



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19363

Proposed No. 2021-0350.2

Sponsors Dembowski

1 AN ORDINANCE authorizing the King County executive
2 to enter into a development agreement with Bridge Housing
3 Corporation and Community Roots Housing to develop and
4 ground lease county-owned land located at the Northgate
5 Park and Pool lot, in council district one, for affordable
6 housing and related purposes.

7 STATEMENT OF FACTS:

- 8 1. Consistent with K.C.C. 4.56.070.C.1. and K.C.C. 4.56.085, in 2018
9 King County issued a request for qualifications and concepts, number
10 1207-18-VLN ("the RFQ/C"), through which King County sought
11 proposals for the development of its Northgate Park and Pool lot. Among
12 other things, the RFQ/C required proposals to include a minimum of two
13 hundred units of subsidized affordable housing for a minimum of fifty
14 years to serve households earning up to sixty percent of Area Median
15 Income ("AMI"), with a mix of unit sizes and configurations, and with a
16 minimum of ten percent of the units to be "system connected," serving
17 very-low to extremely-low income households below fifty percent AMI.
18 2. The RFQ/C resulted in three proposals and King County selected a
19 developer team and commenced negotiations with the selected team.

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20 3. After extensive negotiations the Metro transit department determined
21 that the county should enter into a development agreement and ground
22 lease a portion of the county-owned land located at the Northgate Park and
23 Pool lot to Bridge Housing Corporation and Community Roots Housing
24 (collectively, "Bridge/CRH") for an affordable housing project to include
25 two hundred thirty-two units of affordable housing for seventy-five years
26 with at least twenty-four units designated for system-connected
27 households with incomes of fifty percent or less of the area median
28 income.

29 4. The Metro transit department successfully negotiated a development
30 agreement, form of ground lease, and related instruments with
31 Bridge/CRH for a portion of the county-owned land located at the
32 Northgate Park and Pool lot.

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. The executive is authorized to execute a development agreement
35 for county-owned land located at the Northgate Park and Pool lot to Bridge Housing
36 Corporation and Community Roots Housing, substantially in the form of Attachment A to
37 this ordinance, and to execute all related instruments and take all actions necessary to
38 implement the terms of the development agreement. The executive is authorized to
39 execute a ground lease, substantially in the form of Attachment 5 to the development
40 agreement in Attachment A to this ordinance.

41 SECTION 2. If any provision of this ordinance or its application to any person or

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- 42 circumstance is held invalid, the remainder of the ordinance or the application of the
43 provision to other persons or circumstances is not affected.

Ordinance 19363 was introduced on 9/21/2021 and passed by the Metropolitan King County Council on 11/23/2021, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

Claudia Balducci

7E1C273CE9994B6...

Claudia Balducci, Chair

ATTEST:

DocuSigned by:

Melani Pedroza

8DE1BB375AD3422...

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of 12/8/2021, _____.

DocuSigned by:

Dow Constantine

4FBCAB8196AE4C6...

Dow Constantine, County Executive

Attachments: A. Development Agreement, Northgate Transit Center/Affordable Housing Project, dated 11/16/21

Certificate Of Completion

Envelope Id: 9F11451C84E64A369143F6D99220506E	Status: Completed
Subject: Please DocuSign: Ordinance 19363.docx	
Source Envelope:	
Document Pages: 3	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Cherie Camp
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	401 5th Ave
	Suite 100
	Seattle, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20


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11/24/2021 4:58:44 PM	Cherie.Camp@kingcounty.gov	
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Signer Events

Claudia Balducci
 claudia.balducci@kingcounty.gov
 King County General (ITD)
 Security Level: Email, Account Authentication (None)

Signature

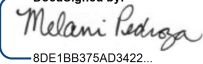
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Timestamp

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 Signed: 11/25/2021 3:29:53 PM

Electronic Record and Signature Disclosure:
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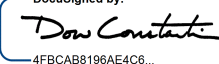
Melani Pedroza
 melani.pedroza@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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 Signed: 11/29/2021 7:43:07 AM

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 Dow.Constantine@kingcounty.gov
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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Kaitlyn Wiggins kwwiggins@kingcounty.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 12/8/2021 11:32:06 AM ID: eea68712-5847-4899-ae39-6052fd0a2e17	COPIED	Sent: 11/29/2021 7:43:09 AM Viewed: 11/29/2021 8:57:50 AM
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Notary Events	Signature	Timestamp
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Signing Complete	Security Checked	12/8/2021 11:54:30 AM
Completed	Security Checked	12/8/2021 11:54:30 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

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