

**MOTION NO. M2011-39**  
**Lease Amendment with the City of Auburn**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>	<b>PHONE:</b>
Operations and Administration Committee	5/19/11	Recommendation to Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	5/26/11	Final Action	<b>Nancy Bennett,</b> <b>Property Management Manager</b>	206-398-5401

**PROPOSED ACTION**

Authorizes the chief executive officer to amend the lease with the City of Auburn for use of the plaza area at the Auburn Station to allow closure of the bus loop on Sundays when the farmers market is operating.

**KEY FEATURES**

- Sound Transit owns and operates the Auburn Multimodal Transit Facility located at 25 A Street SW in Auburn, WA, commonly known as Auburn Station.
- Sound Transit and the City of Auburn have an existing agreement that allows the City to use the plaza area of the station for City events, including a farmers market.
- The City of Auburn has requested that the bus loop at the Auburn Station be allowed to be closed on Sundays to better accommodate the Auburn farmers market. The market is currently held from 7 am to 3 pm every Sunday from June through September.
- Sound Transit does not operate Sunday bus service at the station, however King County Metro (KCM) does. KCM determined that closure of the bus loop on Sundays would not negatively impact the service it provides.
- The City will be responsible for closing A Street to parking and providing signage to the KCM bus service on A Street during closure of the bus loop. The City will also be responsible for placing and removing traffic control measures required to safely close and re-open the bus loop.
- Sound Transit retains the right to discontinue the City's use of the bus loop to support the farmers market if the closure interferes with public transit purposes at the station.

**PROJECT DESCRIPTION**

Auburn Station is located in downtown Auburn near Main Street. It is served by Sounder commuter rail on weekdays and ST Express Routes 566 and 578 Monday through Saturday. KCM provides bus service seven days a week. The station opened for service in 2000 and features a bus loop, a parking garage, and plaza area.

**FISCAL INFORMATION**

Not applicable to this action.

**SMALL BUSINESS PARTICIPATION**

Not applicable to this action.

**BACKGROUND**

The City of Auburn and Sound Transit signed a lease on June 26, 2002 that granted the City the

right to use all or a portion of the Auburn Station plaza for special events as long as such activity does not interfere with the use of the station for public transit purposes. Under the lease, the City has been granted permission to use the plaza for a farmers market every Sunday in June through September since 2009.

The City has requested that the bus loop through the facility be closed during the farmers market to provide additional space for the market and increase patron safety. KCM bus service would be rerouted to A Street located in front of the station. The City and KCM have agreed to reroute the two bus routes that operate on Sundays. ST Express does not currently operate at the Auburn Station on Sundays.

The amendment to the lease will allow the bus loop to be closed every year during the farmers market unless (1) the farmers market ceases to exist, (2) the lease is terminated, or (3) Sound Transit determines that the City's use of the bus loop interferes with public transit purposes at the station.

The City will not pay a fee for the closure and use of the bus loop but will be responsible for eliminating parking on A Street during the closure, for towing any vehicles parked on A Street during the reroute, and for providing and installing any necessary signage.

**ENVIRONMENTAL COMPLIANCE**

SSK 4-26-11

**PRIOR BOARD/COMMITTEE ACTIONS**

Motion No. 2010-99 – Authorized the ceo 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.

Motion No. M2001-84 – Authorized the ED 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 – Authorized the ED to execute an agreement with King County and the City of Auburn for development of the Auburn Commuter Rail Station.

**TIME CONSTRAINTS**

A one month delay would not allow enough time to implement the bus reroute before the farmer's market begins on June 19, 2011.

**PUBLIC INVOLVEMENT**

Not applicable to this action.

**LEGAL REVIEW**

JB 5/16/11

**MOTION NO. M2011-39**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to amend the lease with the City of Auburn for use of the Auburn Parking Garage to allow closure of the bus loop on Sundays when the farmer's market is operating.

**BACKGROUND:**

The City of Auburn and Sound Transit signed a lease on June 26, 2002 that granted the City the right to use all or a portion of the Auburn Station plaza for special events as long as such activity does not interfere with the use of the station for public transit purposes. Under the lease the City has been granted permission to use the plaza for a farmer's market every Sunday in June through September since 2009.

The City has requested that the bus loop through the facility be closed during the farmer's market to provide additional space for the market and increase patron safety. Bus service to the station would be provided by rerouting KCM buses to A Street located in front of the station. The City has discussed this request with KCM and both parties have agreed to reroute the two bus routes that operate on Sunday. Sound Transit does not currently operate bus service on Sundays at Auburn Station.

The amendment to the lease will allow the bus loop to be closed every year during the farmer's market unless the farmer's market ceases to exist, the lease is terminated, or if Sound Transit determines that the City's use of the bus loop interferes with public transit purposes at the station.

The City will not pay a fee for the closure and use of the bus loop but will be responsible for eliminating parking on A Street during the closure, for towing any vehicles parked on A Street during the reroute, and for providing and installing any necessary signage.

**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 lease with the City of Auburn for use of the Auburn Parking Garage to allow closure of the bus loop on Sundays when the farmer's market is operating.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 26, 2011.

  
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Aaron Reardon  
Board Chair

ATTEST:



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Marcia Walker  
Board Administrator