

Development and Transit Way Agreement

South Link Project

City of SeaTac and Sound Transit

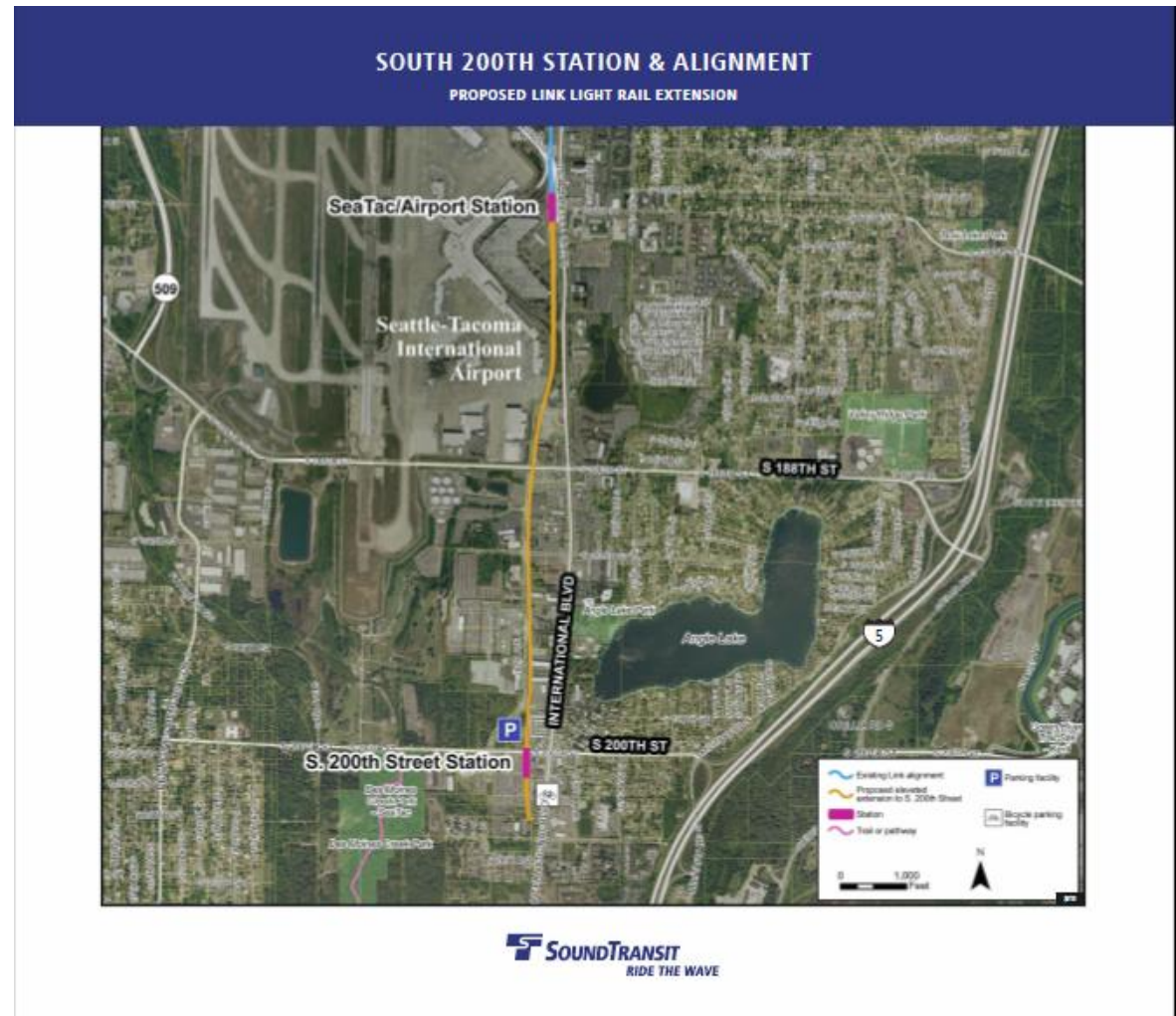
Regular Council Meeting
June 26, 2012

Goals

- Brief Project Overview
- Old Business: Public Restrooms
- New Business: Federal Funding Requirements
- Schedule
- Next Steps

Project Overview - Alignment

- 1.6 miles
- Elevated
- New station at S. 200th / 28th Ave. S.
- Operational September 2016



Development Agreement Benefits

City - Public Benefit

- Transit service
- Traffic mitigations
- Non-motorized improvements
- Transit-oriented development
- Strategy for nuisance parking
- Security
- Fire/life Safety

Sound Transit - Project Certainty

- Non-exclusive use of light rail transit way
- Expedited plan review and permitting
- Vesting under codes
- Code departures

Old Business - Public Restrooms

- Proposal
 - ST to provide land for & construct public restrooms as part of retail/parking garage
 - O&M to be funded through leases of retail spaces in garage
 - ST to design restrooms so that operational hours are flexible; can be linked to retail or extended
 - Restroom operational hours can be fine-tuned once light rail service starts to find a balance between need for amenity and security issues

Follow-up - Public Restrooms

- City Council discussion

New Business - Federal Funding Requirements

- Sound Transit Presentation

New Business - Federal Funding Requirements

In summary

- Increased uncertainty
- ST is committed to making City whole:
“In the event that compliance with applicable federal provisions would result in increased cost for mitigation measures or reimbursements described...in this Agreement, ST agrees to make reasonable adjustments to funding levels to cover the actual costs of the commitments made in this Agreement...”

New Business - Federal Funding Requirements

- City Council discussion

Schedule

- Request for Council action - June 26, 2012
- Request for ST Board action - June 28, 2012
- Contractor selection - August 2012
- Start of construction - Spring 2013
- Start of service - September 2016

Next Steps

Implement Development Agreement

- Federal funding requirements
- Ladder truck
- Hire staff dedicated to project
- Evaluate 28th/24th extension
- Negotiate termsheet with ST identifying funding for 28th/24th
- Secure funding to design & construct 28th/24th

End of Presentation

New Business - Federal Funding Requirements

Potentially Impacted DA Sections

- Transportation Improvements (Section 6)
 - TBD funding for potential 28th/24th extension
 - \$410,300 for S. 204th Street sidewalk infill
 - \$444,000 for 2030 traffic mitigations
- Procurement (Section 6)
 - Up to \$600,000 to add aerial capabilities to city fire truck (fire truck)

New Business - Federal Funding Requirements

Potentially Impacted DA Sections

- Reimbursement for consultants/staff (Section 8)
 - \$26,000 for City peer reviews
 - Up to \$150,000 for structural review
 - \$150,000 for past staff time
 - TBD funding for 2.5-3.8 FTE's from DA execution through start of revenue service