SOUNDTRANSIT

Resolution No. R2026-23

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

Meeting:	Date:	Type of action:
System Expansion Committee	10/8/2026	Recommendation to Board
Board	10/22/2026	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.

Key features summary

- Authorizes the acquisition of all or part of 64 parcels located in Seattle for the West Seattle Link Extension (WSLE) project
    - Three properties (one townhome on Pigeon Point, and two non-residential properties) will be acquired in full fee.
    - A portion of one industrial property will be acquired as a partial fee acquisition.
    - A mix of permanent and temporary easements will be acquired on the remaining 60 properties, including private property and lands controlled by the Port, City of Seattle, and BNSF Railway.
- One residential acquisition and one non-residential full fee acquisition will require relocation. Sound Transit will work with those impacted to ensure they have access to relocation advisory services and other eligible relocation benefits.
- Sound Transit will work with property owners to minimize any disruption permanent and temporary easements may have on the use of their property.
- 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. The extension will connect to the existing 1 Line until the remainder of the 3 Line is built. The revenue service date is anticipated to be in 2035.

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) 17 of the August 2026 System Expansion Monthly Status Report.

Fiscal information

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 $17,323,315 has been previously committed. There are $545,658,548 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's 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 September 28, 2026, and October 5, 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. R2026-19: Amending the Adopted 2026 Budget to fund property acquisitions and construction support services for the West Seattle Link Extension project by increasing the authorized project allocation by $765,000,000 from $738,612,926 to $1,503,612,926.

Resolution No. R2026-18: 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 re-establishment expenses incurred by affected owners and tenants as necessary for the West Seattle Link Extension project, contingent upon adoption of Resolution No. R2026-19.

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 re-establishment 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 – KH 9/24/26

Legal review – PM 10/2/26

SOUNDTRANSIT

Resolution No. R2026-23

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.

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, or 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 October 22, 2026.

Ryan Mello
Board Vice Chair

Attest:

Kathryn Flores
Board Administrator

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Exhibit A

West Seattle Link Extension Project

Item:	Row #:	Tax Parcel #:	Taxpayer(s):	Property Address:
1	WS1250	7666703100	Bluefield Holdings Inc.	West Side of Klickitat Way SW and East Side of the Duwamish River, Seattle, WA 98134
2	WS1256	7666701250	Harbor Real Estate	1129 SW Klickitat Way, Seattle, WA 98134
3	WS1278	1824049058	CRP 3625 1st Ave Owner LLC	3625 1ST AVE S, Seattle WA 98134
4	WS1286	7666205807	Triple B Ventures, LLC	Vacant land, South of S. Spokane St and East of 1st Ave S., Seattle, WA 98134
5	WS1288	7666205808	Triple B Ventures, LLC	Vacant land, East Side of 1st Ave S and South of S Spokane St, Seattle, WA 98134
6	WS1290	6172900015	Triple B Ventures, LLC	3601 2nd Ave S, Seattle, WA 98134
7	WS1296	7666205610	J Pacific Leasing LLC	3453 4th Ave S. Seattle, WA 98134
8	WS1300	7666204140	Seven P LLC	3454 4th Ave S, Seattle, WA 98134
9	WS1324	7666204306	Union Pacific Railroad Company	Vacant Land, South of Forest St between 4th Ave S and 6th Ave S. Seattle, WA 98134
10	WS2472	2445100110	Nucor Steel Seattle, INC	2424 SW Andover St, Seattle, WA 98106
11	WS2552	7666204530	OB Sodo Properties III, LLC	1702 4th Ave S, Seattle, WA 98134
12	WS5426	7881500370	Nikki Panos-Lavi and Ofir Lavi	2303 SW Andover St, Seattle, WA 98106
13	WS5474	2848700230	Secret Studio Records INC	3856 23rd Ave SW. Seattle, WA 98106
14	WS5486	2848700245	Ruud Properties LLC	3855 22nd Ave SW, Seattle, WA 98106

15	WS5544	7966600135	Tyler Gjersee	3711 21st Ave SW, Seattle, WA 98106
16	WS5564	9349900005	Michael and Erlinda Tardif	2060 SW Charlestown St, Seattle, WA 98106
17	WS5570	9349900080	Lawrence Flynn	3709 20th Ave SW, Seattle, WA 98106
18	WS5571	9349900075	Edward Doyne Jr. and Lorraine Weeks	3707 20th Ave SW, Seattle, WA 98106
19	WS5585	9349900115	Kayi Cheng and Avinaashi Torry	3708 20th Ave SW, Seattle. WA 98106
20	WS5586	9349900110	Savannah Laferriere	3706 20th Ave SW, Seattle, WA 98106
21	WS5591	9349900170	Michael and Darcey Tanner	3711 19th Ave SW, Seattle, WA 98106
22	WS5601	9349900225	Randall Newell	3712 19th Ave SW, Seattle, WA 989106
23	WS5651	7666700285	3633 LLC	3633 East Marginal Way S., Seattle, WA 98134
24	WS5667	3172900005	Triple B Ventures LLC	3800 1st Ave S., Seattle, WA 98134
25	WS5712	7666204210	Donald Gai	2901 6th Ave S., Seattle, WA 98134
26	WS5752	7666204391	IPC Properties INC	2411 6th Ave S., Seattle, WA 98134
27	WS5767	7666204430	Pacific Iron and Metal Co.	2230 4th Ave S., Seattle, WA 98134
28	WS5770	7666204411	Pacific Iron and Metal Co.	409 S Walker St., Seattle, WA 98134
29	WS5780	7666205125	Jack in the Box	1907 4th Ave S., Seattle, WA 98134
30	WS5781	7666204480	Taroko Holdings INC	1964 4th Ave S., Seattle, WA 98134
31	WS5782	7666204465	Paul Lauzier Scholarship Foundation Paul Lauzier Charitable Foundation	1924 4th Ave S., Seattle, WA 98134

			Chelan Kleyn- Successor Trustee	
32	WS5783	7666204460	1900 Holgate LLC	1900 4th Ave S., Seattle, WA 98134
33	WS5794	7666204995	Fourth Ave Holdings	1701 4th Ave S., Seattle, WA 98134
34	WS5800	7666204565	OB Sodo Properties V LLC	410 S. Holgate St., Seattle, WA 98134
35	WS5801	7666204555	OB Sodo Properties IV LLC	1736 4th Ave S., Seattle, WA 98134
36	WS5803	7666204545	OB Sodo Properties II LLC	1720 4th Ave S., Seattle, WA 98134
37	WS5804	7666204540	OB Sodo Properties III LLC	1702 4th Ave S., Seattle, WA 98134
38	WS6791	2445100140	Nucor Steel Seattle INC	West Side of SW Charlestown St and North Side of SW Andover St, Seattle, WA 98106
39	WS7117	9297301086	Seyed Kavous Pakseresht	4008 32nd Ave SW, Seattle, WA 98126
40	WS7120	9297301095	Seyed Kavous Pakseresht	3021 SW Andover St., Seattle, WA 98126
41	WS7140	9297300670	Nathan Rose	3014 SW Andover St. Seattle, WA 98134
42	WS7144	9297301106	Joseph King	4009 32nd Ave SW, Seattle, WA 98126
43	WS7145	9297301115	Ashleigh Clack	4015 32nd Ave SW, Seattle, WA 98126
44	WS7146	9297301120	Mary Lynn Heinze	4017 32nd Ave SW, Seattle, WA 98126
45	WS7147	9297301125	Caszandra and Aran Burke	4025 32nd Ave SW, Seattle, WA 98126
46	WS7150	9297301130	Rachel Fletcher and Ross Smith	4029 32nd Ave SW, Seattle, WA 98126
47	WS7212	9297301085	Kevin and Nancy Carroll	4012 32nd Ave SW, Seattle, WA 98126
48	WS7457	9349900010	Eric Milhem and Stacey Engle	2050 SW Charlestown St. Seattle, WA 98106

49	WS7500	9349900009	Brent Van Wieringen	2052 SW Charlestown St, Seattle, WA 98106
50	WS7501	9349900006	Zhuying Li	2058 SW Charlestown St. Seattle, WA 98106
51	WS7502	9349900007	Kevin and Erika Tardif	2056 SW Charlestown St. Seattle, WA 98106
52	WS7503	9349900008	Dragana Miljkovic	2054 SW Charlestown St. Seattle, WA 98106
53	WS7506	7966600134	Team Amalfi LLC	West Side of 21st Ave SW and East of Delridge Way SW, Seattle, WA 98106
54	WS10028	182404HYDR	State of Washington DNR	Portions of East and West Duwamish Waterway.
55	WS10040	7666700315	Port of Seattle	3627 Duwamish Ave South Seattle, WA 98134
56	WS12094	7666204535	OB Sodo Properties III LLC	1702 4TH AVE S, Seattle, WA 98134
57	WS20008	7666205660	City of Seattle	400 S SPOKANE ST, Seattle, WA 98134
58	WS22006	7666204070	City of Seattle	3600 4th Ave S, Seattle, WA 98134
59	WS82500	7732800000	Sheirbon Condominium (A.K.A CITY VIEW WEST)	3000 SW Avalon Way, Seattle, WA 98126
60	BD2006	7666204770	Alexanderia Real Estate	E of 4th ave S and S of Royal Brougham Way, Seattle, WA 98134
61	WSSR99	SR99	WSDOT	SR-99 South of S. Spokane St East of Marginal Way S Seattle WA
62	WS5777	7666205135	Nella Cutlery USA Inc	1915 4th Ave S, Seattle, WA 98134
63	WS2468	7881500200	Development Services of America	4025 Delridge Way SW, Seattle, WA 98106
64	WS5725	7666204280	Joanne Watts	2742 4th Ave S, Seattle WA 98134

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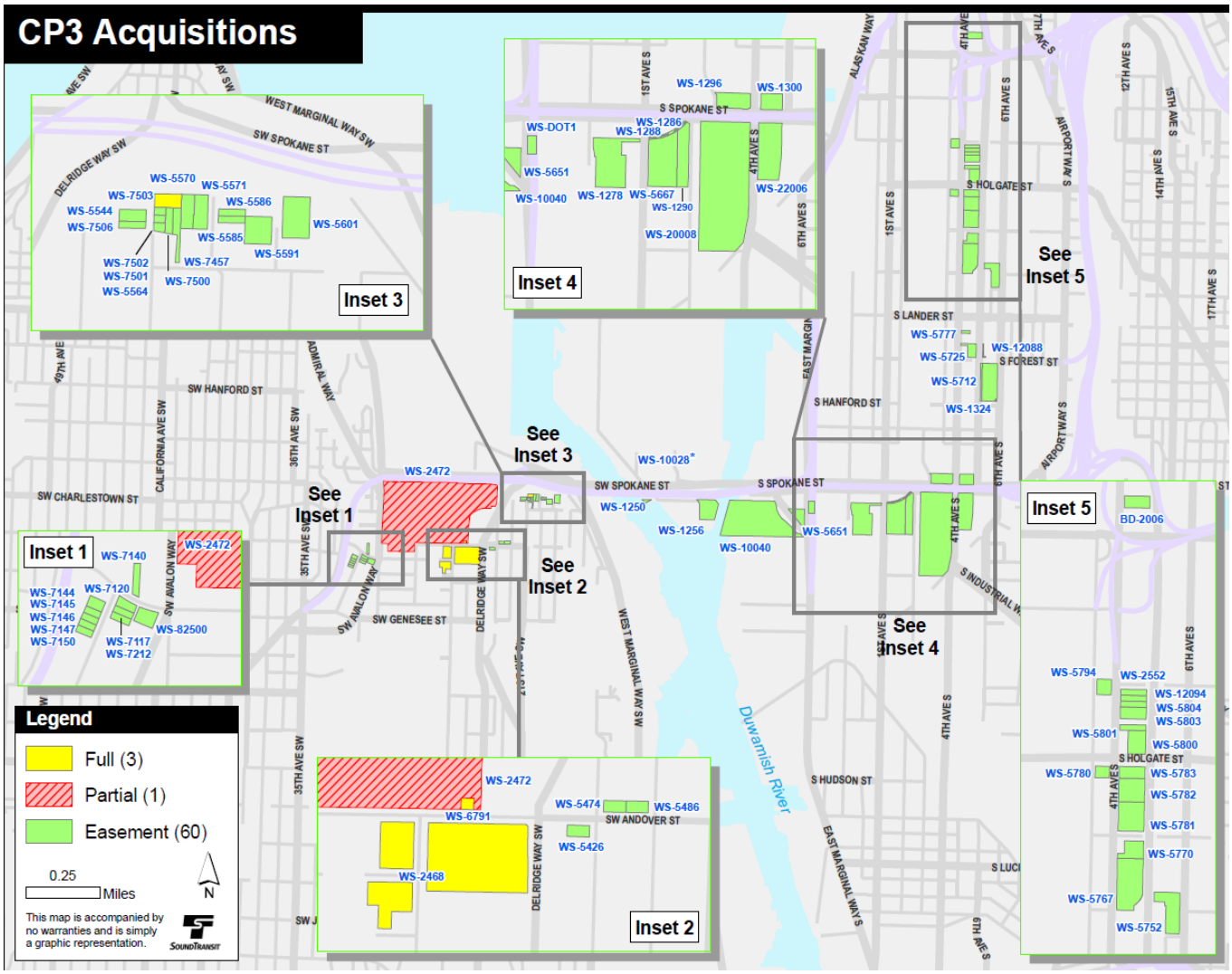
Exhibit B

West Seattle Link Extension project – Representative image of parcel and property to be impacted