

# Memo

ATTACHMENT 6

March 2, 2001

TO: Cheryl Fambles, Director  
Department of Construction &  
Facility Management

Dave Preugschat, Manager  
Property Services Division

FROM: Rick C. Walsh, General Manager  
KC Metro Transit

SUBJECT: Declaration of Surplus Real Property Interests  
Kent Park-and-Ride Lot

With the opening of the Kent Commuter Rail Station by the Central Puget Sound Regional Transit Authority (Sound Transit), transit service in the City of Kent will be reoriented to provide service for passengers connecting with the commuter rail system. Reorientation of the service will reduce the need for a large park-and-ride lot at the current location.

Currently, about 450 of the 729 stalls at the Kent park-and-ride lot is used by Metro bus and vanpool customers. When Sound Transit rail service reaches full capacity in approximately 2003, King County projects Metro bus park-and-ride demand at the lot will be no more than 250 stalls. To satisfy the anticipated 250-stall demand, King County will retain 100 stalls at the Kent lot. In addition, King County will enter into an agreement with Sound Transit to increase the size of its Kent rail station garage in order that the garage capacity will be sufficient to allow its use by Metro bus park-and-ride customers. The 680-stall Sound Transit garage, 1/3 mile away from the Kent lot, is slated for completion in March 2002.

With the reduction in the size of the park-and-ride lot, the remainder of the property can be made available for sale and redevelopment. If at the time of sale Metro Transit determines there is a need to accommodate transit park-and-ride patrons, the terms of the sale may include a provision that a portion of the property shall remain available for use by transit patrons until the Sound Transit garage is completed and the Bus Loop on the east side of the Commuter Rail Station is functioning. This is estimated to be not earlier than September of 2002. The surplus portion of the property is approximately 7.9 acres, plus or minus. Based on a 1999 appraisal the value of the surplus property is approximately \$3,114,800.00.



KING COUNTY