

RESOLUTION NO. R2015-07
Surplus Property Declaration for Central Link Light Rail Project Parcels

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	05/14/2015	Final Action	Ahmad Fazel, DECM Executive Director Kevin Workman, Real Property Director Patrick Sullivan, Sr. Real Property Agent

PROPOSED ACTION

Approves the chief executive officer's declaration that certain real property acquired for the Initial Segment of the Central Link Light Rail project is surplus and is no longer needed for a transit purpose.

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 but is less than \$5,000,000, the Sound Transit Capital Committee is authorized to approve the surplus property declaration.
- This action approves the chief executive officer's surplus declaration that four parcels owned by Sound Transit, located adjacent to the light rail alignment in the Rainier Valley and Beacon Hill are no longer required for a transit purpose.
- The surplus property consists of four parcels along the alignment, with a combined total of approximately 28,531 square feet of land and valued at approximately \$1.4 million in total. The parcels identified in this action are included in Exhibit A.
- These parcels are not considered suitable for transit-oriented development. Sound Transit intends to competitively market the properties for sale to interested parties.

BACKGROUND

In 2002, the Sound Transit Board authorized acquisition of parcels of land for construction, operations, and maintenance of the Initial Segment of the Central Link Light Rail. The project utilized the properties for staging and street construction or purchased the properties as part of an administrative settlement process.

In 2013, the Sound Transit Board adopted a Real Property Excess, Surplus, and Disposition Policy that delegated authority to the chief executive officer to establish an internal review process and appoint an internal Real Property Utilization Committee. In accordance with Federal Transit Administration (FTA) requirements, the Committee reviews and categorizes Sound Transit's excess real property inventory and recommends excess real properties to be declared surplus. The internal review process includes consideration of requests and referrals from outside parties, such as developers, non-profit organizations, and local jurisdictions.

The properties in this action were identified as excess to Sound Transit needs by the Real Property Utilization Committee. On the recommendation of the Committee, the chief executive officer has declared the properties surplus.

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, revenue and financial capacity is reduced and the agency incurs ongoing maintenance costs.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

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

PRIOR BOARD/COMMITTEE ACTIONS

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

Resolution No. R2003-04: 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 4/14/2015

LEGAL REVIEW

JV 5/8/2015

RESOLUTION NO. R2015-07

A RESOLUTION of the Capital Committee of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration that certain real property acquired for the Initial Segment of the Central Link Light Rail project is surplus and is no longer needed for a transit purpose.

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. R2003-04 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 system; and

WHEREAS, Sound Transit acquired several properties between 2001 and 2010, located in Seattle, WA for the construction of the Central Link Light Rail system; and

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

WHEREAS, the subject properties were acquired using Federal Transit Administration (FTA) funds and therefore Sound Transit is required to consult with FTA regarding the manner of disposition; and

WHEREAS, the subject real property generally depicted and described in attached Exhibit A has been declared surplus by the chief executive officer; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures, and Guidelines authorize the Capital Committee to approve the surplus property declaration if the value of the property exceeds \$200,000 but is less than \$5,000,000; and

WHEREAS, the subject properties described in Exhibit A are each valued in excess of \$200,000 and less than \$5,000,000.

NOW THEREFORE BE IT RESOLVED by the Capital Committee of the Central Puget Sound Regional Transit Authority that the subject properties described in Exhibit A are no longer needed for a transit purpose and are declared surplus.

ADOPTED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 14, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator

EXHIBIT A

ROW No	Tax ID	Site Address	Zoning	Asset ID	Excess Area (SF)
BHT129	3079500035-08	2605 18th Ave S., Seattle, WA 98144	SF 5000	42635	4,000
RV032	1426300125-00	3601 MLK Jr Way S., Seattle, WA 98144	LR3	42056	8,972
RV185	1662500061-00	6701 MLK Jr Way S., Seattle, WA 98118	C1-40	42259	7,340
RV192	3333002640-00	6740 MLK Jr Way S, Seattle, WA 98118	C1-40	42263	8,219

BHT-129

Page 1 of 1

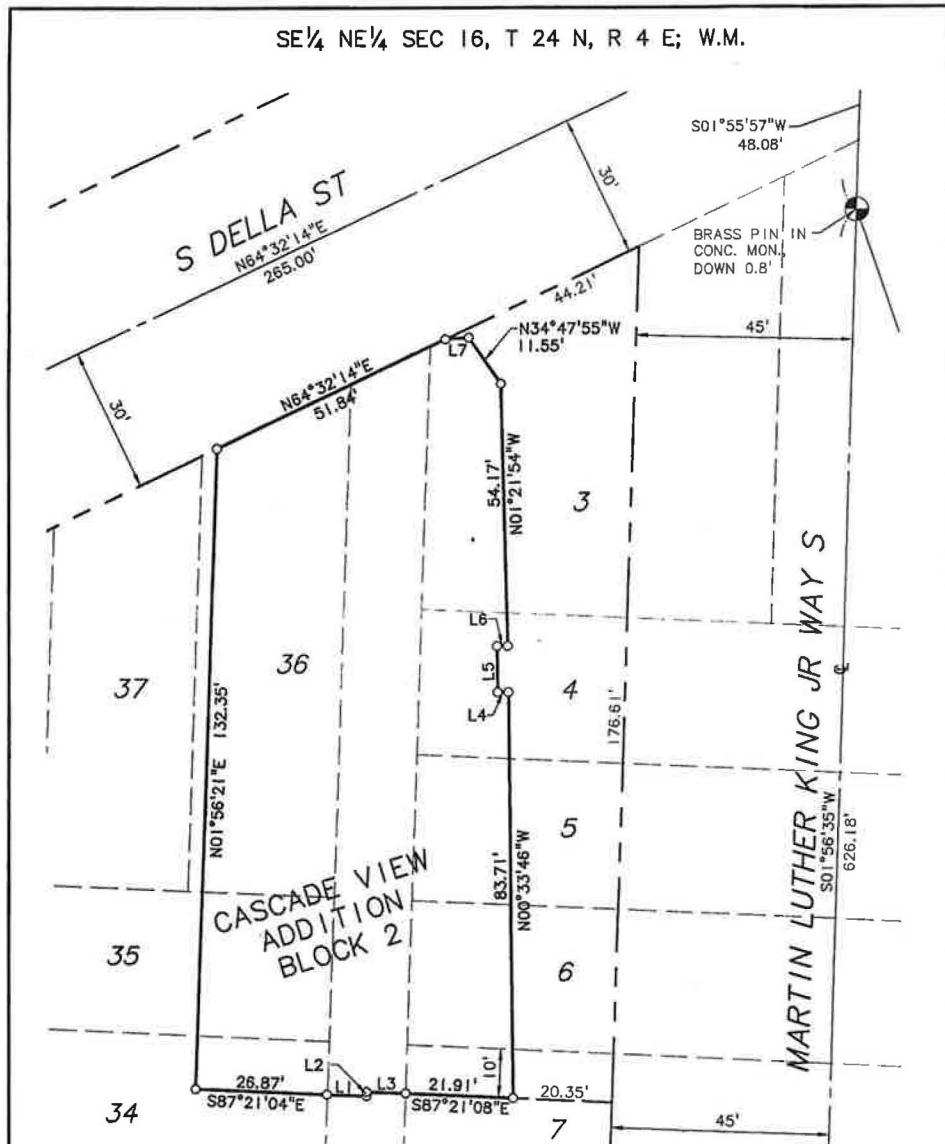
Tax Parcel No.: 307950-0035-08

Address: 2605 18th Ave S, Seattle, WA 98144

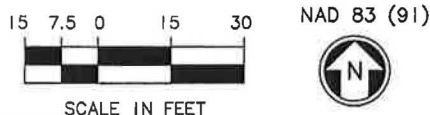
Legal Description:

LOT 7, BLOCK 1, CLARENCE HANFORD'S 1ST ADDITION TO THE
CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 1 OF PLATS, PAGE 199, IN KING
COUNTY, WASHINGTON

End Legal



NOTE: THE EXISTING STREET RIGHT-OF-WAY, PARCEL BOUNDARY AND MONUMENTATION SHOWN HEREON ARE FROM AN ALTA SURVEY PERFORMED FOR SOUND TRANSIT BY DUANE HARTMAN & ASSOCIATES, INC.



LEGEND	
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PLATTED LOT LINE
	HISTORIC LOT LINE
	PROPERTY LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	S88°03'39"E	8.14'
L2	N01°56'21"E	0.80'
L3	S88°03'39"E	8.00'
L4	N89°26'14"E	2.20'
L5	N00°33'46"W	9.55'
L6	N89°26'14"E	2.20'
L7	S85°59'25"W	4.81'

SOUNDTRANSIT LOCAL DATUM PLANE, CENTRAL ZONE

		SOUND TRANSIT EXCESS AREA: 8981 S.F.
		PARCEL MAP RV-032 ST EXCESS
ASSESSOR NO.: 142630-0125 DATE: OCT. 8, 2008 OWNER: SOUND TRANSIT		BLOCK NO.: 2 LOT NO.: 3-7 & 34-36
LINK LIGHT RAIL TRANSIT SYSTEM		CITY OF SEATTLE KING COUNTY, WA

SE 1/4 NE 1/4 SEC 16, T 24 N, R 4 E, W.M.

LEGAL DESCRIPTION:

LOTS 3 THROUGH 6, THE NORTH 10 FEET OF LOT 7, THE NORTH 11 FEET OF THE EAST 27 FEET OF LOT 34, AND ALL OF LOTS 35 AND 36 IN BLOCK 2 OF CASCADE VIEW ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGE(S) 75, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING, WHICH UPON VACATION ATTACHES TO SAID PROPERTY BY OPERATION OF LAW.

EXCEPT THE WEST 75 FEET OF SAID LOT 35;

ALSO EXCEPT THE WEST 3 FEET OF SAID LOT 36;

ALSO EXCEPT THAT PORTION OF SAID LOTS 4 THROUGH 7 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096 FOR EMPIRE WAY SOUTH, PURSUANT TO ORDINANCE NO. 30673;

ALSO EXCEPT THAT PORTION OF SAID LOTS 3 THROUGH 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SOUTH DELLA STREET, DISTANT 30 FEET SOUTHEASTERLY OF THE CENTERLINE THEREOF, AND THE WEST LINE OF MARTIN LUTHER KING JUNIOR WAY SOUTH, DISTANT 45 FEET WESTERLY OF THE CENTERLINE THEREOF;

THENCE S01°56'35"W ALONG SAID WEST LINE A DISTANCE OF 176.61 FEET TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 7;

THENCE N87°21'08"W ALONG SAID NORTH LINE A DISTANCE OF 20.35 FEET;

THENCE N00°33'46"W A DISTANCE OF 83.71 FEET;

THENCE S89°26'14"W A DISTANCE OF 2.20 FEET;

THENCE N00°33'46"W A DISTANCE OF 9.55 FEET;

THENCE N89°26'14"E A DISTANCE OF 2.20 FEET;





THENCE N01°21'54"W A DISTANCE OF 54.17 FEET;

THENCE N34°47'55"W A DISTANCE OF 11.55 FEET;

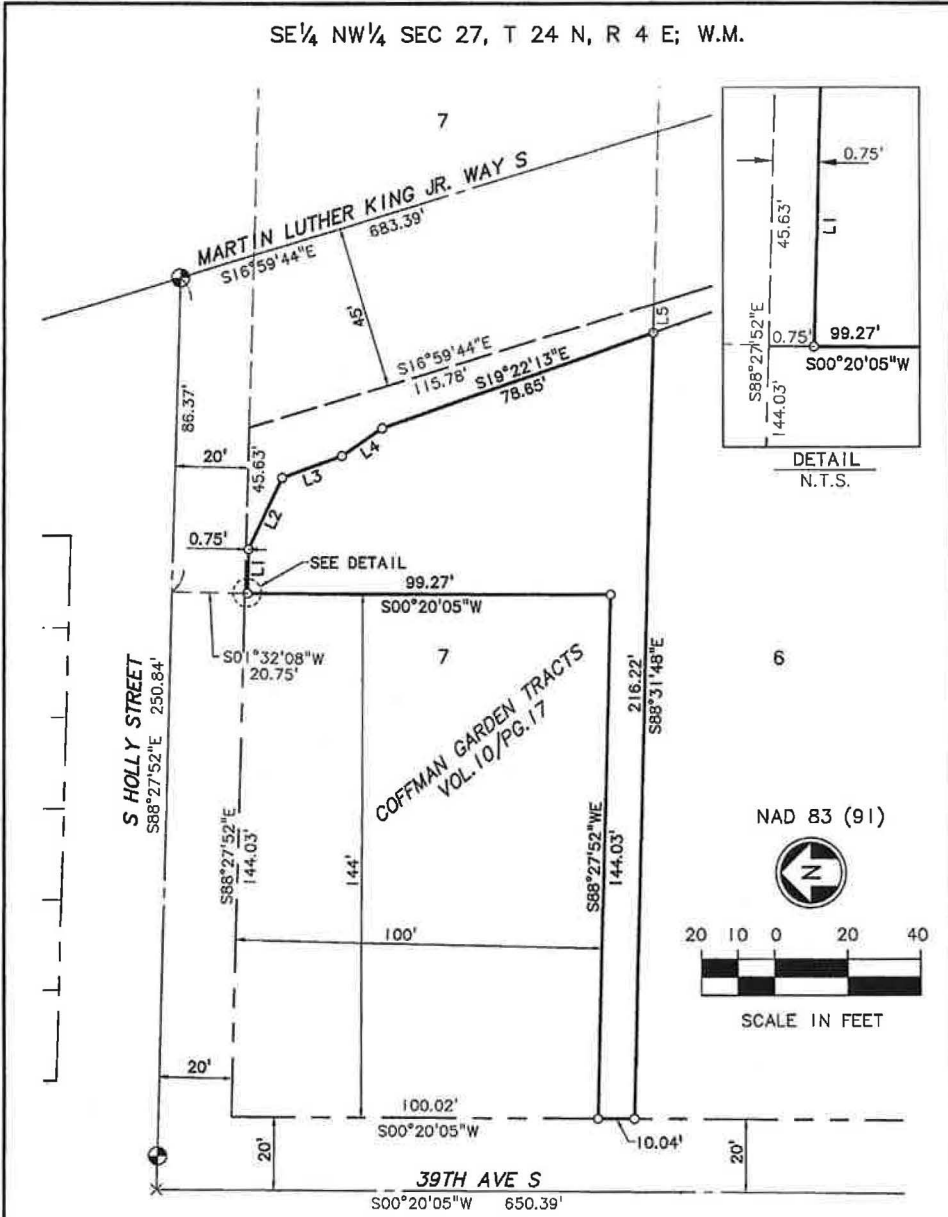
THENCE S85°59'25"W A DISTANCE OF 4.81 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3 DISTANT 44.21 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING;

THENCE N64°32'14"E ALONG SAID LINE, THE SAME BEING THE SOUTH LINE OF SOUTH DELLA STREET, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 8981 SQUARE FEET MORE OR LESS.

 		SOUND TRANSIT EXCESS LEGAL DESCRIPTION
		PARCEL MAP RV-032 ST EXCESS
	ASSESSOR NO.: 142630-0125 DATE: OCT. 8, 2008 OWNER: SOUND TRANSIT	
LINK LIGHT RAIL TRANSIT SYSTEM	BLOCK NO.: 2 LOT NO.: 3-7 & 34-36 CITY OF SEATTLE KING COUNTY, WA	

SE 1/4 NW 1/4 SEC 27, T 24 N, R 4 E; W.M.



NOTE: THE EXISTING STREET RIGHT-OF-WAY, PARCEL BOUNDARY AND MONUMENTATION SHOWN HEREON ARE BASED ON A SURVEY PERFORMED FOR SOUND TRANSIT BY DUANE HARTMAN & ASSOCIATES, INC.

LEGEND	
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PLATTED LOT LINE
	HISTORIC LOT LINE
	PROPERTY LINE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°27'52"W	12.24'
L2	N65°04'58"W	21.47'
L3	N20°26'43"W	17.42'
L4	N34°33'01"W	13.49'
L5	N88°31'48"W	7.93'

SOUNDTRANSIT LOCAL DATUM PLANE, CENTRAL ZONE

			SOUND TRANSIT EXCESS
			AREA: 6973 S.F.
LINK LIGHT RAIL TRANSIT SYSTEM			PARCEL MAP RV-185 ST EXCESS
L & A LIN & ASSOCIATES			ASSESSOR NO.: 166250-0061 DATE: OCT. 8, 2008
OWNER: SOUND TRANSIT			BLOCK NO.: N/A LOT NO.: 7
CITY OF SEATTLE			KING COUNTY, WA

SE 1/4 NW 1/4 SEC 27, T 24 N, R 4 E, W.M.

LEGAL DESCRIPTION:

TRACT 7 OF COFFMAN GARDEN TRACTS, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS ON PAGE 17, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE WEST 144 FEET OF THE NORTH 100 FEET THEREOF;

AND EXCEPT THE PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096 FOR EMPIRE WAY;

AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 144 FEET OF SAID TRACT 7;

THENCE S88°27'52"E ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 45.63 FEET TO THE WEST LINE OF MARTIN LUTHER KING JUNIOR WAY SOUTH AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096 FOR EMPIRE WAY, SAID WEST LINE BEING DISTANT 45 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE THEREOF;

THENCE S16°59'44"E ALONG SAID WEST LINE A DISTANCE OF 115.78 FEET TO THE SOUTH LINE OF SAID TRACT 7;

THENCE N88°31'48"W ALONG THE SOUTH LINE OF SAID TRACT 7 A DISTANCE OF 7.93 FEET;

THENCE N19°22'13"W A DISTANCE OF 78.65 FEET;

THENCE N34°33'01"W A DISTANCE OF 13.49 FEET;

THENCE N20°26'43"W A DISTANCE OF 17.42 FEET;

THENCE N85°04'58"W A DISTANCE OF 21.47 FEET TO A POINT DISTANT 0.75' SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID TRACT 7;

THENCE N88°27'52"W, PARALLEL WITH SAID NORTH LINE A DISTANCE OF 12.24 FEET TO THE EAST LINE OF THE WEST 144 FEET OF SAID TRACT 7;

THENCE N00°20'05"E ALONG SAID LINE A DISTANCE OF 0.75 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 6973 SQUARE FEET MORE OR LESS.




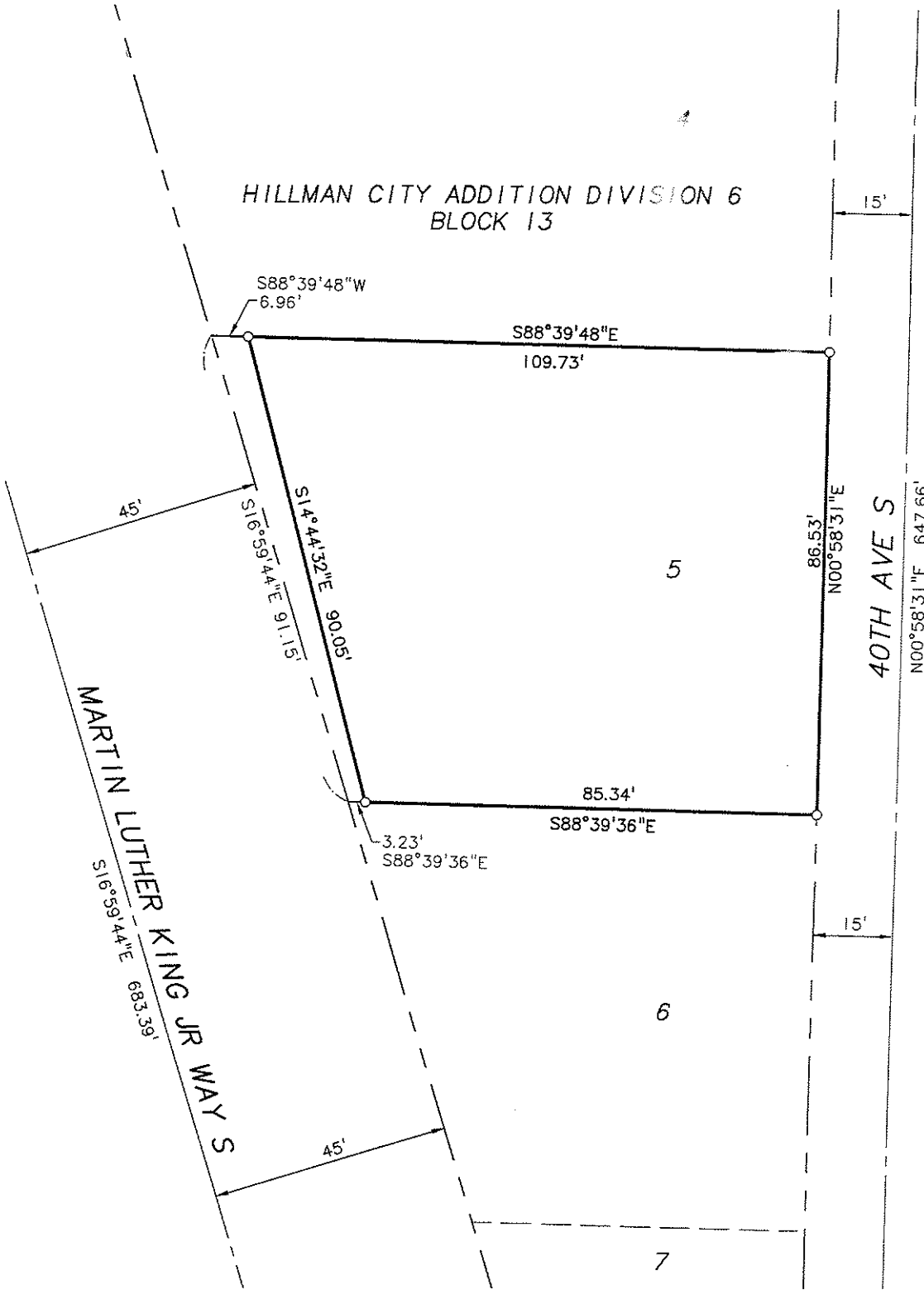
			<p>SOUND TRANSIT EXCESS LEGAL DESCRIPTION</p>
<p>L & A LIN & ASSOCIATES LINK LIGHT RAIL TRANSIT SYSTEM</p>			<p>PARCEL MAP RV-185 ST EXCESS</p> <p>ASSESSOR NO.: 186250-0061 DATE: OCT. 8, 2008</p> <p>OWNER: SOUND TRANSIT</p> <p>BLOCK NO.: N/A LOT NO.: 7</p> <p>CITY OF SEATTLE KING COUNTY, WA</p>

Exhibit B

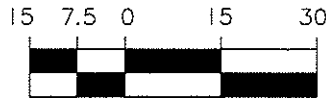
SW 1/4 NW 1/4 SEC 22, T 24 N, R 4 E; W.M.

HILLMAN CITY ADDITION DIVISION 6
BLOCK 13



NOTE: THE EXISTING STREET RIGHT-OF-WAY AND PARCEL BOUNDARY SHOWN HEREON ARE FROM AN ALTA SURVEY PERFORMED FOR SOUND TRANSIT BY DUANE HARTMAN & ASSOCIATES, INC.

LEGEND	
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PLATTED LOT LINE
	HISTORIC LOT LINE
	PROPERTY LINE



NAD 83 (91)



SCALE IN FEET

SOUNDTRANSIT LOCAL DATUM PLANE, CENTRAL ZONE

L & A LIN & ASSOCIATES
LINK LIGHT RAIL TRANSIT SYSTEM

SOUND TRANSIT EXCESS

AREA: 8439 S.F.

PARCEL MAP RV-192 ST EXCESS

ASSESSOR NO.: 333300-2640 DATE: OCT. 8, 2008

OWNER: SOUND TRANSIT

BLOCK NO.: 13 LOT NO.: 5

CITY OF SEATTLE KING COUNTY, WA

SW¼ NW¼ SEC 22, T 24 N, R 4 E, W.M.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 5 IN BLOCK 13 OF HILLMAN ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, ACCORDING TO PLAT RECORDED IN VOLUME 11 OF PLATS AT PAGE(S) 23, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF EMPIRE WAY SOUTH, NOW KNOWN AS MARTIN LUTHER KING WAY;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER THEREOF, BEING THE INTERSECTION OF THE NORTH LINE OF SAID LOT 5 AND THE EAST LINE OF MARTIN LUTHER KING JUNIOR WAY SOUTH AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096 FOR EMPIRE WAY;

THENCE S16°59'44"E ALONG SAID EAST LINE A DISTANCE OF 91.15 FEET TO THE SOUTH LINE OF SAID LOT 5;





THENCE S88°39'36"E ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 3.23 FEET;

THENCE N14°44'32"W A DISTANCE OF 90.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 DISTANT 6.96 FEET EASTERLY OF THE POINT OF BEGINNING;

THENCE N88°39'48"W ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 6.96 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 8439 SQUARE FEET MORE OR LESS.

RV-192
Page 2 of 2

			SOUND TRANSIT EXCESS LEGAL DESCRIPTION	
	LIN & ASSOCIATES		PARCEL MAP RV-192 ST EXCESS	
LINK LIGHT RAIL TRANSIT SYSTEM		ASSESSOR NO.: 333300-2640	DATE: OCT. 8, 2008	
		OWNER: SOUND TRANSIT		
		BLOCK NO.: 13	LOT NO.: 5	
		CITY OF SEATTLE	KING COUNTY, WA	