

MOTION NO. M2012-84
Lease Agreement with Salish Crossing L.L.C. for Parking Stalls in Edmonds

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Board	11/15/12	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 execute a five year lease agreement with Salish Crossing LLC to provide 103 parking stalls next to the Edmonds Station for an annual amount of \$185,400, with a 3% increase each year, for a total authorized agreement amount not to exceed \$984,315, subject to Sound Transit Board adoption of the 2013 Budget.

KEY FEATURES SUMMARY

- The lease will commence upon substantial completion of the parking lot, anticipated in the second quarter 2013.
- Salish Crossing LLC will be responsible for all costs and approvals associated with constructing, cleaning, maintaining and repairing the parking lot.
- Sound Transit retains the right to sublease any or all of the parking spaces.
- Salish Crossing LLC retains the right to redevelop the site in the future. If the parking spaces are redeveloped in the future, Salish Crossing LLC will provide comparable replacement parking within the Salish Center.
- The amount requested covers the five year term.
- \$123,600 is needed to cover the cost of leasing 103 parking stalls in 2013 for a period of approximately eight months.

BACKGROUND

The replacement of a temporary station with a permanent Edmonds Station was completed in July 2011. The parking capacity at the station was reduced from 200 spaces to 161 spaces as a result of the construction. The parking utilization rate has remained above 95% since the completion of the permanent station.

Sound Transit staff has investigated other options to expand parking in the area including leasing a parking lot from the Port of Edmonds. The parking lot is in close proximity to the station. However, this option was determined to be unfeasible due to the costs associated with complying with applicable building codes and the Americans with Disabilities Act (ADA). Entering into a lease with Salish Crossing LLC provides Sound Transit the opportunity to increase parking capacity at the Edmonds Station with minimal capital costs.

Of the 161 current stalls, six are ADA stalls, two are reserved for use by BNSF employees, one is reserved for security, two are reserved for motorcycles, and one has a 30 minute time limit for drop off use. The ST2 plan, approved by voters in 2008, included a project that would relocate the interim station at Edmonds to the permanent location and expand parking by up to 300 structured stalls, in conjunction with the Washington State Ferries' Edmonds Crossing multimodal terminal

project. Funding for the permanent Edmonds Station was suspended in the program realignment approved by the Board in 2010.

Sound Transit is negotiating with Salish Crossing LLC to begin using 53 nearby parking spaces on a month-to-month basis until the 103 parking spaces are available for lease. That short-term monthly lease is expected to commence December 1, 2012.

FISCAL IMPACT

Adoption of the 2013 Budget is scheduled for the December 20, 2012 Board meeting. A budget amendment to the proposed 2013 budget to increase the Sounder Operations Leases and Rentals to cover the 2013 costs for added parking at the Edmonds Station will be submitted to the Board for approval in December, 2012.

Funding for future years will be included in the annual Sounder Operating budgets.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one month delay would create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

JI 11/9/2012

LEGAL REVIEW

JB 11/9/12

MOTION NO. M2012-84

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a five-year lease agreement with Salish Crossing LLC to provide parking next to the Edmonds Station for an annual amount of \$185,400, with a 3% increase each year, for a total authorized agreement amount not to exceed \$984,315, subject to Sound Transit Board adoption of the 2013 Budget.

BACKGROUND:

The replacement of a temporary station with a permanent Edmonds Station was completed in July 2011. The parking capacity at the station was reduced from 200 spaces to 161 spaces as a result of the construction. The parking utilization rate has remained above 95% since the completion of the permanent station.

Sound Transit staff has investigated other options to expand parking in the area including leasing a parking lot from the Port of Edmonds. The parking lot is in close proximity to the station. However, this option was determined to be unfeasible due to the costs associated with complying with applicable building codes and the Americans with Disabilities Act (ADA). Entering into a lease with Salish Crossing LLC provides Sound Transit the opportunity to increase parking capacity at the Edmonds Station with minimal capital costs.

Of the 161 current stalls, six are ADA stalls, two are reserved for use by BNSF employees, one is reserved for security, two are reserved for motorcycles, and one has a 30 minute time limit for drop off use. The ST2 plan, approved by voters in 2008, included a project that would relocate the interim station at Edmonds to the permanent location and expand parking by up to 300 structured stalls, in conjunction with the Washington State Ferries' Edmonds Crossing multimodal terminal project.


Sound Transit is negotiating with Salish Crossing LLC to begin using 53 nearby parking spaces on a month-to-month basis until the 103 parking spaces are available for lease. That short-term monthly lease is expected to commence December 1, 2012.

Adoption of the 2013 Budget is scheduled for the December 20, 2012 Board meeting. A budget amendment to the Proposed 2013 Budget to increase the Sounder Operations Leases and Rentals to cover the 2013 costs for added parking at the Edmonds Station will be included in the Budget submitted to the Board for consideration in December, 2012. Funding for future years will be included in the annual Sounder Operating budgets.

MOTION:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a five-year lease agreement with Salish Crossing LLC to provide parking next to the Edmonds Station for an annual amount of \$185,400, with a 3% increase each year, for a total authorized agreement amount not to exceed \$984,315, subject to Sound Transit Board adoption of the 2013 Budget.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 15, 2012.


Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator