

Stride Program Update and Real Property Overview

Lake Forest Park City Council

9/22/22

Why we are here

- Stride Bus Rapid Transit Project Overview
- Overview of the Sound Transit acquisition and relocation process

Stride Program

Stride Bus Rapid Transit Opens 2026-2027

S1 Line: Bellevue to Burien

S2 Line: Bellevue to Lynnwood

S3 Line: Shoreline to Bothell

- Connects to Link light rail in Shoreline, Lynnwood, Bellevue and Tukwila
- Limited-stop service in the I-405, SR 522 and SR 518 corridors

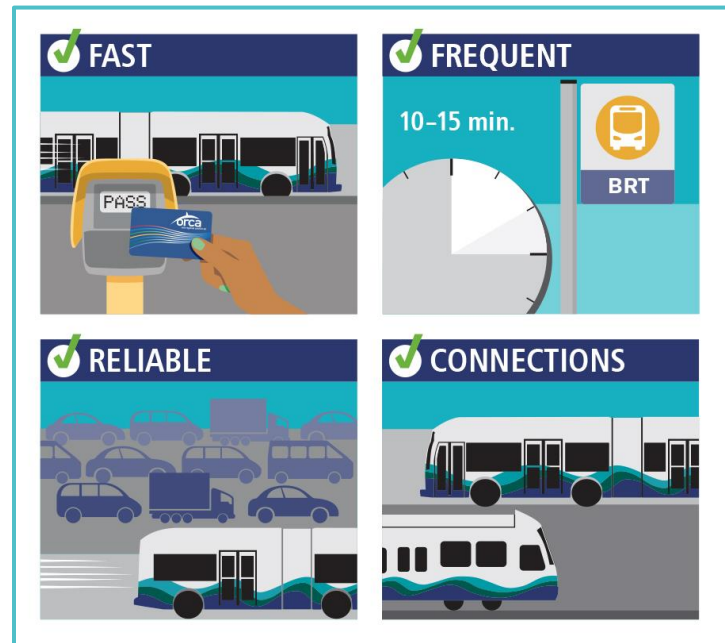


Stride Program Elements

BRT: Fast, frequent, reliable service

BRT infrastructure designed for fast, frequent and reliable service

- 10-minute headways
- Up to 19 hours of service Monday through Saturday
- Up to 17 hours on Sunday

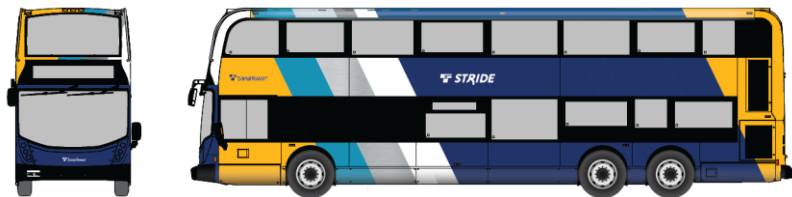


Stride Fleet and Stations

- State of the art passenger information
- Offboard fare payment, except for cash
- Bicycle accommodations: front racks on the bus & storage at select stations
- Currently evaluating double-decker propulsion options & BEB technology



S1 & S2 (I-405)



Double-deck buses for highway service

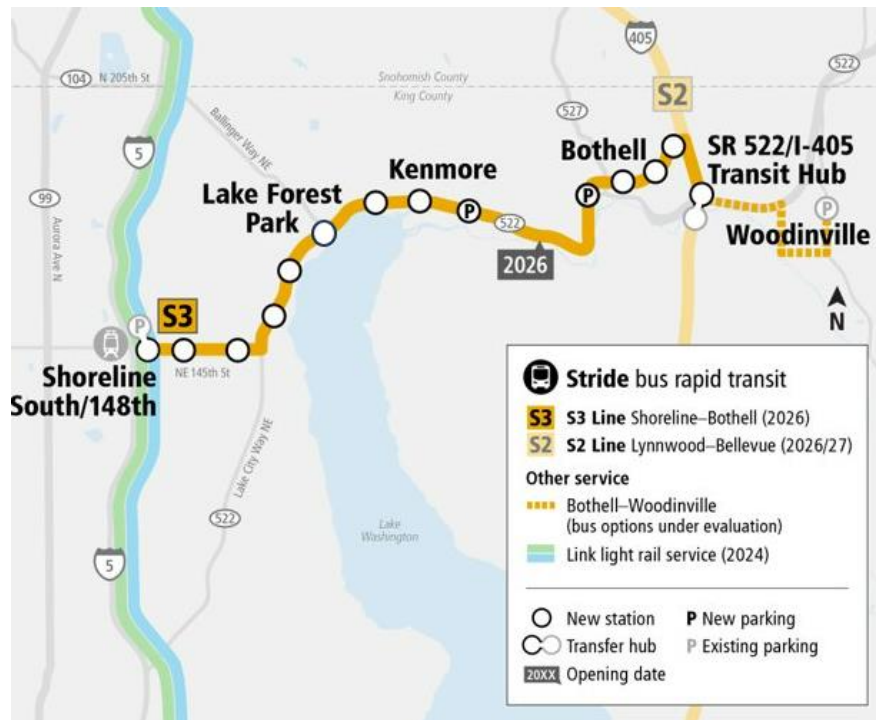
S3 (SR 522)



Articulated battery electric buses for shorter arterial route

Stride in Lake Forest Park

- Three Station Pairs
- Road widening to add bus only lanes
- Transit signal priority
- Pedestrian improvements



Stride Schedule – Update

	Realignment	January 2022	June 2022
Bus Base North	2025	2026	2026
S1 (I-405S)	2026	2027	2027
S2 (I-405N)	2027	2028	2027
S3 (SR-522)	2026	2027	2027

Aggressively pursuing schedule recovery

- Identifying strategies to accelerate schedule – informed by design
- Design and construction methods – ensure lasting quality
- Sound Transit policies and procedures – risk/speed
- Partners: review and permitting – regulatory flexibility

Stride Program – 2022/23 look ahead

- Complete 60%+ design
- Property identification and acquisition: Board approves ROW acquisition
- 2023 Community Outreach at 60% design

Property Acquisition Process

Role of the real property team

- Treat everyone fairly, with respect and consistency
- Spend tax and grant dollars wisely
- Acquire sufficient property rights needed to build, operate and maintain our transit system.

Governing & Guiding Documents

- Uniform Relocation Assistance and Real Property Acquisition Policy Act (1970) “aka: The Uniform Act”
- Board Policy
- Sound Transit Real Property Acquisitions and Relocation Policy, Procedures and Guidelines
- Federal Transit Agency Circular 5010
- Revised Code of Washington (RCW's)

Types of Rights Acquired

Full Acquisition



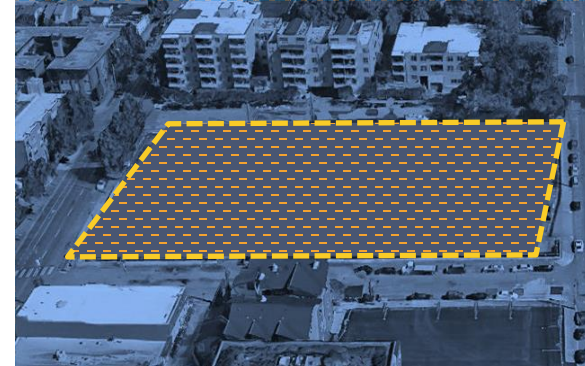
Purchase entire property

Partial Acquisition



Purchase partial areas of property or permanent easements

Temporary Acquisition



Temporary use of all or part of property, but no permanent need

So how do we get you from this... to This!



Steps following Board Authorization

- Appraise each property interest, landowner participates
- Establish Just Compensation and make written offer
- Relocation and Acquisition processes are in parallel
- Displaced persons or businesses eligible for relocation benefits when offer made to landowner
- Negotiate in Good Faith and avoid litigation
- Provide displacees advisory services
- Give statutory notices for all steps along the way

Resources for Owners & Tenants

- Agent assigned every landowner and displacee
- Translation Services if needed
- Professional services reimbursement up to \$7500
- Owners appraisal or review up to \$5000
- Accounting fees up to \$2500
- Advance payment for some relocation expenses
- Move expense reimbursement

Acquisition and Relocation Timing

- *Every property comes to Board for authorization*
- *Average acquisition – 18-24 months*
- *Corridor preservation – Early Acquisitions*
- *Real Property work continues thru closeout*
- *Work closely with Local Jurisdictions*

End where we began

**Treat everyone fairly,
consistently and with
respect.**



Thank you.



 soundtransit.org

