

**RESOLUTION NO. R2018-12**
**Surplus Property Declaration for Transit Oriented Development Parcel Adjacent to Angle Lake Station**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	06/14/2018	Final Action	Ahmad Fazel, DECM Executive Director <b>Kevin Workman, Real Property Director</b> <b>Sarah Lovell, TOD Manager</b>

**PROPOSED ACTION**

Approves the chief executive officer's declaration of surplus real estate property originally acquired for the South 200th Link Extension is surplus and is no longer needed for a transit purpose.

**KEY FEATURES SUMMARY**

- In accordance with Sound Transit's Real Property Excess, Surplus, and Disposition Policy, a property can be declared surplus when it is determined by the chief executive officer that certain real property is no longer needed for present or future transit purposes. For real property where the fair market value exceeds \$200,000 but is less than \$5,000,000, the Sound Transit Capital Committee is authorized to approve the surplus property declaration.
- This action approves the chief executive officer's declaration that one parcel owned by Sound Transit adjacent to the Angle Lake Station garage, located at the northeast corner of S. 200th Street and 26th Avenue S. in SeaTac, WA, is no longer required for a transit purpose and is declared surplus.
- It is the intent of staff to sell or lease the proposed surplus property for transit oriented development (TOD). This process will be conducted in accordance with the recent Board-adopted Sound Transit Equitable TOD Policy.
- The surplus property consists of approximately 33,529 square feet (0.77 acres) fronting S. 200th Street and 26th Avenue S. in SeaTac, WA.
- A map locating the subject property is attached as Exhibit A.

**BACKGROUND**

The South 200th Link Extension extends light rail approximately 1.6 miles south from Sea-Tac/Airport Station to Angle Lake Station at South 200th Street. The design features an elevated light rail guideway, an elevated station, and detached park-and-ride facility at South 200th with a parking capacity of 1,050. The project was delivered through a design-build (DB) delivery strategy.

Surplus real property disposition occurs in accordance with adopted policies and process. 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, with the recommendation of the Real Property Utilization committee and after consideration of the agency's Surplus Real Property Inventory and Utilization Plan. If the fair market value of such real property exceeds \$200,000 but is less than \$5,000,000, Capital Committee approval of the declaration is required.

The proposed Angle Lake TOD property was acquired for Link light rail construction on April 5, 2013, for the Angle Lake Station that was constructed from 2013 through opening in 2016. The property underwent standard review and remediation processes at the time of acquisition, but no

additional environmental work was deemed necessary and none has been performed on site since that time.

The chief executive officer has reviewed the possible agency uses for the Angle Lake property, and having considered the agency's Surplus Real Property Inventory Utilization Plan and TOD Strategic Plan, determined that there are no current or future agency uses for the property.

After construction of the Angle Lake Station and the adjacent garage, a Lot Line Adjustment plat was recorded to establish a new parcel definition.

The property was acquired in part with Federal Transit Administration (FTA) funds (Grant ID WA-90-X541); therefore, Sound Transit will consult with FTA regarding future conveyance or disposition of the property.

#### FISCAL INFORMATION

This action has no direct cost impact.

Sound Transit's recently adopted Equitable TOD Policy underscores the importance of creating partnerships with private and public entities to achieve certain equitable TOD outcomes. If the board establishes a discounted price for property disposition, a financial assessment and gap analysis will be conducted to determine the property discount. The market value, development feasibility and financial plan impacts will be considered.

Any proceeds from disposal will be credited to the South King County subarea.

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

Not applicable to this action.

#### PUBLIC INVOLVEMENT

Staff has held multiple briefings with City personnel through 2017. In coordination the City personnel, a more intensive public outreach process has begun and will be closely coordinated with the procurement process.

#### TIME CONSTRAINTS

A one-month delay would not create a significant impact.

#### PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2018-10: Adopted an Equitable Transit Oriented Development Policy to reflect ST3 and RCW 81.112.350 direction to implement a regional equitable TOD strategy during planning, design, construction and operation of the high-capacity transit system and supersedes Resolution No. R2012-24.

Resolution No. R2013-30: Adopted a Real Property Excess, Surplus, and Disposition Policy and superseded Resolution No. R99-35.

Resolution No. R2000-04: Authorized the Executive Director 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 the central Link light rail project (Design-Build Contract Segment, from NE 45th St. to Convention Place Station.)

ENVIRONMENTAL REVIEW

KH 5/1/2018

LEGAL REVIEW

JV 5/4/2018





RESOLUTION NO. R2018-12

A RESOLUTION of the Capital Committee of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration of surplus real estate property originally acquired for the South 200th Link Extension is surplus and is no longer needed for a transit purpose.

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 5th, 1996 and November 4th, 2008, 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 Airport Extension of the Link Light Rail system; and

WHEREAS, Sound Transit acquired the subject property, located at the Northeast corner of S. 200th St and 26th Avenue S, in SeaTac, WA for the Airport Extension of the Link Light Rail system in 2013; and

WHEREAS the subject property was acquired in part with Federal Transit Administration (FTA) funds and therefore Sound Transit will consult with FTA regarding the manner of conveyance or disposition; and

WHEREAS, the subject real property is no longer required for a transit purpose upon completion of the project; and

WHEREAS, the subject real property generally depicted in the 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

WHEREAS, the agency's long term financial plan has assumed the sale of surplus property as a source of additional revenue to the subareas and proceeds from this transaction would be recorded as miscellaneous revenue in the South King County subarea; and

WHEREAS, the agency intends to offer the subject real property for transit oriented development (TOD) in accordance with the recent Board-adopted Sound Transit Equitable TOD Policy; 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 Capital Committee of the Central Puget Sound Regional Transit Authority that the subject property depicted in Exhibit A is no longer needed for a transit purpose and is declared surplus.

ADOPTED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 14, 2018.

  
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Claudia Balducci  
Capital Committee Chair

ATTEST:

  
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Kathryn Flores  
Board Administrator

RESOLUTION NO. R2018-12  
EXHIBIT A: Location Map

