



Sheridan Arterial Improvements (S 72nd ST to S 64th ST)

City of Tacoma | Public Works Department

City Council Meeting

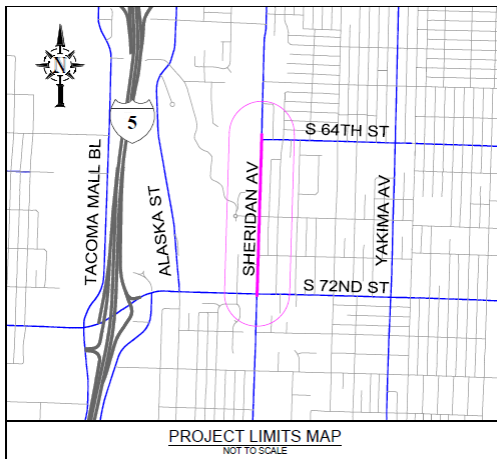
April 22, 2025

Ordinance No. 29032



1

Sheridan Arterial Improvement (S 72nd ST to S 64th ST) – Project Overview



Project Name – Sheridan Arterial Improvements
(S 72nd ST to S 64th ST)

Project Number – PWK-G0043

Project Description –

The project limits are along S Sheridan AVE between S 72nd ST and S 64th ST in Tacoma's South End Neighborhood.

The project scope consists of reconstruction of Sheridan AVE. between S 72nd ST and S 64th ST with the addition of a shared use path, new sidewalks, water main replacement, new stormwater collection system with new curb and gutter, landscaping, and signal improvements.

2

2

Sheridan Arterial Improvements – Project Funding



Project Funding –

REET2	\$ 400,000
Washington State Transportation Improvement Board (TIB) Grant	\$3,560,000
<u>1085 Streets Initiative Fund:</u>	<u>\$3,894,332</u>
<i>TOTAL Roadway Project Funds:</i>	<i>\$7,854,332</i>

3

3

Sheridan Arterial Improvement Project - Right of Way Needs



Right of Way (ROW) Acquisition Required –

ROW needed to construct the project is comprised of a mix of Fee Acquisitions *and* Temporary Construction Easements (TCEs)

- Fee acquisitions are permanent
- TCEs are temporary with a term lasting 2 years or less
- Overall project construction time estimated to be 266 working days
- Actual construction time in front of any given property would be intermittent through out the construction period lasting hours or days and in terms of total time for duration of the project would likely not exceed more than 1 month at any given property.
- Overall Project Stats:
 - There is 1 fee acquisition of 44 sq.ft.
 - TCEs required for this project range between 48 sq.ft. and 44,071 sq.ft. (Parks Tacoma)
- 23 --- Parcels affected within project scope
- 23 --- Owners (Parks Tacoma has the largest square footage TCE at 44,071 sq.ft.)
- Out of the 23 parcels/23 owners – there remains 4 parcels/4 owners in which negotiations have been unsuccessful due to impasse in negotiation or non-responsiveness

4

4

Right of Way Needs Cont.



Parcel #1 – 1315 S 72nd ST Reasoning – Negotiation impasse

Existing Conditions:

- Residential property;
- Rock retaining walls located adjacent to the public right of way on S 72nd ST & Sheridan AVE;
- 3 driveways (unpermitted)

Improvement Proposed:

- New block retaining wall on south side of property (S 72nd ST) and west side of the property (Sheridan AVE);
- Remove 2 driveways at corner curb ramp;
- Additional landscaping or paving for driveway expansion;
- Fee Acquisition – **44 sq.ft.**
- TCE – **2,917 sq.ft.**

5

5

Right of Way Needs Cont.



Parcel #2 – 6481 S Sheridan AVE Reasoning – No response

Existing Conditions:

- Residential property;
- Double driveway shared with neighbor.

Improvement Proposed:

- Install sidewalk, grade, pour new driveway approaches and landscape restoration;
- TCE – **90 sq.ft.**

6

6

Right of Way Needs Cont.



Parcel #3 – 6477 S Sheridan Avenue Reasoning – Negotiation Impasse

Existing Conditions:

- Residential property;
- Double driveway shared with neighbor.

Improvement Proposed:

- Install sidewalk, grade, pour new driveway approaches and landscape restoration;
- TCE – **93 sq.ft.**

7

7

Right of Way Needs Cont.



Parcel #4 – 6421 S Sheridan AVE Reasoning – No response

Existing Conditions:

- Residential property

Improvement Proposed:

- Install sidewalk, grade, pour new driveway approaches and landscape restoration;
- TCE – **67 sq.ft.**

8

8



Right of Way Needs Cont.



Next steps required to move project forward:

- Real Property Services (RPS) will be submitting a Council Action Memo (CAM) seeking request for authorization for the use of eminent domain for condemnation proceedings to commence – known as the “Final Action” ordinance or condemnation ordinance. The Final Action ordinance reading will be the 1st and final reading.
- At least 15 days before the Final Action ordinance council hearing date, the notice of the Final Action ordinance shall be made to affected property owners as per state statute (RCW 8.25.290) as follows:
 - Notice delivered by certified mail to property owner/address of record as found in Pierce County Assessor’s records as required by state statute.
 - Notice made by publication *in newspaper w/ largest circulation in Tacoma (Tacoma News Tribune)*
 - Notice made by publication *in local newspaper routinely used by the City for legal noticing (Tacoma Daily Index)*
- Approval of Final Action ordinance will allow City Legal Department to file a petition and summons for a condemnation action with Pierce County Superior Court.

9

9



Sheridan Arterial Improvements (S 72nd ST to S 64th ST)

QUESTIONS?



10