

# *Real Property*

*Community Oversight Panel*

07/12/23

# *Why we are here*

- Overview of the Sound Transit real property team and the acquisition and relocation process
- Examples of real property role throughout a project.

# *Role of the real property team*

- Treat everyone fairly, with respect and consistency
- Spend tax and grant dollars wisely
- Acquire sufficient property rights needed to build, operate and maintain our transit system.

# Who are we?

- **Real Property** – Project managers oversee acquisitions, relocations, appraisals, legal coordination and land bank management.
- **ROW Engineering** – Certification of ROW, close out conveyances of utility and ROW easements post construction.
- **Property Management** – Secure, protect, demo, and manage other third party uses of ST land

# *Governing & Guiding Documents*

- Uniform Relocation Assistance and Real Property Acquisition Policy Act (1970) “aka: The Uniform Act”
- Board Policy
- Sound Transit Real Property Acquisitions and Relocation Policy, Procedures and Guidelines
- Federal Transit Agency Circular 5010
- Revised Code of Washington (RCW’s)

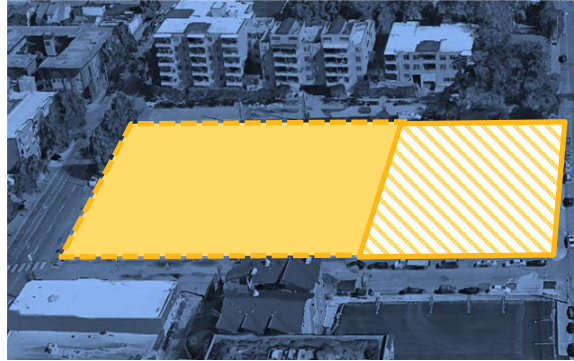
# Types of Rights Acquired

## Full Acquisition



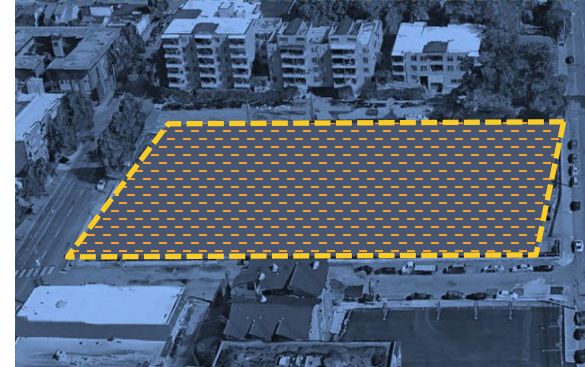
Purchase entire property

## Partial Acquisition



Purchase partial areas of property or permanent easements

## Temporary Acquisition



Temporary use of all or part of property, but no permanent need

# So how do we get you from this to This!



# *Steps following Board Authorization*

- Appraise each property interest, landowner participates
- Establish Just Compensation and make written offer
- Relocation and Acquisition processes are in parallel
- Displaces persons or businesses eligible for relocation benefits when offer made to landowner
- Negotiate in Good Faith and avoid litigation
- Provide displacees advisory services
- Give statutory notices for all steps along the way



# *Resources for Owners & Tenants*

- Agent assigned Every landowner and displacee
- Translation Services if needed
- Professional services reimbursement up to \$7500
- Owners appraisal or review up to \$5000
- Accounting fees up to \$2500
- Advance payment for some relocation expenses
- Move expense reimbursement

# Acquisitions/Relocations Link stats (as of 7/01/22)

|                       | Acquisitions | Relocations | Condemnation<br>(Trial) |
|-----------------------|--------------|-------------|-------------------------|
| East Link             | 239          | 229         | 4                       |
| University Link       | 242*         | 141         | 2                       |
| Northgate Link        | 235*         | 42          | 2                       |
| Lynnwood Link         | 754***       | 381         | 1                       |
| Federal Way Link      | 366          | 432         | 4                       |
| Downtown Redmond Link | 94           | 1574**      | 2                       |

\* incl. Tunnel Easements, \*\* incl. 1500+ Storage Units, \*\*\* incl. 350 CC&R's

# Scale of upcoming ST3 work

## **WSBLE, STRIDE, EVLE, TDLE**

- WSBLE approx. 500-700 acquisitions, several hundred relocations
- STRIDE - 220-250 parcels
- EVLE – 200+ parcels
- TDLE – 150-200 parcels



# *Acquisition Timing*

- *Every property comes to Board for authorization*
- *Average acquisition - 18-24 months*
- *Corridor preservation – Early Acquisitions*
- *Real Property closeout*
- *Transit Oriented Development*

*End where we began*

**Treat everyone fairly,  
consistently and with  
respect.**

*Thank you.*



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