



King County

Dow Constantine

King County Executive
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www.kingcounty.gov

September 24, 2021

The Honorable Claudia Balducci
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Balducci,

This letter transmits a proposed Ordinance that, if enacted, will enable King County to lease 1445 N Northlake Pl, Seattle, to The Center for Wooden Boats (Center), who is an active tenant on the property, keeping the site from misuse and disrepair until such time as the environmental contamination issues are resolved and a long term plan for the parcel is established.

The leased premises, just west of Seattle's Gas Works Park, is part of a larger parcel that was historically used as a bulk fuel storage and distribution facility and is the subject of a 1998 consent decree governing cleanup of historical hazardous waste. All planned soil remediation was completed years ago and King County and Chevron are currently monitoring groundwater and submitting periodic monitoring reports to the Washington State Department of Ecology (Ecology) consistent with the existing consent decree. No further action is presently required to meet the existing consent decree. However, there can be no excavation of any portion of the parcel (including installing water and sewer lines for a restroom) unless Ecology consents to such activity.

The Center stores and repairs boats on the site, which supports the Center's recreational and educational benefits to the public. This transaction requires Council approval by November 19, 2021 to meet requirements set out in the lease agreement.

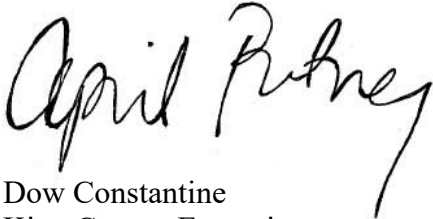
The lease supports the King County Strategic Plan goal of efficient, accountable regional and local government by aligning goals of King County government with community priorities by supporting public recreation.

This transaction is recommended per the rationale and considerations provided in the attached property summary.

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Thank you for your consideration of this proposed Ordinance. If your staff have any questions, please feel free to contact Anthony Wright, Director, Facilities Management Division at 206-477-9352.

Sincerely,

 for

Dow Constantine
King County Executive

Enclosure

cc: King County Councilmembers
ATTN: Janine Weihe, Interim Chief of Staff
Melani Pedroza, Clerk of the Council
Shannon Braddock, Deputy Chief of Staff, Office of the Executive
Karan Gill, Council Relations Director, Office of the Executive
Dwight Dively, Director, Office of Performance, Strategy and Budget
Caroline Whalen, County Administrative Officer, Department of Executive Services
(DES)
Anthony Wright, Director, Facilities Management Division (FMD), DES
Bryan Hague, Manager, Real Estate Services, FMD, DES
Terry White, General Manager, King County Metro Transit Department (MTD)
Diane Carlson, Director, Capital Division, MTD