

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

<b>AGENDA TITLE:</b>	Adoption of Resolution No. 508 – Approving City Manager Property Acquisition Authority for the N 148 <sup>th</sup> Street Non-Motorized Bridge Project
<b>DEPARTMENT:</b>	Public Works
<b>PRESENTED BY:</b>	Tricia Juhnke, Public Works Director
<b>ACTION:</b>	<input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

**PROBLEM/ISSUE STATEMENT:**

The 148<sup>th</sup> Street Non-Motorized Bridge Project has recently entered the right-of-way (ROW) phase. Property appraisals are underway, and settlement offers and negotiations with property owners will begin soon. The City will be purchasing ROW needed to construct improvements to the 148<sup>th</sup> Street Non-Motorized Project. This Capital Improvement Project (CIP) will support growth and promote safety for pedestrians and cyclists with a new pedestrian and bike crossing over I-5 at N 148<sup>th</sup> Street.

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 section allows for project specific adjustments in these acquisition policies. To keep the ROW process moving in a timely manner for the N 148<sup>th</sup> Street Non-Motorized Bridge Project, staff are requesting that the City Council take action on proposed Resolution No. 508 (Attachment A), which is project specific.

Proposed Resolution No. 508 increases the City Manager’s signing authority from \$50,000 to \$1,000,000 for property acquisition. The increase is limited to the acquisitions for the N 148<sup>th</sup> Street Non-Motorized Bridge Project. Additionally, the resolution 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.

The City Council discussed proposed Resolution No. 508 at their April 17, 2023, Council meeting, and directed staff to return the proposed Resolution to Council for potential action. Tonight, Council is scheduled to take action on proposed Resolution No. 508.

**RESOURCE/FINANCIAL IMPACT:**

The N 148<sup>th</sup> Street Non-Motorized Bridge Project has sufficient funds for property acquisition. Proposed Resolution No. 508 does not negatively impact the project funding.

Proposed Resolution No. 508 impacts project resources and costs in three primary ways:

1. Allows the relocation process to move forward without delay in a housing market that requires rapid response.
2. Reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
3. 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 expertise in 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.

### **RECOMMENDATION**

Staff recommends that the Council adopt proposed Resolution No. 508 approving the relocation plan and granting the City Manager property acquisition authority to \$1,000,000 for the N 148<sup>th</sup> Street Non-Motorized Bridge Project.

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

## **BACKGROUND**

In 2016 and 2017, the City conducted a study to evaluate and recommend options for linking the communities on the west side of I-5 to the future Sound Transit Shoreline South/148<sup>th</sup> Station via a non-motorized/pedestrian bridge. The City estimated the bridge location at N 148<sup>th</sup> Street would cost the least to construct, draw the most users, and of the routes possible, provide the shortest and most direct access to the Shoreline South/148<sup>th</sup> Station. The City also reviewed WSDOT and Sound Transit regulations to address safety needs around and across I-5. The City Council approved this bridge location at their [February 27, 2017](#), Council meeting.

The 148<sup>th</sup> Street Non-Motorized Bridge Project will support growth, provide a vital new pedestrian/bike connection over I-5, improve safety, reduce travel times, and improve access to regional transit at the future Shoreline South/148<sup>th</sup> Station. The Project has recently entered the right-of-way (ROW) phase. Property appraisals are underway, and settlement offers and negotiations with property owners will begin soon. The City will be purchasing ROW needed to construct improvements to the 148<sup>th</sup> Street Non-Motorized Project. This Capital Improvement Project (CIP) will support growth and promote safety for pedestrians and cyclists with a new pedestrian and bike crossing over I-5 at N 148<sup>th</sup> Street.

## **DISCUSSION**

The City Council discussed proposed Resolution No. 508 (Attachment A) at their April 17, 2023, Council meeting. The staff report for this Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2023/staffreport041723-9a.pdf>.

Following discussion of the proposed Resolution, the Council provided direction to staff to bring proposed Resolution No. 508 back for potential action at tonight's Council meeting.

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

The N 148<sup>th</sup> Street Non-Motorized Bridge 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 N 148<sup>th</sup> Street Non-Motorized Bridge Project has sufficient funds for property acquisition. Proposed Resolution No. 508 does not negatively impact the project funding.

Proposed Resolution No. 508 impacts project resources and costs in three primary ways:

4. Allows the relocation process to move forward without delay in a housing market that requires rapid response.
5. Reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
6. 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 expertise in 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.

### **RECOMMENDATION**

Staff recommends that the Council adopt proposed Resolution No. 508 approving the relocation plan and granting the City Manager property acquisition authority to \$1,000,000 for the N 148<sup>th</sup> Street Non-Motorized Bridge Project.

### **ATTACHMENTS**

Attachment A: Proposed Resolution No. 508

Attachment A, Exhibit A: Relocation Plan for the N 148<sup>th</sup> Street Non-Motorized Bridge Project

**RESOLUTION NO. 508**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON APPROVING THE RELOCATION PLAN FOR THE 148<sup>TH</sup> NON-MOTORIZED BRIDGE PROJECT, AND INCREASING CITY MANAGER PROPERTY ACQUISITION AUTHORITY FOR CERTAIN PROPERTIES.**

WHEREAS, for several years the City has been seeking to develop a comprehensive pedestrian and bicycle network and, with the development of Sound Transit's Shoreline South/148<sup>th</sup> Light Rail Station, the City determined that a non-motorized bridge traversing Interstate-5 would not only facilitate the movement of transit riders but also provide for an east-west connection, and has designed a project in this regard, the 148<sup>th</sup> Non-Motorized Bridge Project; and

WHEREAS, the 148<sup>th</sup> Non-Motorized Bridge Project is contained in the City's Capital Improvement Plan and the City has obligated City Roads Capital Funds and Transportation Alternatives Program grant funds for the Project; and

WHEREAS, pursuant to SMC 2.60.090(A)(2), the City Manager may acquire real property interests 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, three (3) properties identified for the acquisition of easements for the 148<sup>th</sup> Non-Motorized Bridge Project are expected to exceed the City Manager's authority granted in SMC 2.50.090(A)(2) given the current real estate market; and

WHEREAS, the City has developed a Relocation Plan for the 148<sup>th</sup> Non-Motorized Bridge 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 148<sup>th</sup> Non-Motorized Bridge Project and issue an addendum to that Relocation Plan due to changes in acquisition requirements; and

WHEREAS, given the potential for property interests acquisition and relocation costs to exceed the City Manager's authority set forth in SMC 2.60.090(A) for the 148<sup>th</sup> Non-Motorized Bridge 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 Interest Acquisition Authority.** The City Manager is authorized to acquire the necessary property interests on the three (3) properties identified below for the 148<sup>th</sup> Non-Motorized Bridge 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.

<b>Parcel Address</b>	<b>Parcel Tax Parcel Number</b>
14800 1 <sup>st</sup> Ave NE	288170-0340
14724 1 <sup>st</sup> Ave NE	288170-0342
14734 1 <sup>st</sup> Ave NE	288170-0343

**Section 2. Relocation Plan.** Exhibit A is approved as the Project Relocation Plan for the 148<sup>th</sup> Non-Motorized Bridge 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.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force upon passage.

**ADOPTED BY THE CITY COUNCIL ON MAY 1, 2023.**

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

**ATTEST:**

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

Attachment A Exhibit A  
**Personal Property Only  
Relocation Plan**

Project Title: <b>148<sup>th</sup> Street Non-Motorized Bridge – Phase II</b>	Agency: <b>City of Shoreline</b>
Relocation Plan Prepared By: <b>Becky Gilberg</b>	Date: <b>2/17/2023</b>

The relocation services provided on this project will adhere to state and federal laws and regulations.

1. **Project Description:** The construction of a new pedestrian and bicycle crossing over Interstate 5 (I-5) at N. 148<sup>th</sup> Street with connection between the Parkwood neighborhood on the west side and the new Shoreline South/148<sup>th</sup> Station to the east accommodating pedestrians and bicyclists as well as complying with Americans with Disabilities Act (ADA) standards.

2. **Assurances:**

The Agency, or its consultant, will inform all displaced parties of relocation payments and services that will be provided. No displaced 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.

**There are NO residential or business displacements on this project.**

3. **Number of Displacements:**

There is one (1) property affected by this project and the acquisition(s) will result in the relocation of personal property only from the proposed right of way.

4. **Inventory of Individual Needs:**

The proposed acquisition of right of way for this project, at the time of this report, identifies the following Personal Property Only (PPO) displacements:

**Parcel Number: 288170-0343**

**Displacee Number: 001**

**Type of Displacee: Personal Property Only**

**Displacee Name(s): Philippi Presbyterian Church of Seattle**

**Mailing Address:** [REDACTED]

**Telephone/Email:** [REDACTED]

The Philippi Presbyterian Church of Seattle has a wooden storage shed that is currently in the location of the temporary construction easement and the permanent trail easement that will be needed to construct the 148<sup>th</sup> Street Non-Motorized Bridge across I-5 to new Shoreline South/148<sup>th</sup> Light Rail Station.

The wooden shed is approximately 10x8 feet in size and is in fair condition. During an onsite meeting it was determined that the shed door was screwed shut and was not accessible to view the contents of the shed. However, a church representative was able to provide general contents of the shed which contains interior and exterior maintenance tools such as lawnmowers, ladders, and other miscellaneous maintenance tools. Arrangements will be made to see the inside contents of the shed for the move estimate.

Attachment A Exhibit A  
**Personal Property Only  
Relocation Plan**

It is possible that the shed could be relocated using a forklift, power jack, ramps, or truck. A contractor will be contacted to provide input as to whether the shed is moveable given its condition. If the shed is not able to be relocated, then substitute personal property will be utilized by providing the displacee with a cost estimate to replace the non-moveable shed.



**5. Decent, Safe, & Sanitary Requirements:**

Not Applicable-Personal Property Only Displacement(s)

**6. Analysis of Available Property:**

Not Applicable-Personal Property Only Displacement(s)

**7. Last Resort Housing Discussion:**

Not Applicable-Personal Property Only Displacement(s)

**8. Sources of Information:**

Information Gathering: Onsite meeting with church representative who provided a brief list of items in shed.

Other: Online search for similar sized wooden sheds for substitute of personal property. Similar sized sheds found at Lowes, Home Depot and Tuff Shed with costs ranging from \$1,800 to \$4,500.

**9. Relocation Assistance Office Address:**

**RES Group Northwest  
2450 6<sup>th</sup> Ave. S, #202  
Seattle, WA 98134**

**10. Summary-Estimated Personal Property Only Relocations Costs: \$6,000**



**Attachment A Exhibit A  
Personal Property Only  
Occupancy Survey**

**Displacee Information**

Project Title: 148 <sup>th</sup> Street Non-Motorized Bridge-Phase II		Parcel No.: 288170-0343
Name of Displacee(s): Philippi Presbyterian Church of Seattle		Displacee No.: 001
Date of Occupancy: [REDACTED]	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone: [REDACTED]
Site Address: 14738 1 <sup>st</sup> Ave. NE Shoreline, WA 98155	Mailing Address: [REDACTED]	Work Phone:
		Home Phone:
		Email Address: [REDACTED]
<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: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b> <b>DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b> (Minority Women Business Enterprise)                      (Disadvantaged Business Enterprise)		

**Personal Property Information**

<input checked="" type="checkbox"/> Personal property located on a portion of property being acquired <input type="checkbox"/> Personal property located in a storage facility <input type="checkbox"/> Vehicles, trucks, recreational vehicles, boats and other trailers <input type="checkbox"/> Personal property located in a rented mailbox in a commercial mailbox business <input checked="" type="checkbox"/> Other: <u>Wooden Shed</u>	
<b>Advanced Move Payment Needed:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Operational Vehicles: N/A	Number of Non-operational Vehicles (require towing): Small: N/A                      Large: N/A
Size of Storage Unit: N/A	Number of Boats w/trailers, utility trailers, travel trailers, car trailers, 5 <sup>th</sup> Wheels: N/A
<b>Inventory:</b>	
<b>10'x8' Wooden Shed</b>	
<b>Ladders</b>	
<b>Lawnmowers</b>	
<b>Maintenance tools for exterior</b>	
<b>Maintenance tools for interior</b>	
<p>***During an onsite meeting it was determined that the shed door was screwed shut and was not accessible to view the contents of the shed. A church representative was able to provide general contents inside the shed. Arrangements will be made to see the inside contents of the shed for the move estimate.</p>	

**Relocation Cost Estimate**

Moving Cost: \$6,000	Date: 2/16/2023	Specialist: Becky Gilberg
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