



King County  
Property Services Division  
Department of  
Construction and Facilities Management  
King County Administration Building  
500 Fourth Avenue Room 500  
Seattle, Washington 98104  
(206) 296-7470  
TDD (206) 296-0100  
FAX (206) 296-0196

April 3, 2001

Paul Tolliver, Director  
Department of Transportation  
KSC-TR-0815

*K. Walsh*  
*R. Posthumma*  
*S. Serdahl*  
*E. Walker*  
RECEIVED  
DIRECTOR'S OFFICE

APR 06 2001

KING COUNTY DEPT.  
OF TRANSPORTATION

TO: King County Councilmembers  
King County Department Directors

FM: David Preugschat, <sup>DP</sup> Manager

RE: Surplus Property – Kent James Park & Ride

Attached is information regarding a parcel of property which was purchased by Metro Transit in 1976 for the Kent James Park & Ride lot. The park and ride lot currently has 729 parking stalls, 450 of which are used on a daily basis. When Sound Transit opens its Kent Commuter Rail Station in 2002, transit service in the City of Kent will be reoriented. The reorientation of the service should significantly reduce the need for this park and ride lot. The County's Metro Transit Division has decided to surplus 7.9 acres of the property and retain 1.8 acres, along the northerly portion of the property, to serve as a smaller park and ride lot.

Pursuant to King County Code 4.56, prior to the public sale of surplus property, the Property Services Division must determine whether any other County department has a need for the property for government services. Priority is given to uses related to the provision of essential government services. Essential government services is defined as services for public health, public safety, or services related to transportation, water quality, surface water or other utilities. If not needed for essential government services, the property is reviewed for its suitability for affordable housing. This property is deemed not suitable for affordable housing due to its zoning and location.

Please circulate this notice and attached package to the appropriate divisions within your department to determine if the property is needed for government services. Please return responses, on the reverse side of this memo, to the Property Services Division by April 30, 2001.

If you have any questions about the subject property, please call Carol J. Thompson, Inventory & Sales Officer, Property Services Division, at (206) 296-7494.

CT  
Attachment



DATE:

TO: David Preugschat, Manager  
Property Services Division  
Mail Stop – ADM-CF-0500

RE: Surplus Property – Kent James Park & Ride

THIS DEPARTMENT/DIVISION HAS THE FOLLOWING INTEREST IN THE SUBJECT PROPERTY:

\_\_\_\_\_

INTENDED USE \_\_\_\_\_

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPARTMENT/DIVISION \_\_\_\_\_

BY \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

Project Name	File & Tax No.	Size	Jurisdiction	Zoning	Owner	Appraised Value
<b>KENT JAMES PARK &amp; RIDE</b>	242204-9030	9.74 Ac./ 7.9 Ac.	Kent	DCE	Transit Div.	To be determined

**Property Address: 902 W. James St., Kent**

The property was purchased by the Transit Division in 1976 for a park and ride lot. The park and ride lot was developed in two phases and currently has 729 parking stalls. Approximately 450 of the stalls are used on a daily basis. When Sound Transit opens its Kent Commuter Rail Station in 2002, transit service in the City of Kent will be reoriented. Reorientation of the service should reduce the need for a large park and ride at this location. Therefore, King County is surplusing 7.9 acres of this site and will retain approximately 1.8 acres along the northerly portion of this property to accommodate 100 parking stalls.

This property is a corner lot located west of downtown Kent. It is zoned DCE, a Downtown Commercial Enterprise District by the City of Kent.

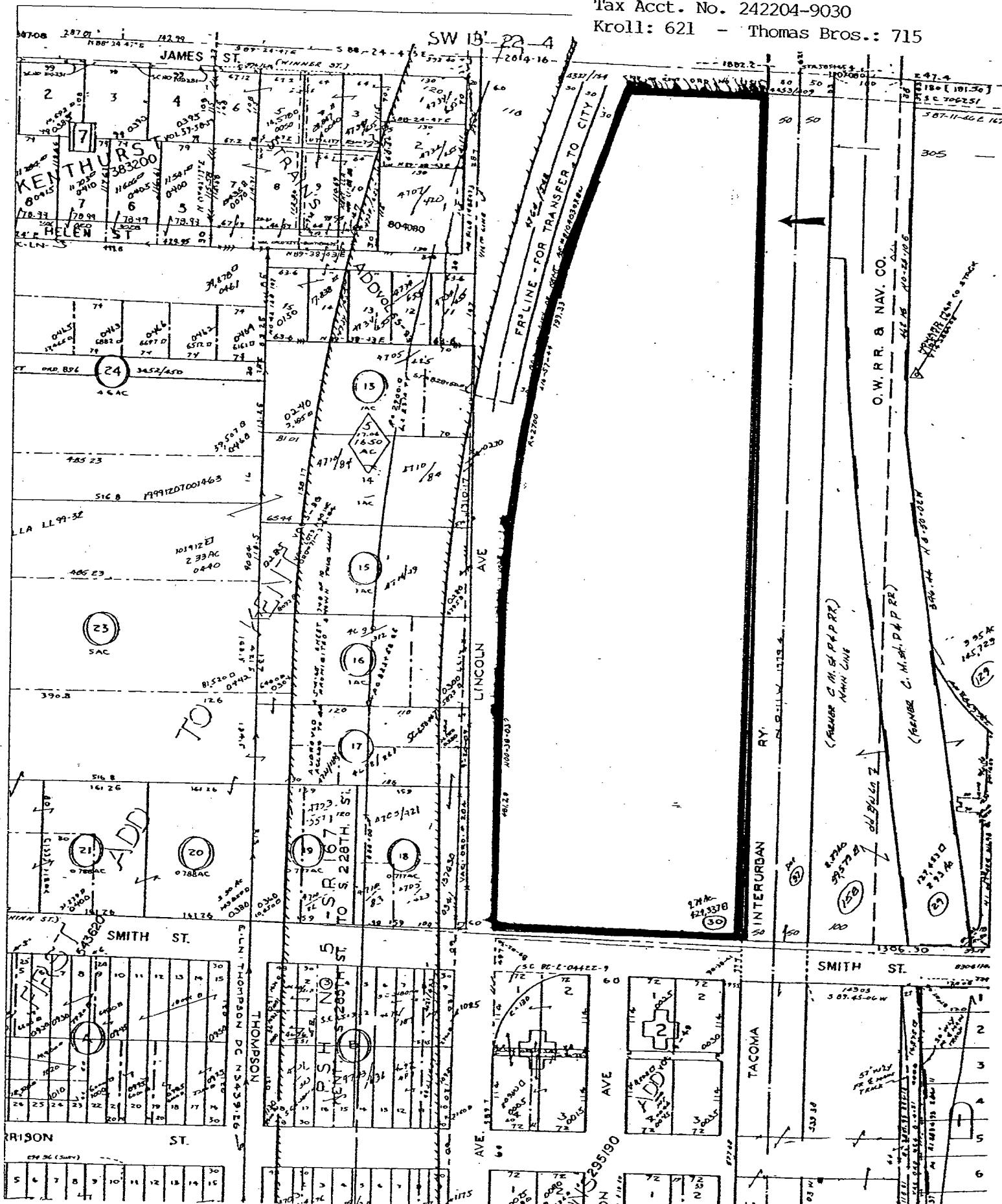
The property was appraised in 1999; a new appraisal has been ordered for the 7.9 acres. Since the property was acquired with grant funds from the Federal Transit Administration and matching funds from the Washington State Department of Transportation, the sale of the property shall be subject to their approval. In addition, the property will be subject to two easements, one for joint ingress and egress, and another for storm water retention facilities.

The location of this property is deemed not appropriate for housing. In addition, the City of Kent has expressed some interest in the property as its police headquarters.

KENT JAMES PARK & RIDE

902 W. James St., Kent  
Tax Acct. No. 242204-9030

Kroll: 621 - Thomas Bros.: 715

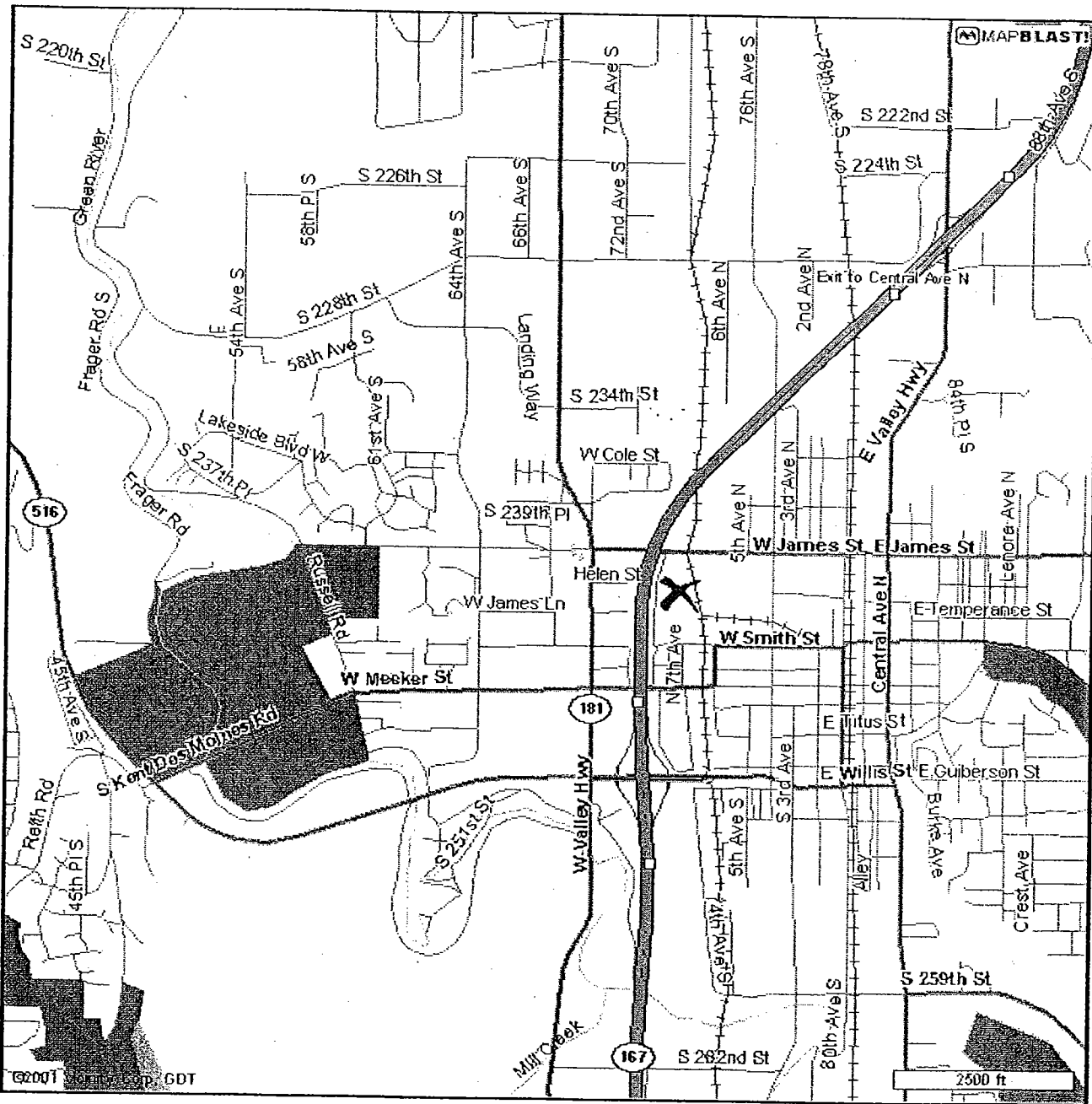




**MAPBLAST!**

Everyone needs a little direction in life

**W James St  
Kent, WA 98032-4417**



[ Icon Latitude: 47.384985, Longitude: -122.242483 ]