

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

<b>AGENDA TITLE:</b>	Authorize the City Manager to Approve Real Property Acquisition Located at 14800 1 <sup>st</sup> Avenue NE for the 148 <sup>th</sup> Street Non-Motorized Bridge Project
<b>DEPARTMENT:</b>	Public Works
<b>PRESENTED BY:</b>	Elizabeth S. Kelly, City Engineer
<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:**

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 148<sup>th</sup> Street Non-Motorized Bridge Project (148<sup>th</sup> Bridge Project.) The City Manager’s purchasing authority for the 148<sup>th</sup> Bridge Project is now at \$1,000,000 or less, with the approval of Resolution No. 508 on May 1, 2023.

Recently, appraisals and appraisal reviews have been submitted to the City. The appraisal value for the property located at 14800 1<sup>st</sup> Avenue NE is more than the \$1,000,000 City Manager signing authority increase. In order for the City to proceed with the acquisition of this property, including offering possession and use agreements, the City Council must authorize the City Manager to approve this purchase. Tonight, staff are seeking this Council authorization.

**RESOURCE/FINANCIAL IMPACT:**

As with all the acquisitions of property for the 148<sup>th</sup> Bridge 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 Washington State Department of Transportation (WSDOT) approved right-of-way consultant. The appraisal was also reviewed by an independent review appraiser hired for the project. The total appraised value of the acquisition is \$1,602,000. Funding for this acquisition is being supplied by Roads Capital and Transportation Alternatives Program (TAP) grant 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 located at 14800 1<sup>st</sup> Avenue NE at the appraised value for the 148<sup>th</sup> Street Non-Motorized Bridge Project with an allowed contingency of ten (10) percent above the appraised value.

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

## **BACKGROUND**

On June 1, 2020, staff presented results of a [Type, Size and Location Analysis](#) with recommended preferred design and project delivery approach options to City Council for the 148<sup>th</sup> Street Non-Motorized Bridge Project (148<sup>th</sup> Bridge Project.). The recommended options were formally authorized and subsequently advanced to 30% design. The staff report for this Council discussion can be found at the following link: [June 1, 2020 Staff Report](#).

On April 10, 2023, [Council authorized obligation of \\$2.5 million](#) in Transportation Alternative Program (TAP) grant funding for the right-of-way (ROW) acquisition on the 148<sup>th</sup> Bridge Project. The City is currently in the process of acquiring the necessary ROW for the 148<sup>th</sup> Bridge Project. The City Manager's purchasing authority for the project is now at \$1,000,000 or less, with the adoption of [Resolution No. 508](#) on May 1, 2023.

## **DISCUSSION**

Recently, appraisals and appraisal reviews have been submitted to the City. The appraisal value for the property located at 14800 1<sup>st</sup> Avenue NE is more than the \$1,000,000 City Manager signing authority increase. In order for the City to proceed with the acquisition of this property, including offering possession and use agreements, Council must authorize the City Manager to approve this purchase.

The acquisition located at 14800 1<sup>st</sup> Avenue NE consists of a trail easement, temporary construction easement, and temporary construction easement for access. An acquisition area plan set is shown in Attachment A. The appraised value is \$1,602,000. The appraisal and appraisal review are available to Council by request.

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

The 148<sup>th</sup> Bridge Project directly supports two of the City Council goals:

- Goal 2 – Manage and develop the City's infrastructure, steward the natural environment and address climate impacts.
- Goal 3 – Prepare for regional mass transit in Shoreline.

## **RESOURCE/FINANCIAL IMPACT**

As with all the acquisitions of property for the 148<sup>th</sup> Bridge 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 Washington State Department of Transportation (WSDOT) approved right-of-way consultant. The appraisal was also reviewed by an independent review appraiser hired for the project. The total appraised value of the acquisition is \$1,602,000. Funding for this acquisition is being supplied by Roads Capital and Transportation Alternatives Program (TAP) grant funds and is within the project budget.

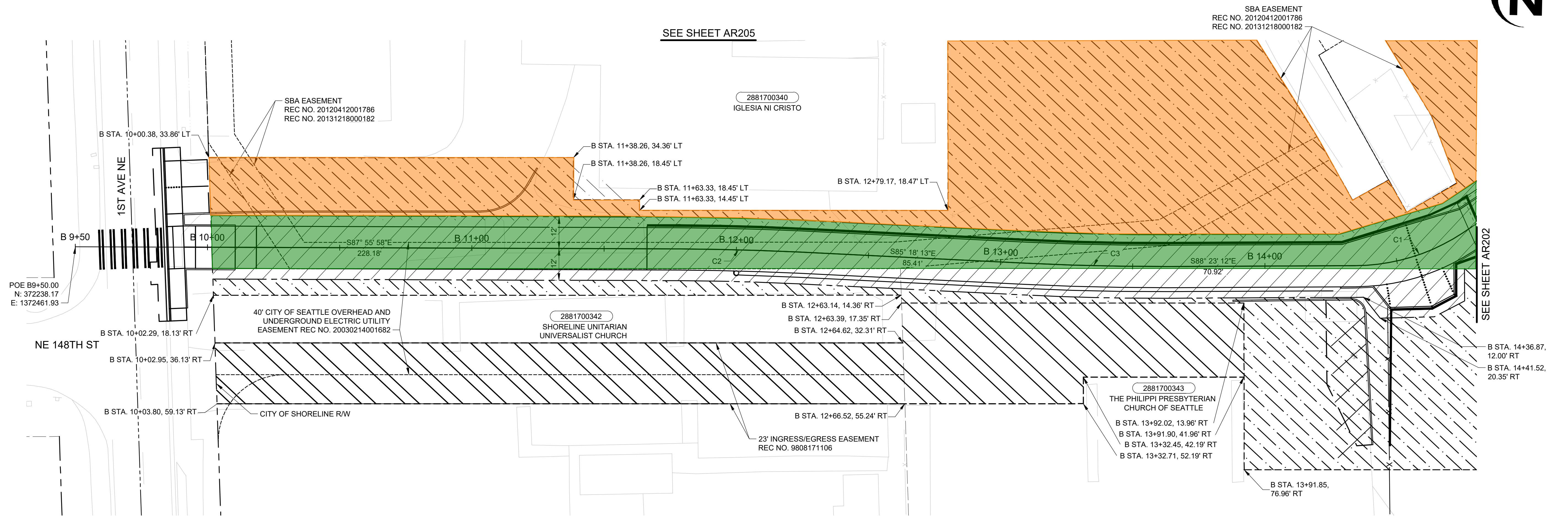
## **RECOMMENDATION**

Staff recommends that the City Council authorize the City Manager to execute the necessary documents to acquire the property located at 14800 1<sup>st</sup> Avenue NE at the appraised value for the 148<sup>th</sup> Street Non-Motorized Bridge Project with an allowed contingency of ten (10) percent above the appraised value.

## **ATTACHMENTS**

Attachment A: 14800 1<sup>st</sup> Avenue NE Acquisition Area Plan Set

# ATTACHMENT A



ALIGNMENT B CURVE DATA							
CURVE #	PI STATION	NORTHING AT P.C.	EASTING AT P.C.	DELTA	RADIUS	TANGENT	LENGTH
C1	B 14+55.66	372215.28	1372945.51	033°12'53"	74.00'	22.07'	42.90'
C2	B 12+01.13	372229.94	1372689.97	002°37'45"	1000.00'	22.95'	45.89'
C3	B 13+36.38	372220.24	1372820.89	003°04'58"	1000.00'	26.91'	53.81'

\* PARCEL IS AREA TAKEN FROM COUNTY ASSESSOR RECORDS

PARCEL NO. (TAX ACCOUNT NO.)	OWNERS	PARCEL AREA SQ. FT.	R/W	REMAINDER SQ. FT.	TRAIL EASEMENT SQ. FT.	TEMPORARY CONSTRUCTION SQ. FT.
2881700343	THE PHILIPPI PRESBYTERIAN CHURCH OF SEATTLE	79,704*		79,704	2,455	14,453 4,289 (ACCESS)
2881700340	IGLESIA NI CRISTO	137,214*		137,214	10,176	27,497 8,097 (ACCESS)
2881700342	SHORELINE UNITARIAN UNIVERSALIST CHURCH	69,103*		69,103	1,219	1,383 5,983 (ACCESS)

**LEGEND:**

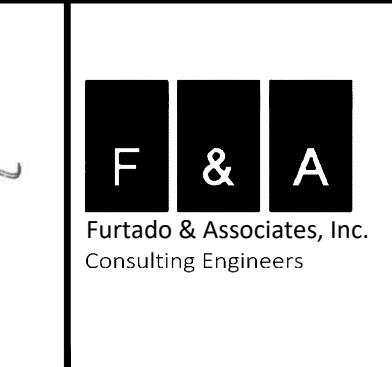
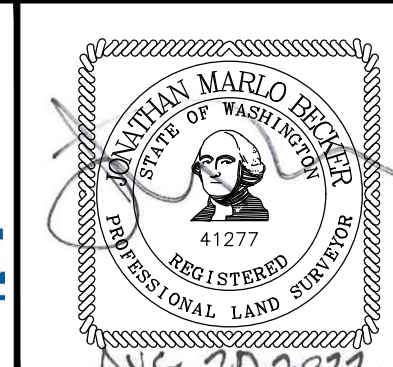
- TRAIL EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT (ACCESS)
- PROPOSED TRAIL EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ROW CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING EASMENT
- EXISTING BUILDING OUTLINE
- TEMPORARY CONSTRUCTION EASEMENT



Know what's below  
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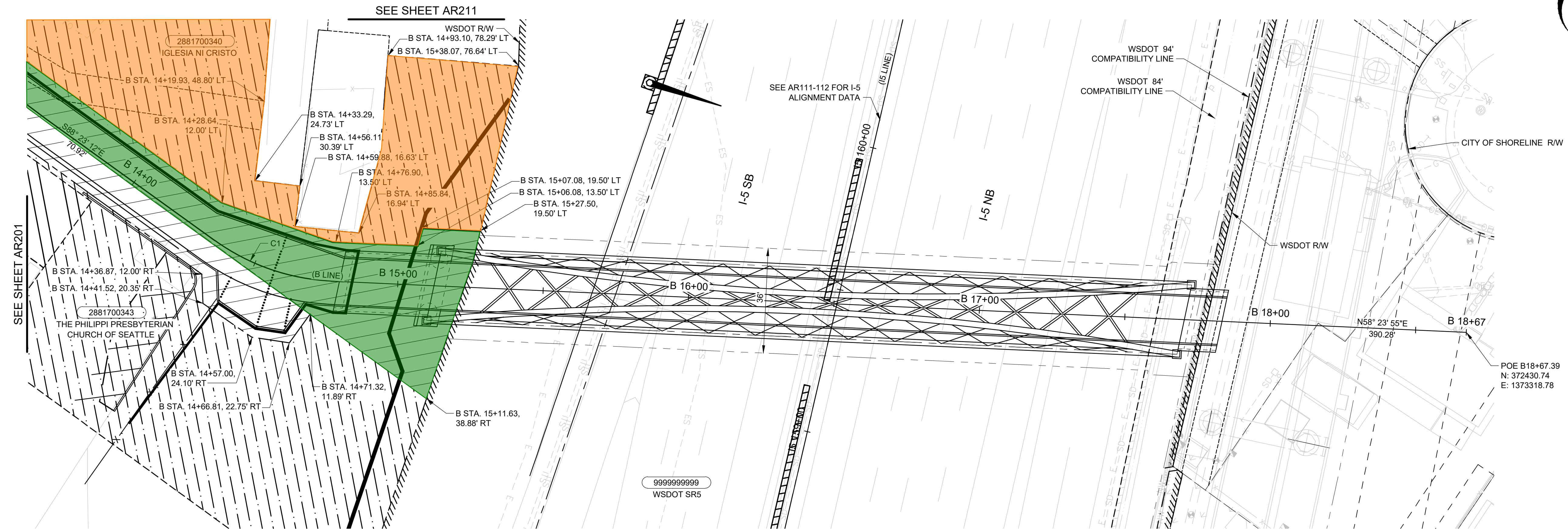
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DESIGN BY	AL
CHECK BY	JB
PROJ MGR	JB

CITY OF SHORELINE  
**148TH STREET NON-MOTORIZED BRIDGE**  
PHASE I  
ALIGNMENT / RIGHT OF WAY PLAN

DRAWING NO.	AR201
PROJECT NO.	9263
FED AID NO.	
DATE:	09/20/2022
SHEET NO.	OF



SEE SHEET AR211

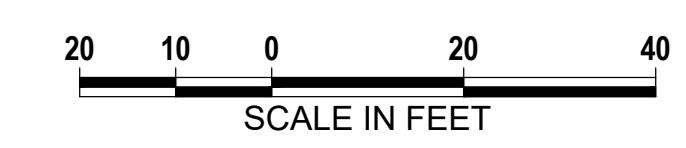
**LEGEND:**

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- TEMPORARY CONSTRUCTION EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT (ACCESS)
- PROPOSED TRAIL EASEMENT LINE
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\* PARCEL IS AREA TAKEN FROM COUNTY ASSESSOR RECORDS

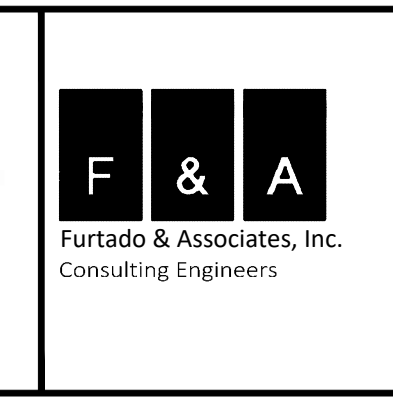
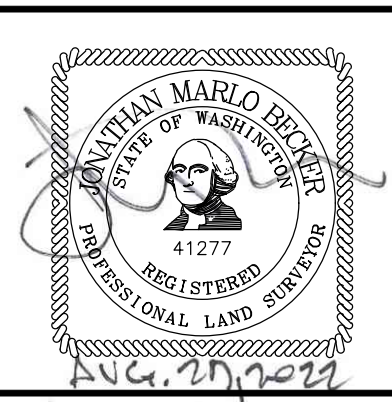
PARCEL NO. (TAX ACCOUNT NO.)	OWNERS	PARCEL AREA SQ. FT.	R/W	REMAINDER SQ. FT.	TRAIL EASEMENT SQ. FT.	TEMPORARY CONSTRUCTION SQ. FT.
2881700343	THE PHILIPPI PRESBYTERIAN CHURCH OF SEATTLE	SEE SHEET AR201				
2881700340	IGLESIA NI CRISTO	SEE SHEET AR201				

**NOTE:**  
1. FOR B-LINE CURVE DATA SEE SHEET AR201.



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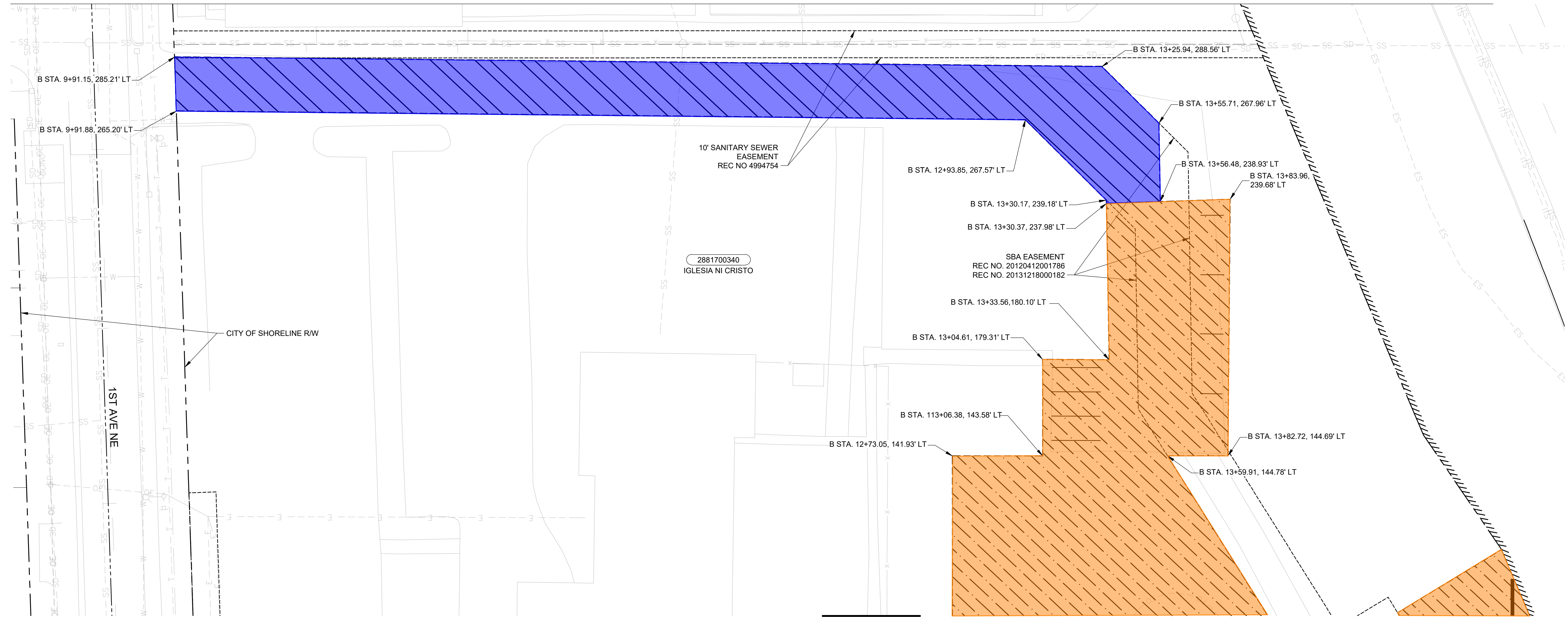
MARK	REVISION DESCRIPTION	BY	APP.	DATE



DRAWN BY	AA
DESIGN BY	AL
CHECK BY	JB
PROJ MGR	JB

CITY OF SHORELINE  
**148TH STREET NON-MOTORIZED BRIDGE**  
PHASE I  
ALIGNMENT / RIGHT OF WAY PLAN

DRAWING NO.	AR202
PROJECT NO.	9263
FED AID NO.	
DATE:	09/20/2022
SHEET NO.	OF



SEE SHEET AR201

**NOTE:**  
1. FOR B-LINE CURVE DATA SEE SHEET AR201.

**LEGEND:**

- TRAIL EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT (ACCESS)
- PROPOSED TRAIL EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ROW CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING OUTLINE
- TEMPORARY CONSTRUCTION EASEMENT

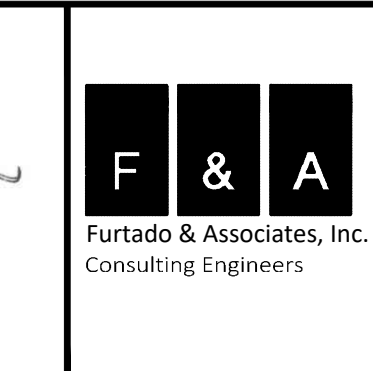
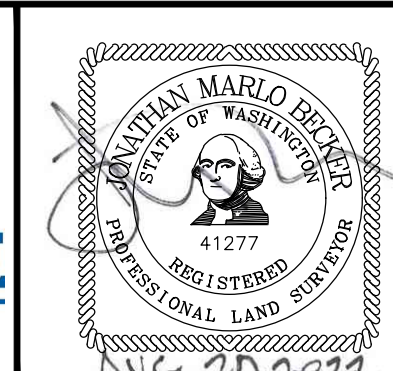
PARCEL NO. (TAX ACCOUNT NO.)	OWNERS	PARCEL AREA SQ. FT.	R/W	REMAINDER SQ. FT.	TRAIL EASEMENT SQ. FT.	TEMPORARY CONSTRUCTION SQ. FT.
2881700340	IGLESIA NI CRISTO	SEE SHEET AR201				



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CHECK BY	JB
PROJ MGR	JB

CITY OF SHORELINE  
**148TH STREET NON-MOTORIZED BRIDGE**  
PHASE I  
ALIGNMENT / RIGHT OF WAY PLAN

DRAWING NO.	AR205
PROJECT NO.	9263
FED AID NO.	
DATE:	09/20/2022
SHEET NO.	OF