



Legislation Text

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Clerk 12/21/2006

AN ORDINANCE authorizing the King County executive to lease three hundred fifty park and ride stalls from Northgate South Commons, LLC.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. King County's growth management policies promote the creation of housing in urban areas to minimize sprawl and encourage urban development, walking, and other benefits of downtown development.

B. Consolidation of the park and ride spaces adjacent to the Northgate Transit Center provides important benefits to Metro's customers and provides better service and reliability.

C. King County will gain significant sales tax and property tax revenues through the redevelopment of parcels adjacent to the Northgate Transit Center.

D. Northgate South Commons, LLC is developing property east of and adjacent to the Northgate Transit Center.

E. King County and Northgate South Commons, LLC, have negotiated the terms of a new lease agreement for stalls in the Northgate South Commons parking garage. These terms are similar to those previously approved in Ordinance 15476 but the new terms alter the starting date of the project by slightly over a year and increase the one-time capital payment by eight hundred seventy-five thousand dollars and reduce the operations and maintenance payment from two hundred forty dollars to one hundred fifty dollars per stall per year, in the first year.

F. The development will include construction of a parking garage.

G. Shared parking stalls reduce the area devoted to automobiles and promote more pedestrian friendly urban environments. The Northgate South Commons parking garage will provide parking for park and ride users and visitors to the Northgate Mall and thus reduce the land area dedicated to surface parking.

H. The plan to replace existing park and ride facilities that are presently provided at the Northgate park and ride lot located at 11203 - 5th Avenue NE, Seattle, Washington, and to convey that lot to the city of Seattle requires the execution of leases for replacement garage parking space with two project developers as well as a purchase and sale agreement with the city of Seattle, together with an appropriation necessary to fund the leases. The lease with Simon Properties has already been approved by the council and executed.

SECTION 2. The King County executive is hereby authorized on behalf of the county to execute a lease agreement with Northgate South Commons, LLC, for the lease of three hundred fifty parking stalls, in substantially the form as Attachment A to this ordinance.

SECTION 3. The appropriate county officials, agents and employees are hereby authorized to take all actions necessary to implement the lease and all actions up to now taken by county officials, agents and employees consistent with the terms and purposes of the purchase and sale agreement are hereby ratified, confirmed and approved.

SECTION 4. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the county is declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, are null and void and shall be deemed separable from the remaining

covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or the lease agreement.