

RESOLUTION NO. R2015-02
Surplus Property Declaration for Central Link Light Rail Project Parcels

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	01/08/15	Recommendation to Board	Ahmad Fazel, DECM Executive Director
Board	01/22/15	Final Action	Kent Melton, Real Property Deputy Director

PROPOSED ACTION

Approves the chief executive officer's declaration of surplus real property acquired for the Initial Segment of the Central Link Light Rail project and authorizes the initiation of negotiations for the disposition of property interests to the Washington State Convention Center Public Facilities District.

KEY FEATURES SUMMARY

- In accordance with Sound Transit's Real Property Disposition Policy, Procedures and Guidelines, the chief executive officer may declare real property surplus when it is determined that the property is no longer needed for present or future transit purposes. The Sound Transit Board must approve the surplus property declaration if the value of the property exceeds \$200,000.
- This action approves the chief executive officer's declaration that one parcel of approximately 9,456 square feet owned by Sound Transit located at 901 Howell Street, Seattle, WA 98101 is surplus because it will no longer be required for a transit purpose upon completion of the University Link Extension project.
- This action also authorizes the initiation of negotiation with the Washington State Convention Center (WSCC) Public Facilities District to establish terms of sale for all or a portion of the property for future development of convention center facilities in the Convention Place Station neighborhood of downtown Seattle, expected to begin in 2016.
- The WSCC has communicated to Sound Transit that this parcel is a critical component of their expansion plans. The WSCC has acquired additional property adjacent to this parcel and is currently negotiating with King County to acquire Convention Place Station.
- Negotiation with the Washington State Convention Center Public Facilities District will determine exact property rights needed for the expansion and will include discussion of TOD elements in the new development, such as maximum parking ratio and/or adherence to LEED Silver or Evergreen standard. Sound Transit has accelerated a market study and predevelopment work for this parcel in order to assist in the determination of fair market value and inform negotiations.
- Any future agreement and/or disposition would require Sound Transit Board approval.

BACKGROUND

On April 27, 2000, the Sound Transit Board authorized acquisition of a parcel of land referred to as the Kollias property for the construction, operation and maintenance of the Initial Segment of the Central Link Light Rail. The property was being used as a parking lot and billboard site at the time of acquisition but was identified for staging area for the project construction. The property is located near the Convention Place Station in downtown Seattle.

During construction of the Pine Street Stub Tunnel the property was used as a construction staging site. Since completion of the stub tunnel project, the property has been used as a construction

office site for the University Link Extension project. The property is currently occupied by a two-story construction office building.

Upon completion of the University Link project, Sound Transit does not anticipate any further transit use of the property. It therefore may be declared surplus and potentially disposed of. The property was acquired without the use of federal funds and therefore Sound Transit is not required to consult with any federal agency regarding the manner of disposition.

FISCAL INFORMATION

The agency's long term financial plan has assumed the sale of surplus property as a source of additional revenue to the subareas. To the extent that surplus properties are not sold, revenues and financial capacity is reduced. Proceeds from this transaction would be recorded as miscellaneous revenue in the North King County subarea.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Not applicable to this action.

PUBLIC INVOLVEMENT

In compliance with RCW 39.33.020, Sound Transit held a public hearing on January 8, 2015.

TIME CONSTRAINTS

This item is a precursor to Board consideration of a future agreement with the Washington State Convention Center Public Facilities District expected to come before the Board in 2015. A delay in authorizing this item could delay consideration of such agreement with the Washington State Convention Center Public Facilities District for the expansion of the convention center.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2000-04: Authorized the executive director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the Central Link Light Rail.

ENVIRONMENTAL REVIEW

JI 12/19/2014

LEGAL REVIEW

JB 12/31/14

RESOLUTION NO. R2015-02

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration of surplus real property acquired for the Initial Segment of the Central Link Light Rail project, and authorizing the initiation of negotiations for the disposition of property interests to the Washington State Convention Center Public Facilities District.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created 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 Board by Resolution No. R2000-04 authorized the chief executive officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the Central Link Light Rail; and

WHEREAS, Sound Transit acquired the subject property, the former Kollias property, located at 901 Howell Street near the Convention Place Station in Seattle, WA for Central Link Initial Segment Project purposes in 2000; and

WHEREAS, the property was used as a construction staging site during construction of the Pine Street Stub Tunnel and University Link Extension; and

WHEREAS, the subject property was not acquired using Federal Transit Administration funds and therefore Sound Transit is not required to consult with any federal agency regarding the manner of disposition; and

WHEREAS, the subject real property will no longer be required for a transit purpose upon completion of the University Link Extension project; and

WHEREAS, the subject real property has been declared surplus by the chief executive officer and is generally depicted on attached Exhibit A; 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 \$200,000; and

WHEREAS, the Washington State Convention Center has communicated to Sound Transit that the subject real property is a critical component of their expansion plans; 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 in the North King County subarea; and

WHEREAS, negotiation with the Washington State Convention Center Public Facilities District will determine exact property rights needed for the expansion and will include discussion of Transit-Oriented Development elements, such as maximum parking ratio and/or adherence to LEED Silver or Evergreen standard; and

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

WHEREAS, in compliance with RCW 39.33.020, Sound Transit held a public hearing on January 8, 2015; and

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 the initiation of negotiations for the disposition of property interests to the Washington State Convention Center Public Facilities District is authorized.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 22, 2015.



Dow Constantine
Board Chair

ATTEST:



Kathryn Flores
Acting Board Administrator

**RESOLUTION NO. R2015-02
Exhibit A**

Legal description of Entire Parcel

R/W No. U230 TBM Tunnels (CHS to PSST) – CP-001
PIN 066000-1095-05

Vested Owner: Central Puget Sound Regional Transit Authority, A Municipal Corporation D/B/A Sound Transit.

Real property in the County of King, State of Washington, described as follows:

All of lots 1 and 2 in block 3 of second addition to the Town of Seattle, as laid off by the heirs of Sarah A. Bell (deceased) (commonly known as heirs of Sarah A. Bell's second addition to the City of Seattle), according to plat recorded in volume 1 of plats at page(s) 121, in King County, Washington.

Tax Parcel Number 066000109505

Situs Address: 901 Howell formerly known as 900 Olive Way, Seattle, WA 98101

Parcel Map Depicting Surplus Property



