

RESOLUTION NO. R2016-03

Surplus Property Declaration for Columbia City TOD Parcels

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	01/14/2016	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	01/28/2016	Final Action	Kevin Workman, Real Property Director Sarah Lovell, TOD Manager

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

- This action approves the chief executive officer's declaration that four groupings of parcels owned by Sound Transit and adjacent to its Columbia City Link light rail station in the Rainier Valley of Seattle, WA are no longer required for a transit purpose and are declared surplus.
- It is the intent to sell the proposed surplus property for transit-oriented development (TOD) through a competitive procurement process. This process will be conducted according to the Board-adopted Sound Transit TOD Policy and Strategic Plan.
- Staff will return to the Board with the result of the procurement, estimated to be in mid to late summer of 2016.
- The surplus properties consist in aggregate of approximately 35,000 square feet (0.80 acres) immediately adjacent to and surrounding the Columbia City Link light rail station. The parcels identified in this action are included in Exhibit A.

BACKGROUND

Surplus real property disposition occurs in accordance with adopted policies 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, with the recommendation of the Real Property Utilization committee and after consideration of the agency's Surplus Real Property Inventory and Utilization Plan. 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.

The proposed Columbia City TOD properties were obtained for Link light rail construction in 2003 and 2004. A mix of residential and small commercial buildings occupied the parcels and were demolished to accommodate an expanded right-of-way for Martin Luther King, Jr Way South and the Link transit way. Approximately 12,623 square feet of the properties required for the expanded right-of-way were conveyed to the City of Seattle in easement in 2009 and 2011.

Sound Transit staff are currently exploring alternatives for parking vehicles that service the Columbia City transit power substation (TPSS) located to the south of Parcel C; should all other alternatives fail, Sound Transit may be required to place an easement on Parcel C to maintain service vehicle access to the TPSS. This will be settled before entering the procurement process.

The properties underwent standard Sound Transit environmental review and remediation processes at the time of acquisition, and received follow-up Phase 1 and Phase 2 reviews in 2013.

Minor remediation action was taken in December 2013 on RV084, one of the properties constituting Parcel B. Contaminated soil on that property was removed and disposed off-site. Phase 1 and Phase 2 reports from a certified environmental engineer retained by Sound Transit verify that all sites are clean as of early 2014.

The chief executive officer has reviewed the possible agency uses for the proposed Columbia City TOD sites, and, having considered the agency's Surplus Real Property Inventory Utilization Plan, determined that there are no current or future agency uses for the property. 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 proposed method of disposition is to sell the property and use the proceeds to reduce the gross project cost of another eligible capital project. The sale will be conditioned on satisfaction of agency and FTA requirements for recovering the public's interest in the transit-oriented development of the parcels. Proposals will be solicited through an open procurement process managed by Sound Transit; the process is planned to begin in the first quarter of 2016.

FISCAL INFORMATION

This action has no direct cost impact. Any proceeds from disposal will be used for other qualifying capital projects in the North King County subarea or to offset the original acquisition cost of real property purchased for the project.

SMALL BUSINESS/DBE PARTICIPATION, APPRENTICESHIP UTILIZATION, AND TITLE VI COMPLIANCE

Not applicable to this action.

PUBLIC INVOLVEMENT

Staff have held preliminary briefings with area stakeholders and City personnel. A more intensive public outreach process will begin in early 2016 in coordination with the procurement process.

TIME CONSTRAINTS

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

PRIOR BOARD/COMMITTEE ACTIONS

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

ENVIRONMENTAL REVIEW

JI 12/22/2015

LEGAL REVIEW

JB 1/11/2016



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A RESOLUTION of the Board 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 Board 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 Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 28, 2016.



Marilyn Strickland
Board Vice Chair

ATTEST:



Kathryn Flores
Board Administrator

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Exhibit A

- Columbia City Parcel A – RV079 (4733 MLK Jr Way S), RV082 (4735 MLK Jr Way S), RV083 (4741 MLK Jr Way S)
- Columbia City Parcel B – RV081 (4736 MLK Jr Way S), RV084 (4742 MLK Jr Way S), RV085 (4746 MLK Jr Way S)
- Columbia City Parcel C – RV 087 (4804 MLK Jr Way S), RV087.1 (4810 MLK Jr Way S), RV088 (4804 32nd Ave S)
- Columbia City Parcel D – RV093 (4851 MLK Jr Way S), RV094 (4853 MLK Jr Way S), RV 095 (4859 MLK Jr Way S)

EXHIBIT A: MAPS

Figure 1: Columbia City TOD context map



Figure 2: Columbia City parcel map



EXHIBIT B: DETAILED PARCEL MAPS

Figure 3: Parcel A



Figure 4: Parcel B



Figure 5: Parcel C



Figure 6: Parcel D

