



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 13, 2011

Motion 13561

Proposed No. 2011-0361.1

Sponsors Phillips

1 A MOTION acknowledging progress in discussions
2 addressing tenancy of The Center for Wooden Boats at the
3 transit division's North Lake Union dock site for public
4 access to The Center for Wooden Boats's maritime heritage
5 activities, and endorsing the concept of a lease agreement
6 with a limited term and scope to facilitate that tenancy.

7 WHEREAS, the council has recently focused attention on assisting community
8 efforts to gain public access to the north end of Lake Union, and on the possibility that
9 the county-owned North Lake Union dock site represents an opportunity to respond to
10 this need, and

11 WHEREAS, a Seattle nonprofit organization, The Center for Wooden Boats,
12 which provides hands-on education, training and boating access opportunities to the
13 public, with the support of Northwest Seaport and other maritime heritage non-profits,
14 has expressed interest in purchasing or leasing the North Lake Union dock site for uses
15 consistent with the Seattle-King County Task Force on Maritime Heritage's December
16 2005 final report, and

17 WHEREAS, the council acknowledges the complexity of the legal, environmental
18 and financial conditions associated with the North Lake Union dock site, which is owned
19 by King County, and

20 WHEREAS , the council noted that previous efforts of the transit division and
21 The Center for Wooden Boats to negotiate an outcome that would allow appropriate
22 tenancy at the facility by The Center for Wooden Boats while addressing the legitimate
23 concerns of the transit division had reached an impasse, and

24 WHEREAS, the council nonetheless remained interested in seeking further efforts
25 by the parties to identify avenues for a negotiated agreement that would allow appropriate
26 access by The Center for Wooden Boats to the property, and

27 WHEREAS, the council took action to energize negotiations between the parties,
28 approving Motion 13400 in January 2011. That motion:

- 29 1. Directed the transit division to pursue an updated memorandum of
30 understanding between The Center for Wooden Boats and the transit division;
- 31 2. Charged the parties with moving forward with facilitator-led negotiations in a
32 purposeful and energetic manner to explore all legal means by which utilization of the
33 transit North Lake Union dock site by The Center for Wooden Boats might be
34 accomplished;
- 35 3. Recognized the financial condition of the transit division and legal limitations
36 on the use of transit funding in resolving this issue; and
- 37 4. Required quarterly reporting to the council summarizing progress in
38 discussions, including seriousness of purpose by parties to discussions, and

39 WHEREAS, the second quarter report by the facilitator indicates that the
40 discussions are showing promise. Among these indicators are:

- 41 1. Certain elements of Motion 13400 have been met, including the execution of
42 an updated memorandum of understanding, the retention of the facilitator, and the

43 acknowledgement by both parties of the financial and legal limitations of the transit
44 division in addressing the purposes of The Center for Wooden Boats; and

45 2. The parties are actively considering a lease of the landside portion of the
46 property with limited term and scope, to allow The Center for Wooden Boats to lay the
47 groundwork for a possible separate future project after determining whether a county
48 agency should serve as landlord or whether another public or private entity should serve
49 in that role, allowing sedimentation cleanup and for remediation plans and associated
50 responsibilities to become more clear, and further defining The Center for Wooden
51 Boats's improvement plans, phasing plans, costs and fundraising strategies;

52 NOW, THEREFORE, BE IT MOVED by the Council of King County:

53 A. The council hereby acknowledges the good faith and positive efforts by the
54 parties to these discussions, and indicates its support for the direction of the discussions.

55 B. The council specifically endorses the initiative for a lease agreement with
56 limited term and scope that would allow The Center for Wooden Boats to establish a
57 presence on the site while developing the foundation for implementing future project

58 phases, and allow time to address appropriate lease management roles and to achieve
59 further clarity on environmental remediation contingencies.

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Motion 13561 was introduced on 8/22/2011 and passed by the Metropolitan King
County Council on 9/12/2011, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Ms. Lambert, Mr. Ferguson, Mr. Dunn and Mr.
McDermott

No: 0

Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: None