



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 19, 2007**

**Motion 12668**

**Proposed No.** 2007-0669.2

**Sponsors** Constantine

1                   A MOTION declaring the council's support for the  
2                   elements of the memorandum of understanding with the  
3                   city of Burien, city of Seattle, King County Housing  
4                   Authority and the Port Seattle in addressing the ownership  
5                   and use of the Lora Lake apartments.

6  
7                   WHEREAS, in the 2006 Affordable Housing Benchmark Report, it states the  
8                   ongoing challenge for many of the county's households to secure affordable housing,  
9                   particularly those earning less than forty percent of median household income, and

10                  WHEREAS, five jurisdictions, including King County, Port of Seattle, King  
11                  County Housing Authority and the cities of Burien and Seattle, have agreed to a  
12                  memorandum of understanding that will address the ownership and use of the Lora Lake  
13                  apartments, as well as provide other housing and economic development opportunities for  
14                  the city of Burien, and

15                  WHEREAS, the county would like to support the city of Burien's priorities in  
16                  advancing progress for the downtown transit oriented development project, the North

17 East Redevelopment Area Plan and redevelopment of underutilized properties south of  
18 the Lora Lake apartments, and

19 WHEREAS, as part of the memorandum of understanding, King County will  
20 purchase two separate undeveloped property parcels in Burien south of the Lora Lake  
21 apartments from the Port of Seattle and Seattle City Light, and develop these properties  
22 consistent with Burien Comprehensive Plan designation, policies and zoning and  
23 compatible with the current use of Lora Lake apartments, and

24 WHEREAS, as part of the memorandum of understanding, King County intends  
25 to provide \$500,000 to the city of Burien to be used for Burien's transit oriented  
26 development project and work cooperatively with the city to advance the transit oriented  
27 development project as a high priority, and

28 WHEREAS, significant involvement and support from the state Legislature was  
29 also a large part in the negotiations, along with their willingness to advocate for  
30 additional state assistance toward housing, economic development and revitalization, and

31 WHEREAS, all parties involved, including public jurisdictions, advocates and  
32 stakeholders, should be commended for their hands-on involvement in the negotiations,  
33 financial contributions, collaborative efforts and due diligence work;

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

35 The council declares its support for the elements of the memorandum of  
36 understanding between the city of Burien, city of Seattle, King County Housing

37 Authority and the Port of Seattle in addressing the ownership and use of the Lora Lake  
38 apartments.

39

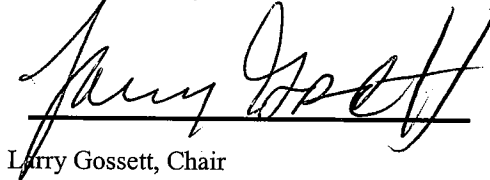
Motion 12668 was introduced on 12/17/2007 and passed as amended by the Metropolitan King County Council on 12/17/2007, by the following vote:

Yes: 7 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Ferguson, Mr. Phillips and Mr. Constantine

No: 0

Excused: 2 - Mr. Dunn and Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

**Attachments**      A. Memorandum of Understanding Between King County, Washington and King County Housing Authority and The City of Burien and the Port of Seattle and City of Seattle

**Memorandum of Understanding**

**between**

**King County, Washington**

**and**

**King County Housing Authority**

**and**

**The City of Burien**

**and**

**The Port of Seattle**

**and**

**City of Seattle**

**Article 1: Collaborating Parties**

King County, State of Washington ("County"), the King County Housing Authority ("Housing Authority"), the City of Burien ("Burien"), the Port of Seattle ("Port") and the City of Seattle, acting by and through the City Light Department ("City Light") collectively the parties ("Parties") agree to enter into this memorandum of understanding ("Memorandum") effective on the date all signatures appear on this document ("Effective Date"):

- 1.1 The Parties enter into this Memorandum to provide a framework for enhancing the coherence and continuity of their cooperation, thereby increasing their ability to enter into a formal agreement to achieve the objectives, roles and responsibilities enumerated herein.
- 1.2 The Parties will endeavor to keep each other informed of their activities and plans as identified in this Memorandum.
- 1.3 Upon execution of the Memorandum, each Party will appoint a lead contact to manage activities under Article 3, and to continue dialogue and coordination among the Parties.
- 1.4 The agreements contained in article 3 in this Memorandum are subject to the final approval of the legislative authority of each Party.

**Article 2: Objectives**

- 2.1 The objective of this collaboration is to execute a series of financial and other legal transactions consistent with the terms and conditions as outlined in Article 3, below.

**Article 3: Roles/Responsibilities**

- 3.1 Housing Authority shall purchase the Lora Lake Apartments (King County Assessors Parcel Number 202304-9105), including property in the RPZ zone from Port of Seattle for fair market value ("FMV").
- 3.2 Housing Authority will give the city of Burien a no-cost, first option to purchase property at FMV in the event it is no longer used for housing, with FMV set at the time the property is no longer used for housing.
- 3.3 Housing Authority shall operate the Lora Lake Apartments as a "mixed use" facility that provides a mix of low- affordable- and moderate-rate, workforce housing.
- 3.4 The County shall purchase the undeveloped property south of Lora Lake apartments (King County Assessors Parcel Number 202304-9281) from the Port at FMV.
- 3.5 County shall purchase the Seattle City Light parcel located south of the Lora Lake apartments (King County Assessors Parcel Number 202304-9013) from City Light for FMV, provided that the City of Seattle by Ordinance has authorized such sale.
- 3.6 The County shall no later than 12 months after the effective date initiate the development of the two parcels of land for County municipal purposes consistent with Burien Comprehensive Plan designation, policies, and zoning and compatible with the current use and occupancy of the Lora Lake apartments. The County at present is evaluating building a data center, records storage or a Sheriff's modern evidence storage facility, among other potential facilities. The City of Burien is willing to work cooperatively with the County to expedite all permits required for development of the southern parcel.
- 3.7 The County and the City of Burien will work cooperatively to advance the Transit Oriented Development contemplated in the Request for Proposal published in August 2007 and will make that project a high capital priority.
- 3.8 It is Burien's expressed intent that the TOD shall include a mixed-use housing component that includes low-income senior housing and subsidized housing for teachers in the Highline School District.

3.9 The County and the Housing Authority shall each provide Five Hundred Thousand Dollars (\$500,000.00) (combined total of One Million Dollars \$1,000,000.00) to Burien to be used exclusively for Burien's transit orientated development project. Transfer of those funds to Burien shall occur upon the successful closing of the purchase and sale, and transfer of the ownership of parcels identified in 3.1, 3.4 and 3.5.

**Article 4: Modification and Termination**

4.1 This Memorandum may be modified in writing at any time by mutual agreement of all Parties.

4.2 As noted in paragraph 1.4, the agreements contained in this Memorandum are subject to the final approval from the legislative authority of each Party.

**Article 5: Indemnification**

5.1 The Housing Authority agrees to indemnify and defend the City of Burien, its elected and appointed officials, officers, and employees from and against any and all claims and liabilities for personal injury or property damage arising out of this Memorandum.

**Signatories:**

CITY OF BURIEN

By Mike Mart  
Its City Manager  
Date 11/2/07

KING COUNTY

By Kent Juppitt  
for Its King County Executive  
Date 11/2/07

PORT OF SEATTLE

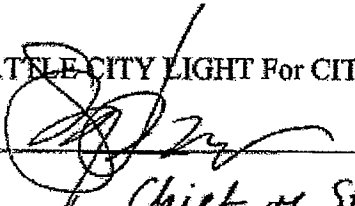
By T. G. ...  
Its Chief Executive Officer  
Date 11/2/07

KING COUNTY HOUSING AUTHORITY

By [Signature]  
Its Executive Director  
Date 11-5-07

SEATTLE CITY LIGHT For CITY OF SEATTLE

By

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written over a horizontal line.

Its

Chief of Staff

Date

11-5-07