

**RESOLUTION NO. R2011-11**
**To Acquire Real Property Interests Required for the South Link Project**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>
Capital Committee	08-11-2011	Recommendation to Board	Ahmad Fazel, DECM Executive Director
Board	08-25-2011	Final Action	<b>Ron Lewis, Interim Project Director</b> <b>Roger Hansen, Real Property Director</b>

**PROPOSED ACTION**

Authorizes the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport to South 200<sup>th</sup> Street Project.

**KEY FEATURES**

- The proposed action authorizes Sound Transit to acquire, dispose of, or lease one partial property for the South Link – Airport to South 200<sup>th</sup> Street Project, and pay eligible relocation benefits to the owner.
- The property identified in this action is included in Exhibit A.

**PROJECT DESCRIPTION**

The South Link Project, incorporating the design refinements identified in the updated NEPA/SEPA environmental documents would extend light rail approximately 1.6 miles beyond the existing interim southern terminus at the SeaTac/Airport Station. The design features an elevated light rail guideway and station, a park-and-ride facility with a long term capacity of approximately 700 stalls and an interim capacity of up to 1100 stalls while a South 200<sup>th</sup> station is a temporary terminus of the Link system, on-street bus pullouts at the station, an off-street kiss and ride drop-off area, secured bicycle parking, and improved pedestrian and bicycle connections in the station vicinity.

**FISCAL INFORMATION**

In accordance with Sound Transit policy, budgets proposed in this action for specific parcels will be discussed with the Board in executive session.

## BUDGET TABLE

South Link - Airport to South 200th St	Amended 2011 TIP	Committed to Date (including Authorized Contingency)	This Action	Committed & Action	Uncommitted/ (Shortfall)
Agency Administration	16,064	1,178		1,178	14,886
Preliminary Engineering	5,878	5,749		5,749	129
Final Design	20,005	373		373	19,632
Right of Way	43,549	12,522	-	12,522	31,027
Construction	275,725	-		-	275,725
Construction Services	15,135	-		-	15,135
Third Party Agreements	6,885	878		878	6,007
Vehicles	-	-		-	-
<b>Total Current Budget</b>	<b>383,241</b>	<b>20,699</b>	<b>-</b>	<b>20,699</b>	<b>362,542</b>
<b>Phase Detail</b>					
Right of Way	43,549	12,522	-	12,522	31,027
<b>Total Phase</b>	<b>43,549</b>	<b>12,522</b>	<b>-</b>	<b>12,522</b>	<b>31,027</b>
<b>Contract</b>					
	<b>Board Approvals to Date</b>	<b>Current Approved Contract Status</b>	<b>Proposed Action</b>	<b>Proposed Total for Board Approval</b>	
Contract	-	-	-	-	
Contingency	-	-	-	-	
<b>Total Contract Amount</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Percent Contingency	0%	0%	0%	0%	

Notes:

Amounts are expressed in Year of Expenditure \$000.

Committed to Date includes amounts through May 31, 2011.

The South Link - Airport to 200th St project budget is located on page 53 of the 2011 Transit Improvement Plan (TIP) as amended by Board Resolution R2011-05.

## SMALL BUSINESS PARTICIPATION

Not applicable for this action.

## EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable for this action.

## BACKGROUND

On July 28, 2011 the Sound Transit Board approved two resolutions for the South Link Project. Resolution. No. R2011-05 accelerates the Project and establishes a completion schedule milestone of September 2016. Resolution No. R2011-06 authorizes the property acquisitions, with the exception of one partial property. The proposed action authorizes acquisition of that parcel, which will be used for a temporary construction easement and an aerial guideway easement.

Real estate acquisition for the entire South Link Project will consist of approximately 16 full and partial acquisition parcels and about 36 aerial easements. Also, several partial acquisitions at various locations along the alignment will be needed for emergency access platforms.

In compliance with state law, Sound Transit mailed a certified letter to the affected property owner on July 29, 2011. Legal notices of this proposed Board action will be published in the Seattle Times newspaper on August 11 and 18, 2011.

## **ENVIRONMENTAL COMPLIANCE**

Environmental compliance pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA) for Airport Link was completed with the Central Link Final Environmental Impact Statement (EIS) issued in November 1999 and Airport Link Environmental Assessment/SEPA Addendum (EA) on May 26, 2005. The Federal Transit Administration issued a Record of Decision for Airport Link on September 13, 2005. A NEPA re-evaluation of the changes proposed from the design refinement work was issued on June 24, 2011. A SEPA addendum was issued on July 5, 2011.

## **PRIOR BOARD/COMMITTEE ACTIONS**

Resolution No. R2011-06- Authorizes the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport to South 200<sup>th</sup> Street Project.

Resolution No. R2011-05 – (1) Accelerates the South Link – Airport to South 200<sup>th</sup> Street Project and establishes a project completion schedule milestone of September 2016; (2) approves Gates 4 and 5 within Sound Transit's Phase Gate system; (3) amends the Project Lifetime Budget to increase it by \$341,849,600, from \$41,391,400 to \$383,241,000; and (4) amends the Adopted 2011 Annual Project Budget to increase it by \$500,829, from \$11,338,347 to \$11,839,175.

## **TIME CONSTRAINTS**

A one month delay would not affect project schedules but would require additional notification to the property owner.

## **PUBLIC INVOLVEMENT**

Not applicable to this action.

## **LEGAL REVIEW**

LA 08-05-11