

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2004-31**

**Transfer of Property Interests with the City of Everett**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	4/1/04	Discussion/Possible Action to Recommend Board Approval	Agnes Govern, Interim Chief Administrative Officer	(206) 398-5037
Board	4/8/04	Action	<b>John T. Mclean, Sr. Real Estate Representative</b>	(206) 398-4916

**OBJECTIVE OF ACTION**

To acquire permanent rights to property required for Everett Commuter Rail Station and convey to the City of Everett improvements that have been constructed on City property.

**ACTION**

Authorize the Chief Executive Officer to accept easement rights for use of portions of property owned by the City of Everett and to transfer to the City of Everett existing parking improvements on the Southwest lot at the Everett Station and to transfer certain other improvements to be constructed under the Pacific Avenue Overpass, in exchange for the receipt of certain easements required to site Everett Commuter Rail Station improvements.

**KEY FEATURES**

- Pursuant to an existing Interlocal Agreement, transfers Sound Transit's rights in certain parking lot improvements constructed at the Everett Commuter Rail Station to the City of Everett.
- Authorizes the acquisition of easements to site station improvements planned for the Everett Commuter Rail Station.
- These transfers do not involve the expenditure of agency funds at this time.

**BUDGET IMPACT SUMMARY**

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

**M/W/DBE – SMALL BUSINESS PARTICIPATION**

Not applicable for this action.

## HISTORY OF PROJECT

### Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2002-94	Executed a three-year Interlocal Agreement with the City of Everett to provide operations and maintenance services at the Everett Station for ST Express in the total amount of \$109,849 with a 10% contingency of \$10,985 for a total authorized amount not to exceed \$120,834.	9/12/02
M2001-105	Supplemental Agreement No. 2 to the Memorandum of Agreement between the City of Everett and Sound Transit to increase commuter rail construction budget for Everett Station, to approve the transfer of funds from the Pacific Avenue Overpass to commuter rail and to establish a second supplemental agreement to the memorandum of agreement.	10/25/01
R2000-10	Authorized acquiring, disposing, or leasing certain real property interests by negotiated purchase or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of commuter rail facilities for the Everett to Seattle Commuter Rail Project.	06/08/00
M2000-33	Supplemental Agreement No. 1 to the Memorandum of Agreement between the City of Everett and Sound Transit to allow Sound Transit to reimburse the City for design costs for commuter rail related station elements.	04/20/00
R99-5	Established a Memorandum of Agreement between the City of Everett and Sound Transit establishing the working relationship for environmental process, design and permitting of the proposed Everett/ Sounder facilities.	02/11/99

The Everett Station project was an original component of the Sound Move plan. It was intended to provide a nexus for local and regional bus service, Greyhound bus and express package service, Amtrak Cascades and Empire Builder service, and commuter rail. The City of Everett enhanced the transit component by adding a facility to house continuing education, employment counseling services, and a community gathering space. The Sound Move budget for Sound Transit's portion of the Everett Station was based on a conceptual plan for the facility.

Since 1999, Sound Transit and the City of Everett have been party to a Memorandum of Agreement (MOA) establishing a working relationship for environmental process, design, permitting, and construction of the proposed Everett Sounder facilities. Pursuant to the MOA and its Supplemental Agreements, Sound Transit and the City have shared the costs of constructing various improvements related to the construction of the Everett Sounder facilities. For example, Supplemental Agreement Number One identified certain parking and platform elements to be designed and constructed by the City of Everett, which elements were directly related to Sound Transit service at Everett Station. Sound Transit has also constructed parking improvements on City property and is committed to constructing additional parking improvements on City property. In exchange, Sound Transit will receive parking easements on the improved lots. Sound Transit also requires certain property interests from the City in order to site the several Sounder facilities; namely, the Operations Building, the layover track, and the base for the pedestrian bridge.

The proposed easements and related improvements/conveyances include the following:

1. City of Everett Property Easement to Site the Pedestrian Bridge and Elevator: Sound Transit requires about 2,400 square feet to site the western extension of its pedestrian bridge, its supports, the related elevator structure, staircase structure, and related maintenance easements.
2. City of Everett Operations Building Easement: Sound Transit requires approximately 1,415 square feet to site the Operations Building that will house the train crews, security personnel, and some light maintenance equipment and supplies.
3. City of Everett Track Layover Strip: Sound Transit requires a ten-foot wide strip south of the Operations Building to the end of the planned layover track to allow for train storage.
4. City of Everett Pacific Avenue Parking Lot: Sound Transit will construct parking improvements under the Pacific Avenue Overpass, which it will exchange with the City for a parking and access easement to that same lot.
5. City of Everett South Parking Lot: Sound Transit has constructed parking improvements on the City's South Parking lot, which it will exchange with the City for a parking and access easement to that same lot.

#### **CONSEQUENCES OF DELAY**

A delay beyond June 1, 2004 may jeopardize the planned initiation of construction of the parking facilities under the Pacific Avenue Overpass.

#### **PUBLIC INVOLVEMENT**

Not applicable for this action.

#### **LEGAL REVIEW**

DB 3/12/04

## SOUND TRANSIT

### MOTION NO. M2004-31

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to accept easement rights for use of portions of property owned by the City of Everett and to transfer to the City of Everett existing parking improvements on the Southwest lot at the Everett Station and to transfer certain other improvements to be constructed under the Pacific Avenue Overpass, in exchange for the receipt of certain easements required to site Everett Commuter Rail Station improvements.

#### **Background:**

The Everett Station project was an original component of the Sound Move plan. It was intended to provide a nexus for local and regional bus service, Greyhound bus and express package service, Amtrak Cascades and Empire Builder service, and commuter rail. The City of Everett enhanced the transit component by adding a facility to house continuing education, employment counseling services, and a community gathering space. The Sound Move budget for Sound Transit's portion of the Everett Station was based on a conceptual plan for the facility.

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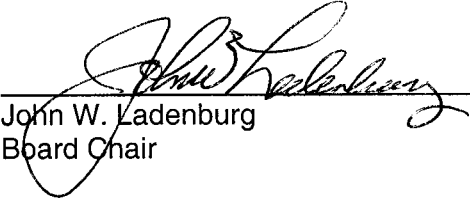
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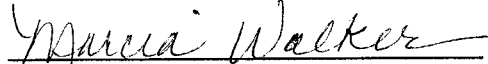
**Motion:**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer be authorized to accept easement rights for use of portions of property owned by the City of Everett and to transfer to the City of Everett existing parking improvements on the Southwest lot at the Everett Station and to transfer certain other improvements to be constructed under the Pacific Avenue Overpass, in exchange for the receipt of certain easements required to site Everett Commuter Rail Station improvements.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 8, 2004.

  
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John W. Ladenburg  
Board Chair

ATTEST:

  
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Marcia Walker  
Board Administrator