




TO: T.C. Broadnax, City Manager
FROM:  Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer
Jennifer Hines, Asst. Division Manager, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Sound Transit Transfer – March 18, 2014
DATE: March 6, 2014

SUMMARY:

A resolution declaring surplus and authorizing the transfer of two additional parcels (Parcel Numbers 4715024331 and 4715024330) within the City of Tacoma, Department of Public Works property to Central Puget Sound Regional Transit Authority (Sound Transit).

STRATEGIC POLICY PRIORITY:

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

Sound Transit intends to utilize this property for its Sounder Commuter Rail Service which will provide infrastructure improvements to reduce major congestion and increase safety.

BACKGROUND:

Sound Transit has requested that two additional, city-owned parcels be included in the Surplus Sale, previously authorized January 14, 2014, through Resolution No. 38821, in order to accommodate the continued operations of commuter rail service. An internal stakeholder notification was disbursed to City departments for comment; it has since been determined that these parcels are surplus to the City's needs.

In early 2012, during negotiations to enter into a permanent operating agreement, the City and Sound Transit determined that Sound Transit's acquisition of property provided advantages to both parties. The primary advantage is that Sound Transit's ownership of the property will allow for future investments in regional transportation infrastructure.

Under the purchase and sale agreement for this rail corridor, Sound Transit will pay the City \$4 million. Under a separate agreement, Sound Transit will also transfer approximately 1.22 acres of Sound Transit surplus property to the City near the intersection of Pacific Avenue and South 26th Street; together with up to \$200,000 to the City to design and install landscape improvements on the transferred parcels.

In addition to the aforementioned consideration, Sound Transit and the City have negotiated a Joint Use Agreement for this rail corridor that will allow for Tacoma Rail to continue its freight operations in perpetuity. This agreement specifies maintenance and repair obligations of both parties.



ISSUE:

Sound Transit needs property rights from the City to proceed with their planned capital improvements as well as their ongoing investments into commuter rail infrastructure.

ALTERNATIVES:

An alternative would be to execute an easement with Sound Transit, but that would result in reduced equity to Sound Transit and prolonged maintenance costs to the City. For these reasons, this alternative is not recommended.

RECOMMENDATION:

The Public Works Department recommends City Council approve the declaration of surplus, negotiated disposition, and conveyance of real property from City of Tacoma, Public Works Department to Sound Transit.

FISCAL IMPACT:

There is no fiscal impact.