



Motion No. M2025-07

Seattle City Light Permanent Easement

| Meeting: | Date: | Type of action: | Staff contact: |
|---|------------|-----------------|---|
| Rider Experience and Operations Committee | 02/06/2025 | Final Action | Terri Mestas, Capital Delivery Deputy CEO Michael Morgan, Capital Delivery Executive Director Avery Madden, Property Management Deputy Director Jason Heaverlo, Senior Leasing Document Coordinator |

Proposed action

Authorizes the chief executive officer to execute an agreement granting Seattle City Light a permanent easement for the development of electrical infrastructure, for a total authorized amount of \$520 to be paid to Sound Transit.

Key features summary

- This action will grant Seattle City Light a non-exclusive, permanent easement for approximately 160 square feet of Sound Transit property located at Third Avenue Northeast in Shoreline, Washington.
- Seattle City Light desires to use the easement area for aerial electrical infrastructure to maintain electrical service to a residence on the parcel immediately to the east of Sound Transit's parcel as a result of development on the parcel immediately to the north of Sound Transit's parcel.
- In exchange for the permanent easement, Seattle City Light will pay Sound Transit the appraised fair market value of the easement in the amount of \$520.
- Sound Transit Resolution No. R2023-30 authorizes the standard board committees to approve real property agreements within their areas of delegated responsibility that would not obligate Sound Transit or the other party to pay an amount greater than \$5,000,000 or deprive or substantially limit Sound Transit's use of essential property.
- Sound Transit acquired the property upon which the easement will be located for its Lynnwood Link Light rail system. Granting the easement to Seattle City Light will not adversely impact Sound Transit's planned use of the property for access and construction.

Background

The developer of the parcel immediately to the north of Sound Transit's parcel requested the easement in order to reconnect power to a single-family residence located on the parcel immediately to the east of Sound Transit's. The developer proposes to install a new power pole on its property and to have Seattle City Light run new electrical lines from the pole to the single-family residence, resulting in power lines crossing the aerial space above the northeastern corner of Sound Transit's parcel.



Sound Transit's Real Property Utilization Committee concluded that the above-described use of Sound Transit's property would have no impact on Sound Transit's use of the subject property.

The \$520 purchase price was established by a fair market value appraisal performed by Seattle City Light that was reviewed and approved by Sound Transit's Appraisal Department.

Fiscal information

The revenue payment of \$520 was not included in the 2025 proposed budget or the Fall 2024 Financial Plan update. If this action is approved, it will be incorporated into the Financial Plan update in 2025. This action has a negligible impact on the affordability of the Financial Plan.

Disadvantaged and small business participation

Not Applicable to this action.

Title VI compliance

Not Applicable to this action.

Public involvement

Not Applicable to this action.

Time constraints

A one-month delay may hinder construction timelines for the developer.

Prior Board/Committee actions

Not Applicable to this action.

Environmental review - KH 12/23/24

Legal review – NM 1/31/25



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A motion of the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an agreement granting Seattle City Light a permanent easement for the development of electrical infrastructure, for a total authorized amount of \$520 to be paid to Sound Transit.

Background

This action will grant Seattle City Light a non-exclusive, permanent easement for approximately 160 square feet of Sound Transit property located at Third Avenue Northeast in Shoreline, Washington.

Seattle City Light desires to use the easement area for aerial electrical infrastructure to maintain electrical service to a residence on the parcel immediately to the east of Sound Transit's parcel as a result of development on the parcel immediately to the north of Sound Transit's parcel.

In exchange for the permanent easement, Seattle City Light will pay Sound Transit the appraised fair market value of the easement in the amount of \$520.

Sound Transit Resolution No. R2023-30 authorizes the standard board committees to approve real property agreements within their areas of delegated responsibility that would not obligate Sound Transit or the other party to pay an amount greater than \$5,000,000 or deprive or substantially limit Sound Transit's use of essential property.

Sound Transit acquired the property upon which the easement will be located for its Lynnwood Link Light rail system. Granting the easement to Seattle City Light will not adversely impact Sound Transit's planned use of the property for access and construction.

The developer of the parcel immediately to the north of Sound Transit's parcel requested the easement in order to reconnect power to a single-family residence located on the parcel immediately to the east of Sound Transit's. The developer proposes to install a new power pole on its property and to have Seattle City Light run new electrical lines from the pole to the single-family residence, resulting in power lines crossing the aerial space above the northeastern corner of Sound Transit's parcel.

Sound Transit's Real Property Utilization Committee concluded that the above-described use of Sound Transit's property would have no impact on Sound Transit's use of the subject property.

The \$520 purchase price was established by a fair market value appraisal performed by Seattle City Light that was reviewed and approved by Sound Transit's Appraisal Department.

Motion

It is hereby moved by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an agreement granting Seattle City Light a permanent easement for the development of electrical infrastructure, for a total authorized amount of \$520 to be paid to Sound Transit.

APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 6, 2025.



Kristina Walker
Rider Experience and Operations Chair

Attest:



Kathryn Flores
Board Administrator