

RESOLUTION NO. R2017-09
Surplus Property Declaration for Roosevelt Transit Oriented Development Parcels

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	03/09/2017	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	03/23/2017	Final Action	Ron Endlich, Deputy Project Director – Northgate Link Kevin Workman, Real Property Director Sarah Lovell, TOD Manager

PROPOSED ACTION

Approves a declaration by the chief executive officer that certain real properties acquired for the Northgate Link Extension are surplus and are no longer needed for a transit purpose upon completion of construction staging activities.

KEY FEATURES SUMMARY

- In accordance with Sound Transit’s Excess, Surplus and Disposition Policy, a property can be declared surplus when it is determined by the chief executive officer that the property is no longer needed for present or future transit purposes. For real property where the value exceeds \$5,000,000, a surplus property declaration must be approved by the Sound Transit Board.
- This action approves the chief executive officer’s declaration that the following three parcels owned by Sound Transit in the Roosevelt community of Seattle, WA will not be required for a transit purpose and are declared surplus contingent upon completion of construction and construction staging on the properties:
 - Roosevelt Central Site – NL705 (portion)
6600 Roosevelt Way NE, Seattle
 - Roosevelt North Site – NL852 and NL853
1034 67th Street NE, Seattle
 - Roosevelt South Site – NL687, NL699, NL689 (portion), NL701 (portion)
1027A 66th Street NE, 1027B 66th Street NE, 1023B 66th Street NE, 1023B 66th Street NE, Seattle
- It is the intent of staff to offer the proposed surplus property for transit-oriented development (TOD) through a procurement process informed through the 2017 TOD Work Program process and the existing Board-adopted Sound Transit TOD Policy and Strategic Plan. The procurement process is anticipated to commence in second quarter of 2017 for the Central site and late 2018 for the North and South sites. . Staff will return to the Board with the result of the procurement, anticipated to be in the second half of 2017.
- The surplus properties consist of the Central Site of approximately 53,000 SF, the North Site of approximately 6,120 SF, and the South Site of approximately 3,500 SF near the intersections of 12th Ave NE and 66th Street NE and 67th Street NE adjacent the future Roosevelt Link Station. A map of the parcels in question is provided as Exhibit A.
- Construction staging is anticipated to be complete on the Central Site by first quarter 2020 and late 2021 for the North and South sites.

BACKGROUND

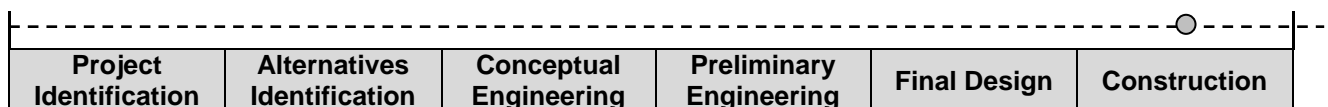
Surplus real property disposition occurs in accordance with adopted policies and processes. A surplus declaration may be made by the chief executive officer following consideration of the subject property's present or future use for project purposes, and after consideration of the agency's Biennial Excess Real Property Inventory and Utilization Plan and TOD Strategic Plan.

The proposed Roosevelt TOD properties were obtained for Northgate Link Extension light rail construction in 2007 and 2008. Federal funds were used in purchasing all of the properties, with a federal interest of 86.5 percent. All buildings on the parcels were demolished or relocated from the site in order to construct the Roosevelt Link Station and to provide space for construction staging. Fifteen parcels were purchased in the immediate station area, consisting of approximately 107,442 square feet of land.

Upon completion of construction and associated construction staging, three sites consisting of seven properties will no longer have a foreseeable transit use and will be excess property. Those three sites consist of the Central Site (portion of NL705) of approximately 53,000 SF, the North Site (all of NL851 and NL853) of approximately 6,120 SF, and the South Site (all of NL687 and NL699 and portions of NL689 and NL701). The Central Site is anticipated to be excess in the first quarter 2020 and the North and South sites excess in the fourth quarter of 2021.

The chief executive officer has reviewed the possible agency uses for the proposed Roosevelt TOD sites, and having considered the agency's Biennial Excess Real Property Inventory and Utilization Plan and TOD Strategic Plan, determined that there are no future agency uses for the property. In January 2016, the estimated property value of the Central site was \$14.6 million, which requires Board approval to surplus. The 2017 TOD Work Program will guide the property disposition process by contemplating new requirements regarding affordable housing and an equitable TOD strategy. Key considerations for the Board include suitability of property for housing, protocol for determining the method of offering property, valuing property, addressing of federal interest, etc.

PROJECT STATUS



Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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The Northgate Link Extension is currently under construction. Construction staging is anticipated to be complete on the Central Site by first quarter 2020 and late 2021 for the North and South sites. Upon completion of construction staging, the three Roosevelt TOD sites will no longer be needed for capital project construction or operation purposes.

FISCAL INFORMATION

This action has no direct cost impact. Any proceeds from disposal will be used for other qualifying capital projects in the North King County subarea or to offset the original acquisition cost of real property purchased for the project, unless otherwise directed by the Board.

SMALL BUSINESS/DBE PARTICIPATION, APPRENTICESHIP UTILIZATION, AND TITLE VI COMPLIANCE

Not applicable to this action.

PUBLIC INVOLVEMENT

Staff have held preliminary briefings with area stakeholders and City of Seattle personnel. A more intensive public outreach process began in January 2017, and is being closely coordinated with the Northgate Link Extension project team, Government and Community Relations, and Contracts.

TIME CONSTRAINTS

There are no external factors bearing on the timing of this request to declare surplus property, nor any foreseen impacts from a delay in surplus decision until March 2017. A surplus decision after March 2017 may delay the release of TOD procurement, which may impact the ability of a TOD project being constructed by service commencement at Roosevelt Station.

ENVIRONMENTAL REVIEW

JI 2/27/2017

LEGAL REVIEW

JB 3/3/2017

RESOLUTION NO. R2017-09

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration that certain real properties acquired for the Northgate Link Extension will be surplus and no longer needed for a transit purpose upon completion of construction staging activities.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996, November 4, 2008, and November 8, 2016 voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, Sound Transit Board by Resolution No. R2000-04 authorized the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the Central Link Light Rail system; and

WHEREAS, Sound Transit acquired the subject properties, located at 6600 Roosevelt Way NE, 1034 67th Street NE, 1027A 66th Street NE, 1027B 66th Street NE, 1023B 66th Street NE, and 1023B 66th Street NE in Seattle WA, for Northgate Link Extension Project purposes in 2007 and 2008; and

WHEREAS, the subject properties were acquired using Federal Transit Administration (FTA) funds and therefore Sound Transit is required to consult with FTA regarding the manner of disposition; and

WHEREAS, the subject real properties will no longer be required for a transit purpose upon completion of construction staging on the properties for the Northgate Link Extension ; and

WHEREAS, the subject real properties generally depicted and described in attached Exhibit A has been declared surplus by the chief executive officer; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures, and Guidelines require that the Sound Transit Board approve the surplus property declaration if the value of the property exceeds \$5,000,000; and the subject real properties are intended to be sold, leased or transferred consistent with the provisions of RCW 91.112.350 and any proceeds from this transaction would be recorded as miscellaneous revenue in the North King County subarea

WHEREAS, negotiation with future developers for the transit-oriented development project will determine the final development program requirements for these properties in advance of disposition; and

WHEREAS, Board approval will be sought for any future agreement and/or disposition related to the subject real property.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the subject properties described in Exhibit A will no longer be needed for a transit purpose and are declared surplus contingent upon completion of construction staging activities.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 23, 2017.



Dave Somers
Board Chair

ATTEST:



Kathryn Flores
Board Administrator

RESOLUTION NO. R2017-09
EXHIBIT A: LEGAL DESCRIPTIONS

CENTRAL SITE:

NL705

LOTS 1 THROUGH 24, IN BLOCK 2, OF JAMES DIVISION OF GREENLAKE ADDITION TO CITY OF SEATTLE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, AT PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

NORTH SITE:

NL852 AND NL853

LOTS 23 AND 24, BLOCK 3, JAMES DIVISION OF GREENLAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

SOUTH SITE:

NL687

UNIT LOT E, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

NL689

UNIT LOT F, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

NL699

UNIT LOT A, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

NL701

UNIT LOT B, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

EXHIBIT A: MAPS

FIGURE 1: ROOSEVELT CONTEXT MAPS

