



Legislation Details (With Text)

File #: 2016-0396 **Version:** 2

Type: Ordinance **Status:** Passed

File created: 8/15/2016 **In control:** Budget and Fiscal Management Committee

On agenda: **Final action:** 8/29/2016

Enactment date: 9/1/2016 **Enactment #:** 18340

Title: AN ORDINANCE authorizing the execution of a new lease to support the operations of the marine division.

Sponsors: Joe McDermott

Indexes:

Code sections:

Attachments: 1. Ordinance 18340.pdf, 2. A. Lease Agreement dated 8-22-2016, 3. A. Lease Agreement, 4. 2016-0396 legislative review form.pdf, 5. 2. Transmittal Letter - WSF Colman Dock Lease.doc, 6. 4. Fiscal Note - WSF Colman Dock Lease.xls, 7. revised coleman dock prop summary.doc, 8. 2016-0396_SR_Colman_Dock_Tidelands_Lease.docx, 9. 2016-0396_ATT1_AMD1.docx, 10. 2016-0396_Rev_SR_Colman_Dock_Tidelands_Lease.docx

| Date | Ver. | Action By | Action | Result |
|-----------|------|--|--|--------|
| 8/29/2016 | 2 | Metropolitan King County Council | | |
| 8/29/2016 | 2 | Metropolitan King County Council | Passed | Pass |
| 8/24/2016 | 1 | Budget and Fiscal Management Committee | Recommended Do Pass Substitute Consent | Pass |
| 8/15/2016 | 1 | Metropolitan King County Council | Introduced and Referred | |

AN ORDINANCE authorizing the execution of a new lease to support the operations of the marine division.

STATEMENT OF FACTS:

1. In 1994, King County began a demonstration water taxi service to West Seattle during the summer season with operations contracted to Argosy Cruises.
2. In 2007, Ordinance 15739 created the King County Ferry District, with independent taxing authority as authorized in RCW 36.54.110 to manage the operation of King County passenger ferry services.
3. In 2008, the King County Ferry District contracted with the marine division to take over operations of the passenger-only ferry service between Vashon Island and Colman dock in

downtown Seattle from Washington State Ferries, and to continue the West Seattle ferry service between Seacrest dock in West Seattle and Colman dock.

4. On December 8, 2014, the King County Ferry District approved a motion directing the chair of the district board to execute documents to allow King County to assume the powers and duties of the King County Ferry District.

5. At midnight on December 31, 2014, the power and duties of the King County Ferry District transferred to King County.

6. In 2015, the marine division submitted a ferry expansion options report to the council outlining a number of options under consideration for expansion of the King County passenger ferry system.

7. In 2017, Washington State Ferries expects to begin construction on Colman dock to update deteriorating pilings, make seismic retrofits and address safety conflicts between vehicle and pedestrian traffic.

8. To preserve multimodal access at Colman dock, Washington State Ferries and King County have been coordinating on construction planning for Colman dock to include a passenger-only ferry facility.

9. Washington State Ferries plans to construct a passenger-only facility at Colman dock, on tideland that King County will lease from the state. The agreement defines the terms and conditions under which King County will lease tideland from Washington State Ferries for the construction and operations of a passenger-only ferry facility.

10. The facilities management division received a request for space on January 11, 2016, from the marine division.

11. The marine division needed space for the purpose of constructing a new passenger-only ferry facility at Colman dock as Washington State Ferries will be rebuilding the facility.

12. The facilities management division determined on January 11, 2016, that there was not an appropriate county-owned option.

13. The facilities management division determined, through consultation with the marine division, that leasing was the most cost-effective option for the county.

14. The facilities management division successfully negotiated to lease space from Washington State Ferries, located at Colman dock, 801 Alaskan Way, Pier 50, Seattle, WA 98104, within council district eight.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The executive is authorized to execute a lease for the passenger-only ferry facility at Colman dock substantially in the form of Attachment A to this ordinance, and to take all actions necessary to implement the terms of the lease.