

ROBERT B. DU'IN
PAUL BARDEN

Introduced by: BERNICE STERN

Proposed No. 78 - 966

ORDINANCE NO. 3928

AN ORDINANCE authorizing condemnation of property for additions to and improvements of the Kingdome Stadium Site.

STATEMENT OF FACTS

1. The King County Council on November 23, 1977, by Ordinance No. 3492, did adopt the 1978 Annual Budget for King County, and did provide therein for the Capital Budget and Program, which included
2. The program provides for certain capital additions and improvements to be made to the Kingdome Stadium Site and the structures and property incidental to its operation.
3. The King County Domed Stadium Administration needs the hereinafter described property for use as an office and storage facility in connection with the operation of the Kingdome Stadium Site.
4. King County and the present owner of the property hereinafter described have reached an impasse in their negotiations for King County's purchase of said property.
5. In order to acquire the property needed for efficient management and operation of the Kingdome Stadium Site, King County must condemn certain lands and rights in property for public purposes, as hereinafter stated.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County Council finds that the public health, safety, necessity, convenience and welfare demand that the hereinafter described property be condemned, appropriated, taken and damaged for use as an office and storage facility.

1 SECTION 2. The King County Council has deemed it
2 necessary and in the best interest of the citizens of King County
3 that the lands hereinafter described, and other property rights
4 and/or rights in property, be condemned, appropriated, taken and
5 damaged for use as an office and/or storage facility for the King
6 County Domed Stadium Administration, said property being described
7 as follows:

8 Lots 13, 14 and 15, Block 326,
9 Seattle Tidelands (commonly known
10 as 590 1st Avenue South, Seattle)
11 located in King County, Washington.

12 SECTION 3. King County has complied with the State
13 Environmental Policy Act and the guidelines of WAC Chapter 197-10
14 which interprets and implements SEPA as both relate to this
15 condemnation action.

16 SECTION 4. The King County Council determines that
17 condemnation proceedings are hereby authorized to acquire property,
18 and property rights and/or rights in property, as an office and
19 storage facility for the Kingdome Stadium Site.
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SECTION 5. The attorneys for King County are hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take and appropriate the land and other property and property rights necessary to carry out the provisions of this Ordinance.

INTRODUCED AND READ for the first time this 25th day of

September, 1978.

PASSED this 23rd day of October, 1978.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Burton Stein
Chairman

ATTEST:

Dorothy M. Owens DEPUTY
Clerk of the Council

APPROVED this 26th day of October, 1978.

[Signature]
King County Executive

AN EXCERPT FROM THE PROCEEDINGS OF THE KING COUNTY COUNCIL MEETING
OF OCTOBER 23, 1978, ON ORDINANCE 3928

Mrs. Stern: Item 15.

Mr. Hammond: Proposed Ordinance No. 78-966 authorizing condemnation of property for additions to and improvement of the Kingdome Stadium Site.

Mrs. Stern: This is a public hearing. Is there anyone here to speak about the condemnation of property for additions to the Kingdome Stadium site? Seeing no hands, I will close the public hearing and call on Councilman Reams.

Mr. Reams: Madam Chairman, members of the Council do have a substitute ordinance which changes the Section 3 stating that the County is in conformance with the State Environmental Policy Act. And I assume that Dorothy did pass out a copy to each member of the Council. The Committee considered this ordinance; this is regarding the Johnson property, authorization for condemnation of parcel adjacent to the Kingdome site, right across the street there. The ordinance recognizes that this property would result in a substantial savings to the public if it was acquired for much needed storage and office space. The Committee considered this and recommends to the Council that the ordinance be passed. I would move that the Substitute Ordinance 78-966 be advanced to third reading for final passage.

Mrs. Stern: Is there a second:

Mrs. Chow: Second. But I want to discuss something with Mr. Reams.

Mrs. Stern: All right. Certainly. You want to second it first. Just one moment Ruby. The motion has been made for approval by Councilman Reams, seconded by Councilwoman Chow on whom I will call for comments.

Mrs. Chow: I don't see anything about the maintenance here of the equipment. Did we take that up in the Committee, Mr. Reams? It just says here about the office space and storage facilities. Previously, we wanted to put up a maintenance building at \$40.00 a square foot and I asked them to check that out.

Mr. Reams: That would be for storage of maintenance equipment.

Mrs. Chow: Maintenance equipment.

Mr. Reams: This is going to be for general storage. It is probably. . .

Mrs. Chow: What about the maintenance?

Mr. Reams: Well, I'll ask Mr. Green to comment on that.

Mrs. Chow: I forgot to ask that in Committee. I'm sorry;

Mrs. Stern: All right Mr. Green, will you give us your name and address and answer the question?

Mr. Green: Madam Chairperson, my name is Jay Green. I'm the assistant to the Director of the Kingdome Department. The answer to Mrs. Chow's question is "yes". There are a number of reasons why we would like to obtain the building. Storage is a big part of that. Also, in the plans is a 3500 square feet area for preventive maintenance of the Kingdome's capital equipment. Your fork lifts, your rolling stock, that type of thing, and also office space.

Mrs. Chow: And we're getting it at \$20.00 a square foot?

Mr. Green: Approximately. It depends basically on what the court award would be but it can range anywhere from, we're figuring the range of \$ 550,000 to \$750,000. That comes out to about \$12.00 to \$18.00 a square foot.

Mrs. Chow: Okay. Another thing Mr. Reams, I seconded it but someone has brought to my attention that one floor is going to be rented out for catering.

Mr. Green: The reason we're getting the building is for our needs. Now, if there is any unused space in the buiding, and we don't know that yet, but if there is any unused space, we would look to possibilities of renting that space out, all the way from storage space for public entities or private entities, to yes, even a banquet facility has been talked about. But it's just in the talking stage at this point.

Mrs. Chow: Talking stage. That's for income?

Mr. Green: Yes. Correct.

Mrs. Chow: And what was the square foot on the maintenance building that you proposed before?

Mr. Reams: That was 11,500 square feet.

Mrs. Chow: 11,500 square feet. Did you . . .

Mr. Green: Pardon me, Mrs. Chow.

Mrs. Chow: I mean this is a great improvement.

Mr. Green: Yes, it is.

Mr. Owen: Madam Chairman? Does this mean that we're not going to need a storage building?

Mrs. Chow: No. It means that previously they came to us with a proposal of building a maintenance building for 11,000 square feet.

Mr. Owen: I thought that was for storage?

Mrs. Chow: No.

Mr. Green: Yes. Mr. Owen, if I could clarify that.

Mrs. Chow: And it was for \$40.00 a square foot, and I told them go back to the drawing board.

Mr. Green: Yes. In the 1978 C.I.P. Budget for the Stadium Department, there is a storage and maintenance building proposed. However. . . .

Mr. Owen: This has nothing to do with that?

Mr. Green: Well, what it does, if we did obtain the Johnson Building, that project would be terminated. We would not need that building.

Mr. Owen: Okay.

Mr. Green: It's a replacement. We would actually use the funds appropriated for that building as part of the down payment on the purchase of the Johnson Building.

Mr. Owen: Okay.

Mrs. Stern: Now, Mrs. Chow, do you want to know anything more?

Mrs. Chow: Just call it to their attention that we got four times what they wanted before at a lower price. 43,000 square feet compared to the 11,000 square feet and they wanted to pay \$40.00 a square foot, and now we're paying only \$20.00. This is a great improvement.

Mr. Owen: Madam Chairman. When was the last time this building was wired or plumbed?

Mr. Green: We have had a preliminary appraisal done on it, Mr. Owen, and it is up to code. The only minor changes we would have to make, we'd have to install an overhead sprinkling system for the type of storage we have in mind. And, for the preventive maintenance area we would have to build an interior wall, a fire wall.

Mr. Owen: Okay.

Mr. Green: But it is up to code and it is in very good condition.

Mrs. Stern: All right. Thank you very much, Mr. Green. Is there further discussion or questions? If not, all those in favor of Proposed Ordinance, oh, Proposed Substitute Ordinance 78-966, say "aye".

Council: "AYE".

Mrs. Stern: Opposed? This is unanimous. All present.

KING COUNTY COUNCIL
OPERATIONS, POLICE AND JUDICIARY COMMITTEE
September 25, 1978

MINUTES

COUNCILMEMBERS PRESENT: Bill Reams, Chairman
Paul Barden
Mike Lowry

COUNCILMEMBER EXCUSED: Ruby Chow

COUNCIL STAFF: Dennis English

1. Substitute Proposed Ordinance #78-862, relating to the licensing of peddlers.

Dutch Welsch and Jim Buck of the Licenses Section were present.

This ordinance was discussed at the last OPJ Committee meeting. The three changes requested (reduce length of ordinance; exempt juveniles from certain provisions; and modify Seattle-King County Department of Public Health food permit requirements) were made. Councilman Barden requested that juveniles be exempted from all regulations and the Committee agreed. Councilman Lowry moved and Councilman Barden seconded a recommendation to pass as amended. The motion passed unanimously.

2. Substitute Proposed Ordinance #78-753, relating to the operation of taxicabs.

Dutch Welsch and Jim Buck of the Licenses Section were present.

This ordinance was discussed at the last OPJ Committee meeting. The Committee request that "reciprocal license" be clarified was done. Councilman Lowry moved and Councilman Barden seconded the recommendation to pass this ordinance. The motion passed unanimously.

3. Proposed Motion #78-906, authorizing the County Executive to make a grant application for funds in the amount of \$46,966 to support the King County Law and Justice Planning functions.

Merlin Bell of the Department of Rehabilitative Services and Laurie Bender of the Budget Division were present.

This is an annual grant. LEAA funds provide pay for a coordinator, secretary and support costs. Their chief function is to aid in preparation of annual the annual Law and Justice Plan, but they also provide general support to the Budget Division. Councilman Lowry moved and Councilman Barden seconded a recommendation of do pass for this motion. The motion passed unanimously.

4. Pay Range Revision, Facilities Service Manager--Youth Services.

Jack Cartwright of the Personnel Division was present.

This revision is before the Committee because it is recommended that the present incumbent's pay range, #42 (\$1300/mo), be increased to step #54 (\$1628/mo). Any increase below range #60 of over 5 numbered pay ranges must be approved by the OPJ Committee. The substantiation for the increase is based on a reorganization of Youth Services. The position has absorbed additional management responsibilities. Councilman

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Lowry moved and Councilman Barden seconded the motion to approve this pay range increase. The motion passed unanimously.

5. Proposed Motion #78-913, requesting funding for eight correction officer positions.

Sheriff-Director Lawrence Waldt and Merlin Bell of the Department of Rehabilitative Services were present.

The motion requests the Executive to forward an appropriations ordinance to fund eight additional correction officer positions in the Department of Rehabilitative Services. Further, the motion requests the funds be placed in the 1979 budget for the positions. A minor amendment was made in the wording, on page 1, lines 4 and 5, to make the meaning more clear. Councilman Lowry moved and Councilman Barden seconded the recommendation to pass this motion as amended. The motion passed unanimously.

6. Proposed Ordinance #78-966, authorizing condemnation of property for additions to and improvements of the Kingdome Stadium site.

Raymond Ferguson of the Prosecuting Attorney's Office and Jay Green and May Lui of Stadium Administration were present.

The Stadium Administration needs this property for storage and office space. The County and the present owner have reached an impasse in their negotiations, therefore, the Stadium Administration and the Prosecuting Attorney's Office are asking for authorization to begin condemnation proceedings. Councilman Lowry moved and Councilman Barden seconded the recommendation to give this ordinance a do pass. The motion passed unanimously.

Respectfully submitted,


Acting Secretary