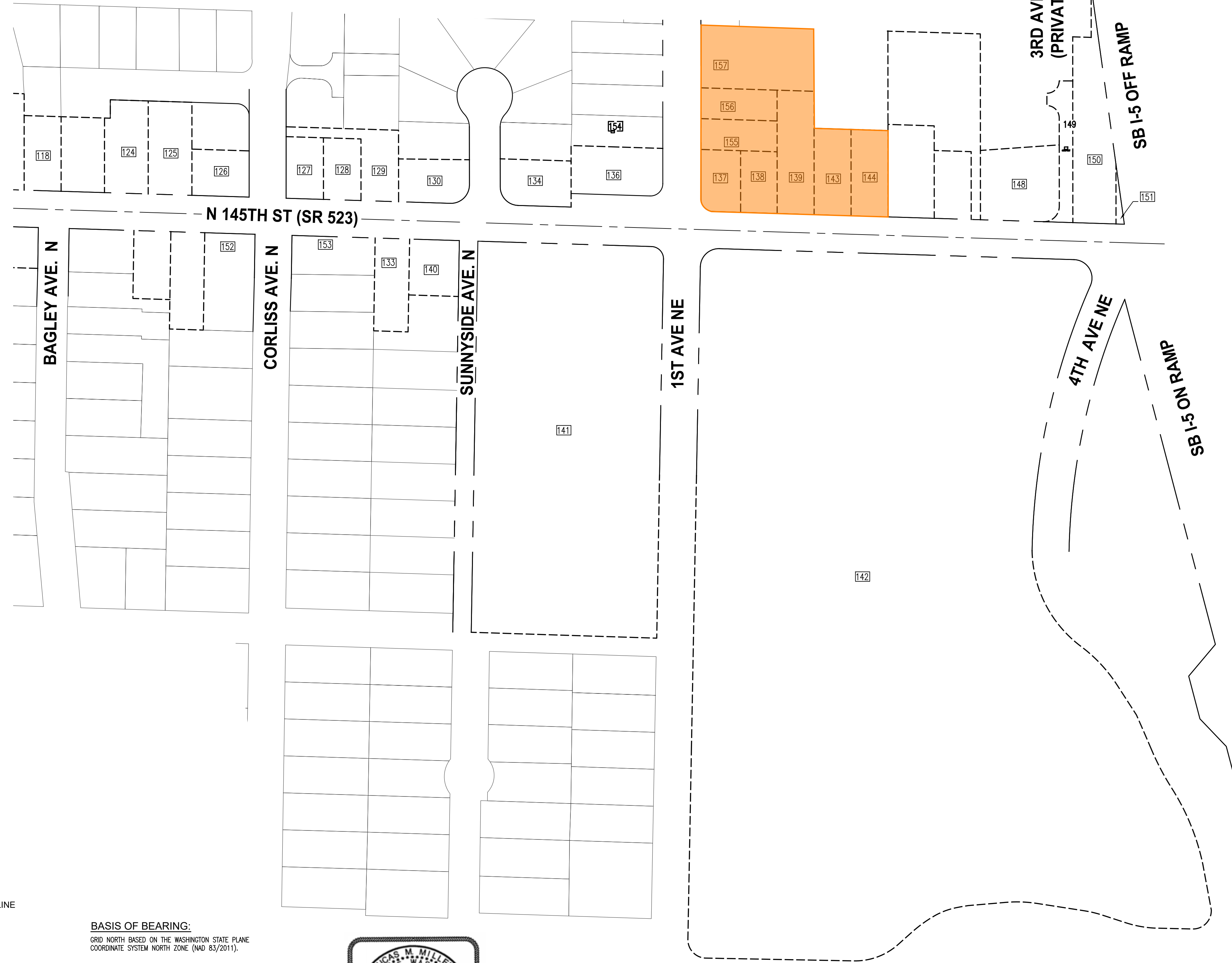
# Attachment A

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

### TOTAL PARCEL DETAIL

KING COUNTY, WASHINGTON

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



#### LEGEND

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

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



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



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

**RIGHT OF WAY PLAN  
 TOTAL PARCEL DETAIL**

DRAWING NO.  
 2 OF 5  
**RW2**

PATH: U:\PSO\Projects\Clients\2211-Jacob\_Eng\247-2211-021\_145th\_St\_ROW\_Plans\995\Surveys\Current\Drawings\Drawings\SR523\SR523\_247-2211-038.dwg PLOTTED BY: MoechiBr DATE: Thursday, May 26, 2022 2:29:06 PM LAYOUT: SHIT 2.TPD



MATCHLINE A: SEE DETAIL A1 (THIS SHEET)

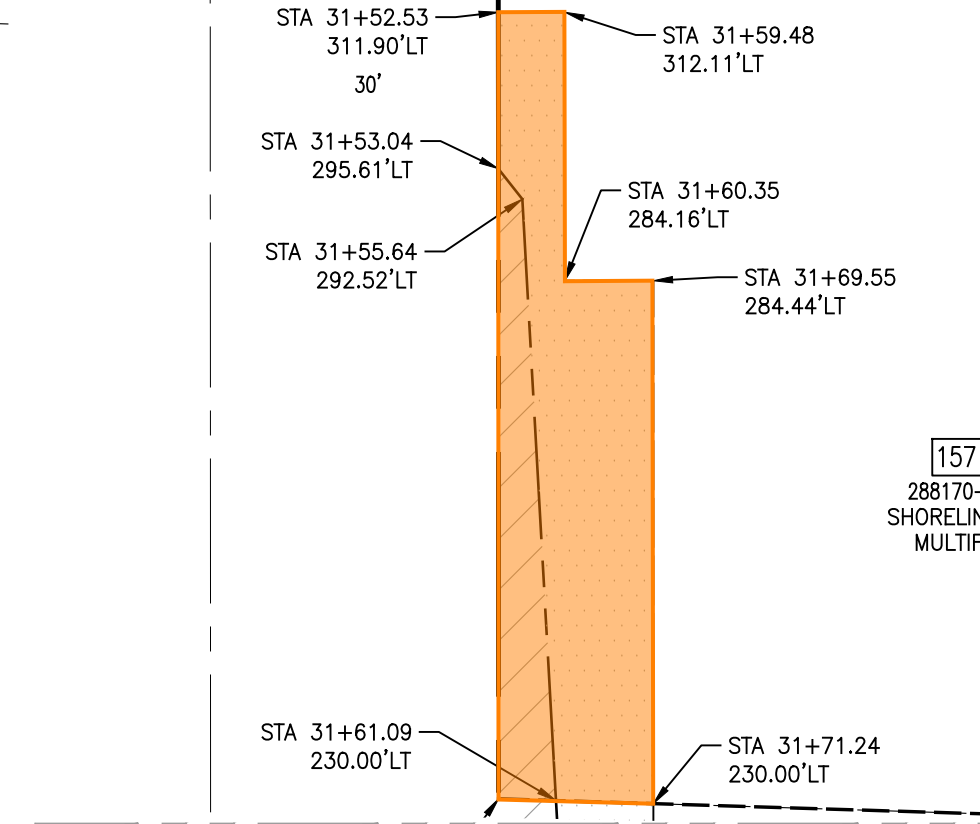
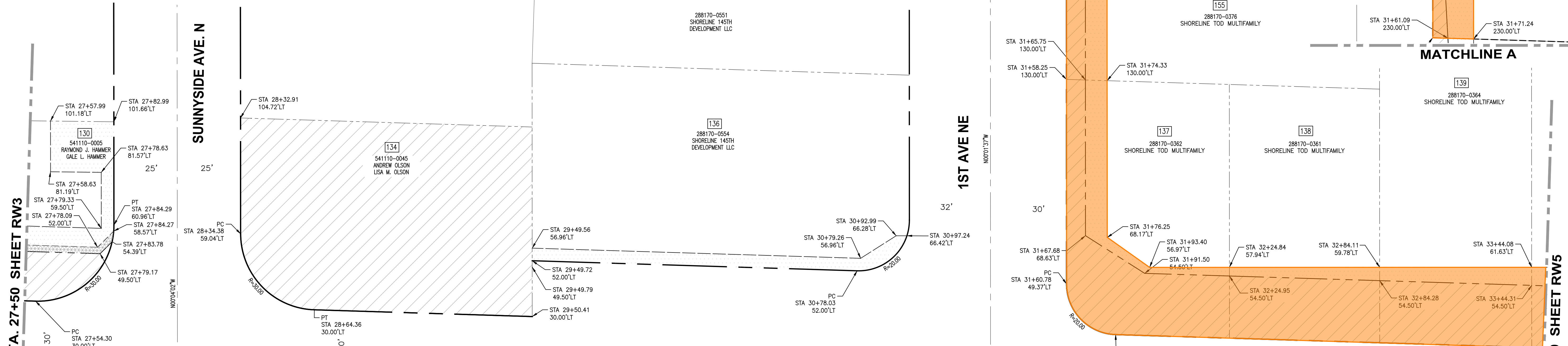
DETAIL A1

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.

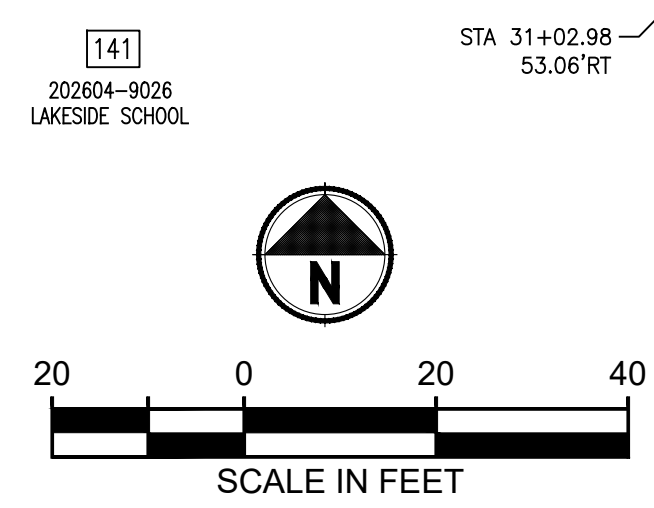


**OWNERSHIPS**

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).

**LEGEND**

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

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

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

**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

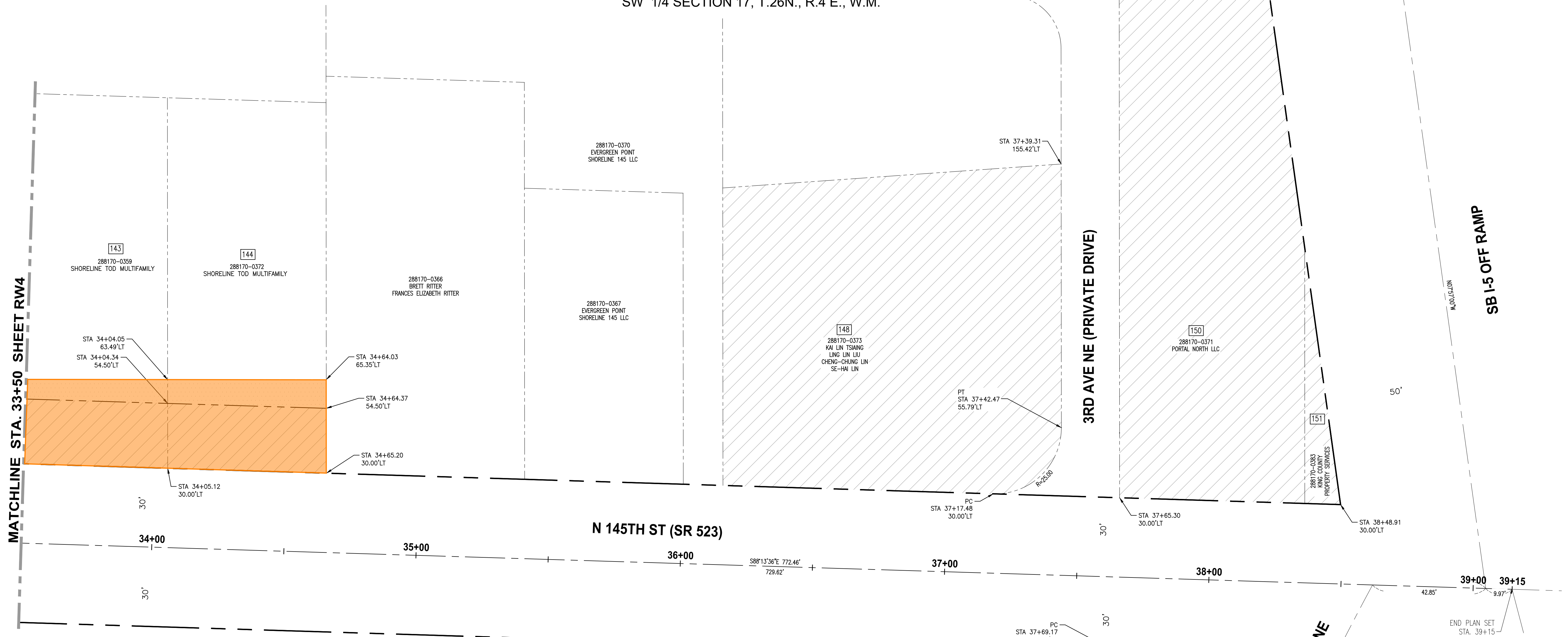
PROJECT NAME  
**SR 523 (N/NE 145TH STREET)  
AURORA TO I-5  
PHASE 1  
SHORELINE, WA**

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

DRAWING NO.  
4 OF 5  
**RW4**

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

MATCHLINE A: SEE DETAIL A1 (THIS SHEET)

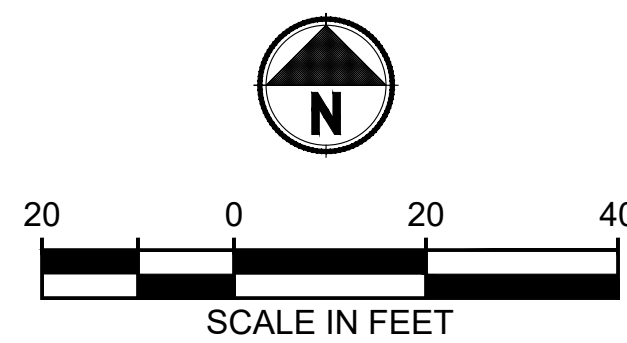


**OWNERSHIPS**

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	GROSS AREA	FEE ACQUISITION	REMAINDER AREA	PERMANENT EASEMENT AREA	TCE AREA
143	288170-0359	SHORELINE TOD MULTIFAMILY	8,400	1,471	6,929	0	484
144	288170-0372	SHORELINE TOD MULTIFAMILY	8,400	1,471	6,929	0	596
148	288170-0373	LIN TSIANG & LIN LIU & LIN & LIN	15,085	15,085	0	0	0
150	288170-0371	PORTAL NORTH LLC	17,486	17,486	0	0	0
151	288170-0383	KING COUNTY PROPERTY SERVICES	654	654	0	0	0

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

ALL AREAS SHOWN IN SQUARE FEET



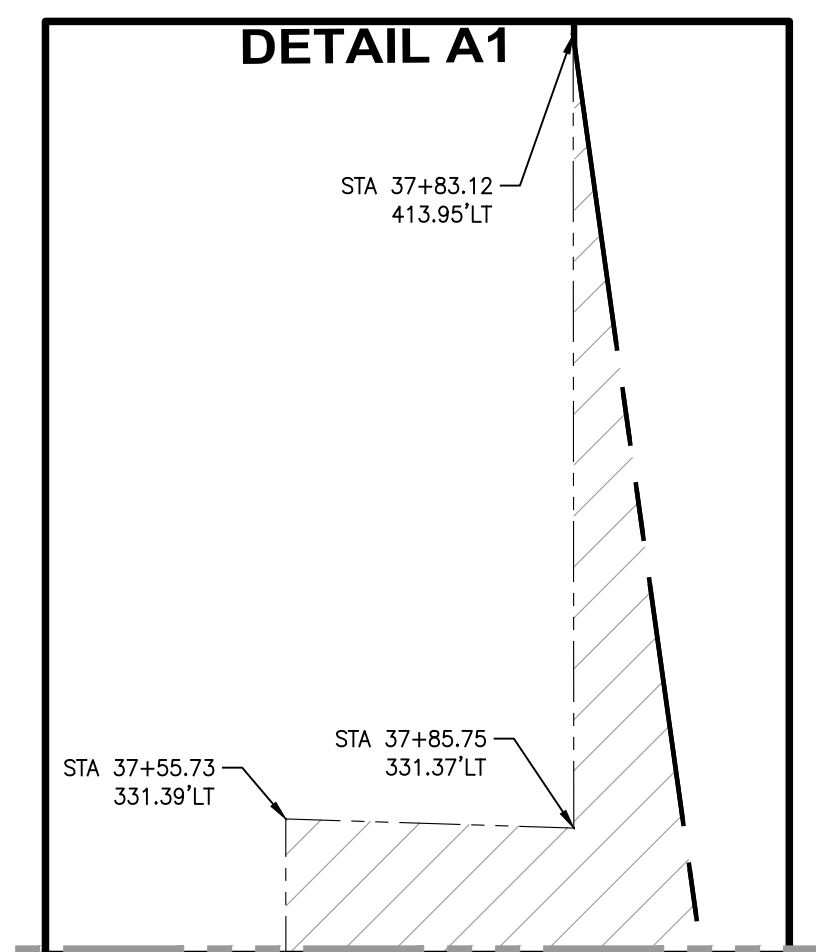
**BASIS OF BEARING:**  
 GRID NORTH BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/2011).



142  
 283210-0190  
 LAKESIDE SCHOOL

**LEGEND**

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



MATCHLINE A

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

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 AURORA TO I-5  
 PHASE 1  
 SHORELINE, WA**

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

DRAWING NO.  
 5 OF 5  
**RW5**

PLOTTED BY: MacehBr DATE: Thursday, May 26, 2022 2:35:31 PM  
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