

APPENDIX F
CONCEPT RIGHT-OF-WAY PLANS AND ESTIMATE

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 1 - Capitol Blvd/Trospen Road Intersection Improvements

Parcel	Owner/Business	Address	125% of 2017	2017 Assessed	Parcel	Parcel	ROW	Acquisition		Cost
			Assessed Parcel Value	Parcel Value	Area	Value per SF	Acquisition	ROW Cost	Costs	
09080038000	Jack in the Box	110 Trospen St SW	\$ 1,187,875	\$ 950,300	24,505	\$ 48	508	\$ 24,625	\$ 7,450	\$ 32,075
09080061000	Dutch Brothers	5210 Capitol Blvd SE	\$ 793,375	\$ 634,700	28,151	\$ 28	7,881	\$ 222,109	\$ 17,850	\$ 239,959
09080065000	Arceo Access	5204 Capitol Way N	\$ 185,875	\$ 148,700	8,946	\$ 21	288	\$ 5,984	\$ 7,450	\$ 13,434
12834444100	Motel 6	400 Lee St SW	\$ 4,108,750	\$ 3,287,000	97,139	\$ 42	288	\$ 12,182	\$ 7,450	\$ 19,632
12834440400	Sound Credit Union	5301 Capitol Blvd SW	\$ 1,060,625	\$ 848,500	22,600	\$ 47	21,676	\$ 1,017,261	\$ 112,850	\$ 1,130,111
12834440300	Burger King	525 Capitol Blvd S	\$ 1,366,125	\$ 1,092,900	18,295	\$ 75	288	\$ 21,505	\$ 7,450	\$ 28,955
12834440600	Billingsly	Access	\$ 35,313	\$ 28,250	15,145	\$ 2	15,145	\$ 35,313	\$ 17,850	\$ 53,163
12834440602	Pho 102	211 Trospen Rd SW	\$ 802,125	\$ 641,700	20,465	\$ 39	20,465	\$ 802,125	\$ 112,850	\$ 914,975
12834440701	Line-X of Olympia	5403 S Capitol Blvd	\$ 1,539,375	\$ 1,231,500	48,204	\$ 32	5,054	\$ 161,397	\$ 17,850	\$ 179,247
12834440901	Thompson Furniture	5407 S Capitol Blvd	\$ 957,000	\$ 765,600	52,732	\$ 18	3,655	\$ 66,332	\$ 17,850	\$ 84,182
12834444000	Shalimar Suites	348 Lee St SW	\$ 959,125	\$ 767,300	27,657	\$ 35	27,657	\$ 959,200	\$ 777,850	\$ 1,737,050
5891XXXXXX	Lee Street Offices	284 Lee St SW	\$ 2,950,000	\$ 2,360,000	52,300	\$ 56	1,150	\$ 64,900	\$ 17,850	\$ 82,750
										\$ 4,520,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 2 - T Street RAB

Parcel	Address	125% of 2019	2019 Assessed	Parcel	Parcel	ROW	ROW	Acquisition	ROW	Acquisition	Cost
		Assessed Parcel	Parcel Value	Area	Value per SF						
12703111400	6001 Capitol	\$ 2,498,875	\$ 1,999,100	26,136	\$ 96	1,688	\$ 161,390	\$ 17,850	\$ 179,240		
12702221201	6004 Capitol	\$ 1,897,375	\$ 1,517,900	28,314	\$ 67	1,246	\$ 83,497	\$ 17,850	\$ 101,347		
12702221000	5980 Capitol	\$ 917,250	\$ 733,800	20,071	\$ 46	791	\$ 36,149	\$ 17,850	\$ 53,999		
12702220900	5900 Capitol	\$ 231,625	\$ 185,300	9,386	\$ 25	368	\$ 9,081	\$ 7,450	\$ 16,531		
12702220800	5720 Capitol	\$ 2,032,625	\$ 1,626,100	31,049	\$ 65	4,491	\$ 294,004	\$ 17,850	\$ 311,854		
12835331100	5702 Capitol	\$ 11,638,125	\$ 9,310,500	424,711	\$ 27	21,370	\$ 585,591	\$ 17,850	\$ 603,441		
12703110100	5895 Capitol	\$ 930,875	\$ 744,700	21,780	\$ 43	250	\$ 10,685	\$ 7,450	\$ 18,135		
12703110300	5801 Capitol	\$ 528,625	\$ 422,900	9,120	\$ 58	1,935	\$ 112,159	\$ 112,850	\$ 225,009		
12834442900	5757 Capitol	\$ 553,125	\$ 442,500	8,511	\$ 65	8,511	\$ 553,125	\$ 112,850	\$ 665,975		
44100400900	113 Lee	\$ 411,250	\$ 329,000	15,246	\$ 27	2,289	\$ 61,800	\$ 17,850	\$ 79,650		
									\$ 2,260,000		

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 3 - T Street to Trospen Road

Parcel		125% of 2019 Assessed Parcel Value	2019 Assessed Parcel Value	Parcel Area	Parcel Value per SF	ROW Acquisition	ROW Cost	Acquisition Costs	Cost
44100400900	5310 Capitol	\$ 1,451,500	\$ 1,161,200	16,988	\$ 85	209	\$ 17,857	\$ 7,450	\$ 25,307
44100301200	5400 Capitol	\$ 1,724,500	\$ 1,379,600	37,026	\$ 47	1,472	\$ 68,559	\$ 17,850	\$ 86,409
12834443700	5595 Capitol	\$ 875,875	\$ 700,700	10,019	\$ 87	405	\$ 35,406	\$ 17,850	\$ 53,256
12834441800	5601 Capitol	\$ 3,312,125	\$ 2,649,700	39,204	\$ 84	827	\$ 69,869	\$ 17,850	\$ 87,719
12834442500	5701 Capitol	\$ 1,004,750	\$ 803,800	23,522	\$ 43	180	\$ 7,689	\$ 7,450	\$ 15,139
12834443500	No Address	\$ 743,250	\$ 594,600	14,518	\$ 51	833	\$ 42,700	\$ 17,850	\$ 60,550
									\$ 330,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate Project 4 - North South Collector

Parcel		125% of 2019 Assessed Parcel Value	2019 Assessed Parcel Value	Parcel Area	Parcel Value per SF	ROW Acquisition	ROW Cost	Acquisition Costs	Cost
44100301600	116 Lee	\$ 513,125	\$ 410,500	6,534	\$ 79	6,534	\$ 513,125	\$ 52,850	\$ 565,975
44100301100	109 Ruby	\$ 207,375	\$ 165,900	6,534	\$ 32	6,534	\$ 207,375	\$ 52,850	\$ 260,225
44100301200	5400 Capitol	\$ 1,724,500	\$ 1,379,600	37,026	\$ 47	345	\$ 16,069	\$ 7,450	\$ 23,519
44100201900	113 Linda	\$ 188,125	\$ 150,500	11,761	\$ 16	11,761	\$ 188,200	\$ 52,850	\$ 241,050
									\$ 1,100,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 5 - X Street RAB

Parcel	Address	125% of 2019	2019 Assessed	Parcel	Parcel	ROW	ROW Cost	Acquisition	Cost
		Assessed Parcel Value	Parcel Value	Area	Value per SF	Acquisition		Costs	
12703140500	6301 Capitol	\$ 1,220,750	\$ 976,600	34,334	\$ 36	34,334	\$ 1,220,750	\$ 112,850	\$ 1,333,600
72850300100	111 X	\$ 1,369,250	\$ 1,095,400	43,979	\$ 31	2,219	\$ 69,087	\$ 17,850	\$ 86,937
12703112000	6135 Capitol	\$ 687,625	\$ 550,100	17,267	\$ 40	17,267	\$ 687,625	\$ 112,850	\$ 800,475
12702222800	6230 Capitol	\$ 427,125	\$ 341,700	8,190	\$ 52	1,722	\$ 89,806	\$ 17,850	\$ 107,656
56600000100	6200 Capitol	\$ 1,155,375	\$ 924,300	34,525	\$ 33	1,079	\$ 36,109	\$ 17,850	\$ 53,959
12702222500	6140 Capitol	\$ 732,875	\$ 586,300	12,519	\$ 59	226	\$ 13,230	\$ 7,450	\$ 20,680
12703112400	6135 Capitol	\$ 198,000	\$ 158,400	6,004	\$ 33	595	\$ 19,622	\$ 7,450	\$ 27,072
55100000100	6131 Capiltol	\$ 2,067,875	\$ 1,654,300	40,380	\$ 51	953	\$ 48,900	\$ 17,850	\$ 66,750
									\$ 2,500,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 6 - X St to T St

Parcel		125% of 2019 Assessed Parcel Value	2019 Assessed Parcel Value	Parcel Area	Parcel Value per SF	ROW Acquisition	ROW Cost	Acquisition Costs	Cost
12703111900	6101 Capitol	\$ 543,750	\$ 435,000	22,122	\$ 25	181	\$ 4,449	\$ 7,450	\$ 11,899
12703111800	6029 Capitol	\$ 986,125	\$ 788,900	19,732	\$ 50	268	\$ 13,394	\$ 7,450	\$ 20,844
12702222100	6120 Capitol	\$ 1,484,625	\$ 1,187,700	27,204	\$ 55	148	\$ 8,077	\$ 7,450	\$ 15,527
12702222000	6030 Capitol	\$ 1,299,000	\$ 1,039,200	29,629	\$ 44	163	\$ 7,200	\$ 7,450	\$ 14,650
									\$ 70,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 7 - Dennis St RAB

Parcel		125% of 2019 Assessed Parcel Value	2019 Assessed Parcel Value	Parcel Area	Parcel Value per SF	ROW Acquisition	ROW Cost	Acquisition Costs	Cost
37000000906	235 Dennis	\$ 31,647,500	\$ 25,318,000	295,189	\$ 107	3,667	\$ 393,143	\$ 17,850	\$ 410,993
37000000600	6600 Capitol	\$ 1,799,625	\$ 1,439,700	84,729	\$ 21	3,182	\$ 67,585	\$ 17,850	\$ 85,435
12703141700	100 Dennis	\$ 1,764,750	\$ 1,411,800	25,700	\$ 69	3,214	\$ 220,693	\$ 17,850	\$ 238,543
12703141600	6531 Capitol	\$ 377,250	\$ 301,800	18,291	\$ 21	540	\$ 11,137	\$ 7,450	\$ 18,587
12702231202	6530 Capitol	\$ 1,794,875	\$ 1,435,900	25,700	\$ 70	847	\$ 59,200	\$ 17,850	\$ 77,050
									\$ 840,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

Right-of-Way Acquisition Estimate

Project 8 - Dennis St to X St

Parcel		125% of 2019 Assessed Parcel Value	2019 Assessed Parcel Value	Parcel Area	Parcel Value per SF	ROW Acquisition	ROW Cost	Acquisition Costs	Cost
12702230900	6504 Capitol	\$ 225,875	\$ 180,700	13,172	\$ 17	756	\$ 12,964	\$ 7,450	\$ 20,414
53600000001	6540 Capitol	\$ 62,875	\$ 50,300	16,317	\$ 4	156	\$ 700	\$ 7,450	\$ 8,150
									\$ 30,000

Capitol Boulevard Corridor - Phase 1 Feasibility and Pre-Design

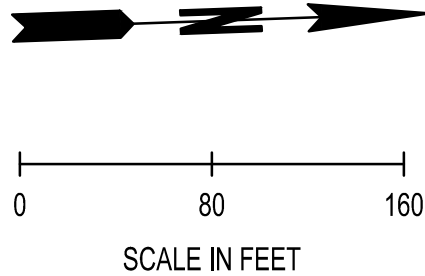
Right-of-Way Acquisition Estimate

Project 9 - Israel Rd to Dennis St

Parcel		125% of 2019 Assessed Parcel Value	2019 Assessed Parcel Value	Parcel Area	Parcel Value per SF	ROW Acquisition	ROW Cost	Acquisition Costs	Cost
37000000600	6600 Capitol	\$ 1,799,625	\$ 1,439,700	94,729	\$ 19	330	\$ 6,300	\$ 7,450	\$ 13,750
								\$ 20,000	

LEGEND

	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY CENTERLINE
	SECTION LINE
	PARCEL BOUNDARY
	RIGHT-OF-WAY ACQUISITION

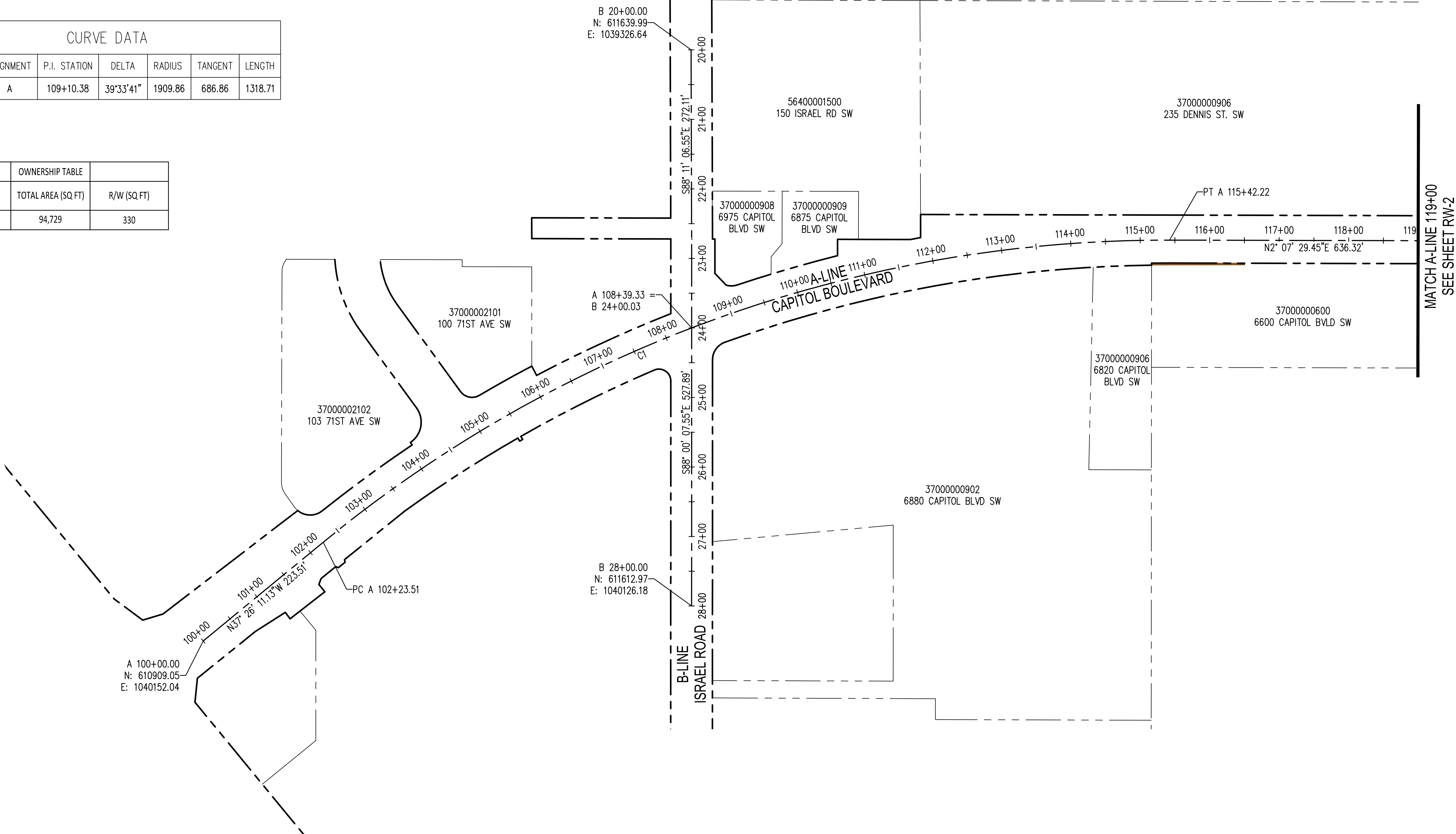


CURVE DATA

CURVE #	ALIGNMENT	P.I. STATION	DELTA	RADIUS	TANGENT	LENGTH
C1	A	109+10.38	39°33'41"	1909.86	686.86	1318.71

OWNERSHIP TABLE		
PARCEL NO.	TOTAL AREA (SQ FT)	R/W (SQ FT)
37000000600	94,729	330

I:\2019\11-30-2019\11-30-2019.dwg User: jbrannin V:\PROJECTS\2019\011 - TUMWATER\025212 CAPITOL BOULEVARD CORRIDOR PHASE 1- FEASIBILITY AND PRE-DESIGN\PHASE 70- PRELIMINARY DESIGN\CADD\025212 RW-01.DWG



MATCH A-LINE 119+00
SEE SHEET RW-2

REVISIONS	DATE	BY

DESIGNED BY: S DUNN	ISSUE DATE: DECEMBER 2019
DRAWN BY: S DUNN	JOB No.: 625.12
CHECKED BY: J BRANNIN	DRAWING FILE No.: 0625.12 RW-01

ALL DIMENSIONS
SHOWN IN FEET
UNLESS OTHERWISE
DESIGNATED

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

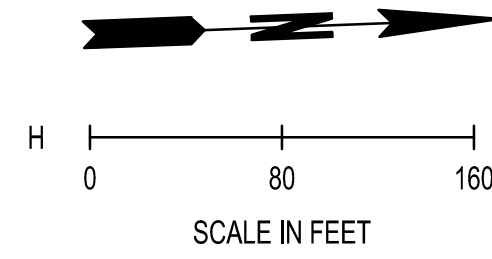


CAPITOL BOULEVARD CORRIDOR PHASE 1
FEASIBILITY AND PRE-DESIGN
TUMWATER, WA

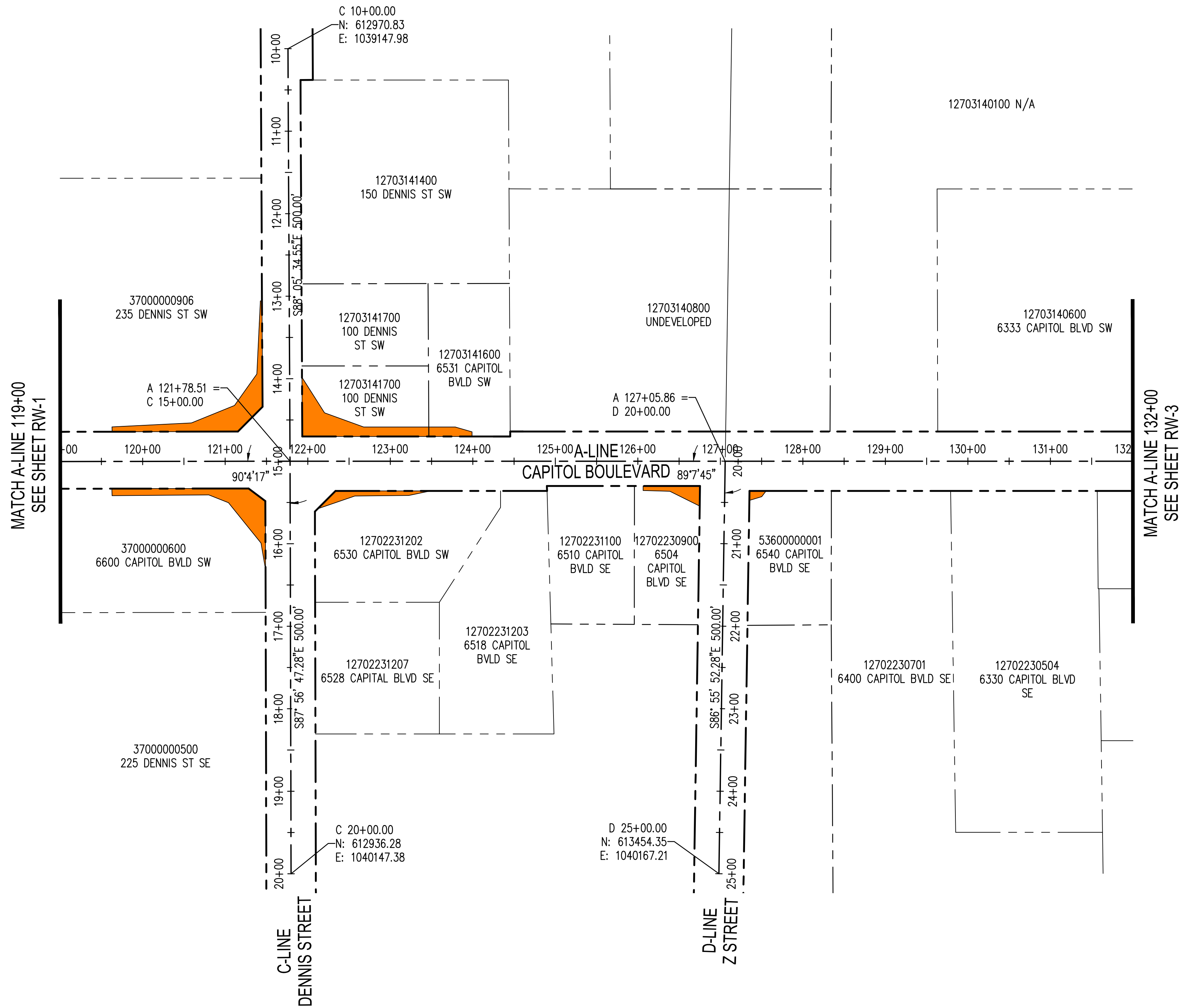
RIGHT-OF-WAY PLAN

LEGEND

- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY ACQUISITION



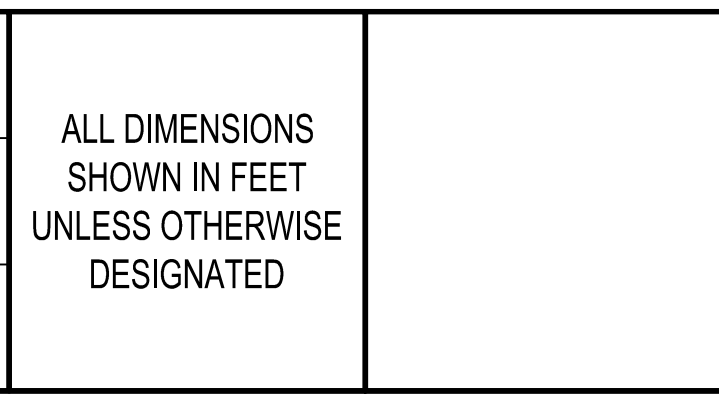
OWNERSHIP TABLE		
PARCEL NO.	TOTAL AREA (SQ. FT)	R/W (SQ. FT)
3700000906	295,189	3,667
12703141700	25,700	3,214
12703141600	18,291	540
12702231202	25,700	847
12702230900	13,172	756
53600000001	16,317	156
3700000600	94,729	3,182



IN: 02_2020 11:40:29am User: jbrunnin V:\PROJECTS\062512 RW-01.DWG PROJECTS\062512 RW-01.DWG PRELIMINARY DESIGN\062512 RW-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S DUNN	DECEMBER 2019
			DRAWN BY:	JOB No.:
			S. DUNN	625.12
			CHECKED BY:	DRAWING FILE No.:
			J BRANNIN	0625.12 RW-01

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED



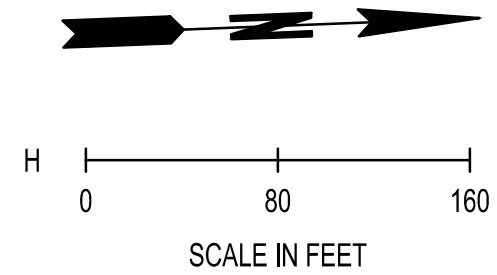
CAPITOL BOULEVARD CORRIDOR PHASE 1
FEASIBILITY AND PRE-DESIGN
TUMWATER, WA

RIGHT-OF-WAY PLAN

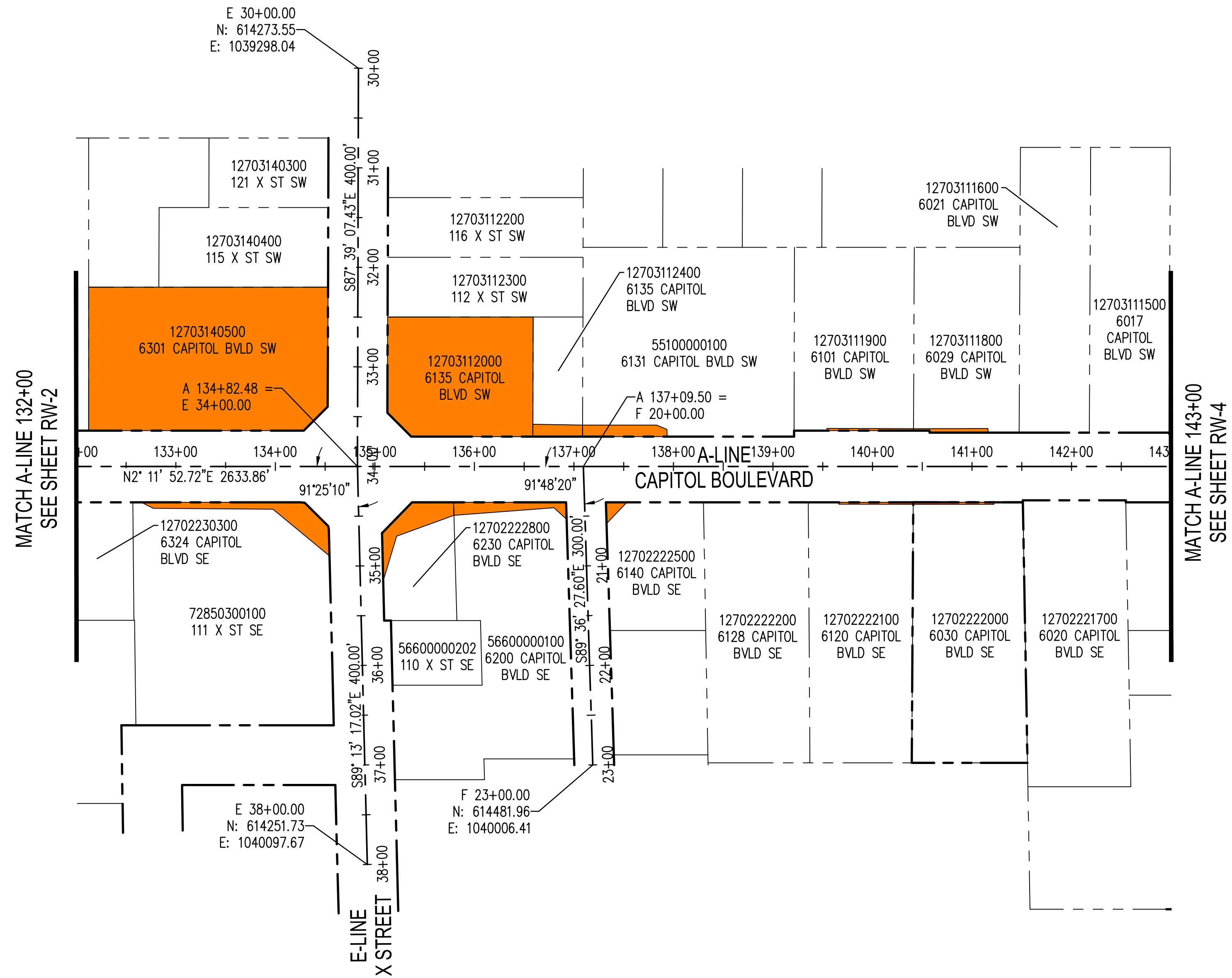
DRAWING No.:	RW-2
SHEET No.:	2 OF 5

LEGEND

- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY ACQUISITION



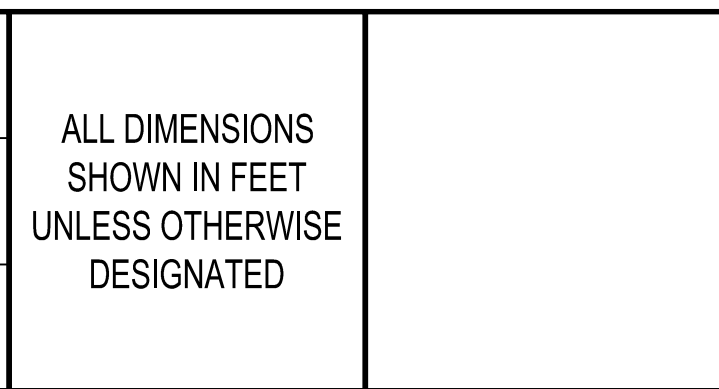
OWNERSHIP TABLE		
PARCEL NO.	TOTAL AREA (SQ FT)	R/W (SQ FT)
12703140500	34,334	34,334
72850300100	43,979	2,219
12703112000	17,267	17,267
12702222800	8,190	1,722
12703112400	6,004	595
56600000100	34,525	1,079
55100000100	40,380	953
12702222500	12,519	226
12703111900	22,122	181
12702222100	27,204	148
12703111800	19,732	268
12702222000	29,629	163



I:\02_2019_11_16_01.dwg User: jbrannin Date: 11/16/2019 10:51:11 AM PROJECTS\02512 CAPITOL BOULEVARD CORRIDOR PHASE 1- FEASIBILITY AND PRE-DESIGN\PHASE 1- FEASIBILITY AND PRE-DESIGN\PHASE 1- FEASIBILITY AND PRE-DESIGN\02512 RW-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S DUNN	DECEMBER 2019
			DRAWN BY:	JOB No.:
			S. DUNN	625.12
			CHECKED BY:	DRAWING FILE No.:
			J BRANNIN	0625.12 RW-01

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED



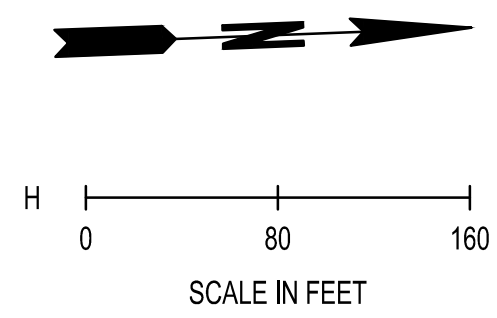
CAPITOL BOULEVARD CORRIDOR PHASE 1
FEASIBILITY AND PRE-DESIGN
TUMWATER, WA

RIGHT-OF-WAY PLAN

DRAWING No.:	RW-3
SHEET No.:	3 OF 5

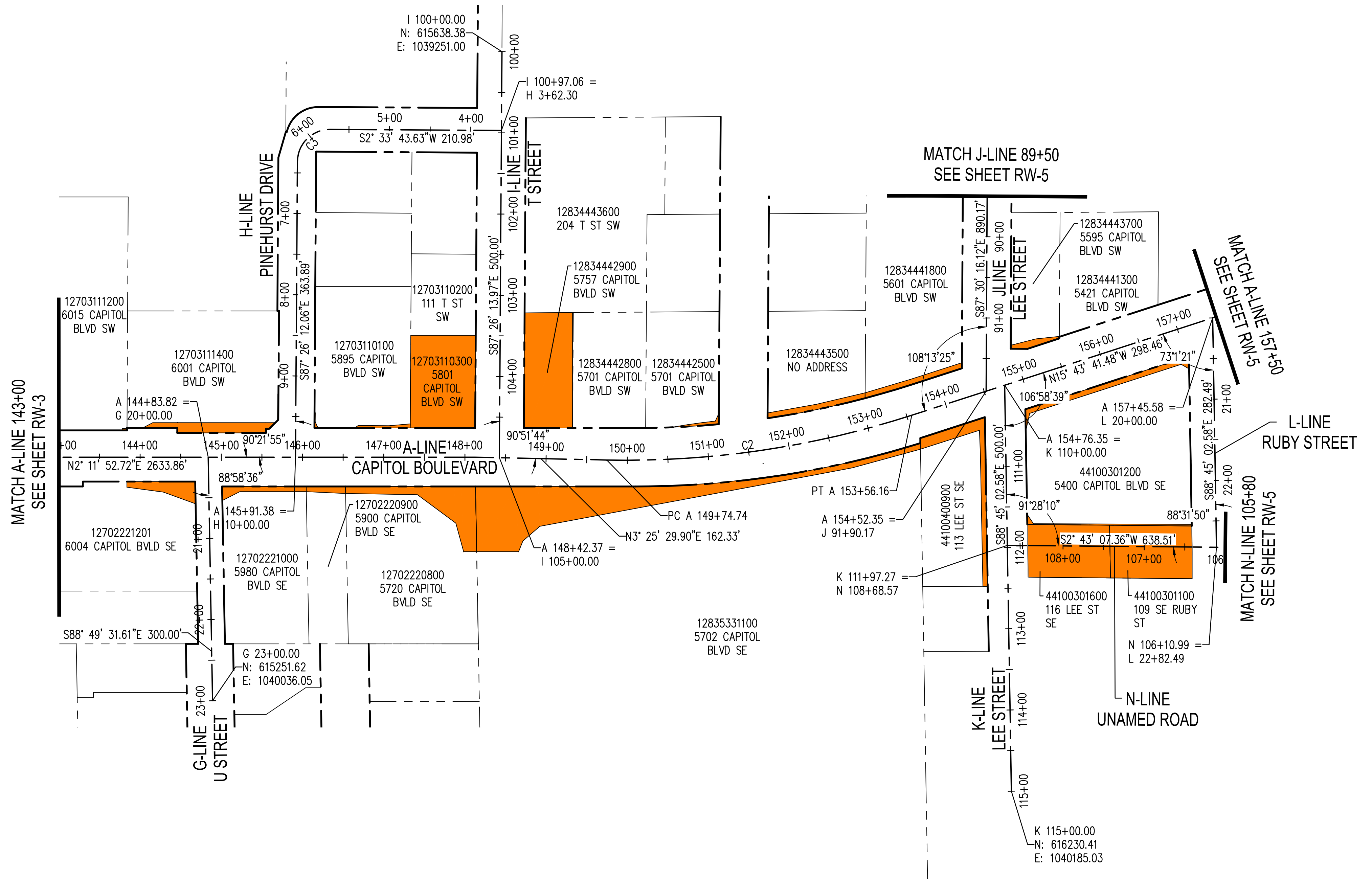
LEGEND

	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY CENTERLINE
	SECTION LINE
	PARCEL BOUNDARY
	RIGHT-OF-WAY ACQUISITION



CURVE DATA						
CURVE #	ALIGNMENT	P.I. STATION	DELTA	RADIUS	TANGENT	LENGTH
C2	A	151+67.25	19°09'11"	1141.01	192.51	381.42
C3	H	6+13.28	89°59'56"	40.00	40.00	62.83

OWNERSHIP TABLE		
PARCEL NO.	TOTAL AREA (SQ. FT)	R/W (SQ. FT)
12703111400	26,136	1,688
12702221201	28,341	1,246
12703110100	21,780	250
12702221000	20,071	791
44100400900	15,246	2,289
12702220900	9,386	368
12703110300	9,120	1,935
12702220800	31,049	4,491
12834442900	8,511	8,511
12835331100	424,711	21,370
12834442500	23,522	180
12834443500	14,518	833
44100301200	37,026	1,472
12834443700	10,019	405
12834441800	39,204	827
44100301600	6,534	6,534
44100301100	6,534	6,534



I:\02_2020_11\11-15-20 - User: jbrannin\11-15-20 - User: jbrannin\11-15-20 - PRELIMINARY DESIGN\CADD\0625.12 RW-01.DWG
 PROJECTS\0625.12 RW-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S DUNN	DECEMBER 2019
			DRAWN BY:	JOB No.:
			S. DUNN	625.12
			CHECKED BY:	DRAWING FILE No.:
			J BRANNIN	0625.12 RW-01

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED

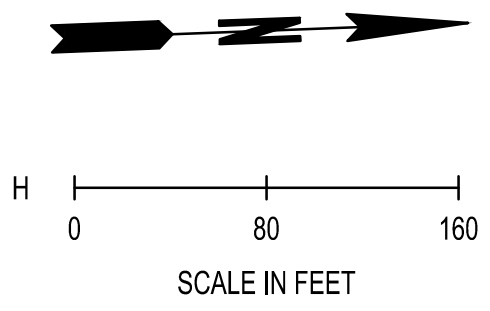
SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM



CAPITOL BOULEVARD CORRIDOR PHASE 1
FEASIBILITY AND PRE-DESIGN
TUMWATER, WA

RIGHT-OF-WAY PLAN

DRAWING No.:	RW-4
SHEET No.:	4 OF 5

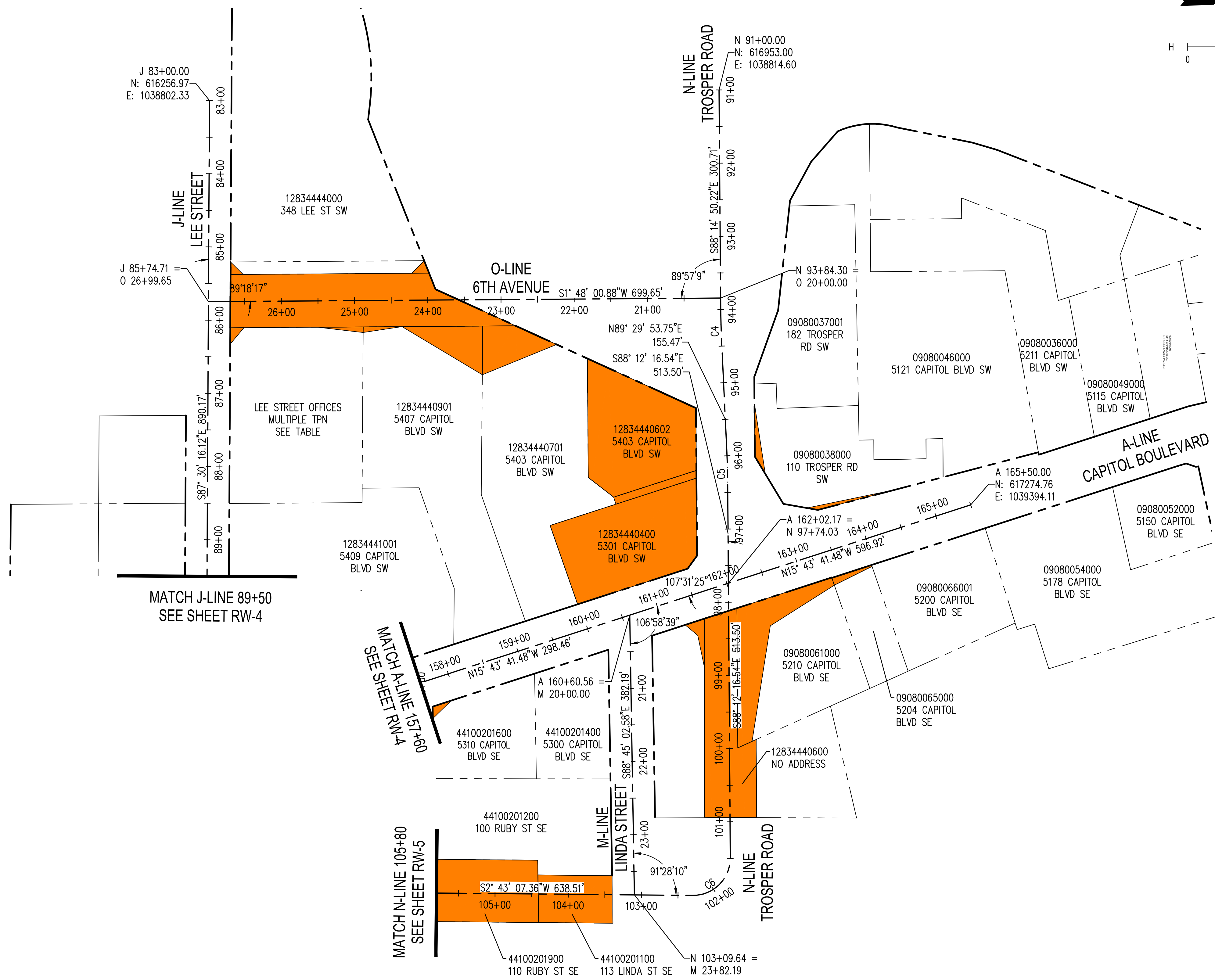


LEGEND

- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY ACQUISITION

CURVE DATA						
CURVE #	ALIGNMENT	P.I. STATION	DELTA	RADIUS	TANGENT	LENGTH
C4	N	94+20.39	2°15'16"	1000.00	19.68	39.35
C5	N	96+15.57	2°17'50"	1000.00	20.05	40.09
C6	N	102+00.95	90°55'24"	51.00	51.83	80.93

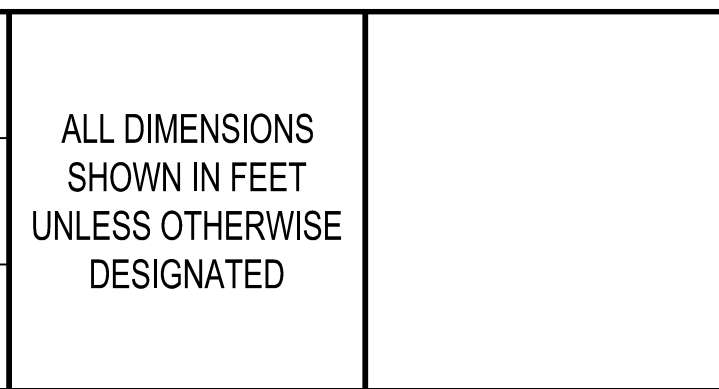
OWNERSHIP TABLE		
PARCEL NO.	TOTAL AREA (SQ FT)	R/W (SQ FT)
12834441800	39,270	827
44100400900	15,630	2,290
12834443700	9,779	405
44100301200	35,523	1,814
44100301600	6,581	6,581
44100301100	6,581	6,581
44100201600	16,949	209
44100201900	11,918	11,918
44100201100	6,585	6,585
12834440300	18,085	571
12834440600	15,144	15,144
9080061000	28,150	8,829
9080065000	8,931	361
9080038000	24,506	851
12834440400	21,676	21,676
12834440602	20,464	20,464
12834440701	48,206	5,121
12834440901	52,732	3,869
12834444000	27,657	27,657
LEE STREET OFFICES MULTIPLE TPN	43,530	441



I:\02_2020_11\11_14\4471 - User Job\1114471 - User Job.dwg
 W:\PROJECTS\0625\062512 CAPITOL BOULEVARD CORRIDOR PHASE 1-FEASIBILITY AND PRE-DESIGN\PHASE 1-DESIGN\PHASE 1-DESIGN\PHASE 1-DESIGN\PHASE 1-DESIGN\0625.12 RW-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S DUNN	DECEMBER 2019
			DRAWN BY:	JOB No.:
			S. DUNN	625.12
			CHECKED BY:	DRAWING FILE No.:
			J BRANNIN	0625.12 RW-01

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED



SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM



CAPITOL BOULEVARD CORRIDOR PHASE 1
FEASIBILITY AND PRE-DESIGN
TUMWATER, WA
RIGHT-OF-WAY PLAN

DRAWING No.: RW-5
SHEET No.: 5 OF 5