



Legislation Details (With Text)

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Title: AN ORDINANCE authorizing the surplus and sale of eight improved parcels of county-owned property located in King County council district 12.

Sponsors: David W. Irons

Indexes: Property, Surplus Property

Code sections:

Attachments: 1. Ordinance 15019.pdf, 2. 2004-0412 Fiscal Note.xls, 3. 2004-0412 Revised Staff Report 9-23-04, 4. 2004-0412 SPAR surplus property list.xls, 5. 2004-0412 Staff Report 9-23-04, 6. 2004-0412 Transmittal Letter.doc, 7. A. Project Map, 8. B. Parcel 2, 9. C. Parcel 6, 10. D. Parcel 16, 11. E. Parcel 17, 12. F. Parcel 18, 13. G. Parcel 23 - See Parcel C on Exhibit J, 14. H. Parcel 24 - See Parcel B on Exhibit J, 15. I. Parcel 32, 16. J. Boundary Line Adjustment

Date	Ver.	Action By	Action	Result
9/27/2004	2	Metropolitan King County Council	Hearing Held	
9/27/2004	2	Metropolitan King County Council	Passed as Amended	Pass
9/23/2004	2	Budget and Fiscal Management Committee		
9/23/2004	1	Budget and Fiscal Management Committee		
9/7/2004	1	Metropolitan King County Council	Introduced and Referred	

Clerk 09/23/2004

AN ORDINANCE authorizing the surplus and sale of eight improved parcels of county-owned property located in King County council district 12.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. The King County council, on November 21, 1995, passed Ordinance 12029 adopting the 1996 annual budget. The capital budget for transportation provided for the development of the Sammamish Plateau Access Road, North Link, Grand Ridge to Issaquah-Fall Road.

B. On March 28, 1996, the King County council passed Ordinance 12302 authorizing the executive to

execute the Grand Ridge Joint Agreement relating to the annexation and development of the Grand Ridge area and the Master Transportation Financing Agreement ("MTFA") relating to the financing and construction of certain transportation improvements.

C. The MTFA authorized the financing and construction of the Sammamish Plateau Access Road - North Segment (North SPAR), a principal arterial located between Vaughn Hill Road at the Issaquah Fall City Road - Issaquah Pine Lake Road intersection (and including related intersection improvement) and the northern boundary of Urban Development 4 of the Partnership Property (as described in the Grand Ridge Agreement). The MTFA provided that King County was responsible for cost of environmental review and studies and design, permitting, right of way acquisition including the exercise of eminent domain powers, and construction.

D. The King County council, on December 15, 2000, passed Ordinance 14018, adopting the 2001 budget. The capital budget for transportation provided for the acquisition of land necessary for the development of the North SPAR (Grand Ridge to Issaquah Fall City Road), Right of Way No. 9-1993-007.

E. The King County department of transportation, roads services division, completed the North SPAR, now known as Highlands Drive. Highlands Drive serves as a new regional arterial and opened to the public on August 28, 2003.

F. In the process of developing this roadway, King County acquired by direct negotiation and condemnation fifteen parcels of property improved with residences. The residences on five of these parcels were demolished for the right-of-way.

G. On February 20, 2002, the council passed Ordinance 14296, declaring two improved parcels as surplus to the county's needs and authorizing their sale to the public by sealed bid (Parcels 3 and 5). No qualified bids were received for the parcels. In April, 2004, both parcels were again offered to the public by sealed bid. Both parcels received acceptable offers, and have been sold.

H. It is the intent of the roads services division to sell the remaining eight parcels, with the sale proceeds being returned to the roads capital budget.

I. Under K.C.C. 4.56.070, the department of transportation, roads services division has declared all eight parcels surplus to its needs.

J. Notices were sent to county departments and none expressed an interest in the properties.

K. The various cities, water, sewer, fire and school districts were notified regarding the county's plan to surplus and sell the properties. None of the agencies expressed an interest in the properties.

L. 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.

M. Parcel 2 is outside of the urban incorporated area and is therefore unsuitable for affordable housing.

N. Parcels 6, 16, 24 and 32 have homes which are too expensive to qualify for affordable housing.

O. Parcels 17, 18 and 23 are in the city of Issaquah, are connected to sewer, and have been found suitable for affordable housing.

P. The residence on Parcel 24 was originally programmed for demolition. Due to design changes in the project, it was determined that the existing structure would not have to be demolished and could be surplus and sold. The county has leased a portion of the site to a wireless carrier and wishes to retain ownership of the leased portion of the site and sell the remainder, which includes the residence. By using a portion of Parcel 23 and unused land from the adjacent storm water retention pond, a boundary line adjustment will allow King County to sell Parcels 23 and 24 while retaining fee ownership of the leased wireless site. The boundary line adjustment has been applied for with the city of Issaquah.

Q. Under K.C.C. 4.56.100, when no county department or governmental agency has expressed a need for surplus real property and the property does not meet the criteria for affordable housing, the property may be offered for sale by public sealed bid. The property may be listed and sold through a residential or commercial real estate listing service if it is determined that the county will receive a greater return on real property by selling to the general public.

R. The facilities management division, real estate services section has determined that the county will

receive a greater return on Parcels 2, 6, 16, 24 and 32 by listing the property with a residential real estate listing service and selling them to the general public instead of selling the property through a public sealed bid.

S. Under K.C.C. 4.56.100, when no county department or governmental agency has expressed a need for surplus real property and the property does meet the criteria for affordable housing, the county property is sold for on-site development of affordable housing, which provides a public benefit, provided that the developer has been selected through a request for proposals.

T. The county may, if it deems such action to be for the best public interest, reject any and all bids, either written or oral, and withdraw the property from sale. The county may then renegotiate the sale of the withdrawn property, providing the negotiated price is higher than the highest rejected bid.

SECTION 2. The King County executive is hereby authorized to execute the necessary documents to adjust lot lines and sell surplus Parcels 2, 6, 16, 24 and 32 by listing the parcels with a residential listing service.

SECTION 3. The executive is authorized to execute the necessary documents to sell surplus Parcels 17, 18 and 23 by request for proposals for affordable housing development in accordance with K.C.C. 4.56.100. If a sale is not successfully negotiated via request for proposal, the property will be offered for public sale in accordance with K.C.C. 4.56.100.

SECTION 4. All parcels offered for sale will be offered with the asking price being within range of the below-stated appraised values. The actual sales price shall be deemed "acceptable" based on the asking price established at the time of sale. King County reserves the right to reject any and all offers.

PROPERTY NAME AND		APPRAISED
<u>PARCEL</u>	<u>TAX ACCT. NO.</u>	<u>VALUE</u>
2	<u>Fraser Parcel</u>	\$375,000
	222406-9086	
6	<u>Lowry Parcel</u>	\$250,000

	222406-9054	
16	<u>Lamb Parcel</u>	\$575,000
	222406-9120	
17	<u>Lamb Parcel</u>	\$175,000-340,000
	222406-9119	
18	<u>Lamb Parcel</u>	\$175,000-365,000
	222406-9118	
23	<u>Buslach Parcel</u>	\$375,000
	889000-0030	
24	<u>Molvik Parcel</u>	\$350,000
	889000-0020	
32	<u>McHenry Parcel</u>	\$390,000
	222406-9130	