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## Potential Property Swap: South Renton Transit Center/Stride BRT

**Summary:** This memo outlines the implications for the South Renton Transit Center if the current proposed location of the SRTC were to be shifted to a new location.

- Sound Transit will build the South Renton Transit Center (SRTC) as part of the Stride BRT S1 Line, currently scheduled to open in 2028.
- Right of way for the SRTC was purchased as part of an early acquisition process following the passage of ST3 in 2016.
- SRTC is nearing completion of final design and will be advertised for construction in Q4 2024.

**Issue:** The City of Renton has proposed a concept to swap the current South Renton Transit Center property, owned by Sound Transit, for the King County owned parcel across the street (formally the Red Lion).

**Impact:** Moving the location of the SRTC would add several years of delay to the SRTC component of the S1 line due to the need to acquire new property/negotiate terms with third parties, environmental review, planning/design work and potential legal risk associated with the prior acquisition.

- **Project Delay:** Stride S1 service would be delayed by a minimum of 5 years. This delay assumes:
  - Acquisition of new parcel
  - New environmental review process (more below)
  - Existing building demolition work, and any potential site remediation work
  - Complete redesign of the SRTC
  - Agency coordination
  - Permitting
- **Potential Project Cost increase:** approximately \$40 million + cost of acquisition (sunk cost), plus the escalation of construction costs (~\$15m+).
  - Sound Transit paid \$23.8 Million for the early acquisition of the current SRTC Site, plus relocation, administration, and environmental remediation.
- **Environmental Review Implications:**
  - The completed NEPA and SEPA environmental review only applies to the current SRTC project design at the current property. A newly designed SRTC project on a different property would require new NEPA and SEPA environmental review.
  - WSDOT/FHWA would need to be involved in the NEPA review for associated improvements to the WSDOT/interstate right of way. FTA would also be engaged with NEPA review due to the FTA funds imbedded within the current project.
- **Current SRTC Real Property Implications:** A property swap will still incur acquisition process and potentially long lead time for the acquisition to be complete.

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- **Functionality of the future Transit Center:**
  - Potential new site is longer distance from the existing Metro/WSDOT park and rides. Riders would need to cross Grady Way and travel longer distances to use the facilities.

**Legal Risk:** The current South Renton Transit Center was acquired via condemnation. There is still ongoing litigation associated with this particular acquisition and abandoning the current site would lead to potential short term and long term legal ramifications.

**Additional Background:**

Sound Transit will construct the new South Renton Transit Center as part of the Stride BRT S1 Line (Burien-Bellevue). The specific location of this transit center was of great importance to the City of Renton during the ST3 plan development in 2015 and 2016. During plan development, the City (led by former Mayor Dennis Law) met with agency leadership numerous times to articulate its desire to revitalize the area at Rainier Ave and Grady Way in South Renton and to move the function of the existing downtown Renton Transit Center. Then CEO Peter Rogoff agreed to identify the old [Sound Ford site](#) as the future home of the South Renton Transit Center (SRTC) if the ballot measure were to pass. The ST3 Representative Project included SRTC sized to accommodate Stride BRT and King County Metro, and a 700 stall parking garage.

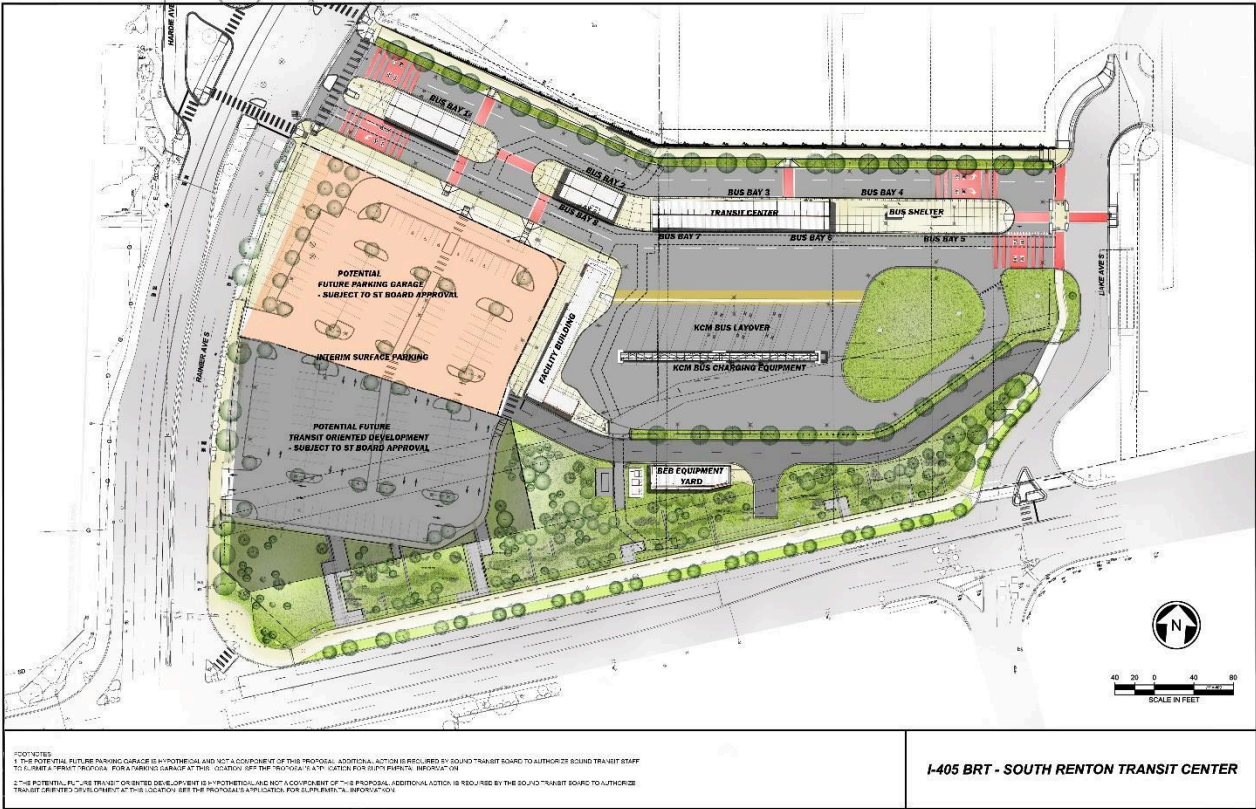
After the ballot measure passed in 2016, Sound Transit moved ahead with an “early acquisition” in 2017, relocated several businesses, demolished existing buildings, and performed environmental remediation that concluded in 2023.

In parallel, Sound Transit completed project development and conducted a Transit Oriented Development feasibility study for the SRTC site. The study identified a TOD opportunity area on the site that could be made available after construction of the SRTC and parking garage. However, those plans were put on hold in 2020-2021 by the Board’s Realignment action that defers all ST3 parking - SRTC parking was deferred to at least 2034.

**Current Status of the SRTC:**

Sound Transit is nearing 100% design and will apply for a conditional use permit, master site plan, and site plan review in June, with approvals anticipated in late 2024, which is sequenced with construction procurement. The application will include the SRTC at the current site and the interim surface parking facility. Construction is scheduled to begin on the SRTC in 2025.

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FOOTNOTES:  
 1 - THE POTENTIAL FUTURE PARKING GARAGE IS HYPOTHETICAL AND NOT A COMPONENT OF THIS PROPOSAL. ADDITIONAL ACTION IS REQUIRED BY SOUND TRANSIT BOARD TO AUTHORIZE SOUND TRANSIT STAFF TO SUBMIT A SEPARATE PROPOSAL FOR A PARKING GARAGE AT THIS LOCATION. SEE THE PROPOSAL'S ATTACHMENT FOR SUPPLEMENTAL INFORMATION.  
 2 - THE POTENTIAL FUTURE TRANSIT ORIENTED DEVELOPMENT IS HYPOTHETICAL AND NOT A COMPONENT OF THIS PROPOSAL. ADDITIONAL ACTION IS REQUIRED BY THE SOUND TRANSIT BOARD TO AUTHORIZE TRANSIT ORIENTED DEVELOPMENT AT THIS LOCATION. SEE THE PROPOSAL'S ATTACHMENT FOR SUPPLEMENTAL INFORMATION.

I-405 BRT - SOUTH RENTON TRANSIT CENTER