



## Legislation Details (With Text)

**File #:** 2004-0370      **Version:** 2

**Type:** Ordinance      **Status:** Passed

**File created:** 7/26/2004      **In control:** Transportation Committee

**On agenda:** 9/27/2004      **Final action:** 9/27/2004

**Enactment date:** 10/7/2004      **Enactment #:** 15027

**Title:** AN ORDINANCE authorizing the sale of one parcel of surplus county-owned real property located in King County council district 1.

**Sponsors:** Carolyn Edmonds

**Indexes:** King County, Property

**Code sections:**

**Attachments:** 1. Ordinance 15027.pdf, 2. 2004-0370 Fiscal Note.doc, 3. 2004-0370 Hearing Notice.doc, 4. 2004-0370 Northshore Park and Ride Ad summary.doc, 5. 2004-0370 Northshore Park and Ride News Release.doc, 6. 2004-0370 Staff Report Northshore P&R Sale 9-8-04.doc, 7. 2004-0370 Staff Report Northshore P&R Sale.doc, 8. 2004-0370 Transmittal Letter.doc, 9. A. Legal Description, 10. B. Draft Real Estate Purchase and Sale Agreement, 11. C. Ground Lease, 12. D. Area Map

| Date      | Ver. | Action By                        | Action   | Result |
|-----------|------|----------------------------------|--|--------|
| 9/27/2004 | 1    | Metropolitan King County Council | Hearing Held                                     |        |
| 9/27/2004 | 1    | Metropolitan King County Council | Passed as Amended                                | Pass   |
| 9/8/2004  | 1    | Transportation Committee         | Passed Out of Committee Without a Recommendation | Pass   |
| 8/25/2004 | 1    | Transportation Committee         | Deferred   |        |
| 7/26/2004 | 1    | Metropolitan King County Council | Introduced and Referred                          |        |

Clerk 07/22/2004

AN ORDINANCE authorizing the sale of one parcel of surplus county-owned  
real property located in King County council district 1.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:**

- A. King County owns one parcel of property that has been declared surplus to the needs of the department of transportation.
- B. The property identified in this ordinance is Northshore Park and Ride.
- C. Notices were sent to county departments and none expressed an interest in the properties.

D. The various cities, water, sewer, fire and school districts were notified regarding the county's plan to surplus and sell the properties.

E. The real estate services section of the facilities management division finds the properties surplus to the county's present and foreseeable needs.

F. The property is zoned residential and has been declared suitable for affordable housing under the Growth Management Act.

G. Under K.C.C. 4.56.100, when no county department or governmental agency has expressed a need for surplus real property, but the property meets the criteria for affordable housing, the property shall be offered for sale through a request for proposals.

H. A request for proposals for affordable housing was issued and the top-ranked developer was selected on June 2, 2003

I. Negotiations with the selected developer failed due to the developer's inability to design and phase a residential development satisfactory to the Kenmore city council.

J. The city of Kenmore has tendered an offer to purchase the property for its own uses, which may include an affordable housing component.

K. The department of transportation, transit division, has entered into a purchase and sale agreement with the city of Kenmore for sale of the subject property in the amount of \$2,525,000.00.

L. Sale of the subject property to the city of Kenmore will allow the transit division to meet its financial obligations to expand the capacity of the nearby Kenmore Park and Ride.

SECTION 2. The King County executive is hereby authorized to execute the necessary documents to sell surplus Parcel 1 in accordance with K.C.C. 4.56.100, and enter into a direct negotiated sale with the city of Kenmore; provided that the city of Kenmore agrees to the insertion in the deed of a covenant in substantially the following form: " Buyer, on behalf of itself, its successors, assignees, lessees

and licensees, covenants and intends that any development of the Property include high density housing with at least twenty-five percent of the units satisfying the affordability criteria of K.C.C. 4.56.070(E) as it may be amended from time to time.

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area paper - 10 and not more than 25 days prior

news release

display format

Newspaper: King County Journal

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Public Hearing: September 27, 2004