#### I Line RapidRide Property Acquisition Ordinance Property Summary

#### **Project Background**

The RapidRide I Line project will provide high-quality bus rapid transit service connecting Renton, Kent, and Auburn. It will connect to the regional transit network to improve access to destinations across the region. The I Line is one part of a larger system-wide approach to improve transit access in South King County, and will increase transit speed, reliability, and passenger carrying capacity. All three communities include regionally designated Growth Centers, as defined by the Puget Sound Regional Council's VISION 2050 growth plan, multiple areas of high population and employment concentration, and are some of the largest and most diverse communities in King County. The vision for I Line was developed in part from the 2019 Renton-Kent-Auburn Area Mobility Plan and input from key stakeholders and the primary jurisdictions. The project will serve the transportation needs of South King County communities that have been historically underserved, as detailed in Metro's Mobility Framework Report and referenced in the I Line Locally Preferred Alternative Report.<sup>2</sup> Large portions of the project corridor are distant from higher-speed, more reliable, and competitive transit service, such as Link Light Rail and other existing RapidRide lines. The I Line will deliver improved services along with increased passenger comfort along this corridor similar to what is experienced in the areas already served by RapidRide or Link service. The Federal Transit Administration is a major funding partner for I Line through its Capital Investment Grant Program, providing \$80M for the project. By accepting federal funds, Metro has committed to a schedule to begin construction in 2025 and complete the project in 2027.

#### **Property Acquisition Process**

To support the implementation of the I Line, the team must acquire certain property rights. Most of these property rights are a mixture of temporary rights needed for construction access, and permanent rights needed to build project improvements. While most improvements are built in the public right-of-way, some require additional space, typically directly behind the sidewalk, within landscaping strips, or at the edge of parking lots. None of these property acquisitions will impact a building, home, or involve any "full take" of a property.

Of the 110 property rights needed for the project, all but 25 have been acquired. The remaining impacted properties include two residential apartment complexes and commercial properties.<sup>3</sup> The I Line team has been working to acquire the necessary property rights for several years as the project design has progressed. Property acquisition cannot begin until the design has reached an appropriate level to understand how the project improvements will impact the surrounding private properties. Then the property impacts are valued to determine their fair market value, and

<sup>&</sup>lt;sup>1</sup> Puget Sound Regional Council, VISION 2050 [LINK]; Centers [LINK]

<sup>&</sup>lt;sup>2</sup> King County Metro, Mobility Framework Report, October 2019 [LINK]

<sup>&</sup>lt;sup>3</sup> File K54, a property in Kent, is currently zoned as residential but is being redeveloped into a commercial property.

the team prepares an exhibit showing both the acquisition area and a legal description (see Attachment A to the proposed Ordinance). The acquisition agent makes a written offer to the property owner to commence negotiations.

As Metro's experience with RapidRide projects has grown, the project team has continued to incorporate and update its tools and strategies for communicating with property owners. For example, the team now incorporates plain language practices in all written communications and highlights the availability of language access tools and services when property owners need or want interpretation or translation services. With most properties, negotiations will continue with the property owner until a settlement is reached. Settlements can include both dollar amounts for the necessary property rights and a construction memorandum of agreement. The memorandum outlines the commitments made to the property owner regarding how their property will be impacted during construction – for example, how many days' notice the owner needs before a driveway can be closed or partially closed for reconstruction, or who to contact at a specific location to locate an irrigation system and ensure it is properly addressed by the contractor. Nearly all property rights needed for this type of project are acquired through a negotiated settlement.

#### **Proposed Ordinance**

While the team anticipates acquiring most of the remaining property rights through negotiated settlements, timing has become a concern given the 2027 service start date. The I Line project is currently out for bid for a construction contract and will be constructed in three phases. All property rights necessary to construct phase one have been acquired, but phases two and three are still at risk, with several outstanding property rights.

As of May 12, 2025, there are 25 properties at various stages of negotiations:

- Five properties where the project team believes that the negotiations have reached an impasse and recommends referral to the Prosecuting Attorney's Office ("PAO") to file a condemnation action, pending County Council approval.
- 20 properties are still under negotiation with responsive property owners and are likely, but not assured, to reach a negotiated settlement.

The necessary property interests, including location, size, parcel number, and owner information are all detailed on the attached spreadsheet, Exhibit A, with the parcels already at impasse highlighted in orange.

Because 2025 is a budget year for the County, non-emergency legislation will be on hold during the Council's budget deliberations this fall. If any of the remaining property negotiations for the I Line fail and reach an impasse during this time, the I Line project faces a high risk of substantial cost impacts and delay to the FTA-approved service start date. To mitigate these risks, this proposed Ordinance seeks authority to use condemnation on the remaining 25 properties – but only if the negotiations reach an impasse and Metro's General Manager ("GM") authorizes the use of condemnation after re-reviewing the project need for the property and the negotiation history. If this proposed Ordinance is enacted, five properties would immediately be eligible for

review by the GM and potential referral to the PAO, while negotiations for the remaining properties would continue until either a mutual settlement is reached or an impasse occurs.

Attached as Exhibit B are summaries of each outstanding property identified for acquisition for the I Line RapidRide project. Each summary includes a description of the property, the rationale for its acquisition, an overview of negotiations thus far, and the current status of negotiations.

#### Exhibits:

- A. Spreadsheet showing high-level details for remaining 25 property acquisitions.
- B. Individual property summary for each outstanding property needed for the I Line project.

Jurisdiction	Project Parcel No.	King County Parcel No.	Parcel Address	Fee Acq SF	Perm. Esmt SF	Temp Constr Esmt SF	Property Type	Property Owner
Kent	K-1	662340-0183	19201 108th Ave SE	0	353	954	Commercial	Soos Creek Investments, LLC
Kent	K-6	052205-9051	20617 108th Ave SE	377	13	1,029	Multifamily	Homestead Apartments, LP
Kent	K-7	052205-9031	10700 SE 208th St	41	212	1,216	Commercial	Chungs Real Company, LLC
Kent	K-9	052205-9248	20712 108th Ave SE	134	0	3,453	Commercial	Suk Dong Kang and Nam Suk Kang
Kent	K-10	052205-9254	20746 108th Ave SE	1,588	465	1,407	Commercial	Jack in the Box Properties, LLC
Kent	K-33	172205-9283	10231 SE 240th St	1,272	0	591	Commercial	10231 SE 204TH STREET ASSOC
Kent	K-34	172205-9219	23853 104th Ave SE	2,328	PSE	2,099	Commercial	Michael D. Ross, Trustee of The Living Trust of Roger Martin Belanich
Kent	K-48	202205-9171	25445 104th Ave SE	0	0	480	Commercial	SDM Plaza, L.L.C.
Kent	K-49	202205-9131	25451 104th Ave SE	1,198	0	537	Commercial	SDM Plaza, L.L.C.
Kent	K-50	202205-9048	10312 SE 256th St	798	0	345	Commercial	Kent JL Investments, LLC
Kent	K-52	116400-0110	25607 101st Ave SE	839	PSE	1,157	Commercial	HBH1, LLC
Kent	K-54	116400-0010	25601 100th PI SE	904	PSE	860	Residential *	HBH1, LLC
Kent	K-55	192205-9074	25426 98th Ave S	2,176	PSE	2,997	Commercial	PMI Kent LLC
Kent	K-63	917960-1160	432 E Smith St	69	0	866	Commercial	J and J L.L.C.
Kent	K-64	917960-1145	422 E Smith St	749	0	0	Commercial	J and J L.L.C.
Kent	K-65	917960-1215	E Smith St	3,217	0	6,884	Commercial	Multicare Health System
Kent	K-80	382800-0460	518 Central Ave S	96	0	251	Commercial	TLC Properties, Inc.
Kent	K-82	382800-0255	519 Central Ave S	64	0	481	Commercial	Pleasure's Peak LLC
Kent	K-87	346280-0232	1720 Central Ave S	1,199	0	1,597	Commercial	L & S Swift, LLC
Kent	K-88	346280-0175	1721 Central Ave S	610	0	631	Commercial	Affordable Self Storage - Kent, LLC
Auburn	A-8	000400-0025	4202 Auburn Way N	491	0	478	Commercial	4200 Real Estate LLC
Auburn	A-10	613190-0010	3702 Auburn Way N	394	0	1,087	Commercial	Hwa S. Nam and Chi Yun Pak
Auburn	A-11	000400-0033	3625 Auburn Way N	830	0	1,241	Commercial (Church)	White River Buddhist Church
Auburn	A-24	333990-0305	926 Auburn Way N	517	0	592	Commercial	GPS Properties LLC and

Name: Soos Creek Investments, LLC

**ROW File No.:** K-1

Tax Parcel Number: 662340-0183

#### The Property

The property consists of approximately 19,800 SF of land with a two-story commercial building, parking, and landscaping, located at the southwest corner of 108<sup>th</sup> Ave SE and SE 192<sup>nd</sup> in the city of Renton.

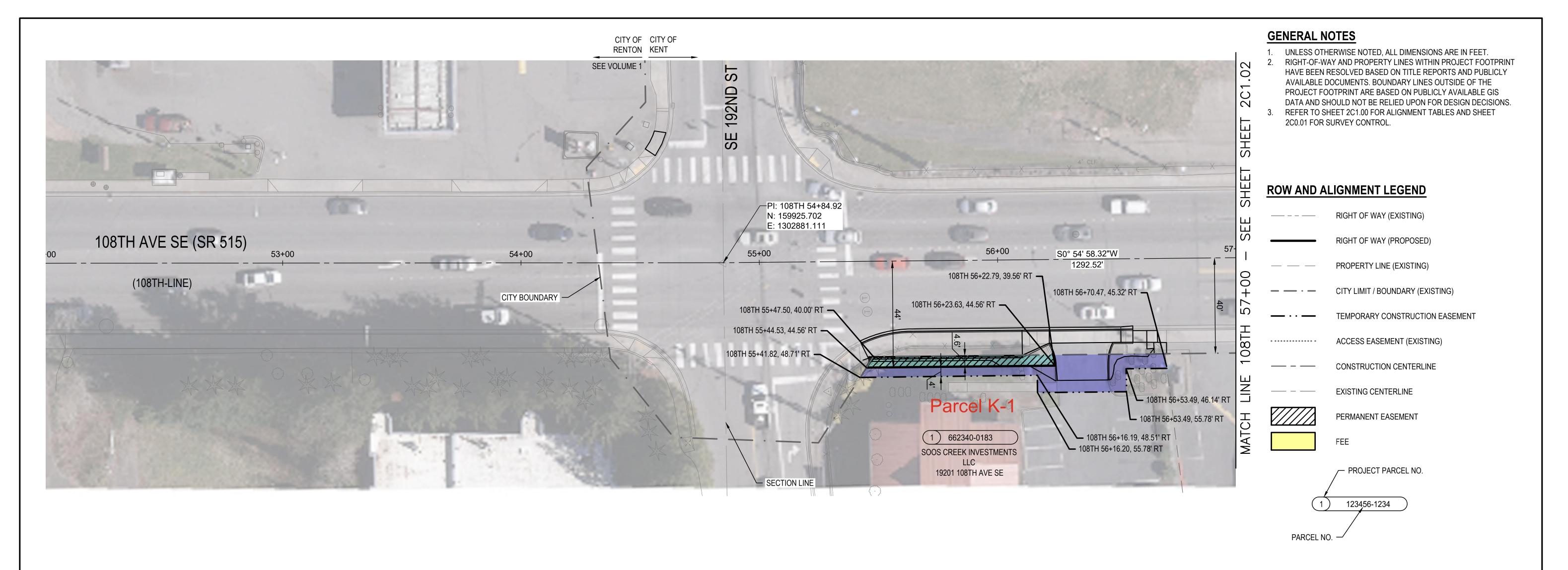
#### **Project Need**

The project needs space to construct a RapidRide station and sidewalk improvements which, due to the slope of the property, require the construction of a retaining wall for support. The required property rights include 954 SF of temporary construction access along with 353 SF of permanent easement, which will be used to maintain the retaining wall.

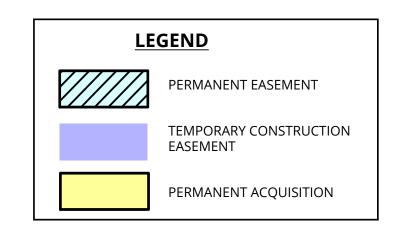
#### **Property Negotiations**

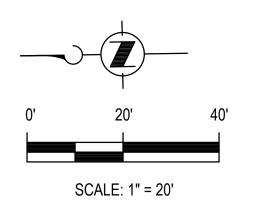
The acquisition agent made the initial offer on December 4, 2024. The acquisition agent followed up with phone calls in January and February 2025, and no in-person meeting was conducted due to both the travel and then health issues of the property owner. The project team received a similar response in April and sent a follow-up letter on May 8, reiterating the offer and requesting response by May 16.

#### **Status**



					RIGHT-OF-	WAY TABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	TEMPORARY CONSTRUCTION	TEMPORARY	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
1	SOOS CREEK INVESTMENTS LLC	2C1.01	6623400183	19201 108TH AVE SE	19,800	0	353	955	0	955	19,800





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$\wedge$					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:	
K. FERGUSON	G. FRANCO	
DRAWN:		
C. WILCOX		
CHECKED:	PROJECT NO:	
M. SKINNER	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	

King County
METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN BEGIN TO 108TH 57+00

DRAWING NO:

2C1.01

SHEET NO: OF

14 786

Name: Homestead Apartments, LP

**ROW File No.:** K-6

Tax Parcel Number: 052205-9051

#### The Property

The property consists of approximately 54,681 SF of land with a two-story apartment complex, parking, and landscaping, located along 108<sup>th</sup> Ave SE just north of SE 208<sup>th</sup> St in the city of Kent.

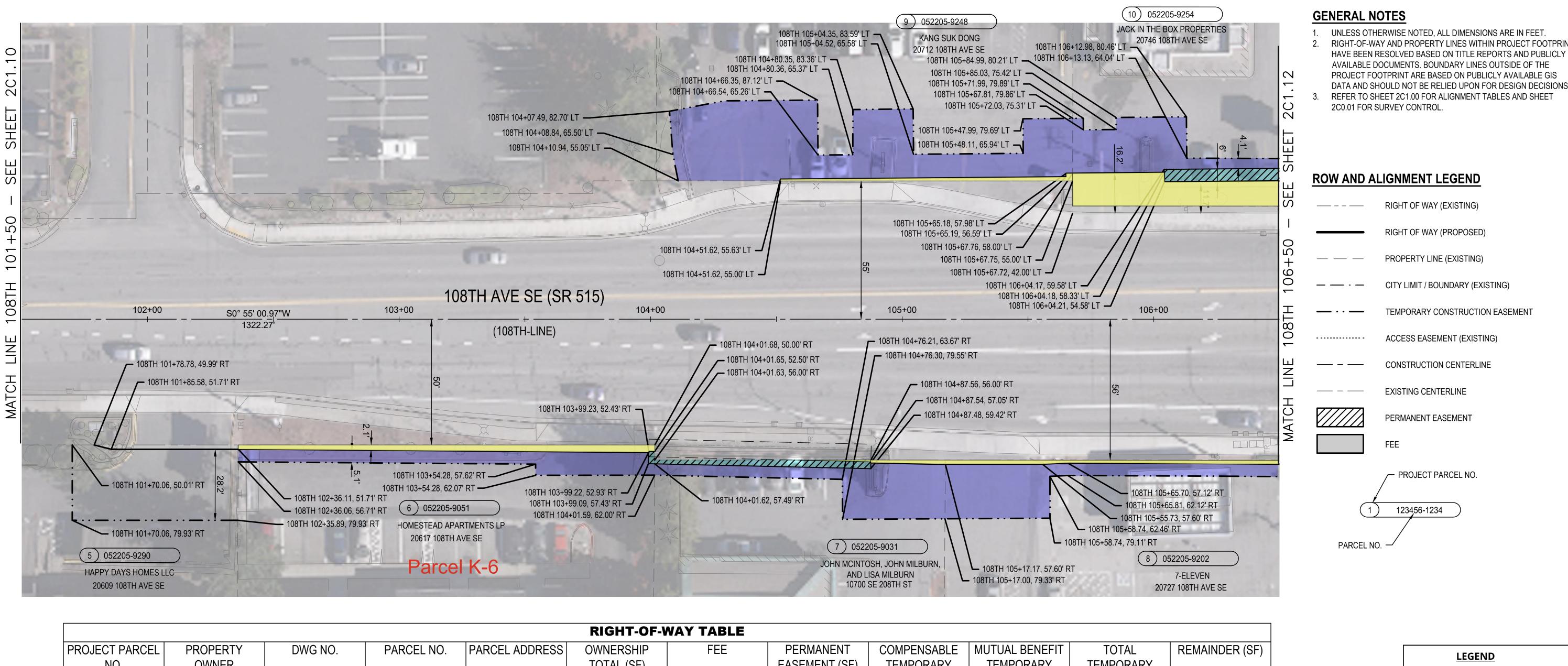
#### **Project Need**

The project needs space to lengthen a right-turn lane, widen the sidewalk to meet city of Kent design standards, and reconstruct the driveway. The required property rights include 1,029 SF of temporary construction access along with 13 SF of permanent easement and 377 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made the initial offer on June 5, 2024. Between June and August, the acquisition agent followed up with additional contact attempts and finally sent a letter requesting response by September 30, 2024, which received a response from the property owner's attorney. Between November 2024 and present, the agent made a number of attempts to follow up with the attorney representative, with no response other than a brief communication from the attorney in March that he awaited a response from the apartment director.

#### Status



#### **OWNER** TOTAL (SF) **TEMPORARY TEMPORARY TEMPORARY** EASEMENT (SF) NO. CONSTRUCTION CONSTRUCTION CONSTRUCTION EASEMENT (SF) EASEMENT (SF) EASEMENT (SF) HAPPY DAYS 2C1.11 0522059290 20609 108TH AVE 54,450 93 1,882 1882 54,357 0 **HOMES LLC** 0522059051 20617 108TH AVE 377 1029 HOMESTEAD 2C1.11 54,681 1,029 54,304 13 0 APARTMENTS LP JOHN MCINTOSH 2C1.11 0522059031 10700 SE 208TH 58,437 1,216 1216 58,396 212 41 0 JOHN MILBURN, ST AND LISA MILBURN 2C1.11 20727 108TH AVE 213 1450 7-ELEVEN 0522059202 19,470 1,450 19,257 0 0 SE 20712 108TH AVE KANG SUK DONG 2C1.11 0522059248 20,714 134 3,453 3453 20,580 0 0 SE 20746 108TH AVE JACK IN THE BOX 2C1.11 0522059254 16,293 1,589 1,407 1407 14,704 10 465 0 **PROPERTIES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRIN HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

CITY LIMIT / BOUNDARY (EXISTING)

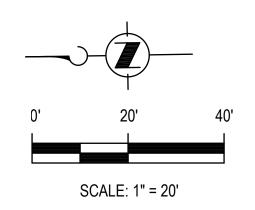
TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

PERMANENT EASEMENT

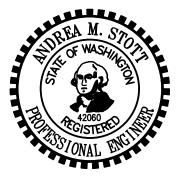
**LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION



BY APP'D

REVISION

DATE



DESIGNED:	APPROVED:
A. STOTT	G. FRANCO
DRAWN:	
C. WILCOX	
CHECKED:	PROJECT NO:
A. VILLAR	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County
METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT **ROW, SURVEY CONTROL & ALIGNMENT PLAN** 108TH 101+50 TO 108TH 106+50

RAWING NO: 2C1.11 SHEET NO: OF 24 786

Name: Chungs Real Company, LLC

**ROW File No.:** K-7

Tax Parcel Number: 052205-9031

#### The Property

The property consists of approximately 58,437 SF of land with a single-story commercial strip mall, sharing the corner with a convenience store and gas station, along with parking and landscaping, located on the northwest corner of 108<sup>th</sup> Ave SE and SE 208<sup>th</sup> St in the city of Kent.

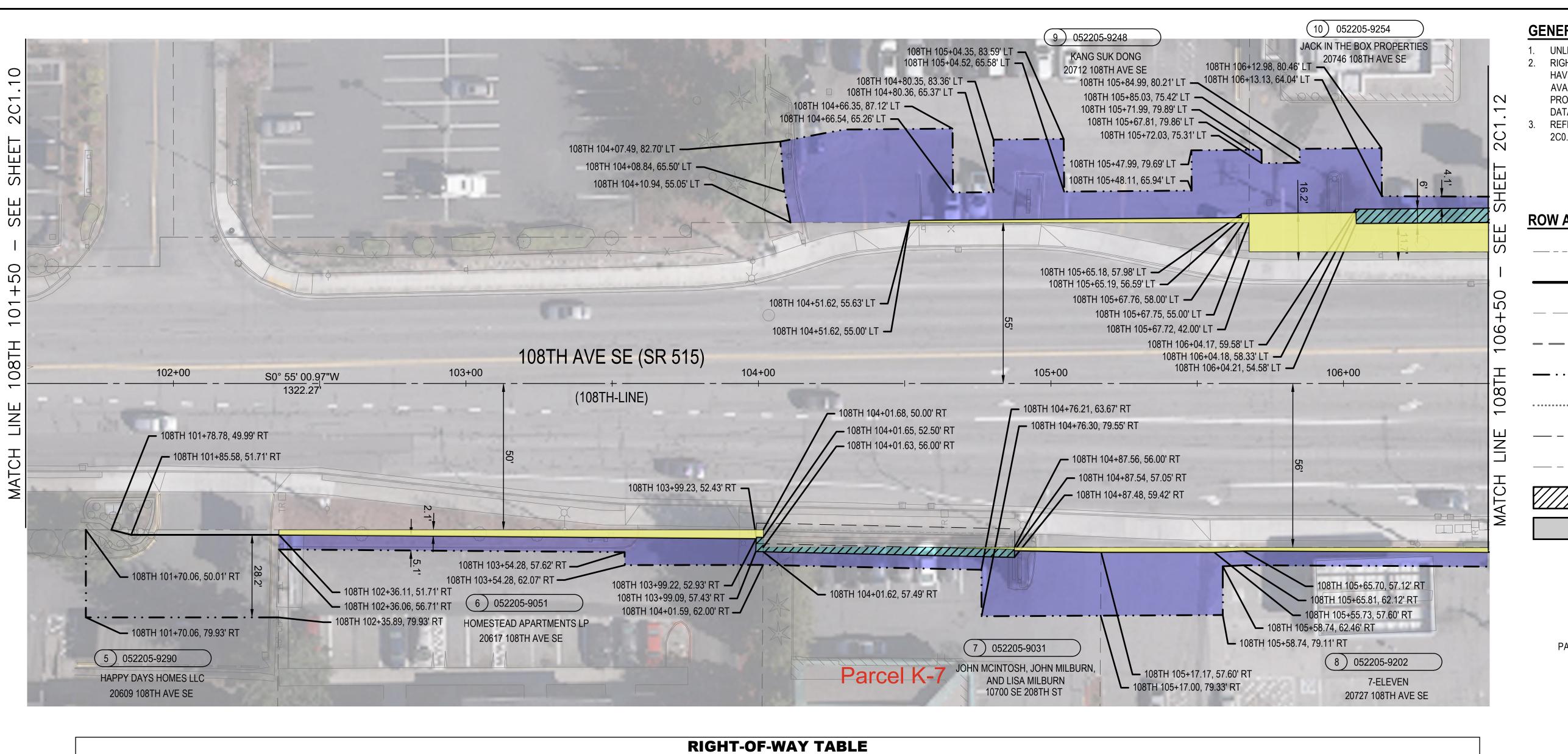
#### **Project Need**

The project needs space to lengthen a right-turn lane (adjacent to the turn lane being constructed along property K-6 above), widen the sidewalk to meet city of Kent design standards, perform landscaping work and reconstruct the driveway. The required property rights include 1,216 SF of temporary construction access along with 212 SF of permanent easement and 41 SF of fee acquisition. The bulk of the property needed is the temporary rights to reconstruct the driveway.

#### **Property Negotiations**

The acquisition agent made the initial offer on January 3, 2025. Owner/tenant review commenced between January and April. The acquisition agent's attempts to contact the owner have been unanswered since the beginning of April. The next step will be sending a letter requesting a response by a specific date.

#### **Status**



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRIN HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

**EXISTING CENTERLINE** 

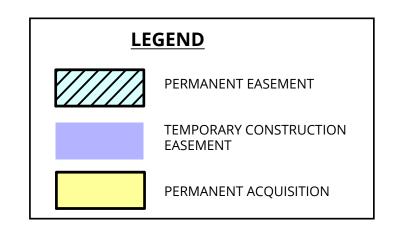
PERMANENT EASEMENT

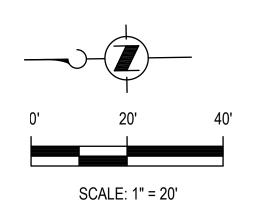
PROJECT PARCEL NO.

123456-1234

PARCEL NO.

					RIGHT-OF-W	AY TABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
5	HAPPY DAYS HOMES LLC	2C1.11	0522059290	20609 108TH AVE	54,450	93	0	1,882	0	1882	54,357
6	HOMESTEAD APARTMENTS LP	2C1.11	0522059051	20617 108TH AVE SE	54,681	377	13	1,029	0	1029	54,304
7	JOHN MCINTOSH, JOHN MILBURN, AND LISA MILBURN	2C1.11	0522059031	10700 SE 208TH ST	58,437	41	212	1,216	0	1216	58,396
8	7-ELEVEN	2C1.11	0522059202	20727 108TH AVE SE	19,470	213	0	1,450	0	1450	19,257
9	KANG SUK DONG	2C1.11	0522059248	20712 108TH AVE SE	20,714	134	0	3,453	0	3453	20,580
10	JACK IN THE BOX PROPERTIES	2C1.11	0522059254	20746 108TH AVE SE	16,293	1,589	465	1,407	0	1407	14,704

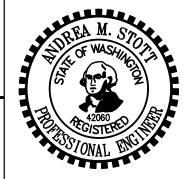




BY APP'D

REVISION

DATE



DESIGNED:	APPROVED:
A. STOTT	G. FRANCO
DRAWN:	
C. WILCOX	
CHECKED:	PROJECT NO:
A. VILLAR	1134237
CHECKED:	CONTRACT NO:
K CHANG YUFN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 108TH 101+50 TO 108TH 106+50

2C1.11 SHEET NO: OF 24 786

Name: Suk Dong Kang and Nam Suk Kang

**ROW File No.:** K-9

Tax Parcel Number: 052205-9248

#### The Property

The property consists of approximately 20,714 SF of land with a single-story commercial strip mall along with parking, located near the northeast corner of 108<sup>th</sup> Ave SE and SE 208<sup>th</sup> St in the city of Kent.

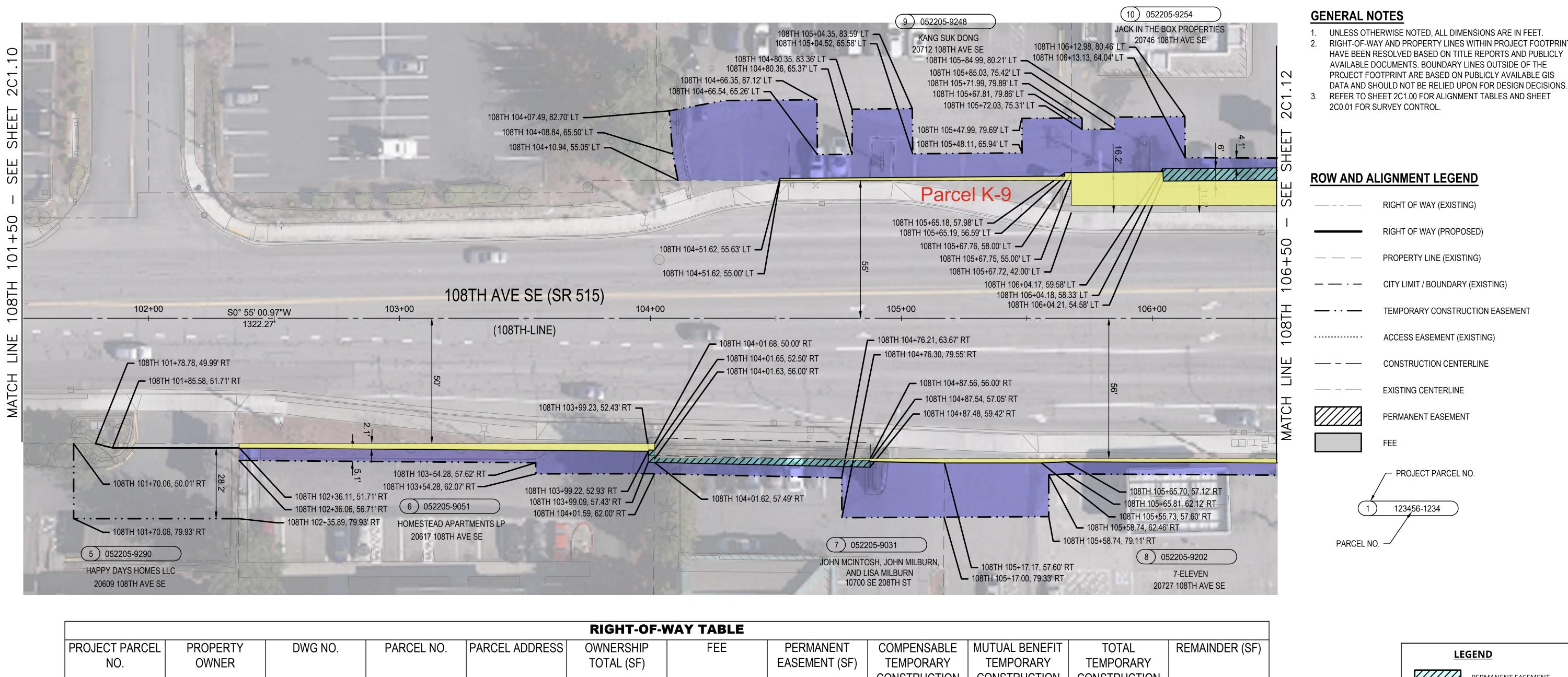
#### **Project Need**

The project needs space to construct a RapidRide station and sidewalk improvements to meet city of Kent design standards and reconstruct the driveway. The required property rights include 3,453 SF of temporary construction access along with 134 SF of fee acquisition. The bulk of the property needed is the temporary rights to revise the driveway access and adjust the parking on private property to minimize the project's impacts.

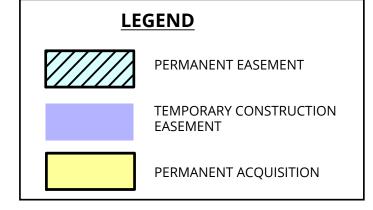
#### **Property Negotiations**

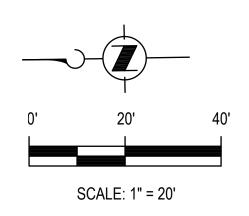
The acquisition agent made the initial offer on November 2, 2024. This property has two access points and the project proposes to close the southern access. However, the owner contests that closing in part because a portion of the south access is leased to the adjacent property (a Jack in the Box) for a drive-thru. The property owner has hired an attorney to represent their interests and the attorney intends to provide evidence to the acquisition agent that the access closure will diminish the property's value.

#### **Status**



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
5	HAPPY DAYS HOMES LLC	2C1.11	0522059290	20609 108TH AVE	54,450	93	0	1,882	0	1882	54,357
6	HOMESTEAD APARTMENTS LP	2C1.11	0522059051	20617 108TH AVE SE	54,681	377	13	1,029	0	1029	54,304
7	JOHN MCINTOSH, JOHN MILBURN, AND LISA MILBURN	2C1.11	0522059031	10700 SE 208TH ST	58,437	41	212	1,216	0	1216	58,396
8	7-ELEVEN	2C1.11	0522059202	20727 108TH AVE SE	19,470	213	0	1,450	0	1450	19,257
9	KANG SUK DONG	2C1.11	0522059248	20712 108TH AVE SE	20,714	134	0	3,453	0	3453	20,580
10	JACK IN THE BOX PROPERTIES	2C1.11	0522059254	20746 108TH AVE SE	16,293	1,589	465	1,407	0	1407	14,704





					Josepha
$\overline{}$					1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:
A. STOTT	G. FRANCO
DRAWN:	
C. WILCOX	
CHECKED:	PROJECT NO:
A. VILLAR	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
108TH 101+50 TO 108TH 106+50

DRAWING NO:

2C1.11

SHEET NO: OF

24 786

Name: Jack in the Box Properties, LLC

**ROW File No.:** K-10

Tax Parcel Number: 052205-9254

#### The Property

The property consists of approximately 16,293 SF of land with a single-story fast-food restaurant and drive-thru, along with parking, landscaping, and a large business sign, located at the northeast corner of 108<sup>th</sup> Ave SE and SE 208<sup>th</sup> St in the city of Kent. This property is adjacent to K-9 discussed above.

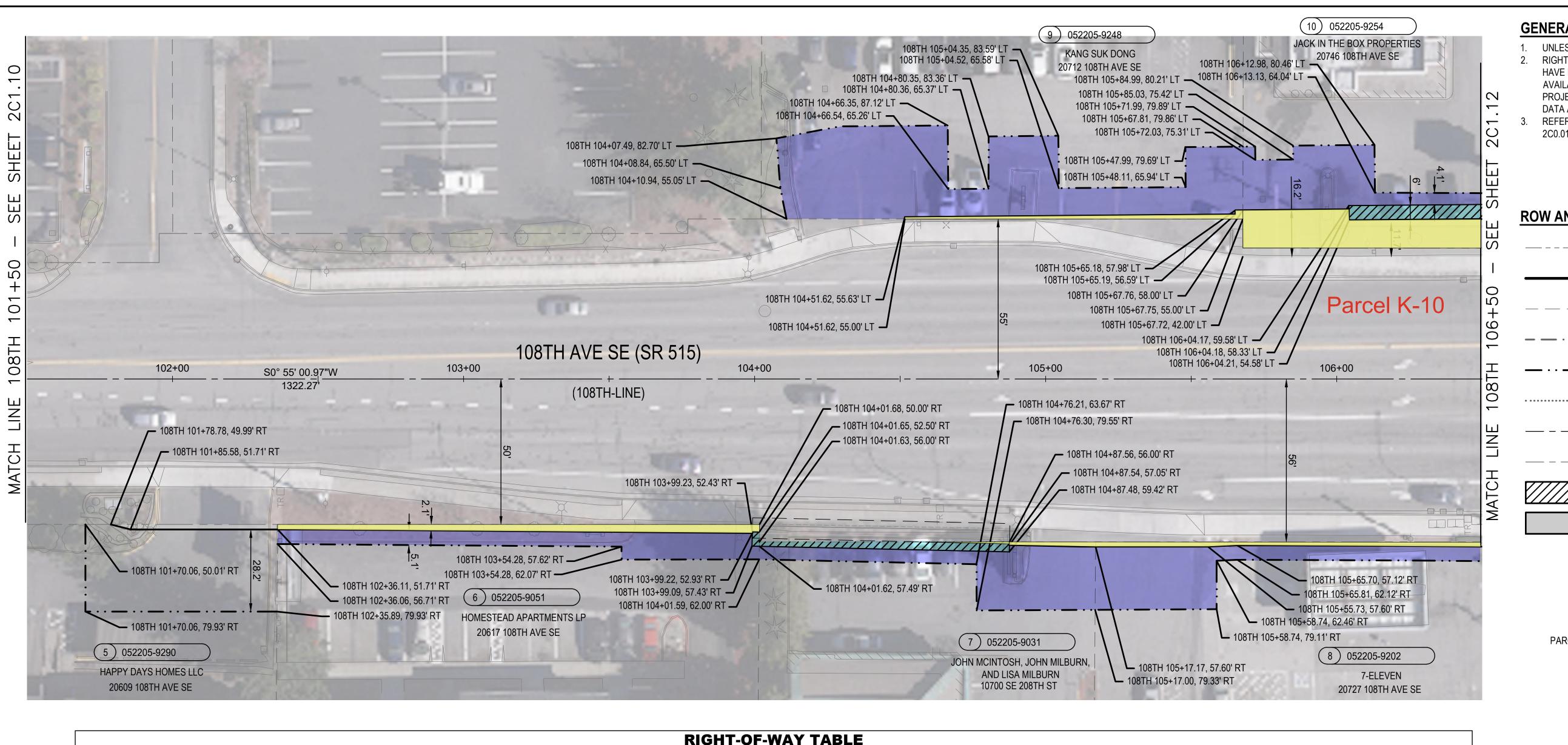
#### **Project Need**

The project needs space for BAT lane widening, sidewalk improvements to meet city of Kent design standards, and reconstructing the driveway. The required property rights include 1,407 SF of temporary construction access along with 1,588 SF of fee acquisition and 465 SF of permanent easement. The temporary rights are required to reconstruct the driveway access and adjust the parking on private property to minimize the project's impacts.

#### **Property Negotiations**

The acquisition agent made the initial offer on October 18, 2024. The acquisition agent has been in contact with the out-of-state corporate ownership since that time, answering questions and discussing issues raised by the property owner including questions about the boundary of the area leased from property K-9 above, seeking the operator's feedback, and reviewing the documentation provided by the project team. Property owner identified a discrepancy between the mapped area and the legal description, and the project team's surveyor is currently working to address that issue.

#### **Status**



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRIN HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

PROPERTY LINE (EXISTING)

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

**EXISTING CENTERLINE** PERMANENT EASEMENT

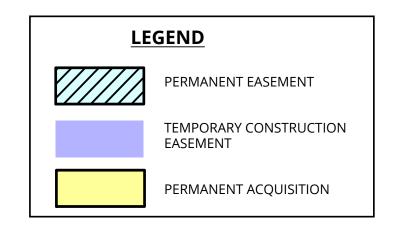
FEE

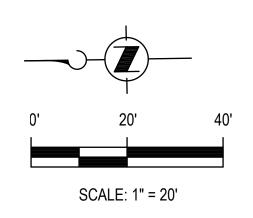
PROJECT PARCEL NO.

123456-1234

PARCEL NO.

					RIGHT-OF-V	WAY TABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
5	HAPPY DAYS HOMES LLC	2C1.11	0522059290	20609 108TH AVE	54,450	93	0	1,882	0	1882	54,357
6	HOMESTEAD APARTMENTS LP	2C1.11	0522059051	20617 108TH AVE SE	54,681	377	13	1,029	0	1029	54,304
7	JOHN MCINTOSH, JOHN MILBURN, AND LISA MILBURN	2C1.11	0522059031	10700 SE 208TH ST	58,437	41	212	1,216	0	1216	58,396
8	7-ELEVEN	2C1.11	0522059202	20727 108TH AVE SE	19,470	213	0	1,450	0	1450	19,257
9	KANG SUK DONG	2C1.11	0522059248	20712 108TH AVE SE	20,714	134	0	3,453	0	3453	20,580
10	JACK IN THE BOX PROPERTIES	2C1.11	0522059254	20746 108TH AVE SE	16,293	1,589	465	1,407	0	1407	14,704

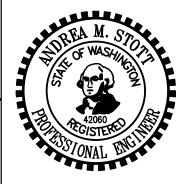




BY APP'D

REVISION

DATE



DESIGNED:	APPROVED:	
A. STOTT	G. FRANCO	
DRAWN:		
C. WILCOX		
CHECKED:	PROJECT NO:	
A. VILLAR	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	

King County

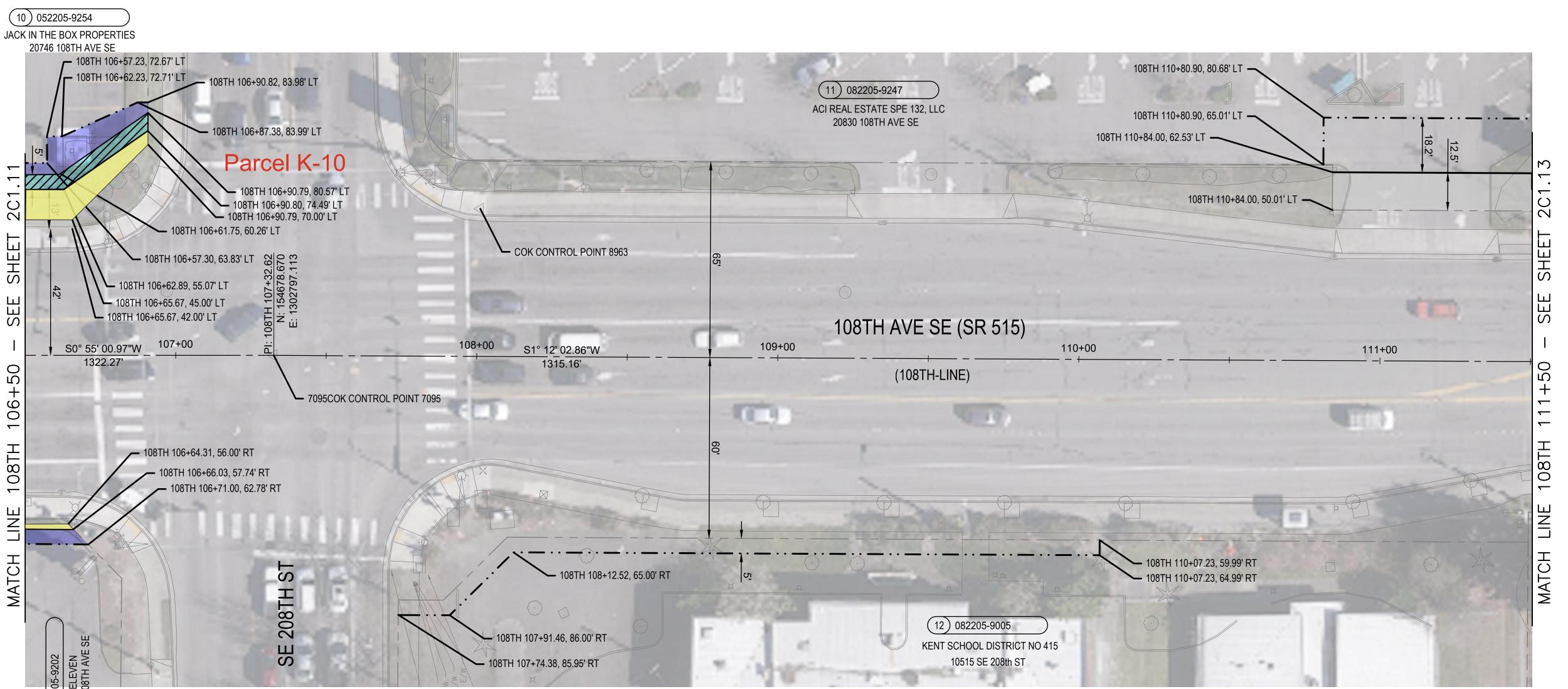
METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 108TH 101+50 TO 108TH 106+50

2C1.11 SHEET NO: OF 24 786



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

## **ROW AND ALIGNMENT LEGEND**

 	 RIGHT C	F WAY	(EXISTING)

RIGHT OF WAY (PROPOSED)

— — PROPERTY LINE (EXISTING)

— · — CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

— – — EXISTING CENTERLINE

PERMANENT EASEMENT

FEE

PARCEL NO.

PROJECT PARCEL NO.

1 123456-1234

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
11	ACI REAL ESTATE SPE 132, LLC	2C1.12	0822059247	20830 108TH AVE SE	144,475	906	55	1,379	0	1,379	143,569
12	KENT SCHOOL DISTRICT NO 415	2C1.12	0822059005	10515 SE 208th ST	444,362	0	0	1,208	0	1,208	444,362

# PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION

# 0' 20' 40' SCALE: 1" = 20'

# NOTES:

1. FOR PARCEL NUMBER (8) 052205-9202 SEE SHEET 2C1.11.

2. FOR PARCEL NUMBER (10) 052205-9254 SEE SHEET 2C1.11.

$\wedge$					100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	
						1
No.	REVISION	BY	APP'D	DATE		



DESIGNED:	APPROVED:
A. STOTT	G. FRANCO
DRAWN:	0.1.12.1.100
DRAWIN.	
C. WILCOX	
CHECKED:	PROJECT NO:
A. VILLAR	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
108TH 106+50 TO 108TH 111+50

DRAWING NO:

2C1.12

SHEET NO: OF

25 786

Name: 10231 SE 204th Street Association

**ROW File No.:** K-33

Tax Parcel Number: 172205-9283

#### The Property

The property consists of approximately 42,660 SF of land with a single-story commercial bank building with drive-thru lanes, along with parking and landscaping, located at the northwest corner of 104<sup>th</sup> Ave SE and SE 240<sup>th</sup> St in the city of Kent.

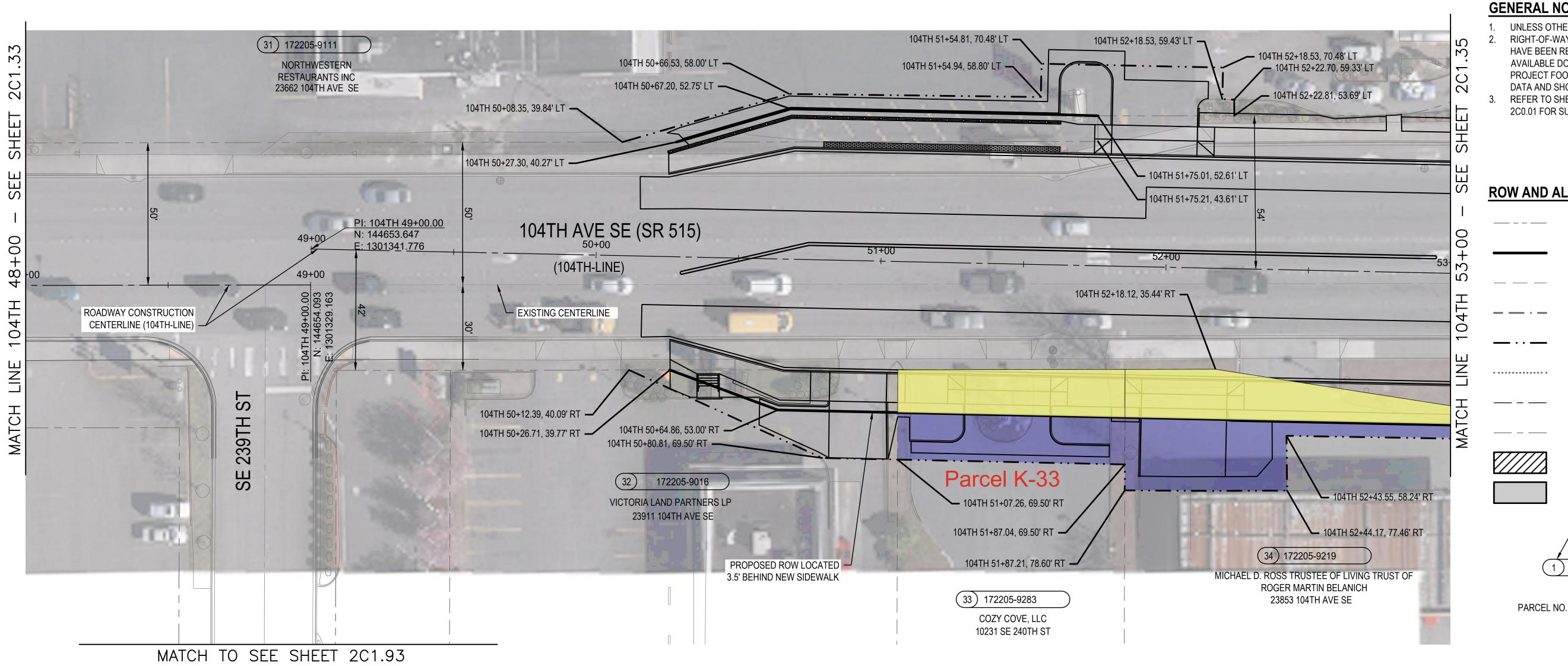
#### **Project Need**

The project needs space for BAT lane widening, sidewalk improvements to meet city of Kent design standards, and reconstructing the driveway. The required property rights include 591 SF of temporary construction access along with 1,272 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made the initial offer on April 8, 2024. The acquisition agent has been in frequent contact with owner representatives since that time. The property was purchased and the new owner's representative has also been communicative with the acquisition agent. The project team has revised project plans and increased the temporary construction area based on owner feedback once the property purchase was final in November 2024. A revised offer was issued in March and the parties participated in a settlement meeting March 26, with follow-up inquiries made to the owner representative since.

#### Status



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING) RIGHT OF WAY (PROPOSED) PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING) TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

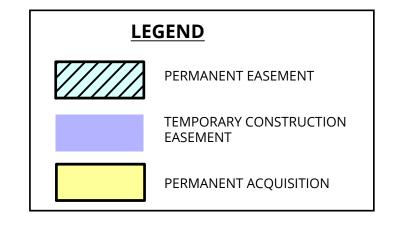
**EXISTING CENTERLINE** 

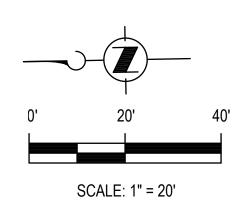
**CONSTRUCTION CENTERLINE** 

PERMANENT EASEMENT FEE

> - PROJECT PARCEL NO. 123456-1234

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
31	BENSON CENTER LLC	2C1.34	1722059111	23662 104TH AVE SE	359,044	1,225	0	2,094	0	2,094	357,819
32	VICTORIA LAND PARTNERS LP	2C1.34	1722059016	23911 104TH AVE SE	42,416	880	0	997	0	997	41,536
33	COSY COVE LLC	2C1.34	1722059283	10231 SE 240TH ST	42,660	1,272	0	1,317	0	1,317	41,388
34	23853 104TH AVE ASSOCIATES	2C1.34	1722059219	23853 104TH AVE SE	29,621	2,328	0	2,099	0	2,099	27,293





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DESIGNED:	APPROVED:	
K. FERGUSON	G. FRANCO	
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DRAWN:		
C. WILCOX		
CHECKED:	PROJECT NO:	
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M. SKINNER	1134237	
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K. CHANG YUEN	KC001396	
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King County

METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 104TH 48+00 TO 104TH 53+00

2C1.34 SHEET NO: OF 47 786

Name: Michael D. Ross et al.

**ROW File No.:** K-34

Tax Parcel Number: 172205-9219

#### The Property

The property consists of approximately 29,621 SF of land with a single-story convenience store with gas station, car wash and business sign, along with parking and landscaping, located at the northwest corner of 104<sup>th</sup> Ave SE and SE 240<sup>th</sup> St in the city of Kent.

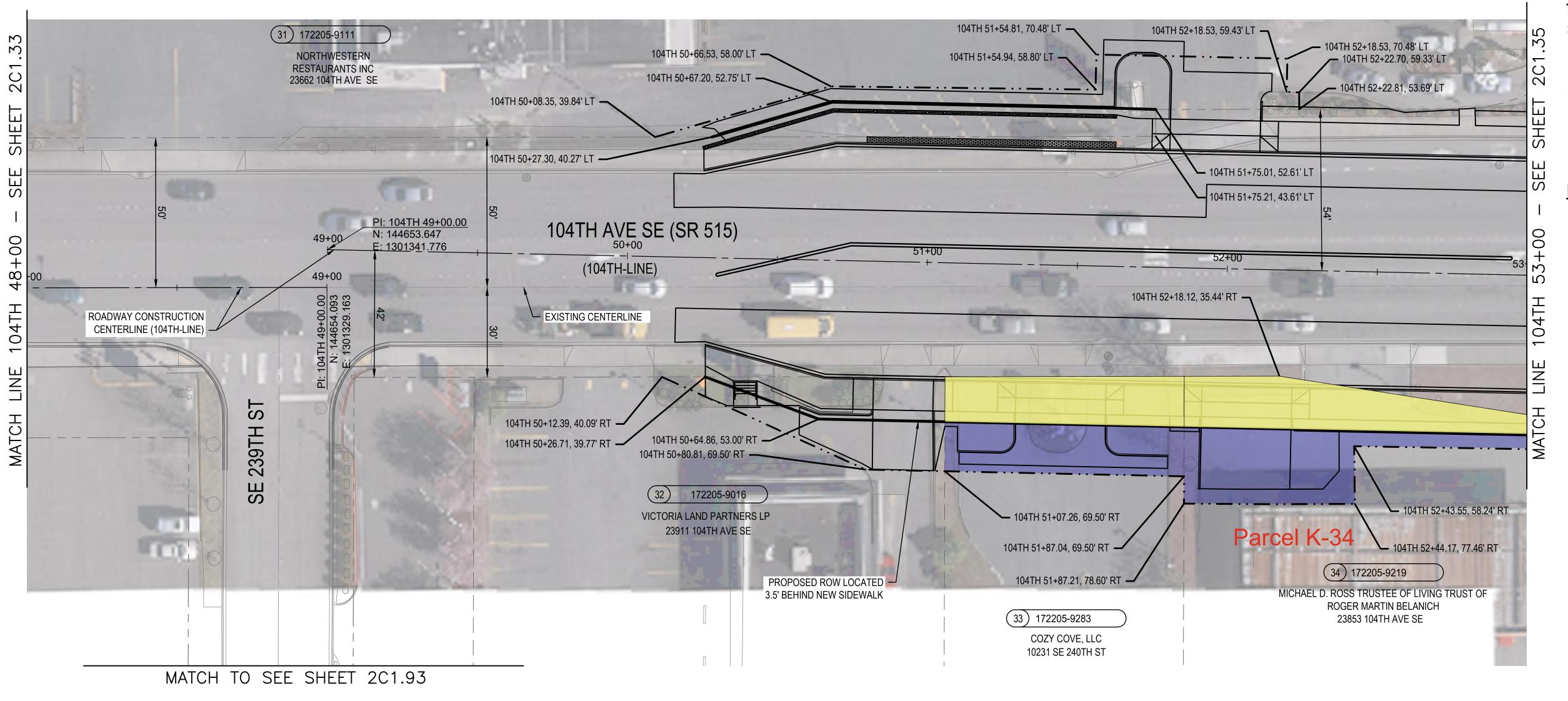
#### **Project Need**

The project needs space for BAT lane widening, sidewalk improvements to meet city of Kent design standards, and reconstructing the driveway. The required property rights include 2,099 SF of temporary construction access along with 2,328 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made the initial offer on May 3, 2024. The acquisition agent has been in frequent contact with owner representatives since that time, working through their concerns about fuel truck sizes and routes, reviewing auto-turn scenarios and proposed adjustments to the right-of-way line, as well as concerns about relocation of the business signage and its potential impact on fuel pump usage or parking. The project team has revised designs to accommodate these concerns. Discussions have slowed in recent months as there has been some turnover within the property owner and tenant businesses.

#### Status



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

— — · — CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

—— CONSTRUCTION CENTERLINE

**EXISTING CENTERLINE** 

PERMANENT EASEMENT

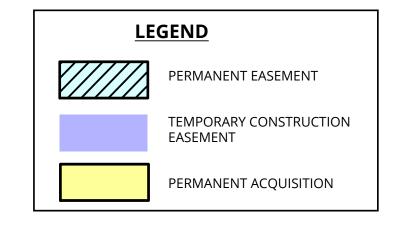
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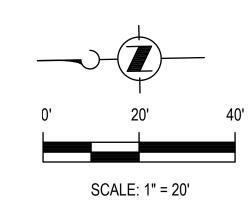
PROJECT PARCEL NO.

1 123456-1234

PARCEL NO.

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
31	BENSON CENTER LLC	2C1.34	1722059111	23662 104TH AVE SE	359,044	1,225	0	2,094	0	2,094	357,819
32	VICTORIA LAND PARTNERS LP	2C1.34	1722059016	23911 104TH AVE SE	42,416	880	0	997	0	997	41,536
33	COSY COVE LLC	2C1.34	1722059283	10231 SE 240TH ST	42,660	1,272	0	1,317	0	1,317	41,388
34	23853 104TH AVE ASSOCIATES	2C1.34	1722059219	23853 104TH AVE SE	29,621	2,328	0	2,099	0	2,099	27,293





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No.	REVISION	BY	APP'D	DATE	「アノく	



DESIGNED:  K. FERGUSON  G. FRANCO  DRAWN:  C. WILCOX  CHECKED:  PROJECT NO:  M. SKINNER  1134237  CHECKED:  CONTRACT NO:  K. CHANG YUEN  APPROVED:  G. FRANCO  1134237  CONTRACT NO:  K. CHANG YUEN  K. CO01396			
C. WILCOX CHECKED: PROJECT NO:  M. SKINNER 1134237 CHECKED: CONTRACT NO:	DESIGNED:	APPROVED:	
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K. CHANG YUEN KC001396	CHECKED:	CONTRACT NO:	
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King County
METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 104TH 48+00 TO 104TH 53+00

DRAWING NO:

2C1.34

SHEET NO: OF

47 786

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PARK AND SOON

**AE PARK** 

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REVISION

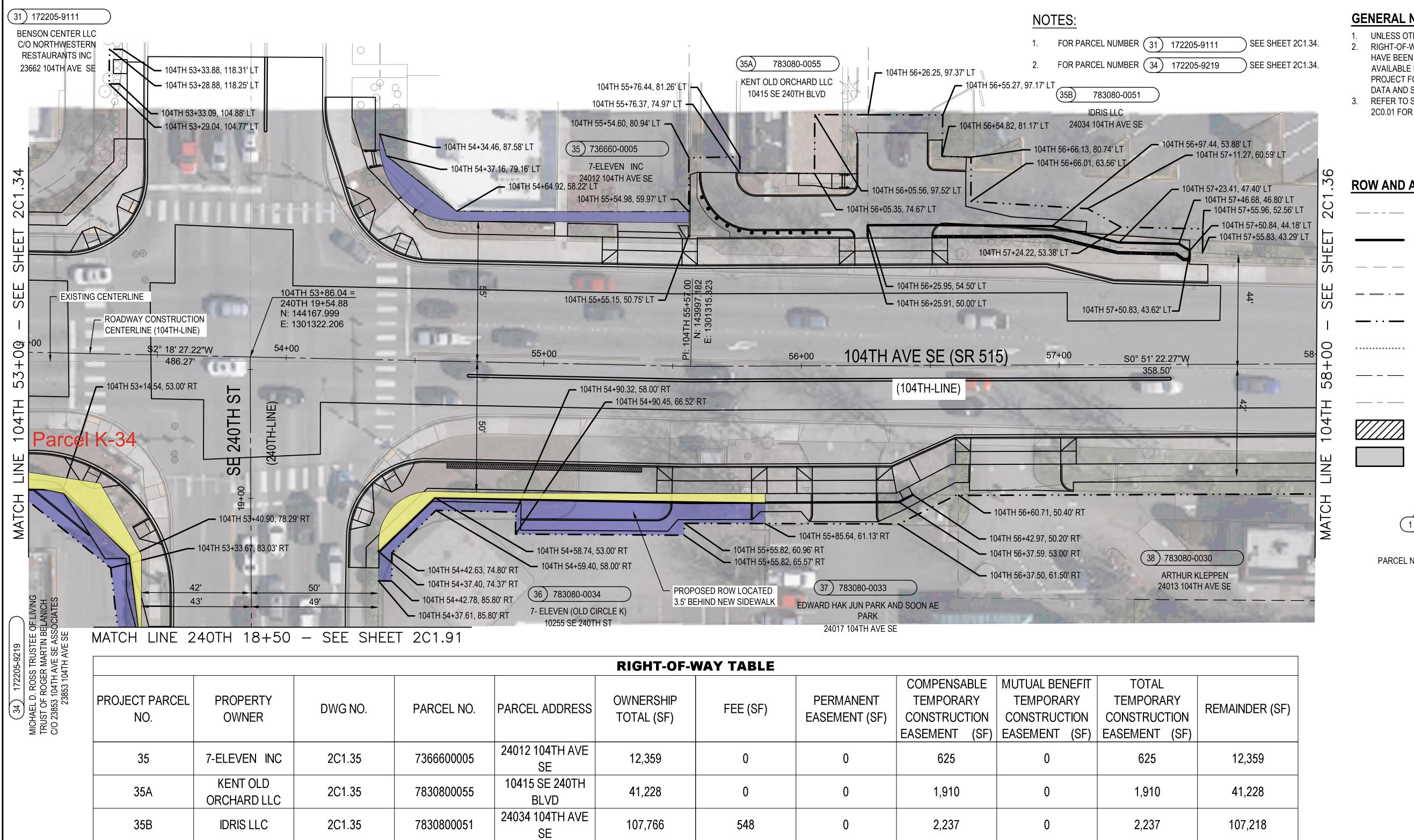
2C1.35

2C1.35

BY APP'D

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### **GENERAL NOTES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRIN HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

## ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

**EXISTING CENTERLINE** 

CONSTRUCTION CENTERLINE

ACCESS EASEMENT (EXISTING)

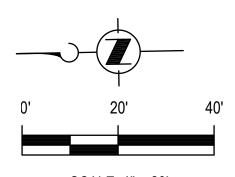
PERMANENT EASEMENT

FEE

PROJECT PARCEL NO. 123456-1234

PARCEL NO.

**LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION



SCALE: 1" = 20'

DATE

10255 SE 240TH ST

24017 104TH AVE

SE

22,458

58,312



605

172

0

DESIGNED:	APPROVED:	
K. FERGUSON DRAWN:	G. FRANCO	
C. WILCOX		
CHECKED:	PROJECT NO:	
M. SKINNER	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	

1,428

550

King County

METRO

21,853

58,140

1,428

550

METRO TRANSIT CAPITAL DIVISION

## **RAPIDRIDE I LINE**

KENT SEGMENT **ROW, SURVEY CONTROL & ALIGNMENT PLAN** 104TH 53+00 TO 104TH 58+00

RAWING NO: 2C1.35 SHEET NO: OF 48 786

Name: SDM Plaza LLC. ROW File No.: K-48

Tax Parcel Number: 202205-9171

#### The Property

The property consists of approximately 12,160 SF of land with a single-story commercial building with parking, located on 104<sup>th</sup> Ave SE just north of SE 256<sup>th</sup> St in the city of Kent.

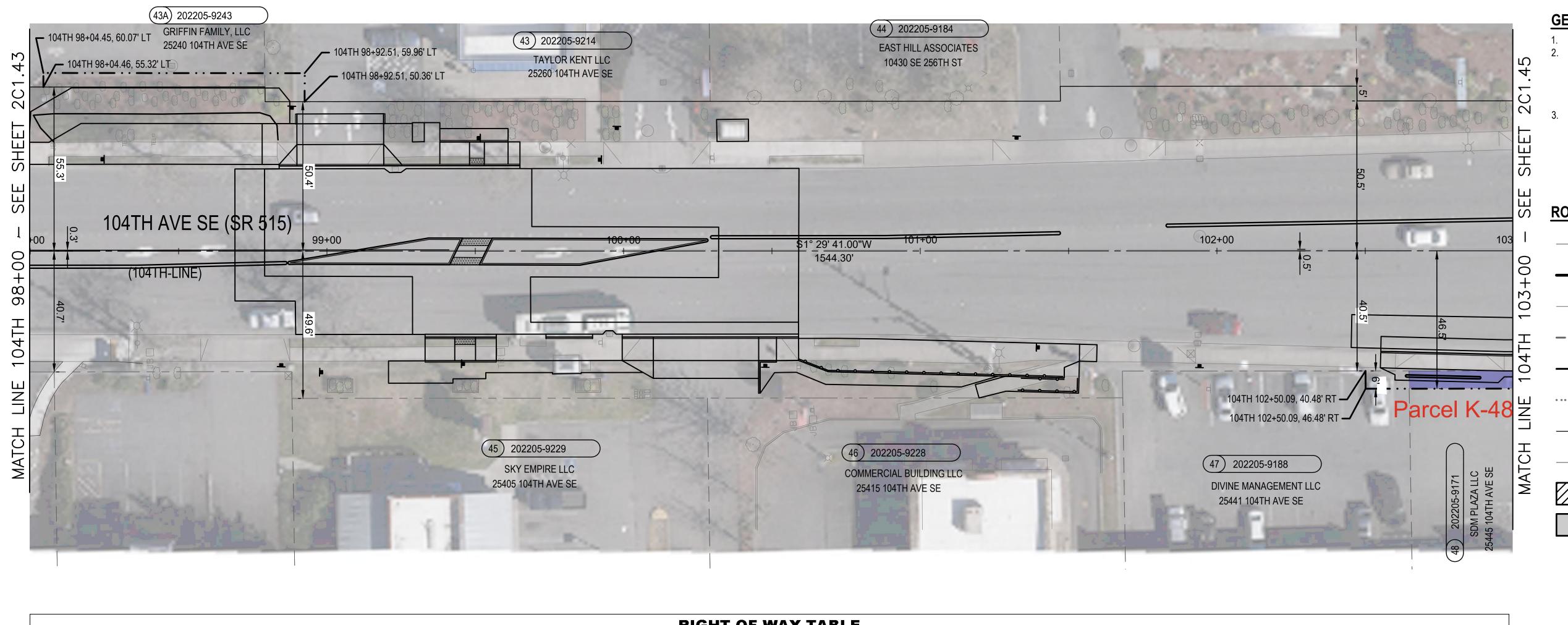
#### **Project Need**

This property shares a driveway with the property to the north (K-47, from which the team has already acquired property rights and which is not subject to this ordinance). That shared driveway needs to be reconstructed as part of the project work. In addition, the proposed new sidewalk is right on the edge of the right-of-way line, so the project needs access to this property to build the sidewalk without trespassing. Finally, the property shares a second driveway with the parcel to the south (K-49), which is owned by this same property owner and also requires reconstruction. The required property rights include 480 SF of temporary construction access but are crucial to the project, largely because the driveway reconstruction is required to support the planned improvements on the adjacent parcel to the north (already acquired) as well as the property immediately to the south (K-49), where roadway lane widening begins for the construction of a BAT lane.

#### **Property Negotiations**

The acquisition agent made the initial offer on December 5, 2024. The acquisition agent has been in contact with the owner, who has consulted their own appraiser but have yet to provide a counteroffer. During repeated meetings and discussions with the property owner, he indicated that he wanted to settle both K-48 and K-49 at the same time, but as of May 12, 2025 no counteroffer has been received. The acquisition agent sent a letter requesting a formal response by May 16, 2025.

#### **Status**



#### **RIGHT-OF-WAY TABLE MUTUAL BENEFIT** TOTAL COMPENSABLE PROJECT PARCEL OWNERSHIP **TEMPORARY TEMPORARY TEMPORARY** PERMANENT PARCEL ADDRESS REMAINDER (SF) PROPERTY OWNER DWG NO. PARCEL NO. FEE (SF) TOTAL (SF) EASEMENT (SF) CONSTRUCTION CONSTRUCTION CONSTRUCTION EASEMENT (SF) EASEMENT (SF) EASEMENT (SF) **GRIFFIN FAMILY LLC** 2C1.44 2022059243 25240 104TH AVE SE 33,450 33,450 43A TAYLOR KENT LLC 2C1.44 2022059214 25260 104TH AVE SE 22,500 129 22,500 43 129 DIVINE MANAGEMENT LLC 2C1.44 2022059188 25441 104TH AVE SE 14,683 88 14,683 47 SDM PLAZA LLC 2C1.44 2022059171 25445 104TH AVE SE 12,160 480 480 12,160 48

## **GENERAL NOTES**

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- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

### **ROW AND ALIGNMENT LEGEND**

 RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

— — PROPERTY LINE (EXISTING)

— · · — TEMPORARY CONSTRUCTION EASEMENT

CITY LIMIT / BOUNDARY (EXISTING)

ACCESS EASEMENT (EXISTING)

EXISTING CENTERLINE

CONSTRUCTION CENTERLINE

PERMANENT EASEMENT

FEE

PROJECT PARCEL NO.

123456-1234

PARCEL NO. —

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION

SCALE: 1" = 20'

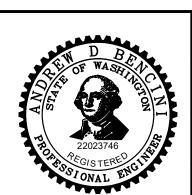
# NOTES:

1. FOR PARCEL NUMBER (48) 202205-9171 SEE SHEET 2C1.45.

REVISION

BY APP'D

DATE



DESIGNED:	APPROVED:
A. BENCINI	G. FRANCO
DRAWN:	
T. ALSAQABI	
CHECKED:	PROJECT NO:
N. CHING	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

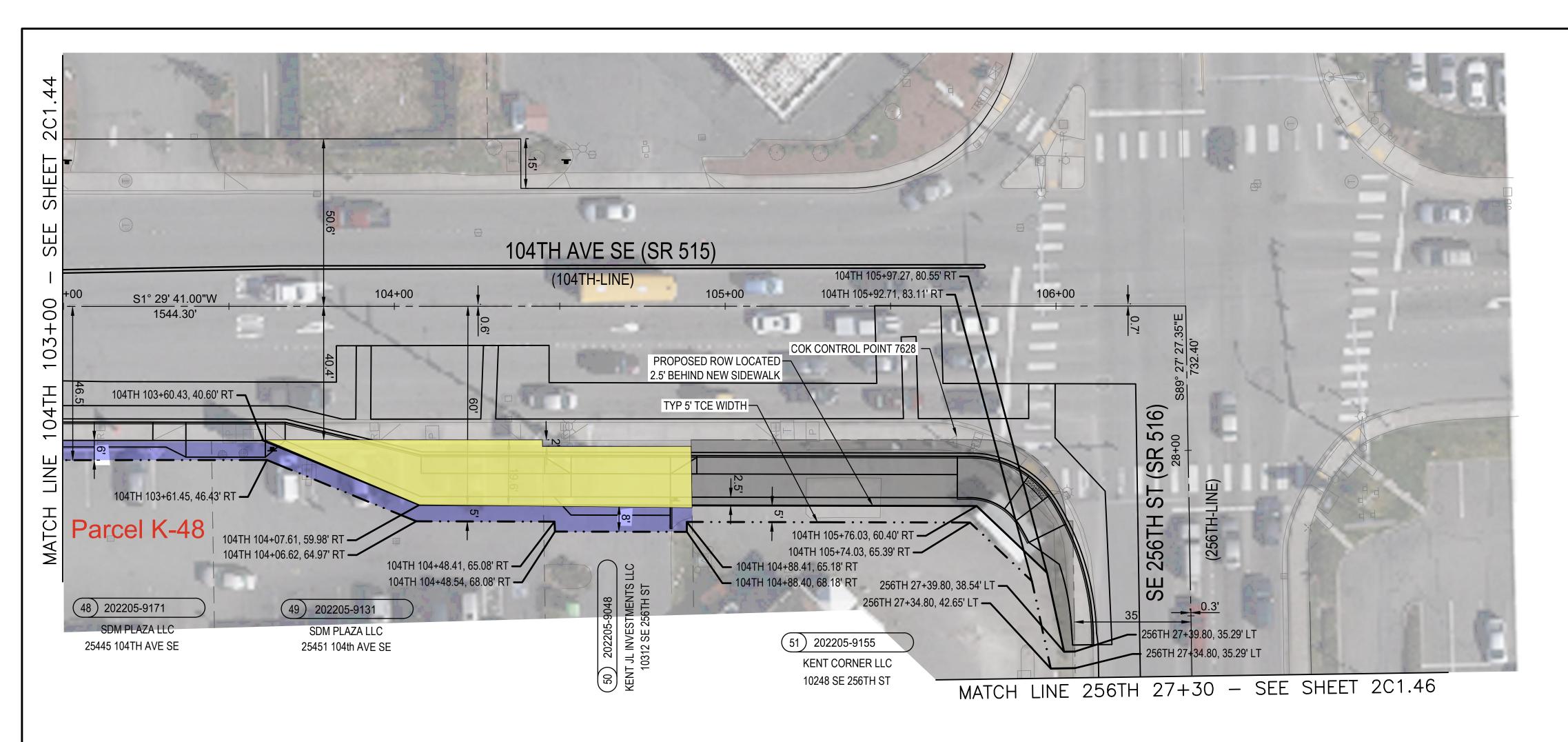
KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 98+00 TO 104TH 103+00

DRAWING NO:

2C1.44

SHEET NO: OF

57 786



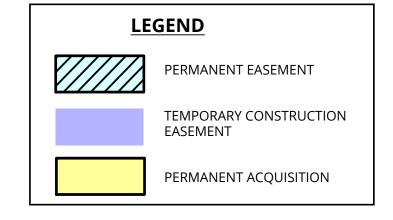
	RIGHT-OF-WAY TABLE													
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TEMPORARY CONSTRUCTION	REMAINDER (SF)			
48	SDM PLAZA LLC	2C1.45	2022059171	25445 104TH AVE SE	12,160	0	0	480	0	480	12,160			
49	SDM PLAZA LLC	2C1.45	2022059131	25451 104TH AVE SE	19,100	1,198	0	537	0	537	17,902			
50	KENT JL INVESTMENTS LLC	2C1.45	2022059048	10312 SE 256TH ST	14,600	798	0	345	0	345	13,802			
51	KENT CORNER LLC	2C1.45	2022059155	10248 SE 256TH ST	12,447	2,626	0	718	0	718	9,821			

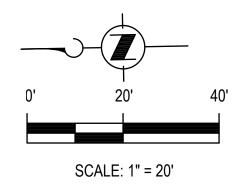
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
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- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

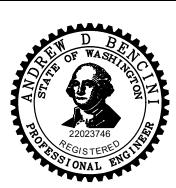
# **ROW AND ALIGNMENT LEGEND**

	RIGHT OF WAY (EXISTING)									
	RIGHT OF WAY (PROPOSED)									
	PROPERTY LINE (EXISTING)									
	CITY LIMIT / BOUNDARY (EXISTING)									
<del></del>	TEMPORARY CONSTRUCTION EASEMENT									
• • • • • • • • • • •	ACCESS EASEMENT (EXISTING)									
—— — CONSTRUCTION CENTERLINE										
—— — EXISTING CENTERLINE										
PERMANENT EASEMENT										
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					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	



	DESIGNED:	APPROVED:	
	A. BENCINI	G. FRANCO	
	DRAWN:		
	2.0		
	T. ALSAQABI		
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	CHECKED.	PROJECT NO.	
		4404007	
	N. CHING	1134237	
	CHECKED:	CONTRACT NO:	
	K. CHANG YUEN	KC001396	
-			



METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 103+00 TO 256TH 27+40

DRAWING NO:

2C1.45

SHEET NO: OF

58 786

Name: SDM Plaza LLC. ROW File No.: K-49

Tax Parcel Number: 202205-9131

#### The Property

The property consists of approximately 19,100 SF of land with a single-story commercial building with parking, located on 104<sup>th</sup> Ave SE just north of SE 256<sup>th</sup> St in the city of Kent.

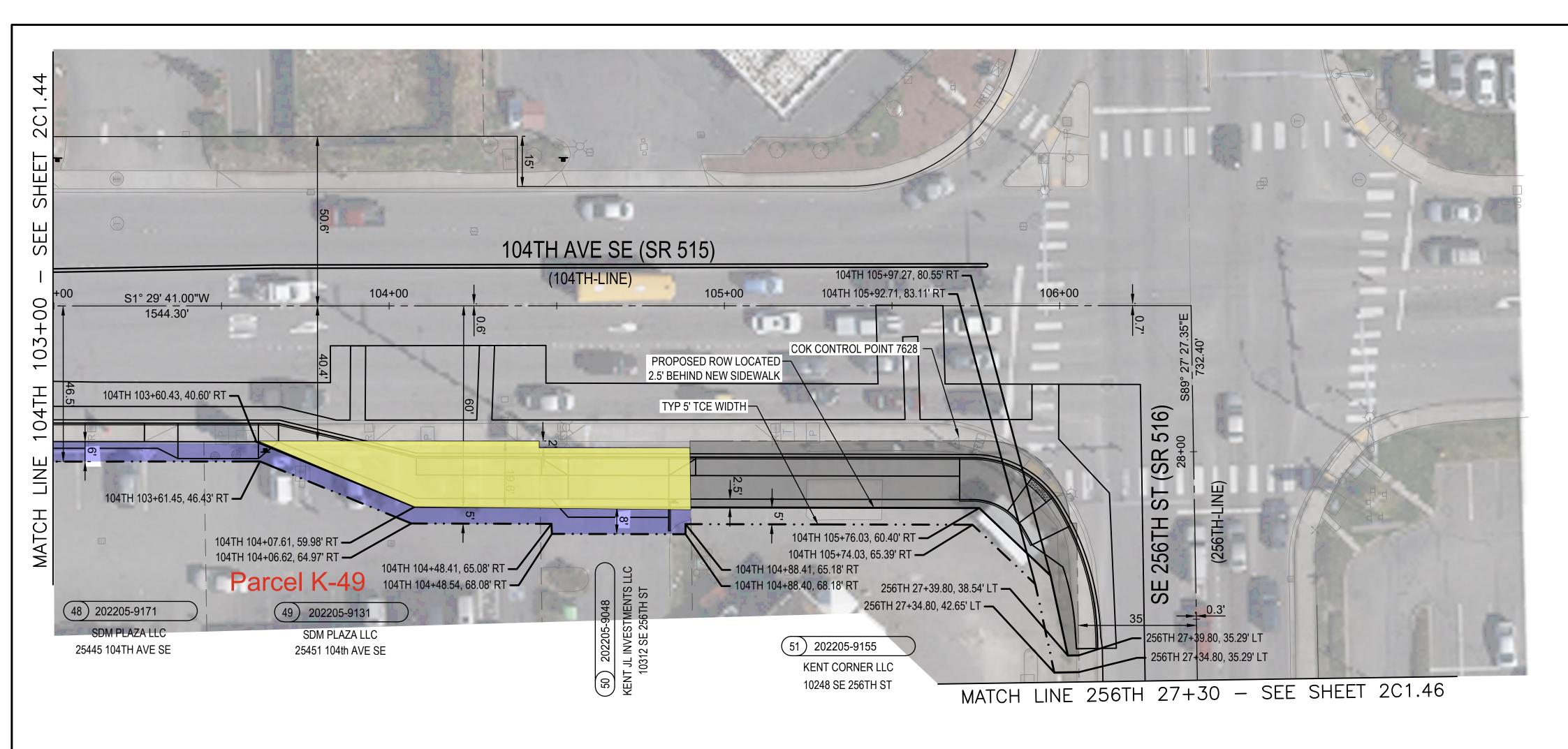
#### **Project Need**

As discussed above, this property shares both ownership and a driveway with property K-48. The project needs temporary access to the shared driveway for reconstruction purposes, as well as additional property to accommodate roadway widening for the construction of a BAT lane. The required property rights include 537 SF of temporary construction easement, along with 1,198 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made the initial offer on December 5, 2024. The acquisition agent has been in contact with the owner, who has consulted their own appraiser but have yet to provide a counteroffer. During repeated meetings and discussions with the property owner, he indicated that he wanted to settle both K-48 and K-49 at the same time, but as of May 12, 2025 no counteroffer has been received. The acquisition agent sent a letter requesting a formal response by May 16, 2025.

#### Status



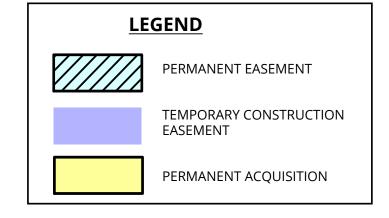
	RIGHT-OF-WAY TABLE													
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TEMPORARY CONSTRUCTION	REMAINDER (SF)			
48	SDM PLAZA LLC	2C1.45	2022059171	25445 104TH AVE SE	12,160	0	0	480	0	480	12,160			
49	SDM PLAZA LLC	2C1.45	2022059131	25451 104TH AVE SE	19,100	1,198	0	537	0	537	17,902			
50	KENT JL INVESTMENTS LLC	2C1.45	2022059048	10312 SE 256TH ST	14,600	798	0	345	0	345	13,802			
51	KENT CORNER LLC	2C1.45	2022059155	10248 SE 256TH ST	12,447	2,626	0	718	0	718	9,821			

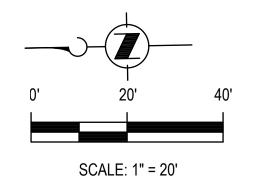
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

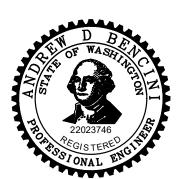
# **ROW AND ALIGNMENT LEGEND**

	RIGHT OF WAY (EXISTING)									
	RIGHT OF WAY (PROPOSED)									
	PROPERTY LINE (EXISTING)									
	CITY LIMIT / BOUNDARY (EXISTING)									
<u> </u>	TEMPORARY CONSTRUCTION EASEMENT									
• • • • • • • • • • • •	ACCESS EASEMENT (EXISTING)									
— – —	CONSTRUCTION CENTERLINE									
—— — EXISTING CENTERLINE										
PERMANENT EASEMENT										
	FEE									
PROJECT PARCEL NO.										
1 123456-1234										
PARCEL N	O. —									





Gacobs (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004						<b>1</b>	
			$\vdash$			1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	4
No PEVISIONI PV ADDID DATE							3
NO. REVISION BY AFF DE DATE	No.	REVISION	BY	APP'D	DATE		



DESIGNED:	APPROVED:	
A. BENCINI	G. FRANCO	
DRAWN:		
T. ALSAQABI		
CHECKED:	PROJECT NO:	
N. CHING	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	



METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 103+00 TO 256TH 27+40

DRAWING NO:

2C1.45

SHEET NO: OF

58 786

Name: Kent JL Investments LLC

**ROW File No.:** K-50

Tax Parcel Number: 202205-9048

#### The Property

The property consists of approximately 14,600 SF of land with a single-story commercial building occupied by a Jiffy Lube, with circulation accommodating that business model, located on SE 256<sup>th</sup> St just west of 104<sup>th</sup> Ave SE in the city of Kent.

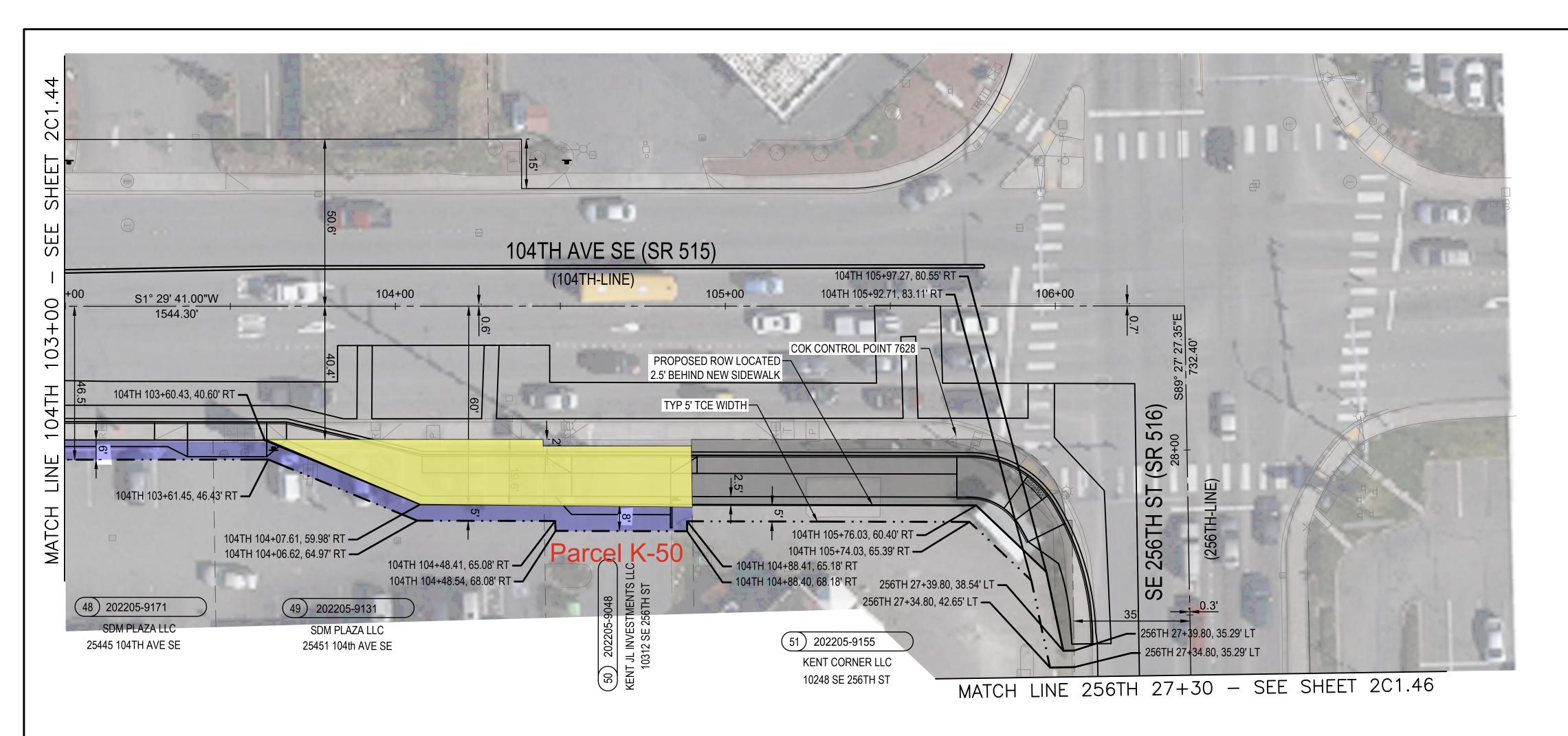
#### **Project Need**

This property is needed for roadway lane widening to accommodate a BAT lane, as well as driveway reconstruction. The required property rights include 345 SF of temporary construction easement, as well as 798 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made the initial offer on September 16, 2024. The acquisition agent has been in frequent contact with the owner, discussing impacts of sign relocation along with the appraisal methodology. The property was staked for the owner's review of the proposed acquisition areas and the property owner provided a counteroffer for the sign relocation estimate, due to the need to relocate electrical service. The property owner is consulting an independent appraiser and plans to provide a counteroffer. As of May 12, the last contact with this property owner was May 6, 2025.

#### Status



	RIGHT-OF-WAY TABLE												
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TEMPORARY CONSTRUCTION	REMAINDER (SF)		
48	SDM PLAZA LLC	2C1.45	2022059171	25445 104TH AVE SE	12,160	0	0	480	0	480	12,160		
49	SDM PLAZA LLC	2C1.45	2022059131	25451 104TH AVE SE	19,100	1,198	0	537	0	537	17,902		
50	KENT JL INVESTMENTS LLC	2C1.45	2022059048	10312 SE 256TH ST	14,600	798	0	345	0	345	13,802		
51	KENT CORNER LLC	2C1.45	2022059155	10248 SE 256TH ST	12,447	2,626	0	718	0	718	9,821		

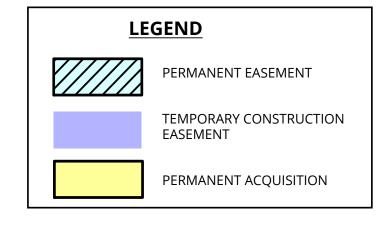
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

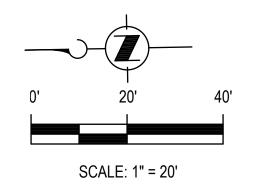
  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

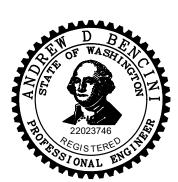
	—— – – — RIGHT OF WAY (EXISTING)									
	RIGHT OF WAY (PROPOSED)									
	PROPERTY LINE (EXISTING)									
	CITY LIMIT / BOUNDARY (EXISTING)									
<del></del>	TEMPORARY CONSTRUCTION EASEMENT									
• • • • • • • • • • • • • • • • • • • •	ACCESS EASEMENT (EXISTING)									
— – —	CONSTRUCTION CENTERLINE									
	EXISTING CENTERLINE									
PERMANENT EASEMENT										
FEE										
PROJECT PARCEL NO.										
	123456-1234									

PARCEL NO. —





Gacobs (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004						<b>1</b>	
			$\vdash$			1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	4
No PEVISIONI PV ADDID DATE							3
NO. REVISION BY AFF DE DATE	No.	REVISION	BY	APP'D	DATE		



	DESIGNED:	APPROVED:	
	A. BENCINI	G. FRANCO	
	DRAWN:		
	2.0		
	T. ALSAQABI		
1	CHECKED:	PROJECT NO:	
	CHECKED.	PROJECT NO.	
		4404007	
	N. CHING	1134237	
	CHECKED:	CONTRACT NO:	
	K. CHANG YUEN	KC001396	
-			

King County

METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 103+00 TO 256TH 27+40

DRAWING NO:

2C1.45

SHEET NO: OF

58 786

Name: HBH1, LLC ROW File No.: K-52

Tax Parcel Number: 116400-0110

#### The Property

The property consists of approximately 23,274 SF of land consisting of a single story commercial building with parking and landscaping, and a business sign for a non-operating business, located on the southeast corner of SE 256<sup>th</sup> St and 101<sup>st</sup> Ave SE in the city of Kent.

#### **Project Need**

This property is needed to construct a RapidRide station that will align with the proposed BAT lane terminating west of the intersection. The station was sited on this property to accommodate the locations of business driveways and other site conditions affecting the surrounding properties as well as serious safety concerns. Building the new station as close to the intersection/existing crossing as possible will deter people from illegally crossing the five lanes of SE 256<sup>th</sup> St, which is of greater than usual concern due to the presence of the Kent Meridian High School across the street. The required property rights include 1,157 SF of temporary construction easement, as well as 839 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on November 1, 2024. The property owner rejected the initial offer based on valuation, but has been unwilling to meet or discuss the acquisition with the team despite multiple contacts throughout January and February, 2025. The owner has also offered no additional data to support their conclusions of value, despite the team's suggestions that a revised offer would be considered if it were supported by data. The acquisition agent sent an impasse letter on March 21, 2025.

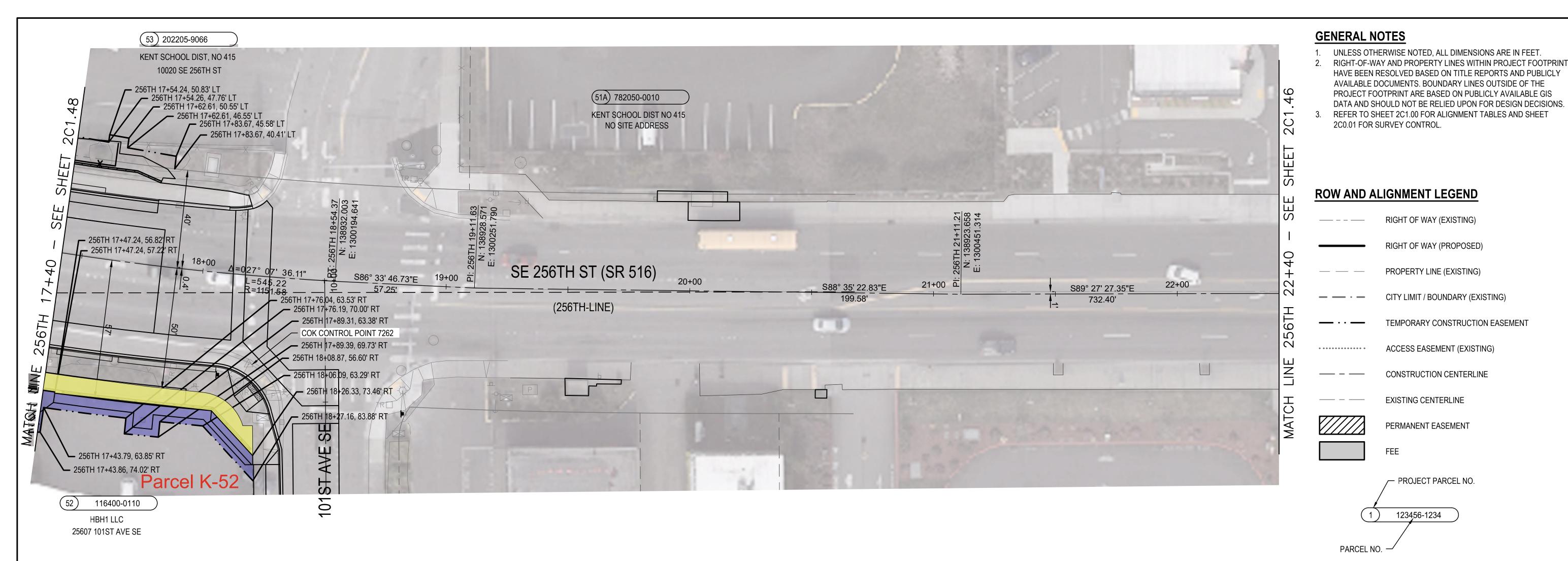
#### **Status**

This property is officially at impasse. After reviewing the need for this property with the project team, in late March 2025 the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent domain to acquire the necessary property rights.

NOTES:

1. FOR PARCEL NUMBER (53) 202205-9066

REVISION



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
52	HBH1 LLC	2C1.47 2C1.48	1164000110	25607 101ST AVE SE	23,274	839	78	1,080	0	1,080	22,435

# **LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

EXISTING CENTERLINE

PERMANENT EASEMENT

PROJECT PARCEL NO.

123456-1234

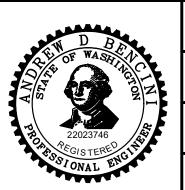
TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1" = 20'

DATE

BY APP'D

SEE SHEET 2C1.48.



DESIGNED:	APPROVED:	
A. BENCINI	G. FRANCO	
DRAWN:		
T. ALSAQABI		
CHECKED:	PROJECT NO:	
N. CHING	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	



METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 256TH 17+40 TO 256TH 22+40

2C1.47 SHEET NO: OF 60

Name: HBH1, LLC ROW File No.: K-54

Tax Parcel Number: 116400-0010

#### The Property

The property consists of approximately 14,268 SF of land consisting of a single story residential duplex building with driveway and yard, located on SE 256<sup>th</sup> St in the city of Kent. The project team has been informed that the property is undergoing redevelopment into a commercial property.

#### **Project Need**

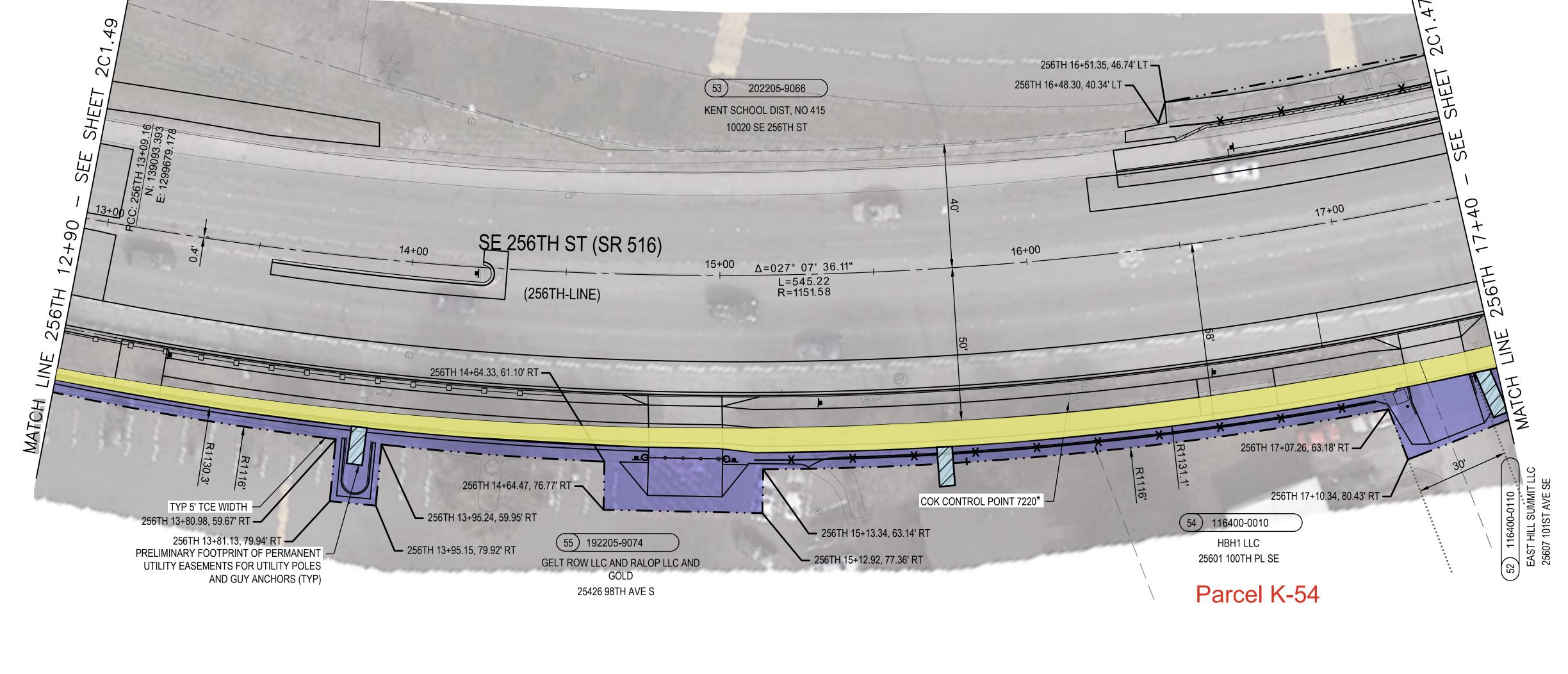
This property is needed to construct new sidewalk, a bike lane and the new RapidRide station. The required property rights include 860 SF of temporary construction easement, as well as 904 SF of fee acquisition.

#### **Property Negotiations**

This property owner also owns the property directly to the east, property K-52. The acquisition agent made an initial offer on November 1, 2024. The property owner rejected the initial offer based on valuation, but has been unwilling to meet or discuss the acquisition with the team despite multiple contacts throughout January and February, 2025. The owner has also offered no additional data to support their conclusions of value, despite the team's suggestions that a revised offer would be considered if it were supported by data. The acquisition agent sent an impasse letter on March 21, 2025.

#### Status

This property is officially at impasse. After reviewing the need for this property with the project team, in late March 2025 the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent domain to acquire the necessary property rights.



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
  - DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

    3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

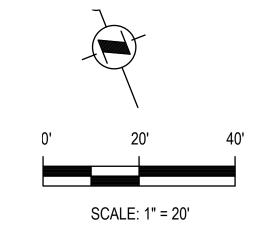
	RIGHT OF WAY (EXISTING)							
	RIGHT OF WAY (PROPOSED)							
	PROPERTY LINE (EXISTING)							
	CITY LIMIT / BOUNDARY (EXISTING)							
<del></del>	TEMPORARY CONSTRUCTION EASEMENT							
• • • • • • • • • • • •	ACCESS EASEMENT (EXISTING)							
<del></del>	CONSTRUCTION CENTERLINE							
	EXISTING CENTERLINE							
	PERMANENT EASEMENT							
	FEE							
PROJECT PARCEL NO.								
1 123456-1234								
PARCEL N	DARCEL NO.							
174102211	<b>.</b>							

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
53	KENT SCHOOL DIST, NO 415	2C1.47 2C1.48	2022059066	10020 SE 256TH ST	1,766,794	0	0	960	0	960	1,766,794
54	HBH1 LLC	2C1.48	1164000010	25601 100TH PL SE	14,268	904	0	860	0	860	13,364
55	PMI KENT LLC	2C1.48 2C1.49	1922059074	25426 98TH AVE S	452,588	2,185	127	2,910	0	2,910	450,403

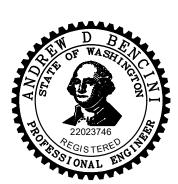
# PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION

# NOTES:

- 1. FOR PARCEL NUMBER (52) 116400-0110 SEE SHEET 2C1.47.
- \* BOUNDARY MONUMENT TO BE REPLACED WITH DNR PERMIT



5 COS (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004							
	$\overline{}$		_			(425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	, Z
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No. REVISION BY APP'D DATE	No.	REVISION	BY	APP'D	DATE		



4.000.01/ED
APPROVED:
G. FRANCO
O. I IVANOO
PROJECT NO:
1,40,400
1134237
CONTRACT NO:
1
1
KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
256TH 12+90 TO 256TH 17+40

DRAWING NO:

2C1.48

SHEET NO: OF

62 786

Name: PMI Kent LLC ROW File No.: K-55

Tax Parcel Number: 192205-9074

#### The Property

The property consists of approximately 452,588 SF of land with a large two-story multifamily apartment complex, with parking and landscaping, located on SE 256<sup>th</sup> St in the city of Kent.

#### **Project Need**

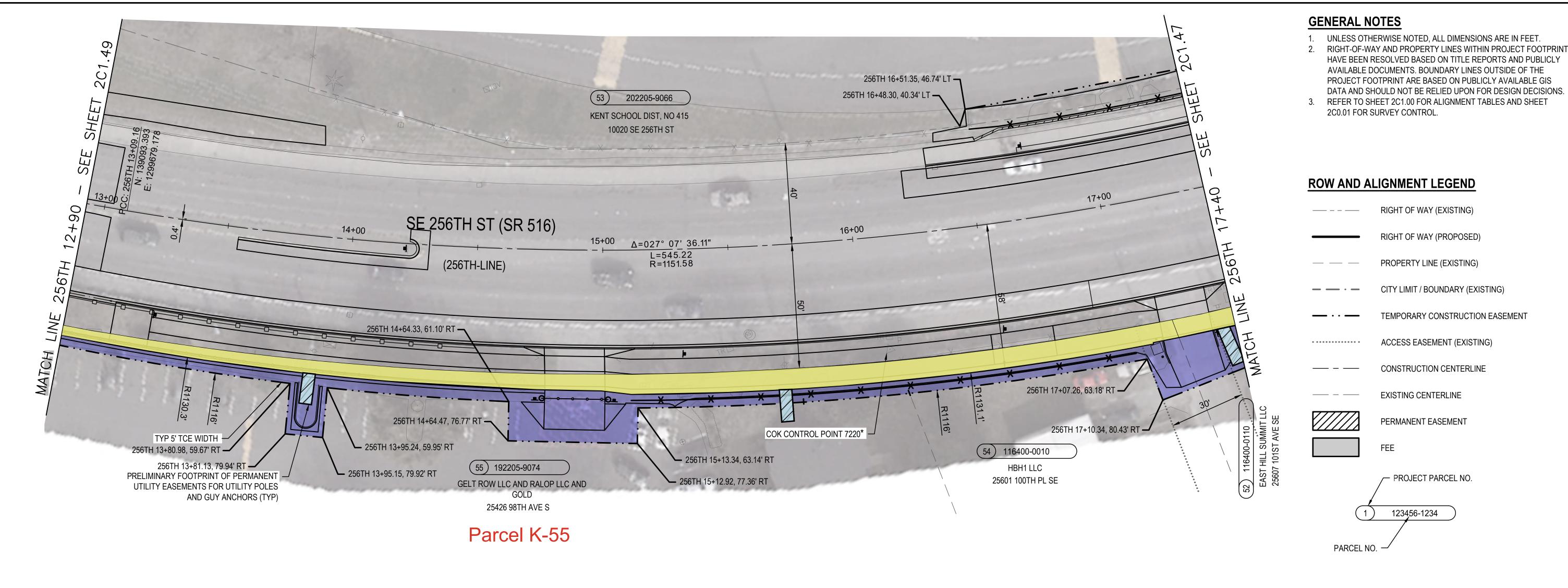
This property is needed for roadway lane widening to accommodate a BAT lane, as well as utility restoration, sidewalk construction, and driveway reconstruction. The required property rights include 2,997 SF of temporary construction easement, as well as 2,176 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made the initial offer on November 6, 2023. The acquisition agent has been in frequent contact with the owner representative and the parties agreed to a settlement in May 2025.

#### Status

Negotiations are on-going for this property, and it is considered mostly complete. However, since the conveyance documents have not been executed and recorded yet, the project team considers the risk to the project schedule too great to remove this property from the legislative package at this time. The project team fully expects to complete this acquisition through negotiated settlement and its inclusion here is simply a matter of risk mitigation.



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
53	KENT SCHOOL DIST, NO 415	2C1.47 2C1.48	2022059066	10020 SE 256TH ST	1,766,794	0	0	960	0	960	1,766,794
54	HBH1 LLC	2C1.48	1164000010	25601 100TH PL SE	14,268	904	0	860	0	860	13,364
55	PMI KENT LLC	2C1.48 2C1.49	1922059074	25426 98TH AVE S	452,588	2,185	127	2,910	0	2,910	450,403

# NOTES:

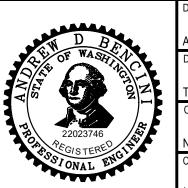
1. FOR PARCEL NUMBER (52) 116400-0110

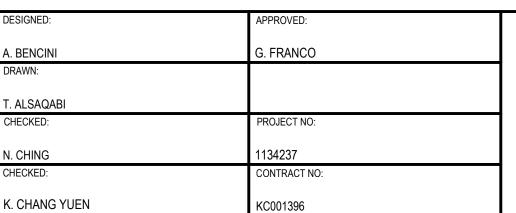
REVISION

BY APP'D DATE

BOUNDARY MONUMENT TO BE REPLACED WITH DNR PERMIT

acobs	(425) 453–5000 1100 112TH AVE NE, BELLEVUE, WA 98004	SUITE 500	STA O
			PROPERTY SSI







METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 256TH 12+90 TO 256TH 17+40 SHEET NO: OF 62 786

2C1.48

SCALE: 1" = 20'

PROJECT PARCEL NO.								
1 123456-1234 PARCEL NO. —								
<u>L</u>	EGEND							
	PERMANENT EASEMENT							
	TEMPORARY CONSTRUCTION EASEMENT							
	PERMANENT ACQUISITION							

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

EXISTING CENTERLINE

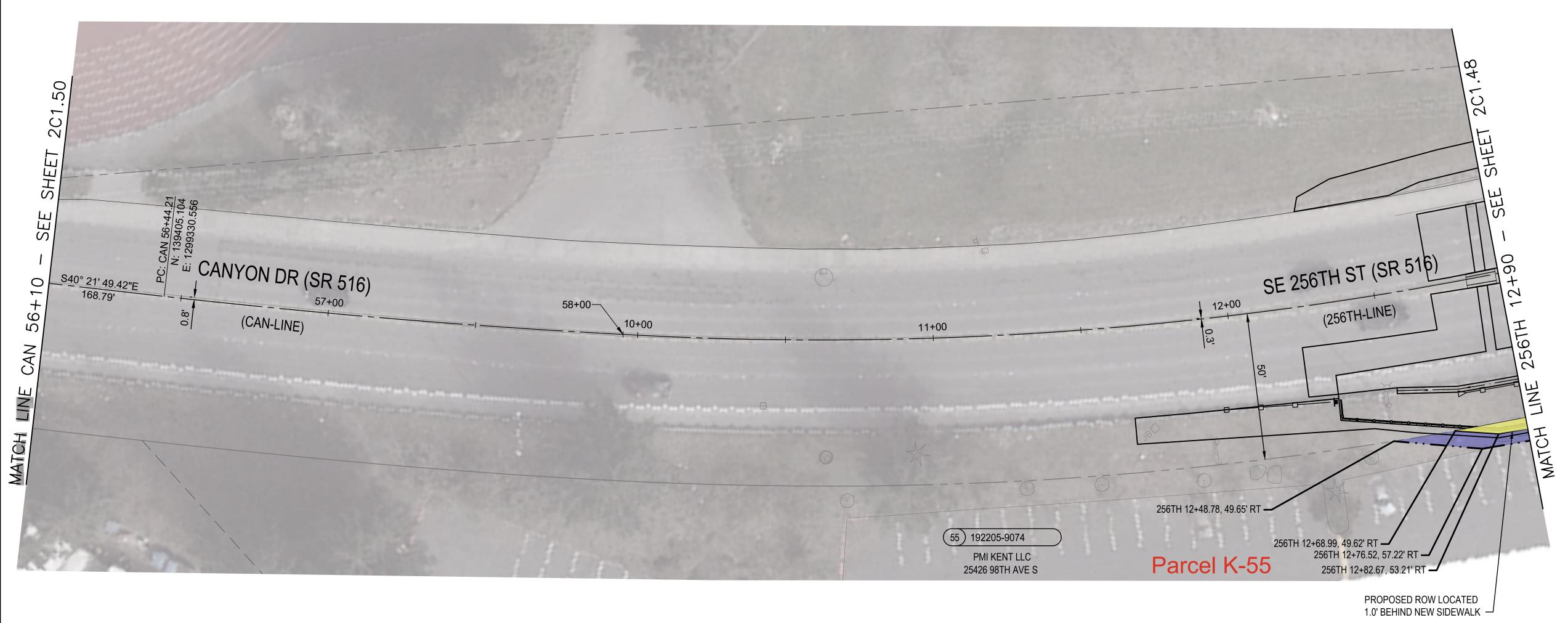
PERMANENT EASEMENT

FEE

TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. FOR PARCEL NUMBER (55) 192205-9074



# **GENERAL NOTES**

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRIN HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS
- 3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

## **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY (EXISTING)

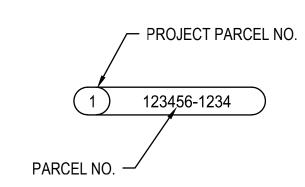
TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

— — CONSTRUCTION CENTERLINE

EXISTING CENTERLINE

PERMANENT EASEMENT



PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION

0' 20' 40' SCALE: 1" = 20'

$\wedge$					12005 (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
No.	REVISION	BY	APP'D	DATE	

SEE SHEET 2C1.48.



DESIGNED:	APPROVED:
A. BENCINI	G. FRANCO
DRAWN:	
T. ALSAQABI	
CHECKED:	PROJECT NO:
N. CHING	1134237
CHECKED:	CONTRACT NO:
IK OHANO WUEN	
K. CHANG YUEN	KC001396



METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
CAN 56+10 TO 256TH 12+90
SHEET

DRAWING NO:

2C1.49

SHEET NO: OF

63 786

Name: J and J LLC

**ROW File No.:** K-63 and K-64

**Tax Parcel Number:** 917960-1160 and 917960-1145

#### The Property

The property consists of two parcels owned by the same property owner and sharing a driveway access. The properties together consist of approximately 16,671 SF of land with each parcel featuring a single-story commercial building, parking and landscaping, located on E Smith St in downtown Kent.

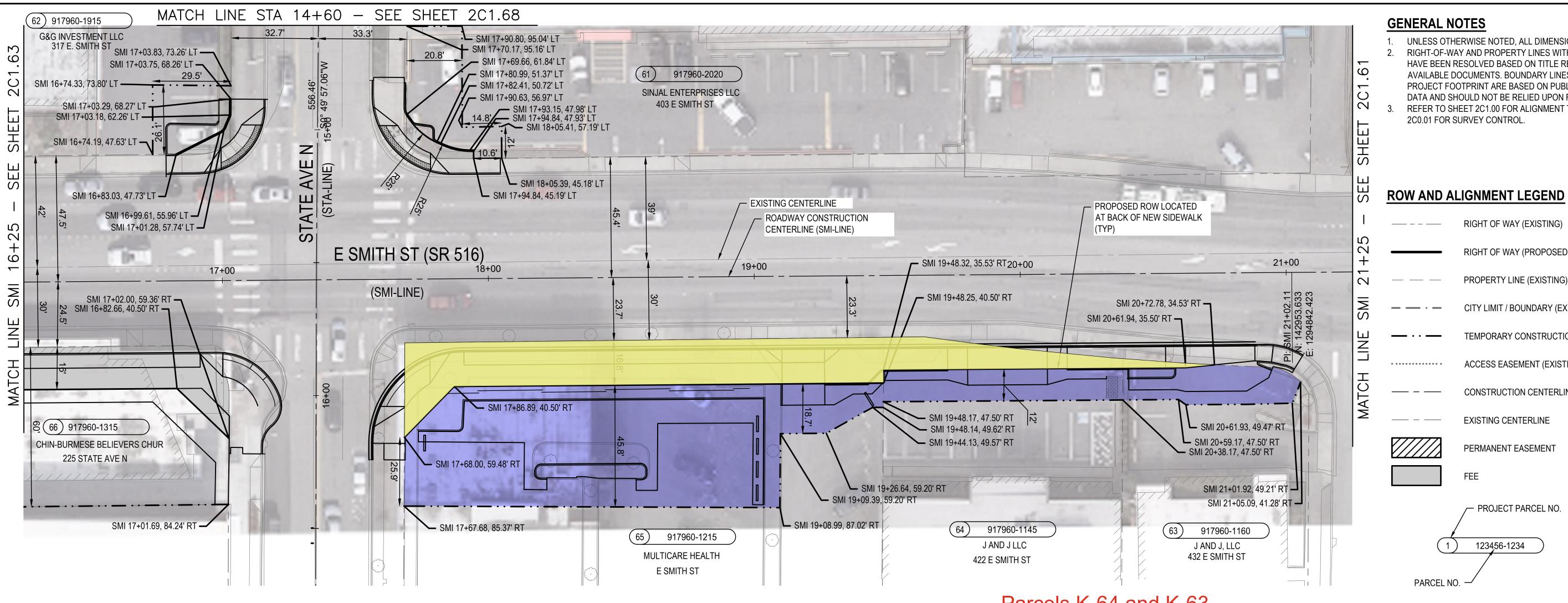
#### **Project Need**

These properties are needed for roadway lane widening to accommodate a BAT lane, as well as property restoration for driveway and parking lot. The required property rights include 866 SF of temporary construction easement, as well as 818 SF of fee acquisition between both parcels.

#### **Property Negotiations**

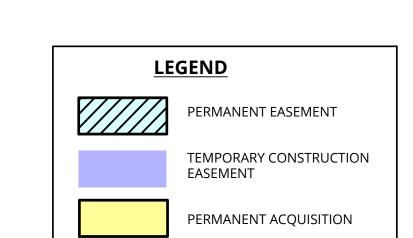
The acquisition agent made the initial offer on March 27, 2024. The acquisition agent has been in frequent contact with the owner, sharing files, answering questions about future road projects, roadway improvement requirements in Kent, concerns about parking layout and other issues. The parties have agreed that the owner will redesign parking themselves, and the team awaits a contractor quote for the work. The project team will assist the property owner with meeting with the city of Kent for permit discussions as well, in the very near future. The owners are actively engaged in negotiations with the team and we expect that we will be able to reach a settlement once all information is available to the owner to guide their decision-making.

#### Status



Parcels	K-64	and	K-63

RIGHT-OF-WAY TABLE											
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
61	SINJAL ENTERPRISES LLC	2C1.62	9179602020	403 E SMITH ST	38,202	143	0	1,047	0	1,047	38,059
62	G&G INVESTMENT LLC	2C1.62 2C1.63	9179601915	317 E. SMITH ST	23,749	100	0	645	0	645	23,649
63	J AND J LLC	2C1.62	9179601160	432 E SMITH ST	6,959	69	0	866	0	866	6,890
64	J AND J LLC	2C1.62	9179601145	422 E SMITH ST	9,712	749	0	1,081	0	1,081	8,963
65	MULTICARE HEALTH	2C1.62	9179601215	E SMITH ST	47,040	3,217	0	6,884	0	6,884	43,823
66	CHIN-BURMESE BELIEVERS CHUR	2C1.62 2C1.63	9179601315	225 STATE AVE N	7,181	2,040	0	5,092	0	5,092	5,141



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.

RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT

HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY

DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE

REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

**EXISTING CENTERLINE** 

PERMANENT EASEMENT

PROJECT PARCEL NO.

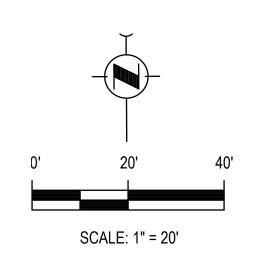
123456-1234

PARCEL NO.

TEMPORARY CONSTRUCTION EASEMENT

2C0.01 FOR SURVEY CONTROL.

PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS



METRO TRANSIT CAPITAL DIVISION

RAPIDRIDE I LINE

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN SMI 16+25 TO SMI 21+25

	DESIGNED:	APPROVED:
N G M	B. MAGEE	G. FRANCO
OF WASHING	DRAWN:	
	0.1111.0017	
	C. WILCOX	
	CHECKED:	PROJECT NO:
48810 SIONAL ENGINE		
FGISTERED CO	M. SKINNER	1134237
O ONAL ENGY	CHECKED:	CONTRACT NO:
	K. CHANG YUEN	KC001396

King County
METRO

REVISION

2C1.62 SHEET NO: OF 786

Name: Multicare Health System

**ROW File No.:** K-65

**Tax Parcel Number:** 917960-1215

#### The Property

The property consists of approximately 47,040 SF of land featuring a surface parking lot and landscaping, located on E Smith St in downtown Kent.

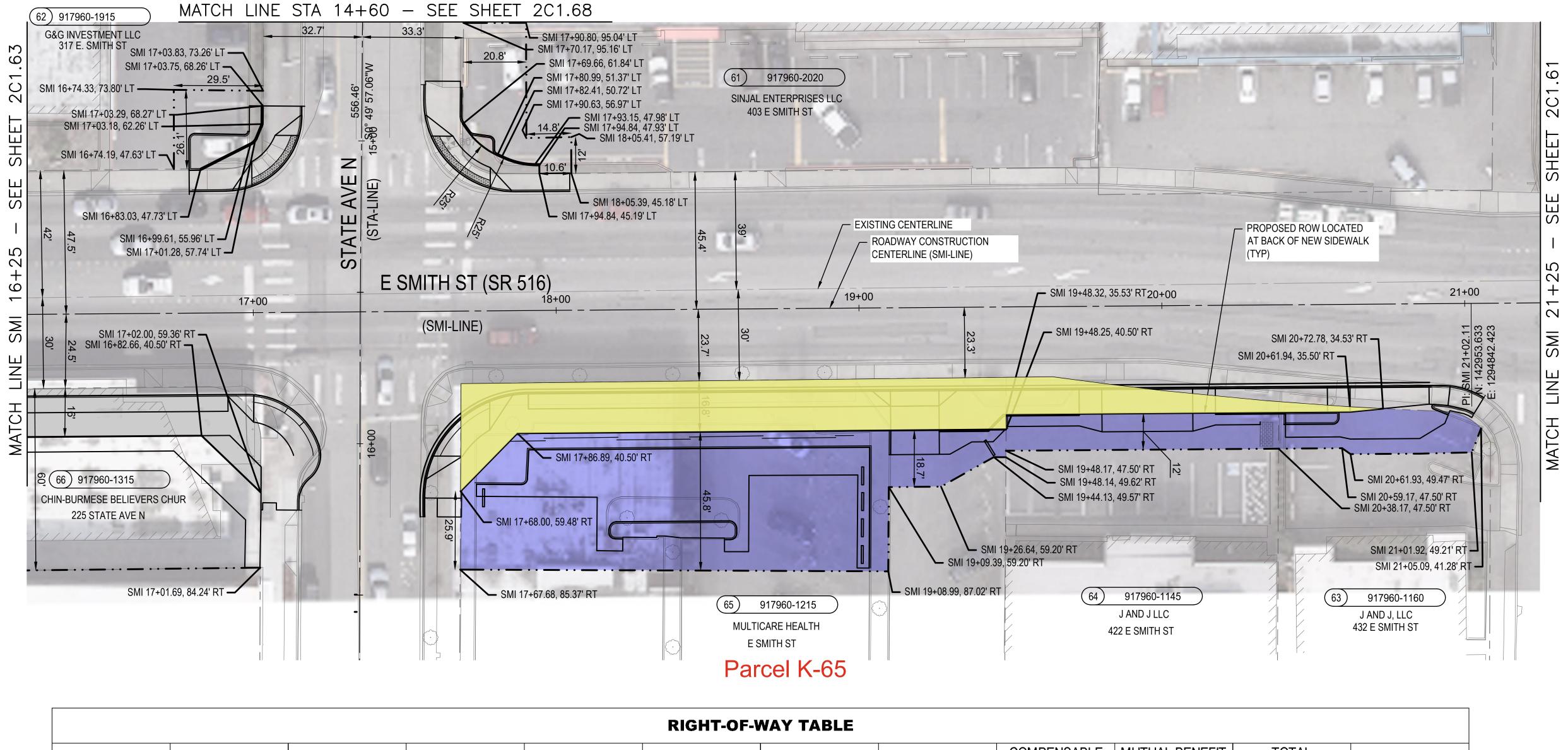
#### **Project Need**

This property is needed for roadway re-alignment allowing for BAT lane construction through downtown Kent. The required property rights include 6,884 SF of temporary construction easement, as well as 3,217 SF of fee acquisition. The large size of the TCE reflects the need to reconfigure both the parking lot and the stormwater infrastructure supporting the parking lot.

#### **Property Negotiations**

The acquisition agent made an initial offer in November 2024. The acquisition agent has been in frequent contact with the owner, sharing files, answering questions and providing plan revisions reflecting the owner's input. The parties have agreed to a settlement in principle, awaiting the property owner's final approval of fence placement, and expect to sign in the near future.

#### Status



# **GENERAL NOTES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

 RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

— — PROPERTY LINE (EXISTING)

..... ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

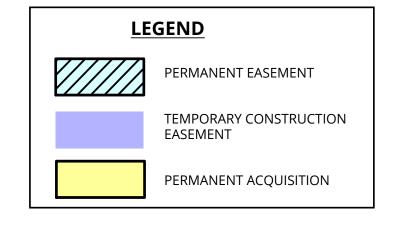
- --- EXISTING CENTERLINE

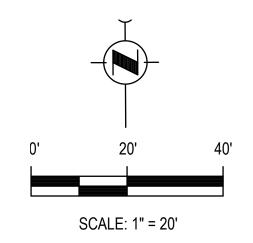
PERMANENT EASEMENT

/-- PROJECT PARCEL NO.

1 123456-1234 PARCEL NO. —

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
61	SINJAL ENTERPRISES LLC	2C1.62	9179602020	403 E SMITH ST	38,202	143	0	1,047	0	1,047	38,059
62	G&G INVESTMENT LLC	2C1.62 2C1.63	9179601915	317 E. SMITH ST	23,749	100	0	645	0	645	23,649
63	J AND J LLC	2C1.62	9179601160	432 E SMITH ST	6,959	69	0	866	0	866	6,890
64	J AND J LLC	2C1.62	9179601145	422 E SMITH ST	9,712	749	0	1,081	0	1,081	8,963
65	MULTICARE HEALTH	2C1.62	9179601215	E SMITH ST	47,040	3,217	0	6,884	0	6,884	43,823
66	CHIN-BURMESE BELIEVERS CHUR	2C1.62 2C1.63	9179601315	225 STATE AVE N	7,181	2,040	0	5,092	0	5,092	5,141





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DESIGNED:	APPROVED:	
B. MAGEE	G. FRANCO	
DRAWN:		
C. WILCOX		
CHECKED:	PROJECT NO:	_
M. SKINNER	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	

King County
METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
SMI 16+25 TO SMI 21+25

DRAWING NO:

2C1.62

SHEET NO: OF

76 786

**Name:** TLC Properties, Inc.

**ROW File No.:** K-80

Tax Parcel Number: 382800-0460

#### The Property

The property consists of approximately 7,980 SF of land consisting mainly of billboard advertising sign, located on Central Avenue S in the city of Kent.

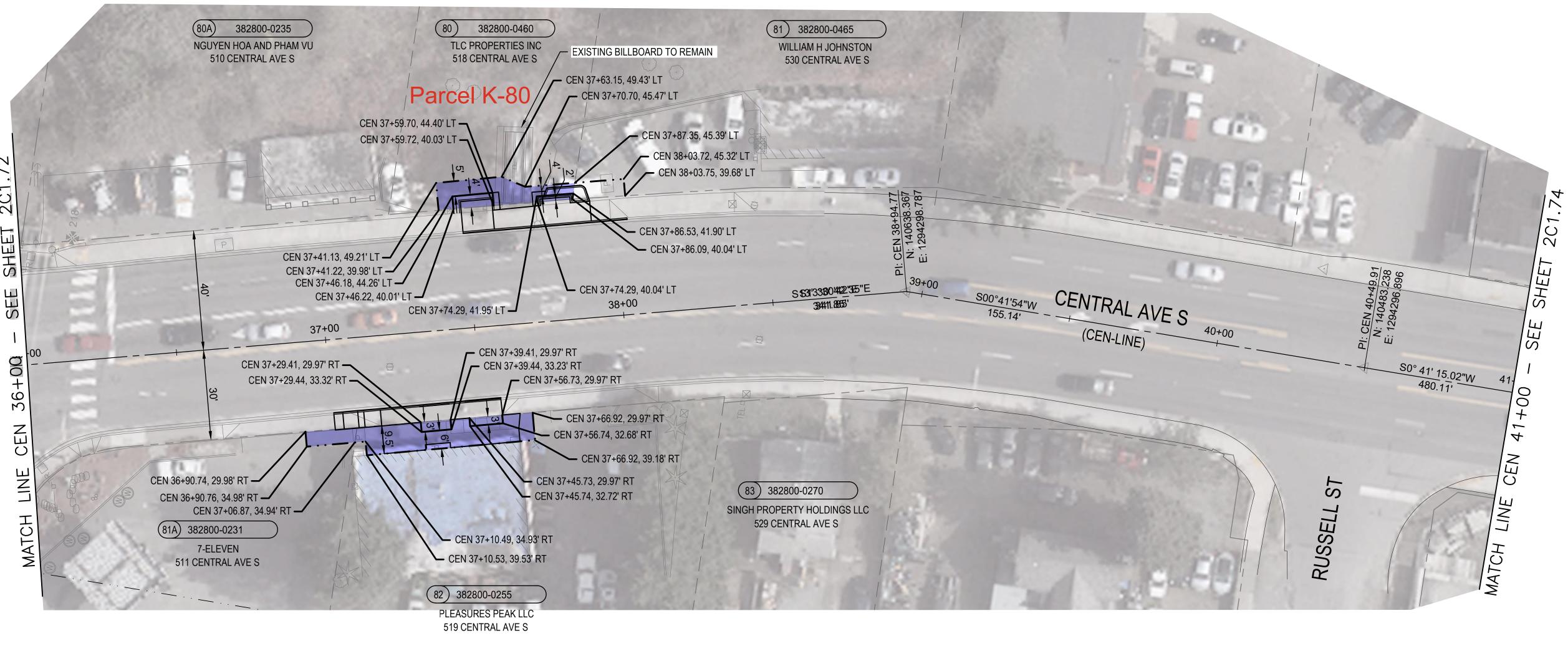
#### **Project Need**

This property is needed to accommodate sidewalk widening allowing the coach front door to deploy its wheelchair ramp and meeting ADA requirements. The project team was also required by the FTA to add a passenger shelter here, after the initial design did not include one. The required property rights include 251 SF of temporary construction easement, as well as 96 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer in February 2023. The acquisition agent has been in frequent contact with the owner, addressing his concerns about potential litter, safety when the sign crew changes out advertisements, and proposing deed restrictions related to advertising within the shelter. The parties continue to work together to resolve the property owner's concerns and come to a mutual settlement.

#### **Status**



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
80	TLC PROPERTIES INC	2C1.73	3828000460	518 CENTRAL AVE S	7,980	81	0	266	0	266	7,899
81	WILLIAM H JOHNSTON	2C1.73	3828000465	530 CENTRAL AVE S	15,000	0	0	94	0	94	15,000
81A	7-ELEVEN	2C1.73	3828000231	511 CENTRAL AVE S	18,416	0	0	83	0	83	18,416
82	PLEASURES PEAK LLC	2C1.73	3828000255	519 CENTRAL AVE S	9,600	64	0	481	0	481	9,536



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY (EXISTING) RIGHT OF WAY (PROPOSED) PROPERTY LINE (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

CITY LIMIT / BOUNDARY (EXISTING)

ACCESS EASEMENT (EXISTING)

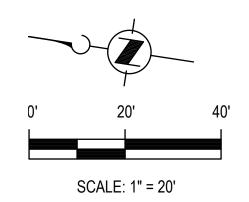
EXISTING CENTERLINE

CONSTRUCTION CENTERLINE



- PROJECT PARCEL NO. 123456-1234 PARCEL NO.

> **LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION



$\wedge$					<b>Jacob</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
$\Delta$					
No.	REVISION	BY	APP'D	DATE	



	DESIGNED:	APPROVED:	
	B. MAGEE	G. FRANCO	
	D. WAGEE	G. FRANCO	
	DRAWN:		
	C. WILCOX		
-			
	CHECKED:	PROJECT NO:	
	M. SKINNER	1134237	
1			
	CHECKED:	CONTRACT NO:	
	K. CHANG YUEN	KC001396	
		110001000	



METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN CEN 36+00 TO CEN 41+00

2C1.73 SHEET NO: OF 87

Name: Pleasure's Peak LLC

**ROW File No.:** K-82

Tax Parcel Number: 382800-0255

#### The Property

The property consists of approximately 10,913 SF of land consisting of a single story commercial building with parking, located on Central Avenue S in the city of Kent.

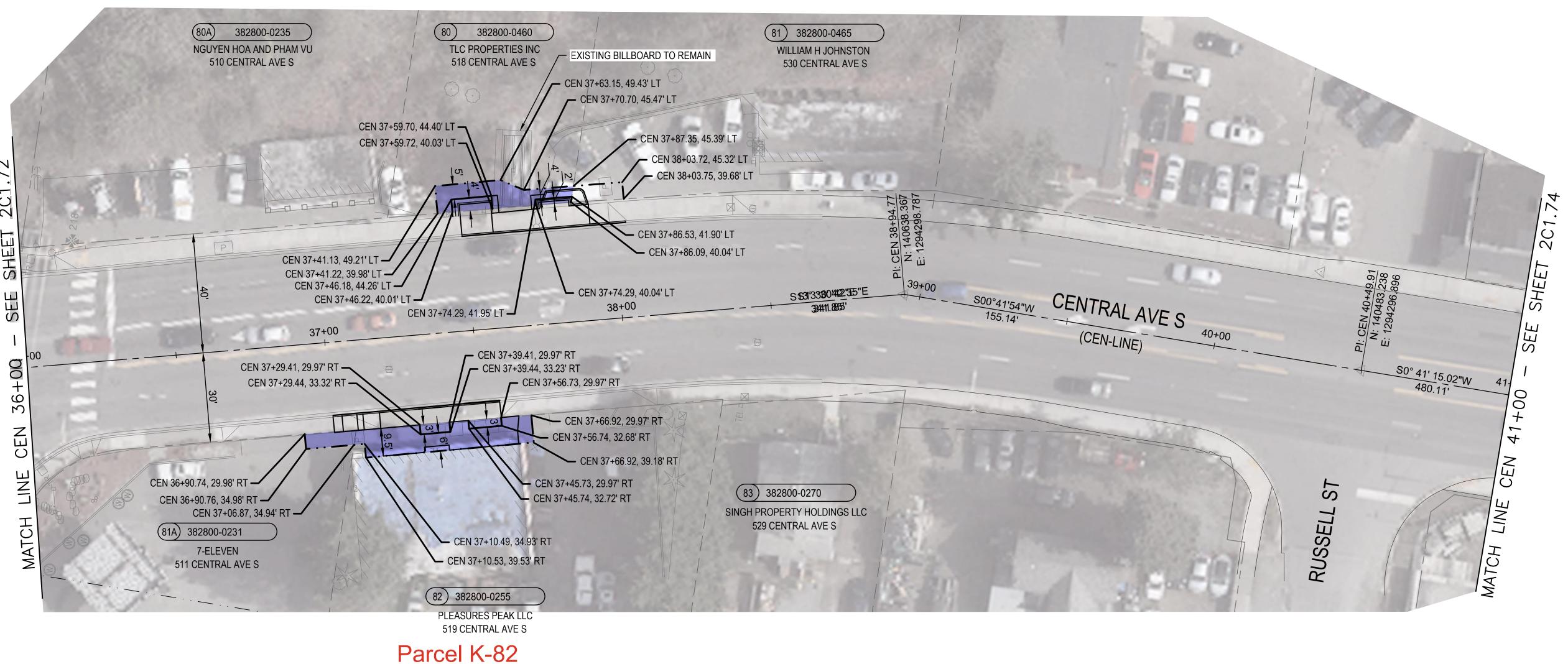
#### **Project Need**

This property is needed to accommodate sidewalk widening to meet ADA requirements. The project team was also required by the FTA to add a passenger shelter here, after the initial design did not include one. The required property rights include 481 SF of temporary construction easement, as well as 64 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on May 3, 2024. The acquisition agent has engaged in negotiations with the owner, who was not very receptive to the proposed improvements or the project team's offer. The owner counteroffered for a much larger amount than supported by appraisal. Recently, the project team learned that the property is in foreclosure and a revised offer letter was returned unclaimed. The acquisition agent is working to re-establish contact.

#### Status



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TEMPORARY CONSTRUCTION	REMAINDER (SF)
80	TLC PROPERTIES INC	2C1.73	3828000460	518 CENTRAL AVE S	7,980	81	0	266	0	266	7,899
81	WILLIAM H JOHNSTON	2C1.73	3828000465	530 CENTRAL AVE S	15,000	0	0	94	0	94	15,000
81A	7-ELEVEN	2C1.73	3828000231	511 CENTRAL AVE S	18,416	0	0	83	0	83	18,416
82	PLEASURES PEAK LLC	2C1.73	3828000255	519 CENTRAL AVE S	9,600	64	0	481	0	481	9,536

# **GENERAL NOTES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

- — CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

PERMANENT EASEMENT

— — — EXISTING CENTERLINE

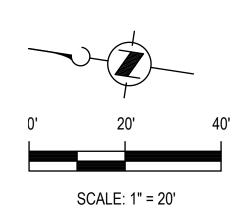
PROJECT PARCEL NO.

1 123456-1234 PARCEL NO. —

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION



$\triangle$					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
$\wedge$					
No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:	
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B. MAGEE	G. FRANCO	
DRAWN:		
Diviti.		
C. WILCOX		
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M. SKINNER	1134237	
CHECKED:	CONTRACT NO:	
CHECKED.	CONTRACT NO.	
K. CHANG YUEN	KC001396	
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METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
CEN 36+00 TO CEN 41+00

DRAWING NO:

2C1.73

SHEET NO: OF

87 786

Name: L&S Swift, LLC ROW File No.: K-87

Tax Parcel Number: 346280-0232

#### The Property

The property consists of approximately 196,368 SF of land consisting of a single story commercial building with parking, located on Central Avenue S in the city of Kent.

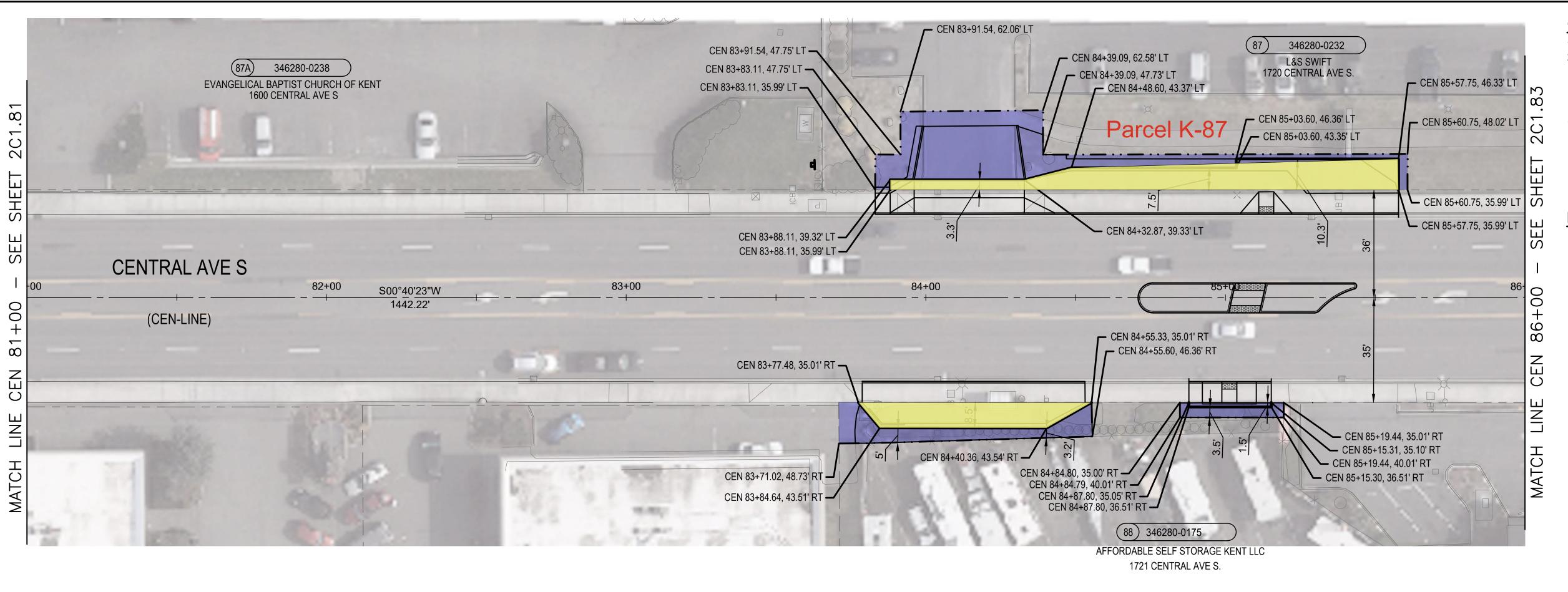
#### **Project Need**

This property is needed to accommodate sidewalk widening to construct a RapidRide station and to reconstruct the driveway. The required property rights include 1,597 SF of temporary construction easement, as well as 1,199 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on May 14, 2024. The acquisition agent has engaged in negotiations with the owner, who was not very receptive to the proposed improvements or the project team's offer. The owner counteroffered for a much larger amount than supported by appraisal. Recently, the project team learned that the property is in foreclosure and a revised offer letter was returned unclaimed. The acquisition agent is working to re-establish contact.

#### Status



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
87	L&S SWIFT	2C1.82	3462800232	1720 CENTRAL AVE S	196,368	1,199	0	1,597	0	1,597	195,169
88	AFFORDABLE SELF STORAGE KENT LLC	2C1.82	3462800175	1721 CENTRAL AVE S	198,755	610	0	631	0	631	198,145

# **GENERAL NOTES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

--- PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

- PROJECT PARCEL NO.

— – — EXISTING CENTERLINE

PERMANENT EASEMENT

FEE

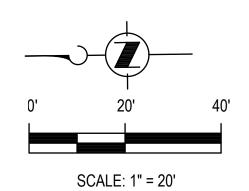
1 123456-1234

PARCEL NO.

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION



					1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
No.	REVISION	BY	APP'D	DATE	



	DESIGNED:	APPROVED:	
	B. MAGEE	G. FRANCO	
1	DRAWN:		
	DIVAWIN.		
	0.14/11.007		
	C. WILCOX		
	CHECKED:	PROJECT NO:	
	M. SKINNER	1134237	
	CHECKED:	CONTRACT NO:	
	K. CHANG YUEN	KC001396	
-			



METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
CEN 81+00 TO CEN 86+00

DRAWING NO:

2C1.82

SHEET NO: OF

786

Name: Affordable Self Storage – Kent LLC

**ROW File No.:** K-88

Tax Parcel Number: 346280-0175

#### The Property

The property consists of approximately 198,755 SF of land consisting of multiple single story commercial storage buildings with parking, located on Central Avenue S in the city of Kent.

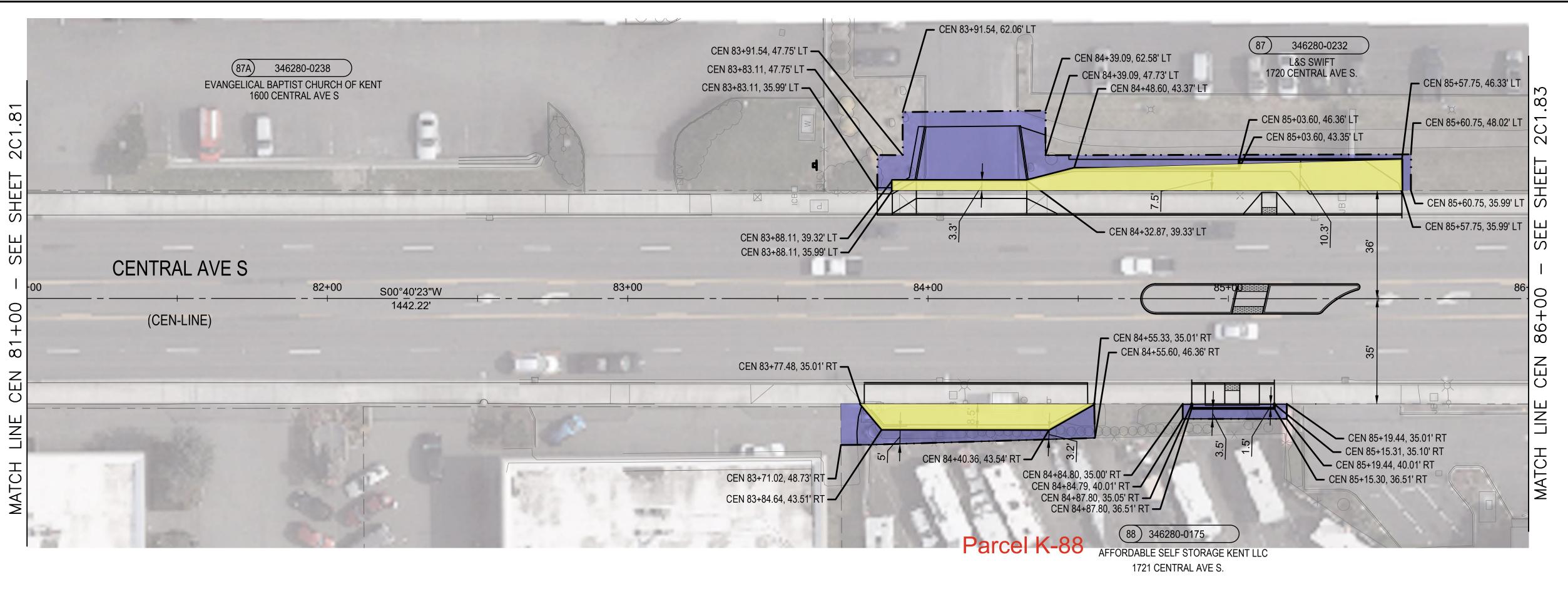
#### **Project Need**

This property is needed to construct a RapidRide station and a curb ramp to add a mid-block crossing. The required property rights include 633 SF of temporary construction easement, as well as 610 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on May 28, 2024. The acquisition agent has engaged in negotiations with the owner, who has engaged an attorney and engineer to review plans and suggest revisions. The project team rejected the owner's first counteroffer due to some valuation errors and expect a revised counteroffer in the near future.

#### **Status**



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
87	L&S SWIFT	2C1.82	3462800232	1720 CENTRAL AVE S	196,368	1,199	0	1,597	0	1,597	195,169
88	AFFORDABLE SELF STORAGE KENT LLC	2C1.82	3462800175	1721 CENTRAL AVE S	198,755	610	0	631	0	631	198,145

# **GENERAL NOTES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

EXISTING CENTERLINE

PERMANENT EASEMENT

FEE

PROJECT PARCEL NO.

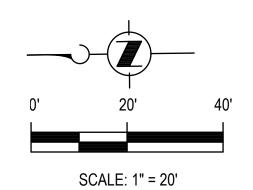
1 123456-1234

PARCEL NO.

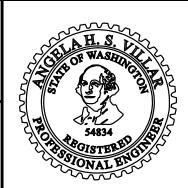
PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION



					1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	
						3
No.	REVISION	BY	APP'D	DATE		<u> </u>



DESIGNED:	APPROVED:	
B. MAGEE	G. FRANCO	
DRAWN:		
C. WILCOX		
CHECKED:	PROJECT NO:	
M. SKINNER	1134237	
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	



METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
CEN 81+00 TO CEN 86+00

DRAWING NO:

2C1.82
SHEET NO: OF

Name: 4200 Real Estate LLC

**ROW File No.:** A-8

Tax Parcel Number: 000400-0025

#### The Property

The property consists of approximately 69,177 SF of land consisting of a single story commercial building with parking, landscaping and a business sign, located on Auburn Way N in the city of Auburn.

#### **Project Need**

This property is needed to construct a RapidRide station with bollard. The required property rights include 478 SF of temporary construction easement, as well as 491 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on August 22, 2024. The acquisition agent has engaged in negotiations with the owner, who has engaged a representative and reached a settlement agreement in principle with the acquisition agent. We expect this acquisition to be finalized in the near future.

#### **Status**

Negotiations are on-going for this property, and it is considered mostly complete. However, since the conveyance documents have not been executed and recorded yet, the project team considers the risk to the project schedule too great to remove this property from the legislative package at this time. The project team fully expects to complete this acquisition through negotiated settlement and its inclusion here is simply a matter of risk mitigation.

# ROW AND ALIGNMENT GENERAL NOTES

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN THE PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 3C1.00 FOR ALIGNMENT TABLES AND LEGEND. REFER TO SHEET 3C0.01 FOR SURVEY CONTROL.

# ROW AND ALIGNMENT LEGEND

RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)

— — — PROPERTY LINE (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY (EXISTING)

— CITY LIMIT / BOUNDARY (EXISTING)

- PROJECT PARCEL NO.

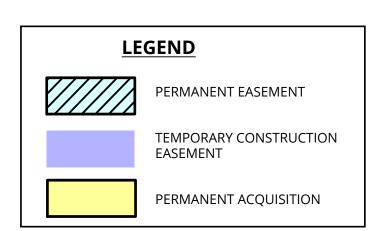
PI EXTENSION LINE

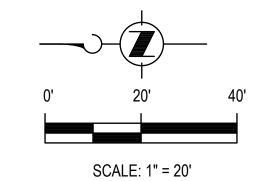
PERMANENT EASEMENT

FEE

1 123456-1234 PARCEL NO. —

					RIGHT-OF-V	WAY TABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	TEMPORARY CONSTRUCTION	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
8	AUBURN NORTH BUSINESS PARK	3C1.09	0004000025	4202 AUBURN WAY N	69,177	0	491	478	0	478	69,668
9	DIRTY BOOT LLC	3C1.09	0004000030	4055 AUBURN WAY N	435,403	158	0	558	0	558	435,245



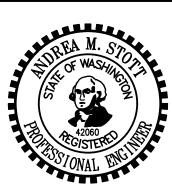


PROJECT REF: <u>FAC22-0022</u>
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN REQUIREMENTS.

DEV REVIEW ENGINEER: \_\_\_\_\_

TDO TDANICIT CADI	TAL DIVISION

| Cacobs | 453-5000 | 1100 112TH AVE NE, SUITE 500 | 1100 112T



	DESIGNED:	APPROVED:	
	A. STOTT	G. FRANCO	l
,	DRAWN:		
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F	C. WILCOX		
	CHECKED:	PROJECT NO:	l
5			l
<b>'</b>	G. STEPHAN	1134237	
	CHECKED:	CONTRACT NO:	
			l
	K. CHANG YUEN	KC001396	

King County

METRO

METRO TRANSIT CAPITAL DIVISION RAPIDRIDE I LINE

AUBURN SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
AW 46+00 TO AW 51+00

3C1.09
SHEET NO: OF
16 288

Name: Hwa S. Nam and Chi Yun Pak

**ROW File No.:** A-10

Tax Parcel Number: 613190-0010

#### **The Property**

The property consists of approximately 14,651 SF of land consisting of a single story commercial convenience store, located on the northeast corner of Auburn Way N and 37<sup>th</sup> St NE in the city of Auburn.

#### **Project Need**

This property is needed to construct a RapidRide station, sidewalk improvements and reconstruct the driveway. The required property rights include 1,087 SF of temporary construction easement, as well as 394 SF of fee acquisition. Throughout the design process, the project was proposing to close the property's driveway onto Auburn Way North; however, at 90% the station location was shifted as far to the south as possible to allow the second driveway to remain open. Given the use of the property (convenience store), the project team felt that the closure of the second driveway might have negative impacts on the property and its business.

#### **Property Negotiations**

The acquisition agent made an initial offer on June 22, 2023 with the assistance of a translator. Over a period of more than a year, the acquisition agent has made no fewer than fifteen contacts with the property owner to discuss the proposed acquisition and the project impacts, and a Metro team representative has also attempted to engage with the property owner. Thus far the team has been unsuccessful in engaging the property owner in negotiations and ceased communication at the owner's request late last year.

#### **Status**

This property is officially at impasse. The project design team prepared an engineering memo detailing the basis for the proposed improvements and need for this property to achieve project goals. In January 2025, after reviewing the need for this property with the project team, the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent domain to acquire the necessary property rights.

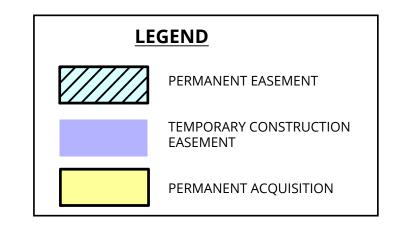
# **ROW AND ALIGNMENT GENERAL NOTES**

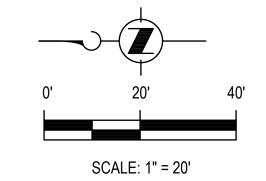
- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN THE PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 3C1.00 FOR ALIGNMENT TABLES AND LEGEND. REFER TO SHEET 3C0.01 FOR SURVEY CONTROL.

# **ROW AND ALIGNMENT LEGEND**

	RIGHT OF WAY (EXISTING)
	RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)
	PROPERTY LINE (EXISTING)
- ·	CITY LIMIT / BOUNDARY (EXISTING)
<del></del>	TEMPORARY CONSTRUCTION EASEMENT
• • • • • • • • • •	PI EXTENSION LINE
	PERMANENT EASEMENT
	FEE
/	PROJECT PARCEL NO.
1	123456-1234

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
10	HAW S NAM AND CHI YUN PAK	3C1.12	6131900010	3702 AUBURN WAY N	14,651	394	0	1,087	0	1,087	14,257
11	WHITE RIVER BUDDHIST CHURCH	3C1.12	0004000033	3625 AUBURN WAY N	166,723	830	0	1,242	0	1,241	165,893





PROJECT REF: FAC22-0022
THESE PLANS ARE APPROVED FOR CONFORMANCE
WITH THE CITY OF AUBURN REQUIREMENTS.

DEV REVIEW ENGINEER:

DATE:

					Tooks
$\triangle$					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	

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King County
METRO

METRO TRANSIT CAPITAL DIVISION

RAPIDRIDE I LINE

AUBURN SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
AW 61+00 TO AW 66+00

DRAWING NO:

3C1.12

SHEET NO: OF

19 288

Name: White River Buddhist Church

**ROW File No.:** A-11

Tax Parcel Number: 000400-0033

#### The Property

The property consists of approximately 166,723 SF of land consisting of a religious temple, parking and landscaping, located on the southwest corner of Auburn Way N and 37<sup>th</sup> St NE in the city of Auburn.

#### **Project Need**

This property is needed to construct a RapidRide station and sidewalk improvements. Presently a good amount of sidewalk is on private property and the project will correct that by purchasing the property rights and dedicating the sidewalk to the city of Auburn. The required property rights include 1,241 SF of temporary construction easement, as well as 830 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on November 6, 2023. Since that time, the acquisition agent has been in frequent contact with the board, providing additional information, graphics, construction schedule and fence designs, and met on-site to clarify the impacts. After presenting detailed information, updated plans and graphics, and alternative site studies in February, the team has been unsuccessfully attempting to schedule a meeting with the board president to try to settle the negotiations.

#### Status

While the acquisition agent intends to continue trying to reach a negotiated settlement, the project team has agreed that the likely next step will be to send an impasse letter to the property owner, requesting a response by a definitive date, after which the team will consider the property for referral to condemnation.

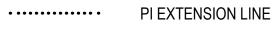
# **ROW AND ALIGNMENT GENERAL NOTES**

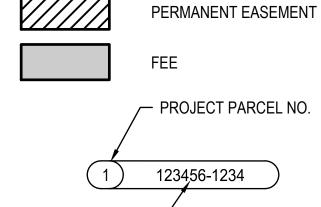
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- RIGHT-OF-WAY AND PROPERTY LINES WITHIN THE PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- REFER TO SHEET 3C1.00 FOR ALIGNMENT TABLES AND LEGEND. REFER TO SHEET 3C0.01 FOR SURVEY CONTROL.

RIGHT OF WAY (EXISTING)

# **ROW AND ALIGNMENT LEGEND**

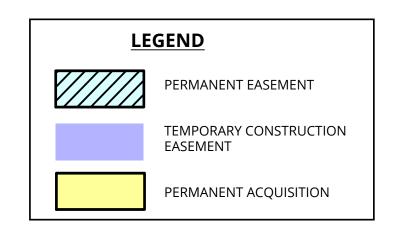
	RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED
	PROPERTY LINE (EXISTING)
- ·	CITY LIMIT / BOUNDARY (EXISTING)
	TEMPORARY CONSTRUCTION EASEMENT

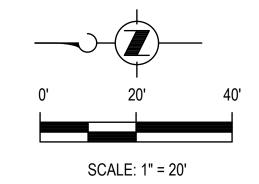




PARCEL NO.

	RIGHT-OF-WAY TABLE												
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	TEMPORARY CONSTRUCTION	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)		
10	HAW S NAM AND CHI YUN PAK	3C1.12	6131900010	3702 AUBURN WAY N	14,651	394	0	1,087	0	1,087	14,257		
11	WHITE RIVER BUDDHIST CHURCH	3C1.12	0004000033	3625 AUBURN WAY N	166,723	830	0	1,242	0	1,241	165,893		





(11) 000400-0033

WHITE RIVER BUDDHIST CHURCH 3625 AUBURN WAY N

> PROJECT REF: <u>FAC22-0022</u>
> THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN REQUIREMENTS **DEV REVIEW ENGINEER**

					Tooks
$\wedge$					1100 112TH AVE NE, SUITE 50 BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	

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A 42060 PAGE STERRED STERRED STONAL ENGINEERS	

	DESIGNED:	APPROVED:	
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King County
METRO

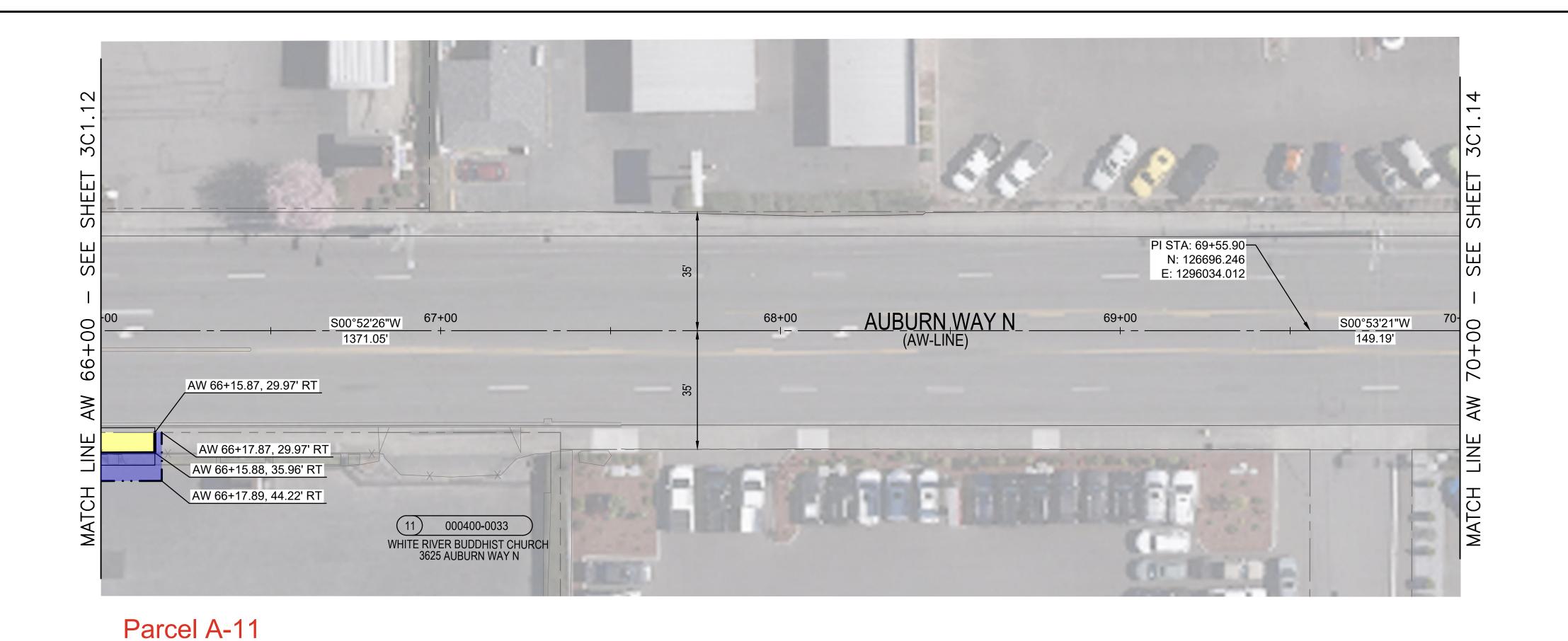
METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

**AUBURN SEGMENT** ROW, SURVEY CONTROL & ALIGNMENT PLAN AW 61+00 TO AW 66+00

3C1.12 SHEET NO: OF 19 288

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# **ROW AND ALIGNMENT GENERAL NOTES**

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN THE PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 3C1.00 FOR ALIGNMENT TABLES AND LEGEND. REFER TO SHEET 3C0.01 FOR SURVEY CONTROL.

# ROW AND ALIGNMENT LEGEND

RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

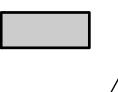
TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY (EXISTING)

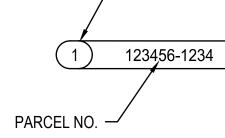
PI EXTENSION LINE

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PERMANENT EASEMENT



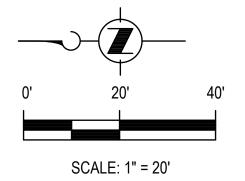
PROJECT PARCEL NO.



# PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION

# NOTES:

1. FOR PARCEL NUMBER (11) 000400-0033 SEE SHEET 3C1.12.



PROJECT REF: FAC22-0022
THESE PLANS ARE APPROVED FOR CONFORMANCE
WITH THE CITY OF AUBURN REQUIREMENTS.

DEV REVIEW ENGINEER:

DATE: \_\_\_\_\_\_

$\triangle$					1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
					BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	
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	DESIGNED:	APPROVED:	
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	A. STOTT	G. FRANCO	İ
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	C. WILCOX		ĺ
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	G. STEPHAN	1134237	ĺ
	CHECKED:	CONTRACT NO:	ĺ
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	K. CHANG YUEN	KC001396	
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METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

AUBURN SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
AW 66+00 TO AW 70+00

DRAWING NO:

3C1.13

SHEET NO: OF

20 288

Name: GPS Properties LLC

**ROW File No.:** A-24

Tax Parcel Number: 333990-0305

#### The Property

The property consists of approximately 68,543 SF of land consisting of a single story commercial building and parking, located on the southeast corner of Auburn Way N and 10<sup>th</sup> St NE in the city of Auburn.

#### **Project Need**

This property is needed to construct a RapidRide station, utility relocation and landscape restoration. The required property rights include 592 SF of temporary construction easement, as well as 517 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer in late 2023. The property owner verbally proposed granting a permanent easement instead of fee simple rights, due to plans to redevelop the property. The property owner has requested to settle for a significantly higher amount than the appraisal valuation, without offering additional justification for the higher amount. The acquisition agent has made numerous attempts to meet with and have discussions with the property owner, some successful, throughout this time period. However, no formal counteroffer was ever proposed by the property owner or acceptance given on the team's offer, despite the property owner indicating that in concept he would grant a permanent easement. The acquisition agent sent an impasse letter in September 2024 but continued to try to engage with the owner. A second impasse letter was sent in March 2025.

#### Status

This property is officially at impasse. After reviewing the need for this property with the project team, in early May 2025 the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent domain to acquire the necessary property rights.

# ROW AND ALIGNMENT GENERAL NOTES

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN THE PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
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### **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY (EXISTING)

RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)

PROPERTY LINE (EXISTING)

· — — CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

PI EXTENSION LINE

PERMANENT EASEMENT

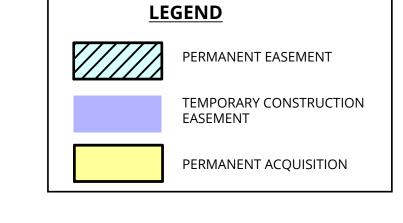
FEE

PROJECT PARCEL NO.

1 123456-1234

PARCEL NO.

	RIGHT-OF-WAY TABLE												
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)		
24	SINGH BALBIR	3C1.32	3339900305	926 AUBURN WAY N	68,543	0	517	592	0	592	68,026		
26A	M-4 LLC	3C1.32	0721059052	923 AUBURN WAY N	40,040	143	721	1,364	0	1,364	39,897		
26B	M-4 LLC	3C1.32	0721059010	905 AUBURN WAY N	94,525	679	1,931	1,521	0	1,521	93,846		
26C	M-4 LLC	3C1.32	0721059053	901 AUBURN WAY N	52,272	11	341	437	0	437	52,261		

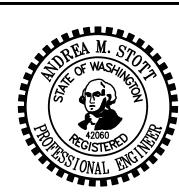


0' 20' 40' SCALE: 1" = 20'

PROJECT REF: <u>FAC22-0022</u>
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN REQUIREMENTS.

DEV REVIEW ENGINEER:

					700bc
$\wedge$					100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
$\triangle$					
$\triangle$					
No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:
A. STOTT	G. FRANCO
DRAWN:	
C. WILCOX	
CHECKED:	PROJECT NO:
G. STEPHAN	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County
METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

AUBURN SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
AW 149+00 TO AW 154+00

DRAWING NO:

3C1.32

SHEET NO: OF

39 288

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Name: Renton Property Holding LLC

**ROW File No.:** R-17

Tax Parcel Number: 192305-9096

#### The Property

The property consists of approximately 92,353 SF of land consisting of an auto dealership, located on S Grady Way in the city of Renton.

#### **Project Need**

This property is needed to accommodate BAT lane construction and sidewalk improvements. The required property rights include 8,163 SF of temporary construction easement and 6,294 ST of fee along with 5,156 SF of permanent easement.

#### **Property Negotiations**

The acquisition agent made an initial offer on September 12, 2024. The parties have agreed to a settlement and are awaiting PSE to determine the extent of its easement area/finalize easement documents to conclude the purchase.

#### Status

Negotiations are complete and the parties have agreed to a settlement in principle. However, since the conveyance documents have not been executed and recorded yet, the project team considers the risk to the project schedule too great to remove this property from the legislative package at this time. The project team fully expects to complete this acquisition through negotiated settlement and its inclusion here is simply a matter of risk mitigation.

PR21-000132

RIGHT OF WAY (EXISTING)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)

PI EXTENSION LINE

**LEGEND** 

SCALE: 1" = 20' R-421431



SIGNED:	APPROVED:	
VILLAR	G. FRANCO	
AWN:		
WILCOX		
ECKED:	PROJECT NO:	
CRAIG	1134237	
ECKED:	CONTRACT NO:	
CHANG YUEN	KC001396	

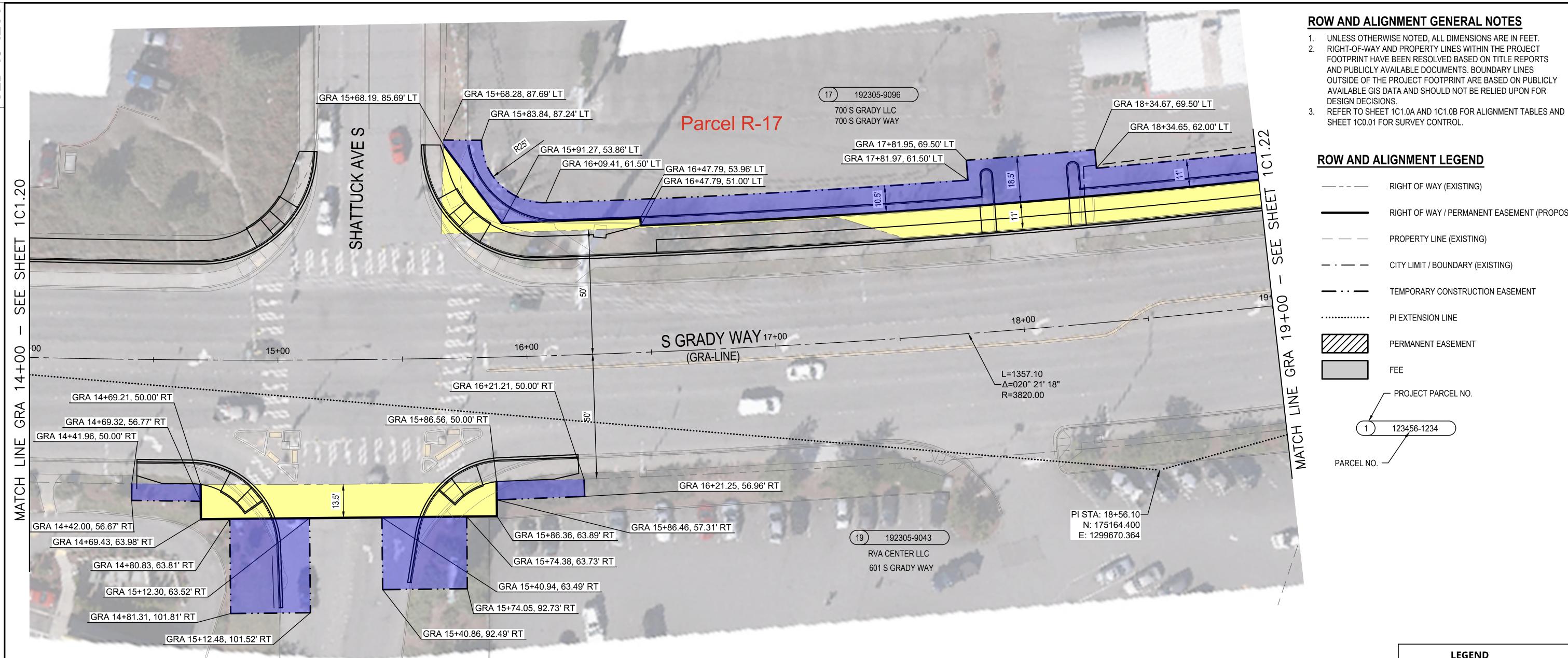
King County
METRO

METRO TRANSIT CAPITAL DIVISION RAPIDRIDE I LINE

**RENTON SEGMENT** ROW, SURVEY CONTROL & ALIGNMENT PLAN GRA 14+00 TO GRA 19+00

RAWING NO: 1C1.21 SHEET NO: OF 31 473

AUGUST 2024



	RIGHT-OF-WAY TABLE												
PROJECT PARCEL	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL	FEE	PERMANENT	COMPENSABLE	MUTUAL BENEFIT	TOTAL TEMPORARY	REMAINDER (SF)		
NO.					(SF)	(SF)	EASEMENT (SF)	TEMPORARY	TEMPORARY	CONSTRUCTION			
								CONSTRUCTION	CONSTRUCTION	EASEMENT (SF)			
								EASEMENT (SF)	EASEMENT (SF)				
17	700 S GRADY LLC	1C1.21	1923059096	700 S GRADY WAY	92,347	6,257	0	8,200	0	8,200	86,090		
40	DV/A OFNITED I I O	404.04	4000050040	004.0.000.00\(\text{AD}	400,000	4.004	^	0.000	^	0.000	405.045		
19	RVA CENTER LLC	1C1.21	1923059043	601 S GRADY WAY	426,966	1,621	0	2,638	0	2,638	425,345		

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**AD-READY SUBMITTAL** 

REVISION

BY APP'D

DATE

CHECKED:

K. CRAIG CHECKED:

K. CHANG YUEN

CONTRACT NO:

KC001396

C21001128

PR21-000132

LUA22-000260

RAWING NO:

ROW, SURVEY CONTROL & ALIGNMENT PLAN

GRA 19+00 TO GRA 24+00

1C1.22

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BY APP'D

REVISION

DATE