



Discussion of Resolution 476

145th Street Corridor City Manager Property
Acquisition Authority (Phase 1) and the Project
Relocation Plan (Phase 1 & 2)

May 10, 2021



Purpose

- Provide Council opportunity to discuss Resolution 476
 - Increase in City Manager authorization for property acquisition
 - Approval of relocation plan
- Adoption Scheduled on May 24th, 2021



Overview

- Current Shoreline Municipal Code Requirements
- Request for additional City Manager Authorization
- Summary of phase 1 ROW acquisition needs
- Summary of Corridor Relocation Plan
- Council Discussion



SMC 2.60.090 Real Property Acquisition

Zoom Video
is shown here

2. Provides authority for City Manager to acquire property

- Already approved projects
- Limited to \$50k unless another amount is approved for a specific project AND
 - Requires an appraisal and acquisition may not exceed 10% of appraisal



SMC 2.60.090 Real Property Acquisition

Zoom Video
is shown here

3. Relocation Claims – not included in authorization limits of (A)(2)

- City manager authorized for properly documented claims up to federal or state law provided:
 - City Council has approved project relocation plan
 - Includes estimate for relocation that exceeds \$50,000 or higher limit approved by Council for particular project



Phase 1 (I-5 to Corliss)- property acquisition

- 25 parcels require full or partial acquisition
 - 9 full / 14 partial
- Based on 2019 estimates range from \$12,500 to \$1,750,000

145TH CORRIDOR - PHASE 1 (I-5 TO CORLISS AVE)							
SUMMARY OF PFE LIST OF 25 ESTIMATED ACQUISITIONS (based on 2019 costs)							
Estimated Acquisition Offer	equal to or less than \$50K	\$50K - \$499K	\$500K - \$599K	\$600K - \$699K	\$700K - \$799K	\$800K - \$899K	\$900K & over
25 PARCELS	8	10	1	2	1	1	2
<i>running count</i>	<i>8</i>	<i>18</i>	<i>19</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>25</i>
Percent	32%	72%	76%	84%	88%	92%	100%



Request for increased Authority

Staff recommendation: increase City Manager authority to \$1 million

- Project is approved and right of way acquisition is fully funded with Connecting Washington funds
- Project follows Uniform Relocation Assistance and Real Property Acquisition Policy
 - Defined process utilizing authorized appraisers
 - Little opportunity to negotiate acquisition costs



Additional justification

- Real Estate prices are rapidly increasing
- Quicker approval process is beneficial to property owner
- Project is on aggressive schedule
- \$1 Million allows 90% of properties to be authorized by City Manager
- At least 3 parcels will still be required to come to Council for approval



Relocation Plan – Phase 1 and 2

- A Relocation Plan has been developed and approved by WSDOT (Exhibit A of Resolution 476)
 - Detailed property information and estimated costs for relocation
 - Qualifying relocation costs are well defined in URA Policy
 - Utilize relocation specialist
- Phase 1 acquisitions are the upcoming work.
 - Currently, 13 parcels have been identified for various relocation costs with estimates ranging from \$2,500 - \$135,000 per parcel.



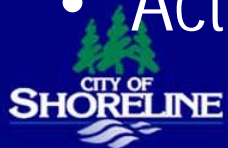
Relocation Plan – Phase 1 and 2

- Relocation plan includes :
 - Inventory of individual parcel needs
 - Owners and renters
 - Estimate of relocations costs
 - Inventory and analysis of existing inventory for relocation
- Serves as a baseline for planning and estimates
- Phase 1 acquisitions are the upcoming work.
 - Currently, 13 parcels have been identified for various relocation costs with estimates ranging from \$2,500 - \$135,000 per parcel.



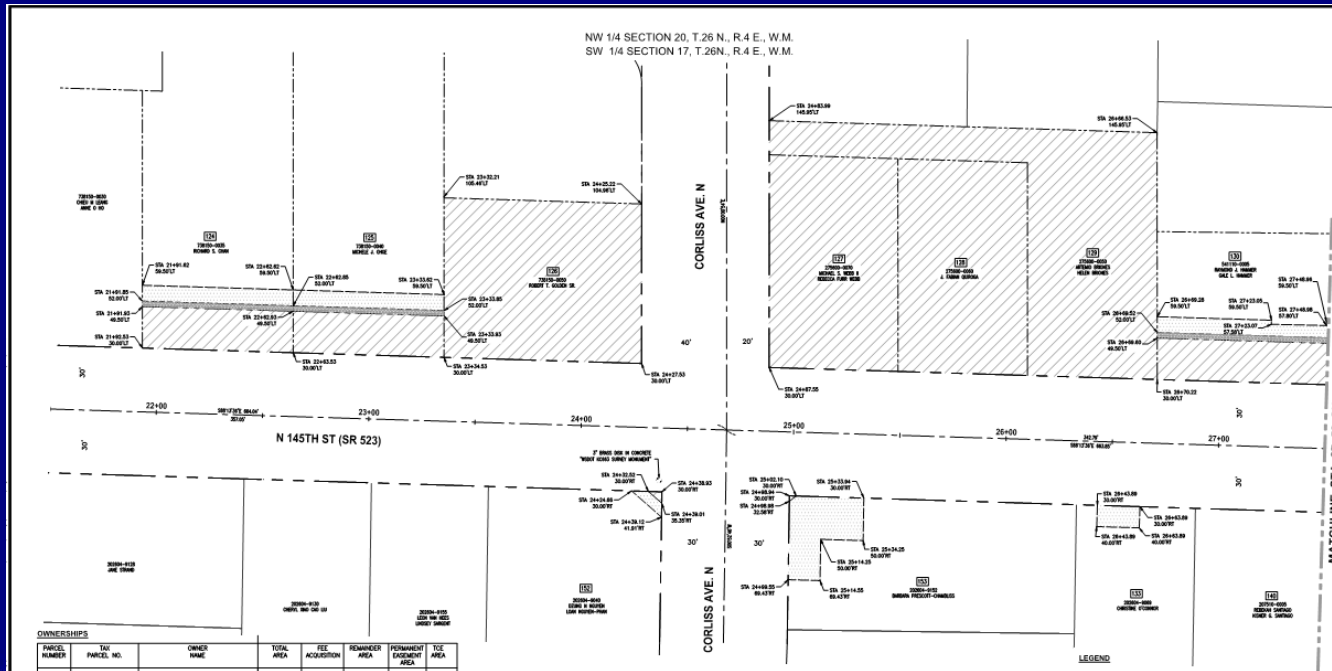
Next Steps

- Discuss and provide feedback on Resolution No. 476.
 - Increase City Manager authorization of property acquisition to \$1 Million
 - Approval of relocation plan authorizes City Manager to approve relocation claims
- Action is scheduled for the May 24.

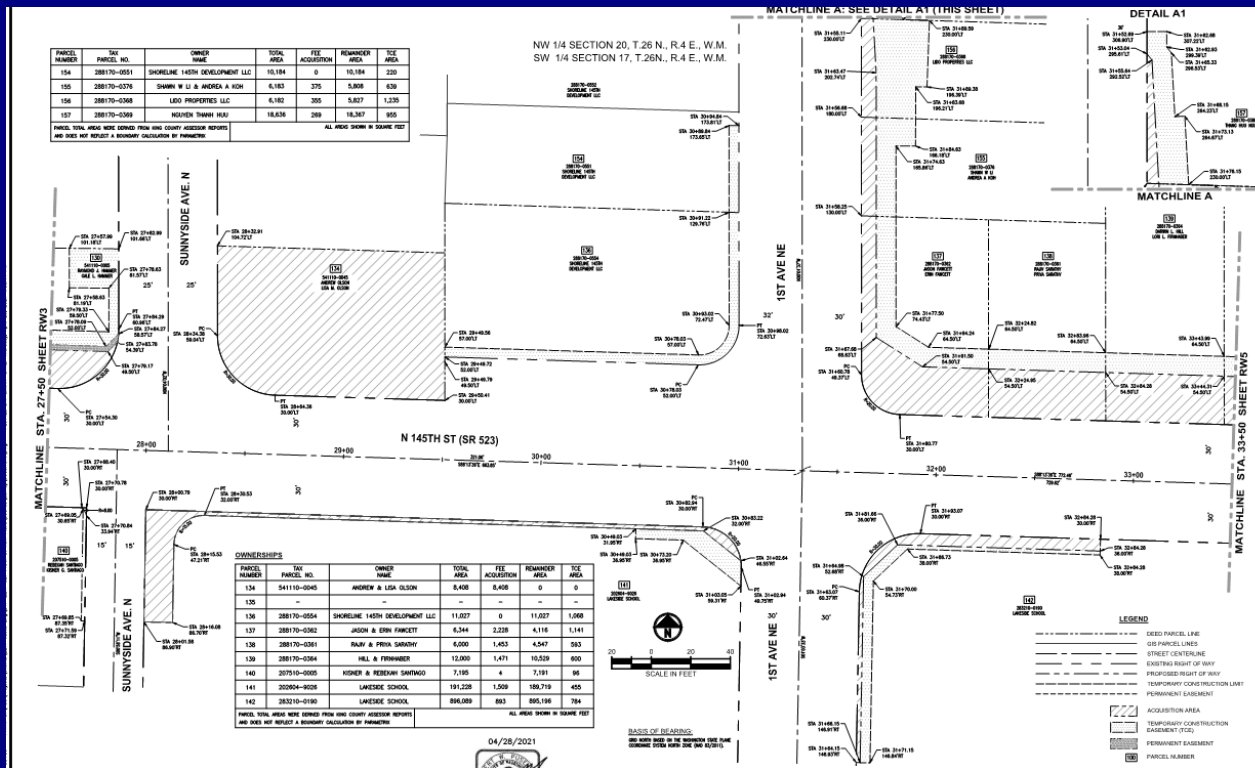




Property acquisition



Property acquisition



04/28/2021

Property acquisition

