



TO: Elizabeth A. Pauli, City Manager
FROM: Ronda J. Van Allen, Senior Real Estate Specialist, Public Works
 Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer
COPY: City Council and City Clerk
SUBJECT: Resolution – Surplus and Sale of Strip of Alley – Sound Transit – June 15, 2021
DATE: April 27, 2021

KDK

SUMMARY AND PURPOSE:

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to Central Puget Sound Regional Transit Authority, d.b.a. Sound Transit, conveying a strip of alley right of way, which will become real property upon approval of a Street Vacation action.

BACKGROUND:

This Department’s Recommendation is Based On: Sound Transit, in connection with the Tacoma Trestle Track and Signal Project, has petitioned the City to vacate that certain alley lying between East 25th Street and East 26th Street from East “G” Street to East “J” Street, referenced under file number 124.1355, for the expansion and construction of a new double track which will encompass nearly the full 20 feet of alley right of way. Sound Transit requires the full alley width for the planned construction and improvements of the double track and has negotiated with each of the adjoining property owners to acquire their interest in the vacated alley. The City of Tacoma is also an abutting property owner wherein, upon completion of the Street Vacation, and by operation of law, the City would acquire 10 feet of additional real property (the southern 10 feet of alley) that is surplus to the City’s needs and necessary for track construction. Sound Transit and the City have agreed, by execution of the Tacoma Trestle Settlement Agreement and deposit of funds, that the City would fulfill the conditions of the vacation relative to utility relocation, allowing the Street Vacation action and subsequent sale of the alley from the City to Sound Transit to conclude. This action is to declare the City’s portion of the alley surplus and authorize the sale of that portion to Sound Transit.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Since acquisition of the subject property is another governmental agency, this disposition has not solicited community engagement.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Conveyance of this property and vacation of alley right of way are necessary to perfect the property rights of Sound Transit for the track replacement and expansion as constructed in connection with the Sound Transit Tacoma Trestle Track and Signal Project.



Civic Engagement: Equity Index Score: Moderate Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Explain how your legislation will affect the selected indicator(s).

In accordance with Section 9.1 of the City Charter, Disposition of City Property, requires the conveyance of property to be authorized by the City Council.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Deny conveyance	N/A	Continue to manage and maintain an inaccessible public alley right of way that is fully encumbered by encroachment of a railroad trestle.

EVALUATION AND FOLLOW UP:

N/A

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department recommends City Council approve the Declaration of Surplus and execution of a Quit Claim Deed to the Central Puget Sound Regional Transit Authority, d.b.a. Sound Transit.



FISCAL IMPACT:

The City has received \$340,000 in market value compensation for the entirety of the vacated right of way, pending approval, of which, the amount for the segment contemplated in this surplus is \$57,800. These proceeds will be deposited, in accordance with Chapter 9.22 of the Municipal Code, Public Works General Fund, and the remaining shall be divided 50 percent each into the General Fund and Public Works Open Space Fund.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. Fund 0010- PWF Street Vacations	88400	4322000	\$57,800
2. Fund 0010- PWF Street Vacations	88400	4322000	\$141,100
3. Fund 1100-OPENS, PWF Open Space	292000	4360000	\$141,100
TOTAL			\$340,000

What Funding is being used to support the expense?

N/A

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

Yes
Revenues were planned in the 2021-2022 Biennial Budget.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City’s FTE/personnel counts?

No

ATTACHMENTS:

- Deed
- Surplus Map
- Street Vacation Maps