



September 23, 2020

Sound Transit
Attn: Peter Rogoff, CEO and to the Board of Directors
401 S Jackson St,
Seattle, WA 98104

4800 South 188th Street
SeaTac, WA 98188-8605

City Hall: 206.973.4800

RE: Sound Transit Angle Lake Light Rail Station Surplus Properties
("Angle Lake West TOD" Parcel Number 0422049287 and "Angle Lake South TOD"
property Parcel Number 3445000040)

Dear Mr. Rogoff and Board of Directors,

I am writing to express the City of SeaTac's support of Resolution R2020-04 and our continued interest in seeing the Sound Transit surplus properties located near the Angle Lake Light Rail Station, released to market and redeveloped in the most expedited manner possible.

Since the Angle Lake Station was completed in September, 2016, the City has worked closely with Sound Transit staff to provide support, information and assistance as needed in an effort to have these important properties declared surplus and moved to market for development in an appropriate and timely manner.

Transit Oriented Development (TOD) of vibrant urban villages is central to SeaTac's Comprehensive Plan, the adopted Station Area Plans, and the City Council's 2021-2022 budget priorities. The City of SeaTac continues with focused efforts to implement the objectives in these plans while complying with the State's Growth Management Act requirements of concentrating development in urban growth centers along transit corridors. These policies and regulations coupled with existing Sound Transit TOD requirements and market conditions, provide a sufficient framework to meet the intended outcomes of TOD development on the surplus properties.

The City of SeaTac development market is seeing a healthy amount of mixed-use and multifamily development around the Tukwila International Boulevard Station and the Angle Lake Station, with more than 1,000 units of housing planned and under construction. Additionally, because development projects take approximately 24-48 months from start to finish, this general redevelopment timeline of Sound Transit's surplus properties aligns well with the timing of the Federal Way Link Extension project opening set to occur in 2024.

We therefore encourage Sound Transit to dispose of the surplus properties in the most expedited manner with minimal additional transaction and redevelopment restrictions.

The City is formally requesting Sound Transit to take immediate action of Resolution R2020-04 to enable disposition and development of the properties. Timely action will improve the ability for us all to achieve our shared interests around TOD, while continuing to support equitable access to quality housing at all levels. We look forward to continued collaboration and partnership with Sound Transit.

Mayor
Erin Sitterley

Deputy Mayor
Peter Kwon

Councilmembers
Senayet Negusse
Stanley Tombs
Clyde Hill
Takele Gobena
Pam Fernald

City Manager
Carl Cole

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg

Sincerely,

A handwritten signature in black ink, appearing to read "Gwen M. Voelpel". The signature is written in a cursive style with a large initial "G" and a distinct "M" and "V".

Gwen Voelpel
Acting City Manager

CC:

Thatcher Imboden, Deputy Director TOD - Sound Transit
Katie Drewel, Government & Community Relations Officer – South Corridor
City of SeaTac Council