

RESOLUTION NO. R2013-32

Surplus Property Declaration

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	12/12/2013	Recommend to Board	Ahmad Fazel, DECM Executive Director	(206) 398-5389
Board	12/19/2013	Final Action	Roger Hansen, Real Property Director Scott Kirkpatrick, TOD Manager	(206) 689-3366 (206) 398-5264

PROPOSED ACTION

Approves the chief executive officer's declaration of surplus real property acquired for the Initial Segment Project, including the method of disposition for using future proceeds from selling or leasing the property and use the proceeds to reduce the gross project cost of another FTA eligible capital transit project.

KEY FEATURES SUMMARY

- In accordance with Sound Transit's Real Property Disposition Policy, Procedures and Guidelines, a property can be declared surplus when it is determined by the chief executive officer that certain real property is no longer needed for present or future transit purposes. For real property where the value exceeds \$200,000, a surplus property declaration must be approved by the Sound Transit Board.
- This action approves the chief executive officer's declaration that portions of two parcels located adjacent to the Othello Link light rail station in the Rainier Valley, Seattle, WA owned by Sound Transit will no longer be required for a transit purpose and are declared surplus. This action also approves the chief executive officer's method of disposition to use proceeds from selling the property for other qualifying capital projects within North King County subarea.
- The proposed surplus property is planned to be sold and developed as transit oriented development (TOD) through a competitive bid process. This process will be done in compliance with the Board's TOD Policy and Sound Transit's TOD Strategic Plan.
- Staff will return to the Board for approval of the results of the TOD selection process.
- The surplus property consists of approximately 30,000 square feet of land adjacent to and northeasterly of the Othello Light Rail Station (see Exhibit A attached).

BACKGROUND

Surplus real property disposition occurs in accordance with adopted policy and process. A surplus declaration may be made by the chief executive officer following consideration of the subject property's present or future use for project purposes, and after consideration of the agency's Surplus Real Property Inventory and Utilization Plan and the TOD Strategic Plan.

The former Union Gospel Mission Association sites, located at 6930 and 6940 Martin Luther King Jr. Way South in Seattle, WA were obtained for Link light rail construction in 2004 and 2005. The Union Gospel Mission relocated its thrift shop and women's recovery home to Kent, WA and the site was used for project purposes until 2009. In 2011, Sound Transit conveyed approximately 6,859 square feet of the site to the City of Seattle for street purposes. Sound Transit intends to retain a small area at the south end of the site for maintenance vehicle parking to support light rail facilities on the adjacent Transit Power Substation property.

The chief executive officer has reviewed the possible agency uses for the former Union Gospel Mission sites and having considered the agency's Surplus Real Property Inventory and Utilization Plan and TOD Strategic Plan, has determined there are no current or future agency uses for the properties. The Federal Transit Administration has been informed of the potential surplus property action and change of use and concurrence in the surplus declaration and method of disposition has been requested.

The method of disposition is to sell or lease the property and use the proceeds to reduce the gross project cost of another FTA eligible capital transit project. The proposed surplus property is planned to be sold and developed as transit oriented development (TOD) through a competitive bid process based on a request from the City of Seattle's Office of Housing. In October 2013, they requested that Sound Transit consider making its two parcels available for a competitive process that could lead to an affordable housing project of approximately 80 units. As proposed, Sound Transit and Housing would partner to announce and evaluate proposals; the City would underwrite the project's financing and Sound Transit would follow its regular TOD and surplus property processes leading to the sale of the parcels.

FISCAL IMPACT

This action has no direct cost impact.

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable to this action.

PUBLIC INVOLVEMENT

Over the past three years, the City of Seattle's Office of Housing has held community and interagency meetings regarding its intended use of the HUD "Community Cornerstones" grant program funds in the Othello Station area. Sound Transit and City Housing will continue with public meetings as part of the competitive Request for Proposals process.

TIME CONSTRAINTS

Development of the site as TOD is contingent upon Sound Transit and the City of Seattle's Office of Housing receiving a fundable affordable housing project proposal. The City has pledged a U.S. Department of Housing and Urban Development grant and 2014 Seattle Housing Levy allocation. A delay could jeopardize availability of the 2014 funding award process.

ENVIRONMENTAL REVIEW

JI 11/27/2013

LEGAL REVIEW

JB 12/9/2013

RESOLUTION NO. R2013-32

A RESOLUTION of the Board of the Central Puget Sound Transit Authority approving a declaration of surplus real property by the chief executive officer, including the method of disposition for using future proceeds from selling or leasing the property and use the proceeds to reduce the gross project cost of another FTA eligible capital transit project.

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

WHEREAS, Sound Transit is authorized to acquire and dispose of property for the construction of high capacity transportation facilities under RCW 81.112.080; and

WHEREAS, Sound Transit acquired the subject property, the former Union Gospel Mission Association sites, located at 6930 and 6940 Martin Luther King Jr. Way South in Seattle, WA for Central Link Initial Segment Project purposes in 2004 and 2005; and

WHEREAS, that business has relocated elsewhere in the greater Seattle area and is open for business; and

WHEREAS, portions of the subject real properties totaling approximately 30,000 square feet are no longer needed for a transit purpose and have been declared surplus by the chief executive officer; and

WHEREAS, the surplus property is generally depicted in the attached Exhibit A; and

WHEREAS, the subject property was acquired using Federal Transit Administration funds and requiring their concurrence in the method of surplus disposition, said request for concurrence having been submitted on December 6, 2013; and

WHEREAS, in October 2013, the City of Seattle Office of Housing requested that Sound Transit consider making its two parcels available for a competitive process that could lead to an affordable housing project of approximately 80 units; and

WHEREAS, Sound Transit would follow its regular TOD surplus property process leading to the sale of the parcels and return to the Board for approval of the results of the TOD selection process; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures and Guidelines require that when determined by the chief executive officer that certain Real Property is no longer needed for present or future project purposes, and is to be surplus, and the Real Property value exceeds \$200,000, a surplus property declaration must be approved by the Sound Transit Board in accordance with Sound Transit's Real Property Disposition Policy, Procedures and Guidelines; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures and Guidelines require a disposition method(s) be chosen for federally-assisted property, and the chief executive officer has elected to use the following disposition method: "Sell property and use the proceeds to reduce the gross project cost of another FTA eligible capital transit project. See 49 U.S.C., 5334(h)(4).."

NOW, THEREFORE, BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the subject property described in Exhibit A is declared surplus and that the method of disposition is approved subject to Federal Transit Administration concurrence.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 19, 2013.





Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator

						 City of Seattle		Designed By:						Scale: 1" = 20'		OTHELLO TOD AND TPSS PARKING		Drawing No.: CP02	
						Work Order No.		Approved:		Drawn By:				Filename: SM0020_CP02		EXHIBIT A		Vault Plan No.	
						Permit No. Y1433		Inspector's Book:		Checked By:				Contract No.:				Sheet No.: Rev.:	
								Received:		Approved By:						SITE PLAN 2			
						Revised As Built:		SDOT:		Submitted: Date: - -		Reviewed: Date: - -		Date: - -		STA SB 415+00 - STA SB 420+50			
- 10/03/11						AS-BUILT - FORMER SHEET L50-BP04													
No. Date Dsn. Chk. App. Revisions																			