



Resolution No. R2020-16

Approving the CEO's Declaration of Surplus for the Rainier Valley Small TOD Parcels

Meeting:	Date:	Type of action:	Staff contact:
Executive Committee	10/01/2020	Final Action	Don Billen, PEPD Executive Director Thatcher Imboden, PEPD Deputy Director, TOD Mara D'Angelo, Senior Project Manager, TOD

Proposed action

Approves the chief executive officer's declaration that certain real property acquired for the Central Link Light Rail project is surplus and is no longer needed for a transit purpose.

Key features summary

- In accordance with Sound Transit's Real Property Excess, Surplus and Disposition Policy, a property can be declared surplus when it is determined by the chief executive officer (CEO) that it is no longer needed for present or future transit purposes. If the fair market value of such real property exceeds \$200,000, approval by the Board Executive Committee is required. If the fair market value exceeds \$5,000,000, Board approval of the declaration is required.
- This action approves the CEO's declaration that the 37 properties shown in Exhibit A are no longer required for transit purposes and are declared surplus.
- The value of each of these parcels has been determined to be greater than \$200,000, but less than \$5,000,000.
- The agency intends to pursue equitable transit oriented development (TOD) projects for these surplus parcels. Staff will bring the disposition strategies for the parcels to the Board for approval via separate actions as they are determined.

Background

Sound Transit acquired the 37 parcels listed in Exhibit A for the construction of the Central Link Light Rail Project. Following construction of light rail, some square footage was deeded to the City for street widening. These parcels are now each between 300 square feet and 6,000 square feet. The parcels are located near the Columbia City, Mt. Baker, and Othello Link light rail stations.

The CEO determined that the agency has no transit use for these properties in a series of surplus declarations made between 2012 and 2020. Some of the previous surplus actions did not require Committee approval due to the estimated property value at the time. However, as staff now intends to advance disposition strategies for the properties and the value of the properties are now each known or expected to exceed \$200,000 but not exceed \$5,000,000, staff is now recommending the Executive Committee approve the CEO's declaration of surplus.

As shown in Exhibit A, federal funds were used in the acquisition of the majority of these properties. Sound Transit will work with the FTA on the disposition of these properties in accordance with FTA requirements.

Fiscal information

This action has no direct fiscal impact.

Staff will return to the Board to seek direction on disposition strategies for these properties. Any proceeds from the sale of these properties will be credited to the North King County subarea.

Small business participation and apprenticeship utilization

Not applicable to this action.

Public involvement

Staff conducted an equitable engagement process in the summer of 2019, in partnership with the City of Seattle's Office of Housing, around a subset of these properties for the disposition strategy described in Resolution No. R2020-07. The remainder of the properties do not have a pending disposition strategy, and will be part of an equitable engagement process in conjunction with such disposition.

Time constraints

A one month delay would not create a significant impact.

Prior Board/Committee actions

Resolution No. R2018-10: Adopted an Equitable Transit Oriented Development Policy and superseding Resolution No. R2012-24.

Resolution No. R2013-30: Adopted a Real Property Excess, Surplus, and Disposition Policy and superseding Resolution No. R99-35.

Resolution No. R2003-04: Authorized the executive director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the Central Link Light Rail.

Resolution No. R2002-03: Authorized the executive director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the Central Link Light Rail.

Environmental review – KH 9/22/20

Legal review – JV 9/23/2020



Resolution No. R2020-16

A RESOLUTION of the Executive Committee of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration of surplus real estate property originally acquired for the Central Link Light Rail Project as surplus and no longer needed for a transit purpose.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5th, 1996 and November 4th, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, Sound Transit acquired the subject properties, located in proximity to the Othello, Columbia City and Mt. Baker Link light rail stations, for the Central Link Light Rail Project; and

WHEREAS the majority of the subject properties were acquired using Federal Transit Administration (FTA) funds and therefore Sound Transit will consult with FTA regarding the manner of disposition; and

WHEREAS, the subject real properties described in the attached Exhibit A are no longer required for a transit purpose; and

WHEREAS, the subject real properties described in the attached Exhibit A have been declared surplus by the chief executive officer; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures and Guidelines require that the Sound Transit Board approve the surplus property declaration if the value of the property exceeds \$5,000,000 and the Sound Transit Executive Committee approve the surplus property declaration if the value of the property exceeds \$200,000; and

WHEREAS, the agency's long term financial plan has assumed the sale of surplus property as a source of additional revenue to the subareas and proceeds from this transaction would be recorded as miscellaneous revenue in the North King County subarea; and

WHEREAS, negotiation with future developers for the development of Transit Oriented Development will determine the development program requirements for these properties in advance of disposition; and

WHEREAS, Executive Committee approval will be sought for any future agreement and/or disposition related to the subject real properties

NOW THEREFORE BE IT RESOLVED by the Executive Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer's declaration of surplus that the subject properties described in Exhibit A are no longer needed for a transit purpose and are declared surplus is approved.

ADOPTED by the Executive Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on October 1, 2020.



Paul Roberts
Executive Committee Vice Chair

Attest:



Kathryn Flores
Board Administrator



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Exhibit A

Approving the CEO's Declaration of Surplus for the Rainier Valley Small TOD Parcels

Parcel ID	ROW No	Site Address, Seattle WA	Closest Light Rail Station	FTA Interest	Square Footage
2124049002-02	RV087	4804 MLK Jr. Way S.	Columbia City	24.16%	4,275
2124049284-01	RV087.1	4804 32nd Ave. S.	Columbia City	24.16%	3,556
2124049282-03	RV088	4810 MLK Jr. Way S.	Columbia City	24.16%	2,961
1756700015-02	RV093	4851 MLK Jr. Way S.	Columbia City	60.00%	2,184
1756700010-07	RV094	4853 MLK Jr. Way S.	Columbia City	60.00%	1,744
1756700005-04	RV095	4859 MLK Jr. Way S.	Columbia City	60.00%	4,631
5414100100-06	RV081	4736 31st Ave S.	Columbia City	24.16%	4,655
5414100095-03	RV084	4742 MLK Jr. Way S.	Columbia City	60.00%	2,036
5414100090-08	RV085	4746 MLK Jr. Way S.	Columbia City	N/A	1,510
5414100205-00	RV079	4733 MLK Jr. Way S.	Columbia City	60.00%	1,815
5414100220-01	RV082	4735 MLK Jr. Way S.	Columbia City	60.00%	1,428
5414100230-09	RV083	4741 MLK Jr. Way S.	Columbia City	60.00%	4,522
4006000319-00	RV246	4203 S. Kenyon St.	Othello	60.00%	4,526
4006000322-00	RV247	7908 MLK Jr. Way S.	Othello	24.16%	5,892
4281400385-00	RV243	7860 MLK Jr. Way S.	Othello	N/A	3,797
1756700110-06	RV096	4865 MLK Jr. Way S.	Columbia City	60.00%	3,292
1756700120-04	RV097	3112 S. Ferdinand St.	Columbia City	24.16%	1,845
1703400990-00	RV099	3201S. Ferdinand St.	Columbia City	24.16%	3,776
2660500259-00	RV112	5042 MLK Jr. Way S.	Columbia City	60.00%	2,387
3333001160-00	RV183	6633 MLK Jr. Way S.	Othello	24.16%	3,047
1944800005-00	RV013	S. Horton/MLK Jr. Way S.	Mount Baker	24.16%	1,586
1944800010-00	RV015	3315 MLK Jr. Way S.	Mount Baker	60.00%	2,206
1944800020-00	RV018	3321 MLK Jr. Way S.	Mount Baker	24.16%	2,130
1944800035-00	RV020	3329 MLK Jr. Way S.	Mount Baker	24.16%	978
1426300005-00	RV023	3405 MLK Jr. Way S.	Mount Baker	60.00%	1,031

Parcel ID	ROW No	Site Address, Seattle WA	Closest Light Rail Station	FTA Interest	Square Footage
1426300015-00	RV025	3407 & 3417 MLK Jr. Way S.	Mount Baker	N/A	1,017
1426300025-00	RV027	3417 MLK Jr. Way S.	Mount Baker	N/A	890
1426300050-00	RV030	NWC Della & MLK Jr. Way S.	Mount Baker	N/A	1,384
5414100170-01	RV071	4703 31st Ave. S.	Columbia City	24.16%	3,207
5414100180-00	RV071.1	4709 31st Ave. S.	Columbia City	24.16%	967
5414100185-00	RV071.2	4711 31st Ave. S.	Columbia City	24.16%	361
5414100340-06	RV076.2	Unknown	Columbia City	24.16%	2,805
1059000065-00	RV098	3119 S. Ferdinand St.	Columbia City	60.00%	2,680
2660500315-00	RV119	5201 MLK Jr. Way S.	Columbia City	24.16%	2,614
2341300145-00	RV145	5701 MLK Jr. Way S.	Columbia City	60.00%	2,543
2341300135-00	RV146	5707 MLK Jr. Way S.	Columbia City	24.16%	4,066
2341300125-00	RV147	5715 MLK Jr. Way S.	Columbia City	24.16%	4,988