

MOTION NO. M2010-99
Amend City of Auburn Lease at Auburn Parking Garage

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Board	12/16/10	Final Action	Ahmad Fazel, DECM Executive Director Nancy Bennett, Property Management Manager	206-398-5389 206-398-5401

PROPOSED ACTION

Authorizes the chief executive officer to amend the agreement with the City of Auburn to reduce the number of parking spaces leased to the City in Sound Transit's Auburn Parking Garage in exchange for Sound Transit's payment of \$1,329,713.

KEY FEATURES

- The City of Auburn contributed \$6,014,715 toward the costs of developing the Auburn Station in exchange for an exclusive lease of 180 stalls in the parking garage and the right to lease the Commercial Tenant Area located on the first floor of the garage. Sound Transit needs more parking for Sounder commuters in Auburn and the City is underutilizing 138 of the leased parking stalls.
- This amendment will increase Sound Transit's commuter parking by 138 stalls, for a total of 520. The City will retain exclusive rights to the remaining 42 stalls.
- Sound Transit will pay the City approximately \$1.3 million for the 138 parking stalls. This amendment will eliminate the City's obligation to reimburse Sound Transit for the operating costs of the stalls. The City will continue to reimburse Sound Transit for its proportional share of the operating costs on the remaining 42 stalls.
- Sound Transit has funds available from a state Regional Mobility Grant that can be used to expand commuter parking at Sounder stations in South King and Pierce counties experiencing the greatest parking utilization. Approximately \$1.3 million in Regional Mobility funds are available for use at the Auburn Parking Garage. The Regional Mobility Grant will expire in June 2011.

PROJECT DESCRIPTION

In 2007, Sound Transit received a Regional Mobility grant in the amount of \$3.7 million with a \$500,000 local match to expand commuter rail parking in the Tacoma-Seattle corridor for a total project cost of \$4.2 million. Approximately \$2.37 million of the grant has been spent to increase parking in the City of Puyallup. The recently completed Puyallup Station Parking Expansion added 219 parking spaces. The remaining \$1.3 million of the grant is proposed to increase parking in Auburn by 138 stalls.

FISCAL INFORMATION

Project: 746 - Regional Mobility Parking Enhancements

	2010 Board Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	\$ 52	\$ 72	\$ -	\$ 72	\$ (20)
Preliminary Engineering	\$ 469	\$ 423	\$ -	\$ 423	\$ 46
Final Design	\$ 672	\$ 305	\$ -	\$ 305	\$ 367
3rd Party	\$ -	\$ -	\$ 1,330	\$ 1,330	\$ (1,330)
Right of Way	\$ 150	\$ -	\$ -	\$ -	\$ 150
Construction	\$ 3,617	\$ 1,980	\$ -	\$ 1,980	\$ 1,637
Construction Management	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Current Budget	\$ 4,960	\$ 2,780	\$ -	\$ 4,110	\$ 850

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

BACKGROUND

In 1999, Sound Transit, King County and the City of Auburn signed an agreement for the planning, design and construction of the Auburn Multimodal Transit Facility (Auburn Parking Garage). The City contributed \$3,902,323 in exchange for the right to lease the Commercial Tenant Area and the exclusive use of 45 parking spaces in the garage during commute hours and use of the entire garage during non-commute hours.

Pursuant to a lease between Sound Transit and the City of Auburn dated June 26, 2002, the City contributed an additional \$2,106,196 toward construction costs at the Auburn Parking Garage in exchange for exclusive rights for an additional 135 parking spaces.

On January 1, 2008 the lease was amended to reduce the number of City parking spaces from 180 to 95 (returning 85 to Sound Transit for its use) for a five-year period in exchange for eliminating the City's reimbursement for operating costs on the 85 stalls during those five years.

The Auburn parking garage is at 85-90% capacity for commuter parking. The City is underutilizing their remaining parking stalls and will benefit from the reduction in maintenance costs it currently pays on the leased stalls. Sound Transit will benefit from the additional parking.

The City of Auburn contributed approximately \$15,600 per parking stall to Sound Transit at the time the garage was developed. Sound Transit will be paying approximately \$9,600 per parking stall to the City more than 10 years later. Sound Transit Real Estate staff have evaluated the transaction and determined the cost is favorable for Sound Transit.

This action would be funded by a Regional Mobility grant that needs to be fully expended by June 2011. The time period for spending the funds has already been extended once and another extension is not possible. If the funds cannot be used by Sound Transit, the funds will be returned to WSDOT's Regional Mobility grant program.

ENVIRONMENTAL COMPLIANCE

SK 10/25/10

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2001-84 – Authorizing the Executive Director to enter into an agreement with the City of Auburn for the lease of the tenant spaces and 180 stalls within the parking structure from Sound Transit; and for the operations and maintenance of the garage, lease spaces, and plaza north of the garage.

Resolution No. R99-27 - Authorizing the Executive Director to execute an agreement with King County and the City of Auburn for development of the Auburn Commuter Rail Station.

TIME CONSTRAINTS

Grant funds need to be fully expended by June 2011. The time period for expending the funds has already been extended once and another extension is not possible. If the funds cannot be used by Sound Transit, then they will be returned back to WSDOT's Regional Mobility grant program.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

JB 12/7/10

MOTION NO. M2010-99

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to amend the agreement with the City of Auburn to reduce the number of parking spaces leased to the City in Sound Transit's Auburn Parking Garage in exchange for Sound Transit's payment of \$1,329,713.

BACKGROUND:

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This amendment will increase Sound commuter parking by 138 stalls, for a total of 520. The City will retain exclusive rights to the remaining 42 stalls. Sound Transit will pay the City approximately \$1.3 million for the 138 parking stalls. This amendment will eliminate the City's obligation to reimburse Sound Transit for the operating costs of those stalls. The City will continue to reimburse Sound Transit for its proportional share of the operating costs of the stalls.

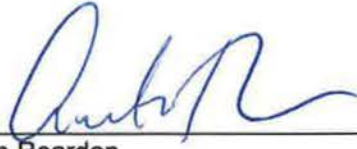
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MOTION:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to amend the agreement with the City of Auburn to reduce the number of parking spaces leased to the City in Sound Transit's Auburn Parking Garage in exchange for Sound Transit's payment of \$1,329,713

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 16, 2010.



Aaron Reardon
Board Chair

ATTEST:



Marcia Walker
Board Administrator