



RESOLUTION NO. R2015-20

Surplus Property Declaration for Central Link Light Rail Project Parcels

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	09/10/2015	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 Excess, Surplus, and Disposition Policy, a property may 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 declaration of surplus for certain parcels located adjacent to the light rail alignment in the Rainier Valley and owned by Sound Transit are no longer required for transit purposes.
- The surplus properties consist of two parcels that total approximately 12,000 square feet. The parcels identified in this action are described in Exhibit A.
- These parcels are not considered suitable for transit-oriented development. Sound Transit intends to competitively market the property 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 Link light rail.

In 2013, the Sound Transit Board adopted a Real Property Excess, Surplus, and Disposition Policy delegating authority to the chief executive officer to establish an internal review process and appoint an internal Real Property Utilization Committee. The Committee reviews and categorizes Sound Transit's excess real property inventory and recommends excess real properties to be declared surplus.

The properties in this action were identified as excess and the chief executive officer has declared these properties surplus at the recommendation of the Committee.

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

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Small Business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

Sound Transit determined that Small Business and DBE subcontracting opportunities are infeasible or improbable based upon the work described in this contract, so Small Business/DBE goals were not established or required.

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 8/21/2015

LEGAL REVIEW

JB 9/9/2015



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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 CEO has determined that the project is complete and the subject real property will no longer be required for a transit purpose; 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's Excess, Surplus and Disposition Policy 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.

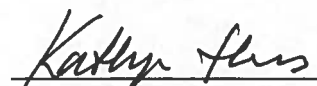
NOW THEREFORE BE IT RESOLVED by the Capital Committee of the Central Puget Sound Regional Transit Authority that the subject properties described in Exhibit A are no longer needed for a transit purpose and accordingly approves the CEO's declaration that the properties are surplus.

ADOPTED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 10, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator

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EXHIBIT A

ROW Number	Tax ID	Site Address	Zoning	Asset ID	Excess Area (SF)
RV246	400600-0319	4203 S. Kenyon St. Seattle, WA 98144	LR2	42312	Approx. 5,268
RV247	400600-0322	7908 Martin Luther King Jr. Way S. Seattle, WA 98144	LR2	42314	Approx. 6,730

Legal Description

ROW No. RV-246

Tax Parcel 400600-0319

THE NORTH 56.58 FEET OF THE WEST HALF OF LOT 16 OF LAKE DELL,
ACCORDING TO PLAT RECORDED IN VOLUMNE 4 OF PLATS AT PAGE 17, IN
KING COUNTY, WASHINGTON;

EXCEPT THE EAST 150 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY
SUPERIOR COURT CAUSE NO. 216919 FOR EMPIRE WAY, PURSUANT TO CITY
OF SEATTLE ORDINANCE NO. 55314;

SUBJECT TO EASEMENT GRANTED TO THE CITY OF SEATTLE FOR STREET
PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING
NUMBER 20110526000998.

End Description RV-246

Legal Description

ROW No. RV-247

Tax Parcel 400600-0322

THE SOUTH 73 FEET OF THE NORTH 129.58 FEET OF THE WEST HALF OF
TRACT 16 OF LAKE DELL, ACCORDING TO PLAT RECORDED IN VOLUME 4
OF PLATS AT PAGE 17, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 150 FEET THEREOF;

AND EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR
COURT CAUSE NO. 216599 FOR EMPIRE WAY, AS PROVIDED BY CITY OF
SEATTLE ORDINANCE NO. 53314;

SUBJECT TO EASEMENT GRANTED TO THE CITY OF SEATTLE FOR STREET
PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING
NUMBER 20110526000997.

End Description RV-247