



Legislation Text

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Clerk 06/17/2008

AN ORDINANCE authorizing King County's sale of a portion of the Renton Consolidated Office and Repair Facility, located within council district 9.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. King County's department of transportation, road services division ("RSD") is custodian of a parcel known as the Renton Consolidated Office and Repair Facility ("CORF"), at 155 Monroe Avenue NE, in the city of Renton. CORF's Assessor Parcel Number is 162305-9003 and is legally described in Attachment A to this ordinance. It is currently comprised of 68.04 acres, which include the RSD's Renton maintenance buildings and storage yards. It lies adjacent to the King County Renton transfer station. The city of Renton ("Renton") has requested purchase of the 8.0162 acres within CORF which lie immediately northwest of the transfer station for use as a city parks maintenance facility ("Renton's Lot B"), and King County has agreed to sell this portion of CORF to Renton.

B. To enable Renton's purchase of the desired 8.0162 acres, a plat known as Cassidy Cove was recorded in February 2008, from which Renton's Lot B was created, with the remainder of CORF referenced as Lot A.

C. The Purchase and Sale Agreement addresses three salient issues regarding co-existence of Renton's park maintenance facility with current county operations at CORF: purchase price as related to sewer hookup fees; accommodation for additional traffic; and drainage.

D. The purchase price for Renton's Lot B is \$2,255,646.77. The appraised estimate of value is \$2,570,000.

However, from the proceeds of the Lot B sale, the RSD decided to address future sewer connection charges in the event it should wish to further develop Lot A. The current fee is \$314,353.23 for the RSD's remaining portion of its sewer connection charges on Lot A. It is agreed within the purchase and sale document that this fee will be deducted from the appraised value of \$2,570,000, resulting in a net sale price of \$2,255,646.77. By this payment in advance, Renton agrees that the county may connect any future development on the entire 60.02 acres of its remaining Lot A to Renton's sanitary sewer system at any time in the future, with no further connection charges, once the city of Renton issues appropriate permits for the work.

E. Study indicates that current traffic to the transfer station and new traffic to Renton's Lot B are adequately accommodated by the county owned extension of Jefferson Street.

F. Renton will collect stormwater from county property immediately north of Renton's Lot B. Renton will then pipe this water to the shared infiltration depression within the transfer station lot, which will also be utilized by Renton for stormwater infiltration for the entirety of Renton's Lot B. Cost of maintaining the infiltration depression bioswale located on the transfer station will be shared equally by Renton and Solid Waste.

G. In June 2006, the RSD determined the property surplus to its needs.

H. Pursuant to K.C.C. 4.56.070, notices were circulated to other county departments. None expressed interest.

I. Pursuant to K.C.C. 4.56.070, K.C.C. 4.56.085 and 4.56.100, the facilities management division ("FMD") determined that Renton's Lot B does not meet the criteria for affordable housing, as two of three code requirements were not met: the parcel is not zoned residential; and affordable housing would not be compatible with adjacent uses. Zoning is "IL" - industrial-light (public) - with adjacent uses being a transfer station and maintenance, storage and fuel yards.

J. During the Cassidy Cove platting process, Renton's water, sewer and fire districts were notified of the county's intent to surplus and sell Renton's Lot B. None of the agencies expressed interest for use other

than as a city park facility.

K. FMD determined that the highest and best use of the portion known as Renton's Lot B would be conveyance to Renton in a direct, negotiated sale for the purposes contemplated. Such negotiated sales are provided for in K.C.C. 4.56.100. RSD advertised the sale in accordance with Renton's code for public comment and held a public meeting for testimony. None was received.

L. Pursuant to K.C.C. 4.56.070, in October 2006, the FMD declared Renton's Lot B surplus to the county's present and foreseeable needs.

M. Pursuant to K.C.C. 4.56.080, the council must approve sale of county-owned real property. This Ordinance authorizes the King County executive to execute the Purchase and Sale Agreement in Attachment B to this ordinance.

SECTION 2. The King County council, having determined that the land described in Attachment A to this ordinance is surplus to the needs of the county, and having determined that sale of Renton's Lot B is in the best interest of the public, does hereby authorize the King County executive to execute the Purchase and Sale Agreement,

substantially in the form of Attachment B to this ordinance, and deliver Renton's Lot B to the city of Renton.