

Land Transfer Property Summary

Photo of Property



Address	35315 West Valley Highway South; Algona, WA 98001
Sale Price	\$0
Sale Area	191,664 sq. ft.
Assessor's Parcel	335640-7870
Zoning	C-3, Heavy Commercial
Council District	Seven
Funding Source	General Fund
Declared Surplus	July 26
Template Status	County template with changes
Offer Expiration	The proposed Construction Agreement with the City of Algona requires the Solid Waste Division (SWD) to take the "first major step" towards construction of the new South County Recycling and Transfer station by September 30, 2019.

Property Information

The parcel is located in the City of Algona. The parcel currently is the location of the Algona Transfer Station, which will be replaced by the South County Recycling and Transfer Station (SCRTS) in 2022. Lots 1 and 2 of Block 125 came into King County ownership in 1930 and Lots 1 and 2 of Block 124 came into King County ownership in 1962. There are two structures on the parcel and the facility serves cities and unincorporated residents of south King County. The parcel is bounded to the east by West Valley Highway South; bounded to the west by an undeveloped steep hillside; bounded to the south by a parcel zoned C-3 that contains an older single family residence; and bounded to the north by parcels, also zoned C-3, owned by King County that are scheduled to be used for the new SCRTS. There is also an undeveloped public right-of-way that bisects the property and is used by SWD as part of the facility. The current 4.4 acre parcel includes sloping topography that limits the usability of the parcel for transfer station purposes. Once service has been transferred to SCRTS, the existing structures cleared, and any needed mitigation completed, the parcel will be transferred to the City of Algona in accordance with the terms of the Land Transfer Agreement (Agreement), which is Attachment A to the proposed Ordinance.

Context

Rationale for transaction: Agreeing to transfer this parcel to the City of Algona is a significant step towards permitting and construction of the new SCRTS. Once the new SCRTS is built, this parcel will not be needed and transferring this parcel to the City of Algona will reduce SWD operating costs and liabilities. Transfer of the right-of-way that is also described in the Agreement will reduce King County Road Services Division operating costs and liabilities.

Policy considerations: This land transfer is predicated on the completion of a new SCRTS, the transfer of solid waste services to the new recycling and transfer station, and deconstructing the existing facilities. Based on existing project schedules, the SWD anticipates this to occur by the fall of 2023. However, if the new station does not get built for any reason, the land transfer will not occur.

The County Council previously expressed support for an improved South County Recycling and Transfer Station CIP in Ordinance 15975, the 2008 Annual Budget.

Political considerations: The City of Algona, as the host city for the current Algona Transfer Station and the future SCRTS has expressed considerable interest in acquiring this property; however, both the transfers described in the Agreement attached to this ordinance and the activities described in the Construction Agreement attached to a companion ordinance must be approved by both the City of Algona and King County or neither will be effective, which could result in significant delays to the permits required to site, design, build, and occupy the SCRTS. The City of Algona approved the two agreements on June 28, 2017.

Community considerations: The new SCRTS will improve service to the surrounding communities including Algona, Auburn, Federal Way, and Pacific with enhanced environmental controls and expanded services, including recycling. The existing and new transfer station parcels adjoin the West Valley Highway, with the existing station to the south and the new station to the north. During environmental review and site selection, a group of neighbors on the bluff overlooking the West Valley Highway expressed opposition to the presence of the new transfer station near their homes. Concerns included noise, odors, and the stability of the slope between the transfer station site and the neighborhood. SWD will design its new facility to protect and, as much as possible, improve the environment by incorporating full recycling capabilities, compacting refuse prior to transport to reduce traffic impacts, and constructing the new facility under the Green Building Ordinance targeting LEED Platinum certification. Project design measures including setbacks; a fully enclosed transfer building resulting in reduced external dust, noise, odor, and litter; revegetation of construction areas; and removal of fish passage barriers which currently exist on the undeveloped site are expected to mitigate neighbor concerns.

Fiscal considerations: SWD has forecast the removal of the facilities and clean-up of the land under the old transfer station as project 1124107. Accordingly, the fiscal note reflects no new expense as the expenditures have already been adopted or forecast in projects within the 2017-2018 adopted budget. The parcel is a general fund asset. The parcel was

purchased in two stages by the then Department of Sanitary Operations, a general fund agency, in 1930 and 1963.

Other considerations: In addition to the transfer station parcel, the Agreement also addresses the future transfer of a segment of the West Valley Highway right-of-way between 1st Avenue N and 5th Ave South to the City of Algona, along with the associated maintenance responsibilities. At present, half of the highway is in unincorporated King County and half of the highway is in the City of Algona. Resolving this divided responsibility has been a goal of the County's Roads Services Division for many years, and the transfer station work undertaken by SWD provides an ideal opportunity to also negotiate resolution of the road issue. The right-of-way is not platted land, and so is not separately described throughout this form. *Separate legislation to effect the revising of the corporate boundary of the City of Algona pursuant to RCW 35A.21.210 will be submitted at a future date.*

CIP/operational impacts: This transaction is an important step in enabling SWD to implement the approved 2007 Solid Waste Transfer and Waste Management Plan, which details capital improvements throughout the regional solid waste system and calls for development of a new transfer and recycling station serving the South County. SWD plans to operate the Algona Transfer Station until the SCRTS is completed, so it does not anticipate any impacts to solid waste service at this location by approving the Agreement.

Change in property use: SWD does not know the City of Algona's specific proposed use of the property after transfer.

SEPA Review Required? yes/no: Yes; the deconstruction and surplus process for the existing transfer station property is described in the Final Environmental Impact Statement for the South County Recycling and Transfer Station released September 20, 2016.

King County Strategic Plan impact: This transaction furthers the 2015 King County Strategic Plan goals of Efficient, Accountable Regional and Local Government by ensuring the best overall ratepayer value in delivering a major infrastructure project, and Healthy Environment by enabling SWD to provide modern solid waste services in the South County which protect the environment by utilizing fully enclosed transfer buildings with recycling and refuse compaction capabilities.

Equity and Social Justice Impact: In accordance with Real Property Asset Management Plan (RAMP) Strategy 2.0 and 24.0, the Facilities Management Division and the Solid Waste Division reviewed this legislation for Equity and Social Justice (ESJ) impacts. The current and proposed locations for the SCRTS facility are in the City of Algona and proposed use is consistent with current zoning. The new SCRTS facility will bring recycling services to the region where none exist today, and by compacting the refuse prior to transport to the Cedar Hills Regional Landfill the new station will minimize truck traffic on the roads.

Surplus Process

Interest from other County agencies? No

Property suitable for affordable housing? No. The property is not suitable for affordable housing, because of zoning and compatibility with the surrounding neighborhood. Therefore, it does not satisfy the required criteria for a property to be suitable for affordable housing under K.C.C. 4.56.070.C.1.

Property determined to be surplus? Yes July 26, 2017.

Marketing and Sale

Indicate whether the property was marketed or not, and if so, how it was marketed:

<input type="checkbox"/>	MLS
<input type="checkbox"/>	Commercial Broker
<input type="checkbox"/>	County Website (number of website views: _____)
<input type="checkbox"/>	Social Media
<input type="checkbox"/>	Onsite Signage
<input checked="" type="checkbox"/>	Not Marketed: Intergovernmental Sale

Appraisal Process

Summary: The appraisal process utilized the Sales Comparison Approach, because there is an active market for similar properties, and sufficient sales data was available for analysis. The cost approach is not applicable because the existing improvements do not contribute value to the property. The income approach is not applicable because the subject property is not likely to generate rental income in its current state.

Date of valuation: June 3, 2014
Appraised by: Integra Realty Resources
Appraisal factors: The Market Value As If Cleared is predicated on the hypothetical condition that the site was vacant and ready to be developed to its highest and best use.
Comps analysis: The appraisal considered 5 parcels along the West Valley Highway corridor between the subject parcel to the north and Highway 410 in Pierce County to the south.
Estimated FMV: (\$-1,050,000) As Is; \$780,000 If Cleared

Appraisal Summary Chart

Property Name	Algona Transfer Station
Address	35315 West Valley Highway South Algona, King County, Washington 98001
Property Type	Industrial - Light Manufacturing
Owner of Record	King County - Property Services
Tax ID	335640-7870
Land Area (Gross)	4.40 acres; 191,664 SF
Land Area (Usable)	2.30 acres; 100,188 SF
Total Gross Building Area	12,906 SF
Year Built	Transfer Building: Mid 1960s Scale House: 2004
Zoning Designation	C-3, Heavy Commercial
Highest and Best Use - As if Vacant	Light industrial use
Highest and Best Use - As Improved	Redevelopment with light industrial use
Exposure Time; Marketing Period	12 months; 12 months
Date of the Report	July 1, 2014

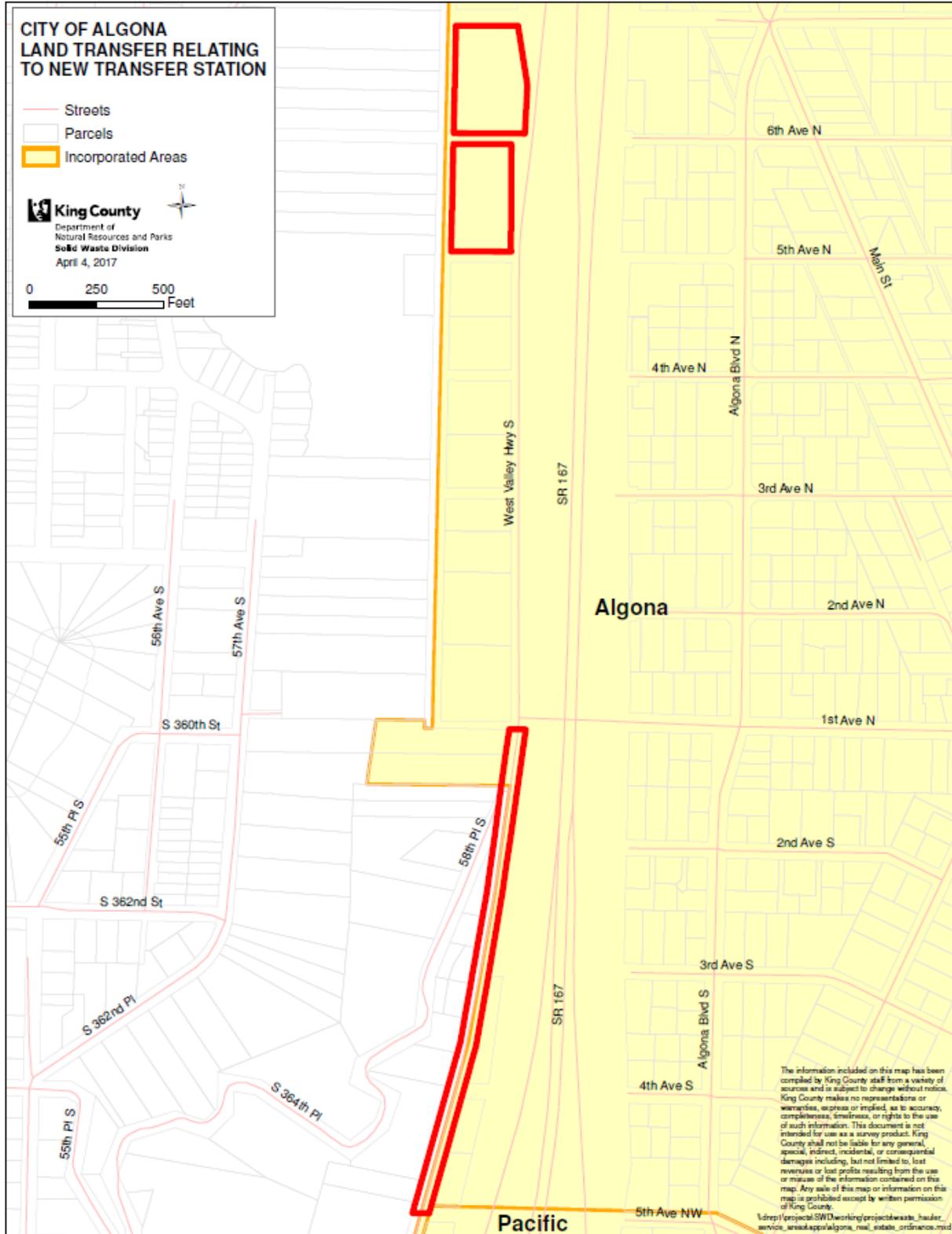
Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Fair Market Value As Is	Fee Simple	June 3, 2014	-\$1,050,000
Hypothetical Market Value As If Cleared	Fee Simple	June 3, 2014	\$780,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than the King County Facilities Management Division, Real Estate Services Section may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

SWD believes the 2014 appraisal provides a reasonable basis from which to evaluate the land transfer. Since the land transfer will not occur until a date more than five years into the future, estimated to be late 2023 based on current construction schedules for the new station, any appraisal conducted now will have limited relevance to the property value at the time of transfer. Accordingly, the division decided not to pay for a new appraisal in 2017 and instead to use the 2014 appraisal to inform this land transfer action.

Vicinity View Map



Parcel Map

