

Resolution No. R2019-01

Approving the CEO's Declaration of Surplus for Angle Lake South TOD Property

Meeting:	Date:	Type of action:	Staff contact:
Executive Committee	02/07/2019	Final action	Don Billen, PEPD Executive Director Brooke Belman, PEPD Deputy Executive Director, OLUPD Thatcher Imboden, TOD Manager Anthony Avery, Senior TOD Project Manager

Proposed action

Approves the chief executive officer's declaration that certain real property acquired for the South 200th Link Extension 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 can be declared surplus when it is determined by the chief executive officer (CEO) that it is no longer needed for present or future transit purposes. If the fair market value of such real property exceeds \$200,000, approval by the Board Executive Committee is required. If the fair market value exceeds \$5,000,000, Board approval of the declaration is required.
- This action approves the CEO's declaration that the property shown on the attached Exhibit A, consisting of approximately 27,500 square feet (0.63 acres) and located at the southeast corner of S. 200th Street and 26th Avenue S. in SeaTac, WA, is no longer required for a transit purpose and is declared surplus.
- The agency will pursue a transit oriented development (TOD) project for this and other surplus property in the Angle Lake Station area. Staff will return to the Board ahead of the procurement to confirm the disposition strategy.

Background

The Angle Lake South TOD (SL-151) property was acquired for Link light rail construction in April 2012 for the Angle Lake Station and was used for staging until the station opened in 2016. A portion of the acquired property was also used to expand South 200th Street, and in 2018, Sound Transit deeded a portion of the property to the City of SeaTac for the street Right-of-Way. The remaining property consists of approximately 27,500 square feet.

On December 18, 2018 the Real Property Utilization Committee recommended that the CEO declare the Angle Lake South TOD property as surplus. The property is currently vacant and staff have determined it is not needed for future construction staging. The CEO has reviewed the possible agency uses for the subject property and, having considered the agency's Surplus Real Property Inventory Utilization Plan and Equitable TOD Policy, determined that there are no current or future agency uses for the properties.

Federal funds were used in the acquisition of the property (Grant #WA-90-X040), resulting in a federal participation rate of 86.5 percent. Sound Transit will coordinate with the FTA on the disposition of the property in accordance with FTA requirements.

In June 2018, the Sound Transit Capital Committee declared an adjacent site (SL-135) as surplus via Resolution No. R2018-12. Sound Transit staff anticipate offering both properties for disposition together.

A map locating the subject property is included as Exhibit A.
Tax parcel number: 344500-0040.

Fiscal information

This action has no direct cost impact.

Staff will return to the Board to confirm a disposition strategy as a next step that will take into account the market value, opportunity costs to achieve affordable housing outcomes, development feasibility and financial plan impacts.

Any proceeds from the disposal will be credited to the South King County subarea.

Small business participation and apprenticeship utilization

Not applicable to this action.

Public involvement

Staff have held multiple briefings with City of SeaTac staff throughout 2017 and 2018. In coordination with city staff, an initial public outreach process was conducted in May 2018 focusing on the station area and the previously identified SL135 property. An additional engagement effort will be conducted in 1Q and 2Q 2019 to identify community goals for the Angle Lake South TOD property.

Time constraints

A one month delay would not create a significant impact.

Prior Board/Committee actions

Resolution No. R2018-10: Adopted an Equitable Transit Oriented Development Policy and superseding Resolution No. R2012-24.

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

Resolution No. R2011-06: Authorized the chief executive director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport to South 200th Street Project.

Environmental review – KH 1/31/19

Legal review – JV 2/1/19



Resolution No. R2019-01

A RESOLUTION of the Executive Committee of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration of surplus real estate property originally acquired for the South 200th Link Extension of the 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 5th, 1996 and November 4th, 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. R2011-06 authorized the chief executive officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport to South 200th Street Project; and

WHEREAS, Sound Transit acquired the subject property, located at the Southeast corner of S. 200th St and 26th Avenue S, in SeaTac, WA for the South Link Extension of the Link Light Rail system in 2012; and

WHEREAS the subject property was acquired by using Federal Transit Administration (FTA) funds and therefore Sound Transit will consult with FTA regarding the manner of dis[po]sition; and

WHEREAS, the subject real property is no longer required for a transit purpose upon completion of the project in 2016; and

WHEREAS, the subject real property generally depicted and depicted 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 require that the Sound Transit Board approve the surplus property declaration if the value of the property exceeds \$5,000,000; 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 South King County subarea; and

WHEREAS, negotiation with future developers for the development of Transit Oriented Development will determine the development program requirements for this property in advance of disposition; and

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

NOW THEREFORE BE IT RESOLVED by the Executive Committee of the Central Puget Sound Regional Transit Authority that the CEO's declaration of surplus that the subject property depicted on Exhibit A is no longer needed for a transit purpose and is declared surplus is approved.

ADOPTED by the Executive Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 7, 2019.



Paul Roberts
Executive Committee Vice Chair

Attest:



Kathryn Flores
Board Administrator

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Exhibit A: Location Map

