

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-104

**Property Acquisition for the Issaquah Transit Center/SR900
Project via Land Bank Purchase**

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

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

PROJECT NAME

Issaquah Transit Center/SR900

PROPOSED ACTION

Authorizes the Chief Executive Officer to acquire certain real property from the Washington State Department of Transportation for the Issaquah Transit Center/SR900 Project, in the amount of \$2,064,800 in land bank credits.

KEY FEATURES of PROPOSED ACTION

- The Issaquah Transit Center/SR900 project includes the new construction of a transit island and a parking garage on an existing park-and-ride lot owned Washington State Department of Transportation (WSDOT). 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 \$2,064,800 as payment for the acquisition.
- The property acquired would be subject to various conditions for continued transportation use imposed by 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 landbank credits.

Substantial 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 Issaquah Transit Center/SR900 project provides for the construction of a 6-bay transit island and 4-level 800-stall parking garage on the site of WSDOT's existing Issaquah Park-and-Ride. The new facility will expand the park-and-ride lot capacity and serve as a regional hub for Sound Transit and King County Metro bus service.

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. Through the valuation process, a value of \$2,064,800 has been established for the approximately 5.04 acre site, located on the East side of SR-900, between NW Maple Street and SE Newport Way, in the City of Issaquah. The property is described in Exhibit A.

Sound Transit is negotiating an interagency agreement with the City of Issaquah in which the City will contribute \$1 million in funding and other significant in-kind services; the agreement also provides that the City will co-locate an Eastside Fire and Rescue (EFR) station on the site of the Issaquah Transit Center/SR900 project. Subject to review and approval by the Board in a separate future action, the interagency agreement will provide for the transfer of the subject property to the City of Issaquah for its development of the EFR station. WSDOT has agreed that the use restrictions contained in its transfer to Sound Transit will not apply to this portion of the property. Staff expects to request Board action later this fall on the interagency agreement associated with this project.

Motion or Resolution Number	Summary of Action	Date of Action
R2005-10	Authorized the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation, or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as may be necessary for certain property interests in connection with the construction of the Issaquah Transit Center/SR900 project.	3/24/05
R2005-01	Authorized the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation, or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as may be necessary for certain property interests in connection with the construction of the Issaquah Transit Center/SR900 project.	1/13/05
M2004-30	Executive Committee directed staff to make the structured parking option the preferred alternative for the Issaquah Transit Center project.	4/1/04
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
M2003-46	Contract amendment with KPFF to provide funding for environmental review and documentation for the preferred alternative for the Issaquah Transit Center.	5/1/03

CONSEQUENCES of DELAY

Prompt transfer of the property is required to permit various pre-construction activities, such as utility relocation, to occur prior to advertising for construction in early 2006.

PUBLIC INVOLVEMENT

Not applicable for this action.

ENVIRONMENTAL COMPLIANCE

Not applicable to this action.

LEGAL REVIEW

JW 9/09/05

SOUND TRANSIT

MOTION NO. M2005-104

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 for the Issaquah Transit Center/SR900 project, in the amount of \$2,064,800 in land bank credits.

Background:

The Issaquah Transit Center/SR900 project provides for the construction of a 6-bay transit island and 4-level 800-stall parking garage on the site of Washington State Department of Transportation's (WSDOT) existing Issaquah Park-and-Ride. The new facility will expand the park-and-ride lot capacity and serve as a regional hub for Sound Transit and King County Metro bus service.

The Restated Land Bank Agreement, approved by the Board, 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. Through the valuation process, a value of \$2,064,800 has been established for the approximately 5.04 acre site, located on the East side of SR-900, between NW Maple Street and SE Newport Way, in the City of Issaquah. The property is described in Exhibit A.

Sound Transit is negotiating an interagency agreement with the City of Issaquah in which the City will contribute \$1 million in funding and other significant in-kind services; the agreement also provides that the City will co-locate an Eastside Fire and Rescue (EFR) station on the site of the Issaquah Transit Center/SR900 project. Subject to review and approval by the Board in a separate future action, the interagency agreement will provide for the transfer of the subject property to the City of Issaquah for its development of the EFR station. WSDOT has agreed that the use restrictions contained in its transfer to Sound Transit will not apply to this portion of the property. Staff expects to request Board action later this fall on the interagency agreement associated with this project.

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 Issaquah Transit Center/SR900 project , in the amount of \$2,064,800 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.



Jack Crawford
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator

Exhibit A – Legal Description

That certain parcel of land situated in the County of King, State of Washington, being Lot 1 of City of Issaquah Short Plat No. SP 79-12, according to short plat recorded October 19, 1995 under Recording No. 9510199010 in the Office of the King County Recorder.