



## Motion No. M2019-02

### Temporary Parking Lease Agreement for the Lynnwood Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	01/10/2019	Final action	Ron Lewis, DECM Executive Director Rod Kempkes, Executive Project Director – Lynnwood Link Extension <b>Janni Baugh, Real Property Project Manager - Lynnwood Link Extension</b>

### Proposed action

Authorizes the chief executive officer to execute a lease agreement with 23120 56th Ave, LLC to provide temporary commuter parking spaces at 23120 56th Ave, Mountlake Terrace, WA for an initial six month period and continuing on a month-to-month basis thereafter for an additional twelve months if necessary, for a total authorized agreement amount not to exceed \$1,104,000.

### Key features summary

- Project construction for the Lynnwood Link Extension will temporarily impact existing surface parking at the Mountlake Terrace Transit Center, and Sound Transit must provide a minimum of 220 replacement parking spaces for the duration of construction.
- In order to meet the project construction schedule, this lease will provide temporary replacement parking in an existing private parking lot located along a bus line serving the Mountlake Terrace Transit Center on an interim basis, until a new temporary lot near the Mountlake Terrace Transit Center is ready for use. The property is currently improved with supermarket building commonly known as Roger's Market.
- The term of the lease will be an initial six months, then month to month for an additional twelve months, if necessary. The amount requested covers the initial term and the 12 additional months. After the initial six months Sound Transit has the right to terminate the lease anytime thereafter.
- The rent paid under the lease agreement will be fair market rent.
- The landlord has agreed to demolish existing improvements on the property in advance of the lease term in exchange for reimbursement by Sound Transit. The total compensation for the lease includes funding for demolition of the Roger's Market building.

### Background

The Lynnwood Link Extension is an 8.5 mile light rail extension from Northgate to Lynnwood with service to the cities of Shoreline, Mountlake Terrace, and Lynnwood. The extension will travel primarily along I-5 and include four stations: two in the City of Shoreline at NE 145th Street and NE 185th Street, one at the Mountlake Terrace Transit Center, and one at the Lynnwood Transit Center. The project began final design in 2016, is scheduled to start construction in early 2019, and is scheduled to open for service in mid-2024.

The Lynnwood Link Extension Final Environmental Impact Statement was issued April 1 and April 3, 2015, pursuant to the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA), respectively. The Sound Transit Board selected the project route, profile, and stations on April 23, 2015. The Federal Transit Administration (FTA) issued a Record of Decision on July 10, 2015, and the Federal Highway Administration issued a Record of Decision on August 31, 2015. Sound Transit issued a SEPA Addendum on May 3, 2018, which includes additional environmental information related to project refinements proposed since the Final EIS was issued.

The Lynnwood Link Extension requires mitigation of temporary impacts to existing park-and-ride facilities for the duration of construction as part of the NE 200<sup>th</sup> to Lynnwood Transit Center segment of the project. The Mountlake Terrace Transit Center (MLTTC) has a total of 880 park-and-ride stalls (660 garage stalls and 220 surface stalls). The surface lot will be used for construction and staging throughout the construction period for early work utility relocation and for construction of the guideway and station. The garage will remain open during construction, with short duration evening and weekend closures to allow for work activities impacting the garage access ramp. This work is part of the L300 contract package.

The Lynnwood Link project schedule requires displacement of the surface lot stalls in early 2019 in order to begin utility relocation work. Initially, replacement parking for a minimum of 220 surface parking stalls will be provided at 23120 56th Ave, Mountlake Terrace, WA in an existing private parking lot (Roger's Marketplace). The owner will demolish the Roger's Market building and Sound Transit will improve that area for parking. This parking is located along an established bus route served by Community Transit which will be used by transit patrons to access the MLTTC.

During this initial period, Sound Transit's contractor will be constructing a temporary lot adjacent to the existing MLTTC which includes a temporary bus loop to replace the existing bus loop impacted by construction. Temporary replacement parking will only be provided at the 23120 56th Ave location until the replacement lot near MLTTC is ready for use.

## **Fiscal information**

This action is within the baseline budget and sufficient funds remain after approval of the action to fund the remaining work in the Right Of Way phase as contained in the current cost estimates of this project.

The baseline budget for the Lynnwood Link Extension is \$2,771,622,000. Within the Right Of Way (ROW) phase, \$181,133,000 has been allocated to the budget line item for ROW Acquisition. The proposed action would commit an additional \$1,104,000 to this line item and leave a remaining budget balance of \$91,529,305.

## Lynnwood Link Extension

(in thousands)

	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Administration	\$98,164	\$27,174	\$	\$27,174	\$70,990
Preliminary Engineering	39,054	39,053		39,053	1
Final Design	164,162	114,865		114,865	49,297
Third Party Agreements	14,600	12,566		12,566	2,034
Right of Way	235,660	121,350	1,104	122,454	113,206
Construction	1,921,391	125,249		125,249	1,796,142
Construction Services	128,429	22,596		22,596	105,833
Vehicles					
Project Contingency	170,162				170,162
<b>Total Current Budget</b>	<b>\$2,771,622</b>	<b>\$462,853</b>	<b>\$1,104</b>	<b>\$463,957</b>	<b>\$2,307,665</b>
<b>Phase Detail</b>					
<b>Right of Way</b>					
ROW Acquisition	\$181,133	\$88,500	\$1,104	\$89,604	\$91,529
Other Right of Way	54,527	32,850		32,850	21,677
<b>Total Phase</b>	<b>\$235,660</b>	<b>\$121,350</b>	<b>\$1,104</b>	<b>\$122,454</b>	<b>\$113,206</b>

### Agreement Detail

Lease Agreement with 23123 56th Ave LLC

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Agreement Amount		\$	\$1,104	\$1,104
Contingency				
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$1,104</b>	<b>\$1,104</b>
Percent Contingency	0%	0%	0%	0%

### Notes:

Amounts are expressed in Year of Expenditure.

Board Approvals = Committed To-Date + Contingency as of Nov 2018 and includes pending Board actions.

For detailed project information, see page 23 of the Adopted 2018 Transit Improvement Plan (TIP).

## Small business/DBE participation, apprenticeship utilization and Title IV compliance

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.

**Environmental review – KH 1/2/19**

**Legal review – PWM 1/7/2019**





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A motion of the System Expansion Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a lease agreement with 23120 56th Ave, LLC to provide temporary commuter parking spaces at 23120 56th Ave, Mountlake Terrace, WA for an initial six month period and continuing on a month-to-month basis thereafter for an additional twelve months if necessary, for a total authorized agreement amount not to exceed \$1,104,000.

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construction. Temporary replacement parking will only be provided at the 23120 56th Ave location until the replacement lot near MLTTC is ready for use.

**Motion**

It is hereby moved by the System Expansion Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a lease agreement with 23120 56th Ave, LLC to provide temporary commuter parking spaces at 23120 56th Ave, Mountlake Terrace, WA for an initial six month period and continuing on a month-to-month basis thereafter for an additional twelve months if necessary, for a total authorized agreement amount not to exceed \$1,104,000.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 10, 2019.

  
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Claudia Balducci  
System Expansion Committee Chair

**Attest:**

  
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Kathryn Flores  
Board Administrator