



RESOLUTION NO. 39190

1 A RESOLUTION relating to real property; authorizing the purchase of a parcel of
2 land from the Burlington Northern Santa Fe Railway Company (“BNSF”), in
3 the amount of \$302,400, for use in the future development of the Prairie
4 Line Trail.

4 WHEREAS, pursuant to Resolution No. 38638, adopted on March 5, 2013,
5 the City began acquiring parcels along the Prairie Line right-of-way owned by the
6 Burlington Northern Santa Fe Railway Company (“BNSF”) for the purpose of
7 creating the Prairie Line Trail (“Trail”), and
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9 WHEREAS the Trail will enable a non-motorized trail link connecting Dock
10 Street and Thea Foss Waterway, the University of Washington-Tacoma, and
11 downtown amenities, and
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12 WHEREAS, in July 2014, BNSF offered to sell to the City a parcel of
13 property, as more particularly described in Exhibit “A,” in close proximity to the
14 Hood Street portion of the Trail, United Way of Pierce County, Children’s Museum,
15 and Tacoma Art Museum, for the purchase price of \$302,400, consisting of
16 \$300,000 for the land and \$2,400 for the track materials, and
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18 WHEREAS the appraised value of the parcel is approximately \$1,057,700;
19 however, BNSF agreed to donate \$757,700 in value to the City for this purchase,
20 and
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22 WHEREAS, after meeting with several interested entities, including United
23 Way, the Tacoma Art Museum, and others in the community, staff began
24 negotiations to purchase the parcel, and
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WHEREAS, on February 13, 2015, the City and BNSF entered into a Purchase and Sale Agreement (“Agreement”) for the parcel and, during the City’s budget preparations, 2015-2016 REET Funds were appropriated for the purchase, and

WHEREAS, in order to provide for future enhancements of the Trail, it is in the best interests of the City to proceed with the purchase of said property; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the proper officers are hereby authorized to proceed to closing on the executed Purchase and Sale Agreement with the Burlington Northern Santa Fe Railway Company, in the amount of \$302,400, for the parcel of property more particularly described in Exhibit “A,” for use in the future development of the Prairie Line Trail, said agreement is substantially in the form of the document on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal Description Approved

Chief Surveyor
Public Works Department



EXHIBIT "A"

1 A parcel of land in the City of Tacoma, County of Pierce, State of Washington,
2 lying in Section 4, Township 20 North, Range 3 East, W.M., described as
3 follows:

4 Beginning at the intersection of the Southerly line of South Fifteenth Street with
5 a line parallel with and 10.0 feet normally distant Northwesterly from the
6 hereinafter described Line "A", said parallel line being the Northwesterly
7 boundary of that certain parcel of land described as "Mainline Parcel 'A' South
8 15th Street to Pacific Avenue" in deed dated July 29, 2014 from BNSF Railway
9 Company to City of Tacoma, recorded August 21, 2014 as Auditor's number
10 201408210506, records of Pierce County Auditor; thence Southwesterly, along
11 said parallel line to the Easterly line of Pacific Avenue; thence Northerly, along
12 said Easterly line of Pacific Avenue to the Southerly corner of Block 1502, as
13 said Block is shown on plat of New Tacoma, Washington Territory, recorded
14 February 3, 1875, records of Pierce County Auditor; thence Northeasterly,
15 along said Southeasterly line of Block 1502, to said Southerly line of South
16 Fifteenth Street; thence Easterly, along said Southerly line of South Fifteenth
17 Street to the Point of Beginning. **EXCEPTING THEREFROM**, that certain real
18 estate described in deed dated March 2, 1984 from Burlington Northern
19 Railroad Company to the State of Washington, acting through its Department of
20 Transportation.

LINE "A" DESCRIPTION

21 Commencing at the Northeast corner of Lot 1 of said Block 1502; thence
22 North 82°38'15" East, along the South margin of South 15th Street, a distance
23 of 64.18 feet to the True Point of Beginning; thence South 21°10'25" West, a
24 distance of 631.84 feet; thence South 1°19'54" East, a distance of 34.57 feet to
25 the easterly margin of Pacific Avenue, and the terminus of this line described.
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