



Resolution No. R2026-07

To Acquire Real Property Interests Required for the Tacoma Dome Link Extension Project

Meeting:	Date:	Type of action:
System Expansion Committee	04/09/2026	Recommend to Board
Board	04/23/2026	Final Action

Staff name:	Staff title:
Terri Mestas	Deputy CEO, Capital Delivery
Manan Garg	Executive Director
Wells Lawson	Deputy Executive Director, Real Property

Proposed action

Authorizes the chief executive officer to acquire certain real property interests, contingent upon receipt of any necessary federal approvals, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Dome Link Extension project.

Key features summary

- This action authorizes the acquisition of one parcel in fee located in Milton for the Tacoma Dome Link Extension Project. The property is at risk of imminent redevelopment and therefore qualifies as a “protective acquisition,” allowing it to be acquired in advance of the NEPA Record of Decision for the project.
- The real property identified in this requested action is included in Exhibit A. The property is needed for construction, maintenance, and operation of the Tacoma Dome Link Extension project for all of the alternatives being evaluated in the Environmental Impact Statement (EIS).
- Sound Transit has requested approval from the Federal Transit Administration (FTA) to acquire the property prior to completion of environmental review of the project, consistent with its environmental regulations. Staff initiating acquisition after Board authorization to acquire is contingent on receiving all such necessary approvals.
- The property is currently a vacant commercial property, and the acquisition of this property is not currently anticipated to require business relocation. However, if conditions should change, Sound Transit will work with those impacted to ensure they have access to relocation advisory services and other eligible relocation benefits.
- This action also authorizes the future disposition of any real property interests included in this action to the extent required for relocating utilities as necessary or desirable for the projects, satisfying permit conditions or mitigation requirements, curing damages to real property caused by the project,

or disposing of real property for the purpose of minimizing Sound Transit's costs of operations and maintenance.

Background

The Tacoma Dome Link Extension (TDLE) will provide fast, reliable light rail connections to destinations across the region from Tacoma, Fife, Milton and South Federal Way. The TDLE is part of the regional transit system expansion that voters approved funding for in November 2016. The project would add nearly 8.5 miles to the regional light rail system. This project includes four new light rail stations in South Federal Way, Fife, East Tacoma/Portland Avenue and in the Tacoma Dome area. Start of service is currently scheduled for 2035.

Sound Transit and the FTA published the Tacoma Dome Link Extension Draft Environmental Impact Statement (EIS) for public comment on December 13, 2024, followed by a 60-day public comment period. The TDLE Draft EIS evaluated potential impacts and benefits of the alternatives on the natural and built environment, and transportation systems and identified potential mitigation measures. After reviewing the TDLE Draft EIS and the comments from the Tribes, the public and agency partners, the Sound Transit Board identified the preferred alternative for study in the TDLE Final EIS on June 26, 2025. The TDLE Final EIS is anticipated to be published in 2027.

Sound Transit staff became aware that the property, which will be needed for all build alternatives being studied in the Final EIS, is subject to imminent development. Its owner, Milton Storage LLC, has submitted permit applications for a boat storage facility on the property. Currently the site is vacant. Sound Transit staff has requested FTA approval to acquire the property as a protective acquisition, prior to completion of environmental review.

Following Board approval and contingent on receiving all necessary approvals from the FTA, staff will pursue acquisition of the property. Sound Transit's authorizing legislation grants the agency the legal authority to acquire the property. Judicial proceedings will be initiated should negotiations between Sound Transit and the property owner reach an impasse.

Pending the environmental review of the project and issuance of the Record of Decision, Sound Transit will continue to maintain the property in its present condition.

Project status

Project Development Phase: FEIS / Preliminary Engineering

Percent complete (measured to revenue service date): 10%

Current project status, performance metrics, and additional information are located on pages 17 of the January 2026 System Expansion Monthly Status Report.

Fiscal information

The most recent TDLE preliminary cost estimate from 2025 – representing the agency's estimate at this stage of project development and design – has been projected to be between \$5.4 billion and \$6.1 billion (2025\$). To address rising project costs, the agency is developing a workplan to assess project affordability and explore programmatic, financial, and project level strategies to improve the agency's financial position. The impact of the recent preliminary cost estimate is not yet known and will be evaluated as part of this process.

This action is funded by the current approved project authorized allocation. The current project authorized allocation is included in the existing Long Range Financial Plan.

The authorized project allocation for the TDLE project is \$257,338,960. Within that amount, \$32,330,286 has been allocated to the right of way phase, of which \$6,267,403 has been previously committed. There are \$26,062,883 of uncommitted funds in the right of way phase, which is sufficient to complete the action. In accordance with Sound Transit policy, budgets for specific parcels can be discussed with the Board in the executive session. Consistent with the current estimate at completion for real property acquisition, this action and acquisitions of remaining certified properties are affordable within the adopted project budget.

This action authorizes right of way expenditures on a project that exceeds the financial plan value according to the 2025 preliminary cost estimate, and therefore potentially impacts the timely deliverability of other system expansion projects. As a result, authorization of this action requires an affirmative two-thirds majority vote of the Board due to Resolution No. R2021-05, Section 6.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

In compliance with state law regarding public notification, Sound Transit will mail a certified letter by April 3, 2026, to the property owner affected by this action. Legal notice of this proposed Board action will be published in the Seattle Times newspaper and The News Tribune on 4/3/2026, and 4/10/2026.

Time constraints

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

Prior Board/Committee actions

Motion No. R2024-06: Authorized the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Dome Link Extension project.

Environmental review – KH 4/2/26

Legal review – PM 4/3/26



Resolution No. R2026-07

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire certain real property interests, contingent upon receipt of any necessary federal approvals, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Dome Link Extension project.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under chapters 81.104 and 81.112 of the Revised Code of Washington (RCW) 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 Sound Transit district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Tacoma Dome Link Extension Project is a component of Sound Transit's high capacity system; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Tacoma Dome Link Extension Project and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, Sound Transit is seeking the necessary approval from Federal Transit Administration to acquire the property described in Exhibit A in advance of completing environmental review for the Tacoma Dome Link Extension Project; and

WHEREAS, to use the property determined to be necessary for the construction, operation, and permanent location of the Tacoma Dome Link Extension Project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to reimburse eligible relocation and reestablishment expenses shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. Contingent upon receipt of any necessary federal approvals, the chief executive officer is hereby authorized to:

- A. Execute such agreements as are customary and necessary for the acquisition of interests in the real property described in Exhibit A (said property to be used for Tacoma Dome Link Extension Project) and incorporated herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses, notwithstanding the provisions of Resolution No. R2021-05 restricting the authorization of final design, right of way, or construction expenditures on any individual project which would cause delay to the Affordable Schedule for other projects unless the project's funding gap has been offset. In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties may not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation, and reestablishment costs of the properties for the Tacoma Dome Link Extension Project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer must obtain approval from the appropriate committee or the Board, per Resolution No. R2023-30, before the acquisition of the property for the Tacoma Dome Link Extension Project by purchase or by condemnation and the reimbursement of eligible relocation and reestablishment expenses.
- B. Settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of interests in the real property described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements may not exceed established project budgets. For all other settlements proposed, the chief executive officer must obtain prior approval of the appropriate committee or the Board, per Resolution No. R2023-30.
- C. Make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the project.
- D. Execute into agreements for the disposition of interests in the real property identified in Exhibit A for: (1) the relocation of utilities as necessary or desirable for the Tacoma Dome Link Extension Project; (2) the satisfaction of permit conditions or mitigation requirements; (3) the curing of damages to real property acquired pursuant to Exhibit A and caused by the implementation of the Tacoma Dome Link Extension Project; or (4) returning real property identified in Exhibit A to previous owners for the purpose of minimizing Sound Transit's costs of operations and maintenance; provided that the foregoing dispositions of real property must be compatible with and must not interfere with regional transit system uses and must avoid the creation of unbuildable, residual parcels whenever possible.

SECTION 2. The Sound Transit Board deems the Tacoma Dome Link Extension Project, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire interests in the real property identified in Exhibit A as being necessary for the construction, operation, and permanent location of the Tacoma Dome Link Extension Project, and affected owners and

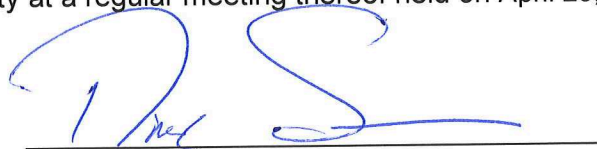
tenants be reimbursed eligible relocation and reestablishment expenses associated with displacements from the properties.

SECTION 3. The Sound Transit Board finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real property described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Tacoma Dome Link Extension Project.

SECTION 4. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A to the extent permitted by law, for the purpose of constructing, owning, and operating a permanent location of the Tacoma Dome Link Extension Project.

SECTION 5. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

ADOPTED by no less than a two-thirds affirmative vote of the entire membership of the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 23, 2026.



Dave Somers
Board Chair

Attest:



Kathryn Flores
Board Administrator



Resolution No. R2026-07
Exhibit A

Tacoma Dome Link Extension Project

Item:	Row #:	Tax Parcel #:	Tax Payer(s):	Property Address:
1	TD3210	0420052056	Milton Storage LLC	7300 PACIFIC HWY E, MILTON, WA 98354

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Exhibit B

Tacoma Dome Link Extension project – Representative image of parcels and properties to be impacted

ROWID: TD3210

Tax Parcel ID: 0420052056

