



Legislation Text

File #: 2004-0064, **Version:** 2

Clerk 01/28/2004

AN ORDINANCE authorizing the surplus, exchange and dedication of two parcels of county-owned property to expand the Eastgate park and ride; and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

- A. King County metro transit division is in the process of expanding the Eastgate park and ride from seven hundred stalls to one thousand six hundred forty-six stalls by constructing a five-story parking garage.
- B. As part of the design process for the parking garage, a traffic analysis was completed. The results of this analysis showed the necessity of a dedicated right turn lane to the parking facility. This turn lane will be developed by King County on Westbound Southeast Eastgate Way and dedicated to the city of Bellevue.
- C. Construction of the turn lane will require the acquisition of four thousand one hundred sixty three square feet of additional right-of-way from the adjacent private landowners, Dr. and Mrs. Milton Walter ("Parcel A"). The additional right-of-way for this project is currently used as parking for an office building owned by Dr. and Mrs. Walter.
- D. The acquisition of this property eliminates necessary parking for the office building.
- E. King County public health owns the parcel adjacent to the Walters' property to the north and operates a neighborhood clinic at the site. When the clinic was developed, a secondary emergency access was provided to the clinic through the Washington state Department of Transportation park and ride to the west. In return for this access, King County public health entered into a three-way agreement with the Washington state

Department of Transportation and the King County metro transit division to dedicate a portion of its property for twenty nine park and ride stalls. This dedication was stipulated by the conditional use permit which allowed the construction of the clinic, via agreement and city of Bellevue zoning restrictions.

F. By obtaining a release of zoning restrictions from the city of Bellevue over this dedicated park and ride area, King County public health can surplus and transfer to the Walters approximately four thousand nine hundred forty-three square feet of its property ("Parcel B") as compensation for the loss of parking on the Walters' property.

G. The city of Bellevue has agreed to remove the restrictions stipulating park and ride use only.

H. King County public health will gain the use of approximately seven thousand seven hundred sixty-seven square feet of land, which had previously been restricted to park and ride use only. This will increase the value of the public health property by approximately one hundred ninety thousand dollars.

I. This solution is agreeable to the Walters, as it maintains the number of parking stalls available to their tenants.

J. The negotiated value of this property exchange between King County and the Walters is zero dollars for the value of the land, and King County will pay the Walters a total of thirty three thousand seven hundred thirty four dollars for landscaping and construction easements.

K. King County public health will obtain a net increase of eight parking stalls after the transaction.

L. Public access to the newly constructed transit parking facility will be improved by this transaction.

M. Under K.C.C. 4.56.070, the property known as Parcel B has been declared surplus to the needs of the King County public health department for the purpose of exchange with the adjacent property owner to facilitate expanded parking for the King County metro transit division.

N. Upon acquisition and pursuant to K.C.C. 4.56.070, the property known as Parcel A has been declared surplus for the purpose of dedication to the city of Bellevue for right-of-way.

O. The real estate services section of the facilities maintenance division property services division finds

the properties surplus to the county's present and foreseeable needs.

P.1. Swift approval of this agreement is needed to ensure that the project can meet its construction timetable, open on schedule to coincide with Metro Transit's June 5 service change and avoid delays that could result in higher costs and limit the benefits in congestion relief and compliance with transit development and growth management goals.

2. Swift approval of this agreement will also allow timely closing on the property transaction between King County and Dr. and Mrs. Walter. For these reasons, the county desires this ordinance to take effect by February 26.

SECTION 2. The King County executive is hereby authorized to execute the necessary documents to exchange surplus King County public health property with the Walters' property, and dedicate the exchanged property to the city of Bellevue for the development of a dedicated right turn lane to the new park and ride facility in accordance with K.C.C. 4.56.070.

	PROPERTY NAME AND TAX ACCT. NO.	APPRAISED VALUE
<u>PARCEL</u>		
A	<u>Walter Parcel</u> 102405-9125	\$175,005
B	<u>Public Health Parcel</u> 102405-9050	\$191,675

SECTION 3. For the reasons set forth in section 1 of this ordinance, the metropolitan King County council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of county government and its existing public institutions.

10 days, not more than 25 prior

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