



## King County

**Dow Constantine**

King County Executive

401 Fifth Avenue, Suite 800

Seattle, WA 98104

**206-296-9600** Fax 206-296-0194

TTY Relay: 711

[www.kingcounty.gov](http://www.kingcounty.gov)

March 22, 2023

Sound Transit Board of Directors

Union Station

401 S Jackson St.

Seattle, WA 98104

Dear Sound Transit Board:

King County appreciates the Sound Transit Board's consideration of a potential property transaction that could enable Sound Transit use of the County's Administration Building and other nearby County-owned properties for the "North of CID" station alternative for the West Seattle and Ballard Link Extension projects.

The intent of this letter is to express the County's interest to negotiate in good faith with Sound Transit regarding the terms and conditions of future agreements under which the County's Administration Building site (500 4th Ave), the Zombie Studios parcel (420 4th Ave), and the 411 Jefferson parcel (collectively, the "County Property") might be made available for the "North of CID" station alternative, if Sound Transit elects to study and then pursue that alternative.

The County understands that any potential future agreements or transactions regarding the County Property would be subject to review and approval by the Metropolitan King County Council and the Sound Transit Board as provided by law and specifically after completion of the environmental review process for the West Seattle and Ballard Link Extension projects.

To this end, the County has identified an initial list of issues that would need to be addressed as part of potential future discussions regarding Sound Transit's use or acquisition of the County Property. The County contemplates that such future discussions would be structured around an "in-kind" transaction whereby Sound Transit would not be required to pay cash for the fair market value of the County Property. Instead, Sound Transit would provide the County with other forms of consideration. The County would expect to discuss Sound Transit's payment of certain cost items, including appraisals, demolition of existing buildings, replacement solutions for the skybridge connection between the County jail and courthouse buildings, replacement solutions for ADA access connections between the various County buildings, and relocation/replacement of housing currently provided at the 411

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Jefferson parcel. The County would also expect to discuss compensatory consideration in the form of retained or transferred development rights for the County Property as well as adjacent parcels. And the County would expect to discuss non-monetary consideration, including a station design accommodating potential future redevelopment of the remainder of the County Property, which might include an adjacent underground parking facility; and also the County's role in station design.

These items are by no means a complete list of the issues or deal points presented by such a complex transaction and the County acknowledges that additional items may be identified and included in future discussions, negotiations, and agreements.

Sincerely,

A handwritten signature in black ink that reads "Dow Constantine". The signature is written in a cursive, flowing style with a prominent initial "D" and a long, sweeping underline.

Dow Constantine  
King County Executive