Resolution No. R2026-28

To Acquire Real Property Interests Required for the Lakewood Station Access Improvements Project

Meeting:	Date:	Type of action:
System Expansion Committee	11/12/2026	Recommendation to Board
Board of Directors	11/19/2026	Final Action

Staff name:	Staff title:
Brad Owen	Acting Chief Capital Delivery Officer
John Martin	Capital Delivery Executive Director
Wells Lawson	**Real Estate Deputy Executive Director**

Proposed action

Authorizes 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 Lakewood Station Access Improvements project.

Key features summary

- This action seeks Board of Directors approval for the acquisition of all or part of three parcels located in Lakewood. Acquisitions consist of temporary construction and permanent easement rights for the Lakewood Station Access Improvement project.
- The property is needed for the construction, operation, and maintenance of the elements of the Lakewood Station Access Improvement project. Sound Transit is responsible for the delivery of non-motorized access improvements under the project that are on Sound Transit-owned property.
- The properties to be impacted consist of commercial properties and will be used to support the construction of the non-motorized shared use path to and from Lakewood Station. No relocation is expected as a result of this action.
- The real properties identified in this requested action are included in Exhibit A.

Background

In March 2024, the Sound Transit Board of Directors amended the ST2 plan to remove structured parking as a potential access improvement and selected a set of non-motorized improvements to construct, the funding for which was approved as part of the ST2 ballot measure to expand mass transit throughout the region. In August 2024, the Board adopted a Baseline Budget for the Lakewood Station Access Improvements project and approved a funding agreement to reimburse the City of Lakewood for

the design and construction of the improvements in city-owned right-of-way. Sound Transit will do the final design and construction of the improvements located in Sound Transit right-of-way.

The project team has recently completed 60% final design for the Sounder Lakewood Access Station area improvements to be delivered by Sound Transit. Based on 60% design, the project team has identified the temporary construction easements and permanent rights to acquire to construct the project's set of improvements. This action is to seek the Board of Directors approval to initiate the right-of-way acquisition process.

Project status

Project Development Phase: Design

Percent complete (measured to revenue service date): 15%

Current project status, performance metrics, and additional information are located on page(s) 16 of the September 2026 System Expansion Monthly Status Report.

Fiscal information

This action is funded by the current approved project authorized allocation. The current project authorized allocation is included in the existing Long Range Financial Plan.

The authorized project allocation for the Lakewood Station Access Improvements project is $68,146,000. Within that amount, $1,804,000 has been allocated to the right of way phase, of which $223,956 has been previously committed. There are $1,580,044 uncommitted funds in the right of way phase, which is sufficient to complete the action. In accordance with Sound Transit policy, budgets for specific parcels can be discussed with the Board in the executive session. Consistent with the current estimate at completion for real property acquisition, this action and acquisition of remaining certified properties are affordable within the proposed project budget.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

Prior to issuing formal notice by certified mail, Sound Transit contacted potentially impacted property owners by telephone and email and offered a virtual meeting to address questions about the acquisition process. In accordance with state public notice requirements, legal notice of the proposed Board action was sent by mail and was also published in both the Seattle Times and Tacoma News Tribune on October 26, 2026, and November 2, 2026.

Time constraints

A one-month delay may impact the start of the project's construction schedule.

Prior Board/Committee actions

Resolution No. R2024-17**:** Adopted the Lakewood Station Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation by $59,266,000 from $8,880,000 to $68,146,000, (b) increasing the annual project budget by $277,531 from $2,301,469 to $2,579,000, and (c) establishing an open for service date of Q4 2030.

Resolution No. R2024-04: Selected the non-motorized and transit improvements to be built to improve access to Lakewood Station as part of the Lakewood Station Access Improvements Project, amending the ST2 Plan.

Environmental review – LS 10/21/2026

Legal review – PWM 11/09/2026

SOUNDTRANSIT

Resolution No. R2026-28

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing 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 Lakewood Station Access Improvements project.

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, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, the Lakewood Station Access Improvements project consists of a set of non-motorized improvements selected to support expansion of mass transit in the region; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Lakewood Station Access Improvements project and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation, and permanent location of the Lakewood Station Access Improvements project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to reimburse eligible relocation and reestablishment expenses shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The chief executive officer is hereby authorized to:

A. Execute such agreements as are customary and necessary for the acquisition of interests in the real property described in Exhibit A (said property to be used for Lakewood Station Access Improvements project) and incorporated herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses. In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties may not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation, and reestablishment costs of the properties for the Lakewood Station Access Improvements project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer must obtain approval from the appropriate committee or the Board, per Resolution No. R2023-30, before the acquisition of the property for the Lakewood Station Access Improvements project by purchase or by condemnation and the reimbursement of eligible relocation and reestablishment expenses.

B. Settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of interests in the real property described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements may not exceed established project budgets. For all other settlements proposed, the chief executive officer must obtain prior approval of the appropriate committee or the Board, per Resolution No. R2023-30.

C. Make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the project.

D. Execute agreements for the disposition of interests in the real property identified in Exhibit A for: (1) the relocation of utilities as necessary or desirable for the Lakewood Station Access Improvements project; (2) the satisfaction of permit conditions or mitigation requirements; (3) the curing of damages to real property acquired pursuant to Exhibit A and caused by the implementation of the Lakewood Station Access Improvements project; or (4) returning real property identified in Exhibit A to previous owners for the purpose of minimizing Sound Transit's costs of operations and maintenance; provided that the foregoing dispositions of real property must be compatible with and must not interfere with regional transit system uses and must avoid the creation of unbuildable, residual parcels whenever possible.

SECTION 2. The Sound Transit Board deems the Lakewood Station Access Improvements project to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire interests in the real property identified in Exhibit A for the construction, operation, and permanent location of Lakewood Station Access Improvements project, and for affected owners and tenants to be reimbursed eligible relocation and reestablishment expenses associated with displacements from the properties.

SECTION 3. The Sound Transit Board finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real property described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Lakewood Station Access Improvements project.

SECTION 4. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion of or rights in the properties described in Exhibit A to the extent permitted by law, for the purpose of constructing, owning, and operating a permanent location of the Lakewood Station Access Improvements project.

SECTION 5. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

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

_____

Dave Somers
Board Chair

Attest:

_____

Kathryn Flores
Board Administrator

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Exhibit A

Lakewood Station Access Improvements Project

Item:	Row #:	Tax Parcel #:	Taxpayer(s):	Property Address:
1	LWS100	2650000060	David Lee	4802 115th St Ct SW, Lakewood, WA 98499
2	LWS102	0219122071	Marco Southwest LLC	4701 115th St Ct SW, Lakewood, WA 98499
3	LWS103	2650000050	Lakewood 48 LLC	4801 115th Street Ct SW, Lakewood, WA 98499

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Exhibit B

Lakewood Station Access Improvements project – Representative image of parcels and properties to be impacted

