

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2005-103**

**Property Acquisition for the  
Mercer Island Park-and-Ride Project**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	9/15/05	Discussion/Possible Action	Phil O'Dell Director, Project Delivery Support Services <b>Don Vogt</b> <b>Sr. Real Estate Rep.</b>	(206) 398-5013  <b>(206) 689-3396</b>

<b>Contract/Agreement Type:</b>	<input checked="" type="checkbox"/>	<b>Requested Action:</b>	<input checked="" type="checkbox"/>
Competitive Procurement		Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)		Budget Amendment	

**PROJECT NAME**

Mercer Island Park-and-Ride Lot

**PROPOSED ACTION**

Authorizes the Chief Executive Officer to acquire certain real property from the Washington State Department of Transportation for the Mercer Island Park-and-Ride Project, in the amount of \$1,538,350 in land bank credits.

**KEY FEATURES of PROPOSED ACTION**

- The Mercer Island Park-and-Ride project includes construction of structured parking on the existing Washington State Department of Transportation (WSDOT) park-and-ride lot. Sound Transit will acquire this property through the Restated Land Bank Agreement.
- Authorizes a debit from Sound Transit's credits in the Land Bank account in the amount of \$1,538,350 as payment for the acquisition.
- The property acquired would be subject to various conditions for continued transportation use imposed by the Federal Highway Administration and WSDOT.

## **BUDGET IMPACT SUMMARY**

There is no action outside of the 2005 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. No dollar amount was included in the right-of-way budget for this acquisition because it was anticipated that it would be purchased with land bank credits.

Substantial dollars of additional credits will be added to Sound Transit's credit in the land bank as current Regional Express projects are processed.

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

Not applicable for this action.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

The Mercer Island Park-and-Ride Project will construct a two-floor parking garage at the existing park-and-ride lot site. In 2003, a "daylight basement" concept emerged that would allow for up to 450 stalls to be built on the existing site while minimizing impacts to the surrounding neighborhood and keeping costs within an acceptable range for Sound Transit. This concept was also unanimously endorsed by the City Council and has been the focus of the Preliminary Engineering and Environmental Documentation (PE/ED) efforts since December 2003. The project now is providing a garage for all 450 stalls in a single location rather than 200 stalls in a separate location plus the 250 at the existing site.

The Restated Land Bank Agreement, approved by Motion No. M2003-113 by the Sound Transit Board on November 13, 2003, allows Sound Transit to purchase or lease Washington State Department of Transportation property through credits established by Sound Transit's improvements to WSDOT highway property. WSDOT and Sound Transit staff have been working to establish credits within the land bank for improvement completed through Regional Express – Capital Projects.

WSDOT has agreed to sell the necessary property to Sound Transit utilizing the land bank credits. Through the valuation process, a value of \$1,538,350 has been established for the approximately 2.21 acre site, located at 7800 N. Mercer Way, Mercer Island. The property is described in Exhibit A.

As part of the construction permit process of the City of Mercer Island, certain property interests, such as sidewalks, may be required to be transferred to the City.

WSDOT further reserves the right to utilize four parking stalls for highway use purposes.

Motion or Resolution Number	Summary of Action	Date of Action
M2003-119	Executed a contract with URS for final design for Mercer Island Park-and-Ride project	12/02/04
M2003-113	Executed a Re-Stated Land Bank Agreement with the Washington State Department of Transportation substantially in the form of the attached Exhibit A, for a term of 40 years that establishes credits upon construction bid.	11/13/03
M2003-107	Contract amendment with URS for completion of the preliminary engineering and environmental documentation phase for the "daylight basement" alternative.	11/6/03
R98-11	Executed Contracts for preliminary design and environmental documentation for 7 Community Connection Projects and 4 HOV Projects – including Mercer Island Park-and-Ride/Transit Station.	4/9/98

**CONSEQUENCES of DELAY**

The current schedule provides for advertising for construction in October 2005. Delay in completing the transaction will cause a corresponding delay in the construction of the project.

**PUBLIC INVOLVEMENT**

Not applicable for this action.

**ENVIRONMENTAL COMPLIANCE**

Not applicable to this action.

**LEGAL REVIEW**

JW 9/09/05

## **SOUND TRANSIT**

### **MOTION NO. M2005-103**

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to acquire certain real property from the Washington State Department of Transportation, in the amount of \$1,538,350 in land bank credits for the Mercer Island Park-and-Ride project.

#### **Background:**

The Mercer Island Park-and-Ride Project will construct a two-floor parking garage at the existing park-and-ride lot site. In 2003, a "daylight basement" concept emerged that would allow for up to 450 stalls to be built on the existing site while minimizing impacts to the surrounding neighborhood and keeping costs within an acceptable range for Sound Transit. This concept was also unanimously endorsed by the City Council and has been the focus of the Preliminary Engineering and Environmental Documentation (PE/ED) efforts since December 2003. The project now is providing a garage for all 450 stalls in a single location rather than 200 stalls in a separate location plus the 250 at the existing site.

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WSDOT has agreed to sell the necessary property to Sound Transit utilizing the land bank credits. Through the valuation process, a value of \$1,538,350 has been established for the approximately 2.21 acre site, located at 7800 N. Mercer Way, Mercer Island. The property is described in Exhibit A.

As part of the construction permit process of the City of Mercer Island, certain property interests, such as sidewalks, may be required to be transferred to the City.

WSDOT further reserves the right to utilize four parking stalls for highway use purposes.

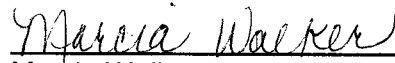
**Motion:**

It is hereby approved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to acquire certain real property from the Washington State Department of Transportation, for the Mercer Island Park-and-Ride project, in the amount of \$1,538,350 in land bank credit.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 15, 2005.

  
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Jack Crawford  
Finance Committee Chair

ATTEST:

  
\_\_\_\_\_  
Marcia Walker  
Board Administrator

## EXHIBIT A – Legal Description

That portion of Lot 1 and Lot 2, Block 20, McGilvra's Island Addition, according to the Plat recorded in Volume 16 of Plats, page 58, in King County Washington;

And Lots 1-5, Block 15, and Lots 1-7 and 24-30 Block 16, Mercer Park, according to the Plat recorded in Volume 8 of Plats, Page 27, in King County Washington;

Together with that portion of vacated 80<sup>th</sup> Avenue Southeast lying between said Blocks 15 and 16 as attached to said premises by operation of law;

All lying Northeasterly of a line parallel with and 50 feet Northeasterly, when measured at right angles to and/or radially from the North Mercer Connection line survey of SR 90, Mercer Island.

The specific details concerning all of which may be found on sheet 45 of that certain plan entitled King County Sundry Site Plans, Mercer Island Park & Ride Lot, now of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval May 1, 1987.