



Resolution No. R2022-30

Approving the CEO's Declaration of Surplus for a small strip of real property to support a Community TOD adjacent to the Shoreline North/185th Station within the Lynnwood Link Extension

Meeting:	Date:	Type of action:	Staff contact:
Executive Committee	11/3/2022	Final action	Ron Lewis, DECM Executive Director Randy Harlow, Executive Project Director – Lynnwood Link Extension Thatcher Imboden, Director of Community Development, PEPD Faith Roland, Real Property Director

Proposed action

Approves the chief executive officer's declaration that certain real property acquired for the Lynnwood Link Extension project 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 (CEO) that it is no longer needed for present or future transit purposes. If the fair market value of such real property exceeds \$200,000, approval by the Executive Committee is required. If the fair market value exceeds \$5,000,000, Board approval of the declaration is required.
- The value of the subject property has been determined to be greater than \$200,000, but less than \$5,000,000.
- This action approves the CEO's declaration that the small strip of land shown in Exhibit A is no longer required for transit purposes and is declared surplus.
- Upon approval, the agency then intends to pursue an agreement with a community Transit Oriented Development (TOD) developer that owns property adjacent to the Shoreline North/185th Station which the surplus of this property will facilitate and provide a public benefit. Sound Transit will be paid fair market value for this strip of property. This agreement will be considered by the System Expansion Committee and Board in November 2022.

Background

The Lynnwood Link Extension is an 8.5 mile light rail extension from Northgate to Lynnwood with service to the Cities of Seattle, Shoreline, Mountlake Terrace, and Lynnwood. The extension travels primarily along I-5 and includes four stations at NE 148th Street, NE 185th Street, Mountlake Terrace Transit Center, and Lynnwood Transit Center. New parking structures will be provided at NE 148th Street, NE 185th Street, and Lynnwood Transit Center.

Shoreline North/185th Station includes the light rail station, parking garage, and bus loop within the City of Shoreline as part of the LLE project currently under construction.

Sound Transit acquired the property necessary for the Shoreline North/185th station as part of the LLE project. During the construction phase of the LLE project, American Capital Group, LLC, a community TOD developer (ACG), acquired the six parcels of land occupied with single family homes adjacent to the Shoreline North/185th station site with intention of developing a multi-story 240 unit TOD apartment building with 48 affordable housing units. ACG approached Sound Transit staff to coordinate the development of its project to create an urban design that enhances the passenger experience and improves station access to potential passengers from the TOD development.

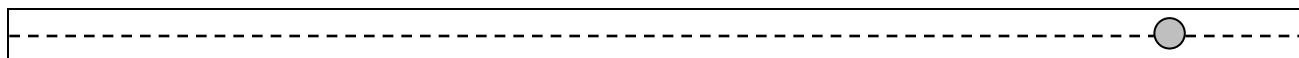
Sound Transit adopted a TOD Program Strategic Plan in 2010, then in December 2012 adopted a TOD Policy, Resolution No. R2012-24. Sound Transit's Equitable TOD Policy, Resolution No. R2018-10, classifies this type of development as a community TOD project, as it is a project built on land not owned by Sound Transit within 1/2 mile of the station. Sound Transit's role with community TOD projects, as outlined in the agency policy, is to "support and promote TOD within the area around a Sound Transit facility".

As part of the coordination effort, the Sound Transit Real Property Utilization Committee (RPUC) reviewed a request by ACG to purchase a narrow strip of Sound Transit owned property that was designed as a required landscape buffer to the ACG owned parcels. The RPUC approved ACG's request, subject to the satisfaction of the City of Shoreline's landscape buffer requirements, which require that ACG must maintain the landscape buffer in perpetuity. The RPUC recognized that ACG's request will eliminate Sound Transit's future costs of maintaining the landscape buffer as a benefit of the surplus disposition. Following the recommendation of the RPUC, the CEO determined that the agency has no transit use for the subject property in a surplus declaration dated October 27, 2022. Sound Transit will retain various easements benefiting the station on the subject property.

Federal funds were used in the acquisition of the subject strip of property. Sound Transit will work with the Federal Transit Administration (FTA) on the disposition of this property in accordance with FTA requirements. Sound Transit will be paid fair market value for this strip of property.

A master agreement between ACG and Sound Transit that supports the development of the ACG TOD project and establishes terms and operational stipulations for the development adjacent to the Shoreline North/185th Station will be brought to the Board for approval via a separate action.

Project Status



Project Identification	Project Refinements	Conceptual Engineering/ Environmental Review	Preliminary Engineering	Final Design	Construction
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Projected completion date for Construction: 3Q 2024

Project scope, schedule and budget summary are located starting on page 80 of the August 2022 Agency Progress Report.

Fiscal information

The anticipated revenue from this action is \$390,000 in YOES\$. The impact of this revenue increase on the remaining available debt capacity in the minimum year (2042) is 0.0% in the minimum year. This is a negligible impact on agency affordability and does not impact the affordability of the finance plan.

Staff will return to the Board to seek approval to dispose this surplus parcel to ACG via a separate action.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

Sound Transit staff has been coordinating with the City of Shoreline on the community TOD development. No public outreach effort by Sound Transit is expected outside of those previously conducted for the Lynnwood Link Extension. The City and/or Developer may elect to perform additional outreach outside of this Agreement and/or action.

Time constraints

A one-month delay would not create a significant impact to the Lynnwood Link project schedule.

Timely approval of this action and an associated action would allow the developer to proceed with their procurement schedule while allowing Sound Transit to continue construction sequencing on the LLE project.

Prior Board/Committee actions

Resolution No. R2018-15: Authorized the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Lynnwood Link Extension.

Resolution No. R2015-31: Authorized the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Lynnwood Link Extension.

Resolution No. R2013-30: Adopting a revised Real Property Excess, Surplus, and Disposition Policy and superseding Resolution No. R99-35.

Environmental review – KH 10/3/22

Legal review – PM 10/28/22



Resolution No. R2022-30

A RESOLUTION of the Executive 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 Lynnwood Link Light Rail Extension Project as surplus and no longer needed for a transit purpose.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under chapters 81.104 and 81.112 of the Revised Code of Washington (RCW) 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 Sound Transit district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, Sound Transit acquired the subject property, located in proximity to the planned Shoreline North/185th Link light rail station for the Lynnwood Link Extension Project; and

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

WHEREAS, the subject real property described in the attached Exhibit A is no longer required for a transit purpose; and

WHEREAS, the subject real property described 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 the Sound Transit Executive Committee approve the surplus property declaration if the value of the property exceeds \$200,000; and

WHEREAS, the value of the subject real property described in the attached Exhibit A exceeds \$200,000 but does not exceed \$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; and

WHEREAS, System Expansion Committee approval will be sought for any future agreement and/or disposition related to the subject real property;

NOW THEREFORE BE IT RESOLVED by the Executive Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer's declaration that the subject property described in Exhibit A is no longer needed for a transit purpose and is therefore declared surplus is approved.

ADOPTED by the Executive Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on _____.

Kent Keel
Executive Committee Chair

Attest:

Kathryn Flores
Board Administrator



Resolution No. R2022-30
Exhibit A

Lynnwood Link Extension

Item:	Row #:	Tax Parcel #:	Tax Payer(s):	Property Address:
1	N/A	0526049025	Central Puget Sound Regional Transit Authority	N/A