

Resolution No. R2026-18

To Acquire Real Property Interests Required for the West Seattle Link Extension Project

Meeting:	Date:	Type of action:
System Expansion Committee	08/13/2026	Recommend to Board
Board	08/27/2026	Final Action

Staff name:	Staff title:
Brad Owen	Acting Capital Delivery Deputy CEO
Michael Morgan	Capital Delivery Executive Director
Wells Lawson	Real Property Deputy Executive Director

Proposed action

Authorizes 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 West Seattle Link Extension project, contingent upon adoption of Resolution No R2026-19.

Key features summary

- Authorizes the acquisition of all or part of 55 parcels located in Seattle for the West Seattle Link Extension Project (WSLE).
- 43 properties to be acquired in full fee, 12 properties to be acquired as partial acquisitions.
- The 43 full fee acquisitions will require relocation. Sound Transit will work with those impacted to ensure they have access to relocation advisory services and other eligible relocation benefits.
- The properties are needed for the construction, operation, and maintenance of the WSLE. Following the adoption of the updated ST3 System Plan in Resolution No. R2026-11, the planned project will extend light rail into West Seattle with three new stations.
- The real properties identified in this requested action are listed in Exhibit A.

Background

The West Seattle Link Extension (WSLE) will build the first operating segment of the 3 Line from the SODO neighborhood to the Alaska Junction neighborhood in West Seattle, adding 3.9 miles of light rail service to the Sound Transit system. The project, as defined in Resolution No. R2026-11, consists of three new stations, a bridge over the Duwamish West Waterway, elevated guideways, and tunnels. The extension will eventually connect to the existing downtown tunnel (DSTT) and provide light rail service between West Seattle and Everett. Sound Transit and the FTA published the Final Environmental Impact Statement (EIS) on September 20, 2024. The federal Record of Decision (ROD) for the West

Seattle Link Extension was published on April 29, 2025. In May 2026, the Board of Directors adopted Resolution No. R2026-11 which defined the West Seattle Link Extension (no Avalon Station) as a fully funded project within existing resources. While project design has only reached 30% completion, all of the subject parcels are within the footprint of the alignment and will be needed for any and all further design refinement.

Project status

Project Development Phase: Post-Record of Decision/Advancing to Final Design

Percent complete (measured to revenue service date): 30%

Current project status, performance metrics, and additional information are located on page(s) 18 of the June 2026 System Expansion Monthly Status Report.

Fiscal information

This action is contingent upon Board approval of the budget amendments outlined in Resolution No. R2026-19: Budget Amendments for West Seattle Link Extension Right of Way Acquisition and Construction Support Services.

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 West Seattle Link Extension project is \$1,503,612,926. Within that amount, \$562,981,863 has been allocated to the right of way phase, of which \$16,020,555 has been previously committed. There are \$546,961,308 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.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

Sound Transit staff began engaging with property owners as part of initial public outreach in 2021, including sending a notice to potentially affected property owners with the release of the Draft and Final EISs. During this phase, staff responded to property owner questions, met with individual property owners or occupants as needed, and maintained a list of frequently asked questions. After the Board confirmed the project to be built, Sound Transit advanced the design and identified the specific properties needed to construct, operate, and maintain the project. Right of Way Engineering staff have conducted due diligence and confirmed that the property rights provided in the attached are necessary for the project. Prior to sending formal notice by certified mail, Sound Transit contacted these property owners by telephone and email, and held in-person and digital drop-in opportunities to answer questions about the acquisition and relocation process. In compliance with state law regarding public notification, Sound Transit also published legal notice of this proposed Board action in the Seattle Times newspaper on August 3, 2026 and August 10, 2026.

Time constraints

Delay in the acquisition of real property would affect the critical path for construction completion of the West Seattle Link Extension project.

Prior Board/Committee actions

Resolution No. R2026-11: Updated the Sound Transit 3 System Plan to be affordable within available and projected capacity.

Resolution No. R2026-03: 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 West Seattle Link Extension project.

Resolution Nos. R2025-16, R2025-30, and R2024-20: Authorized the chief executive officer to acquire certain real property interests, contingent on receipt of any and all 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 potentially necessary for the West Seattle Link Extension project.

Resolution No. R2024-22: Selected the Project to be Built for the West Seattle Link Extension Project.

Resolution No. R2024-07: Authorized the chief executive officer to acquire certain real property interests, contingent on receipt of any and all 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 potentially necessary for the West Seattle Link Extension project and as applicable for the Ballard Link Extension project.

Environmental review – LS for KH 7/29/2026

Legal review – PM 8/6/2026

Resolution No. R2026-18

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing 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 West Seattle Link Extension, contingent upon adoption of Resolution No R2026-19.

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, the West Seattle 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 West Seattle Link Extension and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation, and permanent location of the West Seattle Link Extension, 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. 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 West Seattle Link Extension and incorporated herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses. 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 West Seattle Link Extension 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 West Seattle Link Extension 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 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 West Seattle Link Extension; (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 West Seattle Link Extension; 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 West Seattle Link Extension, 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 for the construction, operation, and permanent location of West Seattle Link Extension, and for affected owners and tenants to be reimbursed eligible relocation and reestablishment expenses associated with displacements from the properties.

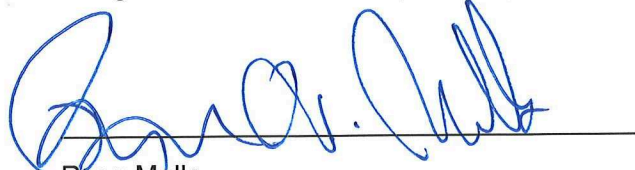
SECTION 3. The Sound Transit Board finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real property described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent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

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 of the

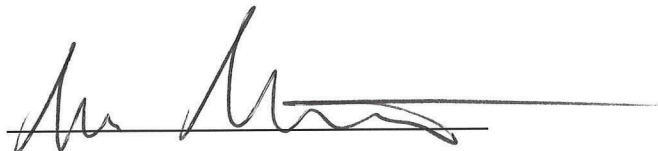
properties, and/or rights in those properties, described in Exhibit A to the extent permitted by law, for the purpose of constructing, owning, and operating the West Seattle Link Extension.

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 the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 27, 2026.


Ryan Mello
Board Vice Chair

Attest:



Adam Montee, on behalf of

Kathryn Flores
Board Administrator

Resolution No. R2026-18

Exhibit A

West Seattle Link Extension Project

Item:	Row #:	Tax Parcel #:	Taxpayer(s):	Property Address:
1	WS1014	7579200265	Bank of America	4001 SW Alaska St Seattle, WA 98116
2	WS1016	0952006850	Safe Investments	4022 SW Alaska St Seattle, WA 98116
3	WS1018	7579200470	Bank of America	4001 SW Alaska St Seattle, WA 98116
4	WS1020	0952006880	Safe Investments	4000 SW Alaska St Seattle, WA 98116
5	WS1230	2848700125	126 LLC	3804 23 rd Ave SW Seattle, WA 98106
6	WS1242	7666703920	3601 W Marginal Way SW Limited Partnership	3601 West Marginal Way SW Seattle, WA 98106
7	WS1252	7666703135	BNSF	SW Spokane St Seattle, WA 98134
8	WS1262	7666700281	Quad-Mac LLC	East Marginal Way S (N of Duwamish Ave S)
9	WS1264	1824049031	Union Pacific Railroad Co	East Marginal Way S, Int. W Seattle Bridge, Spokane St Seattle, WA 98134
10	WS1266	1824049030	Union Pacific Railroad Co	East Marginal Way S Seattle, WA 98134
11	WS1268	1824049029	Union Pacific Railroad Co	East Marginal Way S Seattle, WA 98134
12	WS1270	1824049047	Redwall LLC	3628 East Marginal Way S Seattle, WA 98134
13	WS1272	1824049098	Redwall LLC	S Spokane St Seattle, WA 98134
14	WS1274	7666207552	BNSF	Colorado Ave S Seattle, WA 98134

15	WS1276	7666207560	Betty Lindmark	3626 Colorado Ave S Seattle, WA 98134
16	WS1280	7666207506	Buffalo Industries	99 S Spokane St Seattle, WA 98134
17	WS1282	7666205805	Santtios LLC	Corner of S Spokane St & 1 st Ave S Seattle, WA 98134
18	WS1284	7666205806	Santtios LLC	115 S Spokane St Seattle, WA 98134
19	WS1292	6172900345	BNSF	2 Nd Ave S Seattle, WA 98134
20	WS1298	7666204130	Bottleworks III LLC	3434 4 th Ave S Seattle, WA 98134
21	WS1302	7666204125	Gull Industries Inc	3414 4 th Ave S Seattle, WA 98134
22	WS1304	7666204121	3412 Fourth LLC	3412 4 th Ave S Seattle, WA 98134
23	WS1306	7666204122	BNSF	441 S HINDS St Seattle, WA 98134
24	WS1316	7674800105	Union Pacific Railroad Co	300 S HORTON St Seattle, WA 98134
25	WS1318	7674800025	Union Pacific Railroad Co	300 S HANFORD St Seattle, WA 98134
26	WS1320	7666204166	Union Pacific Railroad Co	400 S Hanford St Seattle, WA 98134
27	WS2252	0952006865	Anthony & Lynley Barbano	4542 41 st Ave SW Seattle, WA 98116
28	WS2254	0952006855	Julio & Aleksandra Lopez	4536 41 st Ave SW Seattle, WA 98116
29	WS2256	0952006861	Adree-Rose Hollinger	4538 A 41 st Ave SW Seattle, WA 98116
30	WS2258	0952006859	William & Jeannie Langan	4538 B 41 st Ave SW Seattle, WA 98116
31	WS2260	0952006857	Kelsey Johnold	4538 C 41 st Ave SW Seattle, WA 98116

32	WS2262	0952006845	Abdolreza & Tatiana Farid	4532 41 st Ave SW Seattle, WA 98116
33	WS5011	7579200465	Bank of America	4001 SW Alaska St Seattle, WA 98116
34	WS5091	0952006871	Carson Wright	4544 C 41 st Ave SW Seattle, WA 98116
35	WS5092	0952006869	LA & BG LLC	4544 B 41 st Ave SW Seattle, WA 98116
36	WS5093	0952006867	Vincent MA	4544 A 41 st Ave SW Seattle, WA 98116
37	WS5094	0952006999	Dan Wieman	4547 A 40 th Ave SW Seattle, WA 98116
38	WS5095	0952006997	Dan Wieman	4547 B 40 th Ave SW Seattle, WA 98116
39	WS5096	0952006989	William & Krista Anderson	4543 B 40 th Ave SW Seattle, WA 98116
40	WS5097	0952006987	Jacob Okleshen & Jena Wynn	4543 A 40 th Ave SW Seattle, WA 98116
41	WS5100	0952006995	Dan Wieman	4545 40 th Ave SW Seattle, WA 98116
42	WS5101	0952006985	Jean & Apolonio Delovino	4541 40 th Ave SW Seattle, WA 98116
43	WS5592	9349900195	Gary Macon & Hilary Cross	3617 19 th Ave SW Seattle, WA 98106
44	WS5737	7666204346	Lander Street Partners LLC	505 S Lander St Seattle, WA 98134
45	WS5740	7666204345	Lander Street Partners LLC	555 S Lander St Seattle, WA 98134
46	WS5754	7666204371	Lander at Sixth LLC	560 S Lander St Seattle, WA 98134
47	WS5755	7666204375	Rainier Pacific Co.	2447 6 th Ave S Seattle, WA 98134
48	WS5756	7666204380	Lander at Sixth LLC	2437 6 th Ave S Seattle, WA 98134

49	WS5757	7666204385	Prime NW LLC	2425 6 th Ave S Seattle, WA 98116
50	WS7160	9358000450	Life Yancy 653 LLC	2850 SW Yancy St Seattle, WA 98126
51	WS10020	1324039001	City of Seattle DPR	S of West Seattle Bridge near 20 th Ave SW Seattle, WA 98106
52	WS10086	Seattle SODO E3 Busway.	WSDOT	Seattle Sodo busway from S Massachusetts St to S Spokane St Seattle, WA 98134
53	WS12026	9349900315	City of Seattle, DPR	3600 West Marginal Way SW Seattle, WA 98106
54	WS12110	9349900295	City of Seattle, DPR	SW Corner SW Marginal Way & SW Spokane St Seattle, WA 98106
55	WS10052	7666204529	King County Transit	Seattle SODO busway from S Royal Brougham Way to S Massachusetts St. Seattle, WA 98134

