



Legislation Text

File #: 2003-0368, Version: 2

Clerk 07/24/2003

AN ORDINANCE authorizing the sale of surplus county-owned property, known as the "Redmond Shop Site," located in council district 3, to the city of Redmond.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings.

A. The King County department of transportation, road services division, owns a 2.96 acre property known as the "Redmond Shop Site." The property is located within the city of Redmond on Leary Way, west of the Redmond Town Center.

B. The subject property is improved with six fairly deteriorated industrial buildings together with other miscellaneous structures. The property has been used by the county since 1928 for various activities including storage of equipment and supplies, office space for surveyors and inspectors, operation of a service station, and animal control activities with personnel and vehicles.

C. The road services division has relocated its operations and the property is now considered surplus to its needs.

D. Notices were sent to county departments and other governmental agencies regarding the county's plan to surplus and sell the property.

E. The city of Redmond has expressed an interest in purchasing the property in order to improve existing right of way within the property and to possibly use the property for open space purposes that will complement other trail and transportation corridors in the area.

F. The property is zoned CC-1, City Center Zone, Mixed Use/Retail. The CC-1 district provides for a

full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well as general and professional services, and residential uses.

G. The subject property is partially encumbered with a buffer area surrounding a Heron nesting site located on adjoining property to the south. The city of Redmond regulates development in critical wildlife habitat under the city's Sensitive Areas Ordinance.

H. An environmental assessment of the property found elevated areas of soil contamination above clean up levels. The city of Redmond has agreed to accept the property condition and to be responsible for any on-site remediation at the negotiated price of \$1,370,000.00.

I. Although the subject property is identified as a good candidate for affordable housing, the sale of this property to the city of Redmond is considered to be in the best interest of the citizens of King County and the city of Redmond.

J. Pursuant to K.C.C. 4.56.140, the county may dispose of county property to another governmental agency by negotiation, upon such terms as may be agreed upon and for such consideration as may be deemed by the county to be adequate.

SECTION 2. The King County executive is hereby authorized to execute the necessary documents to sell the following described property to the city of Redmond for the sum of \$1,370,000.00.

Tax Lot 26, Section 11, Township 25 North, Range 5 East, W.M.

(See full legal description in attached Purchase and Sale Agreement).

If a sale is not successfully negotiated, the property will be offered for public sale in accordance with K.C.C. 4.56.100.

Newspaper: Seattle Times

Publishing: Wed. 9/17/03

Hearing: September 29, 2003

Post: outside chambers