

From: [Ensor, Deborah \(FTA\)](#)
To: [Marcy Smith](#)
Subject: FW: Confirmation of Categorical Exclusion - Skagit Transit - MOA2 Project
Date: Wednesday, January 30, 2019 5:19:38 AM
Attachments: [image001.gif](#)
[image002.gif](#)

Marcy,

Please attach this email confirmation into the grant application Environmental Determination area.

Thank you,

Debbie Ensor

deborah.ensor@dot.gov

Transportation Program Specialist

FTA Region 10

915 2nd Avenue, Ste 3142

Seattle, WA 98174-1002

206-220-7950 direct line

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From: Assam, Mark (FTA)
Sent: Tuesday, January 29, 2019 3:33 PM
To: dobrien@skagittransit.org <dobrien@skagittransit.org>
Cc: Brad Windler <BWindler@skagittransit.org>; Ensor, Deborah (FTA) <Deborah.Ensor@dot.gov>; Changchien, Amy (FTA) <Amy.Changchien@dot.gov>; [fta.tro10mail](mailto:fta.tro10mail@dot.gov) <fta.tro10mail@dot.gov>
Subject: Confirmation of Categorical Exclusion - Skagit Transit - MOA2 Project

Dear Mr. O'Brien:

The Federal Transit Administration (FTA) has reviewed the materials submitted by e-mail on July 3, 2018, and subsequently through December 19, 2018, including an FTA Categorical Exclusion worksheet and supporting documentation describing the proposed MOA2 Project (Project) at 11784 Bay Ridge Drive, Burlington, Washington. FTA understands that the Project would construct a new Maintenance, Operations, and Administrative facility for Skagit Transit by retrofitting a currently defunct FedEx distribution warehouse that exists on the property, and also developing a smaller adjacent vacant parcel. Project construction activities would include the following: converting the existing warehouse building, encompassing approximately 69,000 square feet of enclosed space,

into the new MOA2 facility; construction of a smaller building to accommodate bus fueling and washing operations; and construction of parking lots, utility connections, and landscaping. Project site development would require ground excavations of up to a maximum of 20 feet below grade.

Under Section 106 of the National Historic Preservation Act, and pursuant to 36 Code of Federal Regulations (CFR) Part 800, FTA consulted with the Washington State Historic Preservation Officer (SHPO). On December 7, 2018, in correspondence to SHPO, FTA determined that the Project would result in no historic properties affected. FTA received SHPO concurrence with this determination on January 9, 2019. SHPO also agreed with the proposal to implement an Inadvertent Discovery Plan during Project construction.

This e-mail confirms that FTA has determined that the Project qualifies as a Categorical Exclusion (CE) under the National Environmental Policy Act (NEPA) pursuant to 23 CFR Part 771.118(c)(9). This confirmation is conditioned on implementation during Project construction of a cultural resources Inadvertent Discovery Plan. This determination of CE applies only to the Project as described above and in the documentation submitted to FTA between July 3, 2018 and December 19, 2018. Should the Project scope change or new information on the Project or its potential environmental effect be provided, FTA may require a re-evaluation of the NEPA determination and may withdraw or suspend the CE or require additional environmental reviews.

This confirmation is not an expressed or implied promise that Federal financial assistance for the Project will be awarded. Please contact me if you have questions.

Thank you for coordinating with FTA.

Sincerely,

Mark A. Assam, AICP

U.S. Department of Transportation
Federal Transit Administration, Region X
915 2nd Avenue, Suite 3142 | Seattle, WA 98174-1002
(206) 220-4465 | mark.assam@dot.gov | www.transit.dot.gov

FTA Letters of Concurrence



U.S. Department
of Transportation
**Federal Transit
Administration**

REGION X
Alaska, Idaho, Oregon,
Washington

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Seattle, WA 98174-1002
206-220-7954
206-220-7959 (fax)

November 10, 2015

Carolyn Chase, AICP
Service Development Planner
Skagit Transit
600 County Shop Lane
Burlington, WA 98233-9772

RE: Real Estate Appraisal Concurrence
Property Owner: Bay Ridge Park, LLC
Property Address: 11784 Bay Ridge Dr., Burlington, WA

Dear Ms. Chase:

This responds to your letter of October 8, 2015, seeking Federal Transit Administration (FTA) concurrence on the appraisal of property owned by Bay Ridge Park, LLC. The property will be used for Skagit Transit's future maintenance, operations and administrative base.

FTA has reviewed the appraisal by Ron Mount, GCA, dated July 22, 2015, and the review appraisal by Kent M. Scudder, Ph.D., dated September 30, 2015. The review appraiser accepted the initial appraisal report but changed the final value estimate as a result of corrections and/or minor adjustments of value. When a review appraiser changes the value offered by the appraiser, the review appraiser becomes the appraiser of record and takes responsibility for the appraised value to include any future condemnation action that might be taken. Based on an administrative review, FTA concurs with the review appraiser's final value estimate of \$5,075,000 for the subject property.

This concurrence is contingent upon the appraised site having been determined by Skagit Transit through due diligent inspection and review to be free of environmental contamination and hazardous materials to a level sufficient for industrial or commercial use. To encourage the complete due diligent assessment of contamination prior to project decision-making, FTA generally will not participate in the remediation of contamination discovered during construction on property previously determined to be free of contamination or hazardous waste.

This letter does not constitute FTA concurrence for the negotiated purchase or settlement for an amount of \$50,000 in excess of the above-authorized price. You should continue to follow all requirements of the Uniform Relocation and Real Property Acquisition Act, the regulations for

FTA Letters of Concurrence

requirements of the Uniform Relocation and Real Property Acquisition Act, the regulations for which are found at 49 CFR Part 24 and FTA Grant Management Requirements circular 5010.1D, Chapter IV.

The administrative review was conducted on the basis of the appraisal and appraisal review reports conformance with 49 CFR Part 24. This review indicates that both the appraisal report and the appraisal review report meet or exceed the minimum Federal requirements. This review was not done for the purposes of making a value determination, but is an administrative review for the purpose of determining if the review appraiser's determination of market value supports FTA funding participation.

If you have any questions, please do not hesitate to contact John Witmer at 206-220-7964 or john.witmer@dot.gov.

Sincerely,

Susan Fletcher, P.E.
Director, Operations and Program Management Office



U.S. Department
of Transportation
**Federal Transit
Administration**

REGION X
Alaska, Idaho, Oregon,
Washington

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Federal Bldg. Suite 3142
Seattle, WA 98174-1002
206-220-7954
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June 18, 2018

Marcia Smith
Grants Coordinator
Skagit Transit
600 County Shop Lane
Burlington, WA 98233

RE: Skagit Transit Maintenance, Operations and Administrative Base
Property Acquisition Appraisal
Property Owner: Wallace Bay View Properties, LLC
Property Address: 117 Bay Ridge Drive, Burlington, WA

Dear Ms. Smith:

This responds to your letter of March 29, 2018 seeking Federal Transit Administration (FTA) administrative appraisal review of the real property as identified above. The updated appraisal is intended to reflect current market conditions.

Skagit Transit would like to purchase 2.96 acres of Lot 5C at 117 Bay Ridge Drive, Burlington, WA owned by Wallace Bay View Properties, LLC. This property would supplement your previous property purchase to replace your Maintenance, Operations, and Administrative Base by allowing Skagit Transit to construct needed parking and ancillary facilities

FTA has reviewed the appraisal from Gregory L. Goodman, Valbridge Property Advisors dated March 14, 2018 and the review appraisal from Stephen Juntilla, State Certified, dated May 17, 2018. Based on this review, FTA concurs with an offer of just compensation for the 2.96 acres of Lot 5C on Bay Ridge Drive for \$985,000.

This concurrence is contingent upon the appraised site having been determined by you through diligent inspection and review to be free of environmental contamination and hazardous materials to a level sufficient for industrial or commercial use. To encourage complete due diligence and assessment of contamination prior to project decision-making, FTA generally will not participate in the remediation of contamination discovered during construction on property previously determined to be free of contamination or hazardous waste. FTA Circular, 5010.1E requires the grantee to “consider the effect, if any, that contamination has on the market value of the property being valued.” The administrative approval of this appraisal may limit the federal participation on the parcels if contamination is found.

This letter does not constitute FTA concurrence for the negotiated purchase or settlement for an amount of \$50,000 in excess of the above-authorized price. You should continue to follow all requirements of the Uniform Relocation and Real Property Acquisition Act, the regulations for which are found at 49 CFR Part 24 and FTA Grant Management Requirements circular 5010.1E, Chapter IV.

The administrative review was conducted on the basis of the appraisal and appraisal review reports conformance with 49 CFR Part 24. This review indicates that both the appraisal report and the appraisal review report meet or exceed the minimum Federal requirements. This review was not done for the purposes of making a value determination, but is an administrative review for the purpose of determining if the review appraiser's determination of market value supports FTA funding participation.

If you have any questions, please do not hesitate to contact John Witmer at 206-220-7964 or john.witmer@dot.gov.

Sincerely,

Susan Fletcher, P.E.
Director, Operations and Program Management Office