

March 8, 1993
TH:rbmotion

Introduced by: Phillips

Proposed No.: 93-241

MOTION NO. 8950

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A MOTION authorizing the King County Executive to enter into a 35-year lease of a portion of Richmond Beach Center Park with the King County Rural Library District; identifying equivalent lands to be acquired in exchange therefore; and authorizing the executive to enter into an interlocal agreement.

WHEREAS, the King County Council, by Motion 8690 passed on June 15, 1992, authorized the executive to negotiate a lease with the King County Rural Library System (KCLS) for the development of a library in Richmond Beach Center Park, and

WHEREAS, the King County council has determined that the development of a library in Richmond Beach Center Park would provide enhanced educational and recreational benefits by allowing users to enjoy the benefits of both park and library services on the same visit, and

WHEREAS, the Richmond Beach community currently has over 127 acres of parkland, a ratio of 10.4 acres per 1,000 people, well above the 5 acres per 1,000 people service level recommended by the King County Parks Division in their 1987 Interim Assessment of Park Needs, and

WHEREAS, Richmond Beach Saltwater Park, a major regional park, is located within 1/2 mile of Richmond Beach Center Park, and

WHEREAS, King County has budgeted nearly \$600,000 for improvements at Richmond Beach Saltwater Park to provide enhanced recreational opportunities for the residents of the Richmond Beach area, and

WHEREAS, since 1985 the Richmond Beach Community Council has supported the development of a library in Richmond Beach Center Park, and

WHEREAS, over 2,000 residents of the Richmond Beach area have signed petitions supporting the development of a library in the park, and

1 WHEREAS, a community survey conducted in 1989 indicated
2 that the development of library in the park was the number one
3 preferred alternative for park use, and

4 WHEREAS, Richmond Beach Center Park is the site of the old
5 Richmond Beach Elementary School and has historically served
6 joint uses including its use subsequent to 1988 as a parks,
7 recreation and neighborhood meeting facility, and

8 WHEREAS, the proposed structure designed by KCLS is an
9 aesthetically pleasing building that has received extensive
10 public review, including three public meetings held in the
11 community to discuss various stages of design, and

12 WHEREAS, the final site selection was carefully made in
13 order to avoid disruption of any activities presently occurring
14 in the park, and

15 WHEREAS, the site includes a sloping bank and landscaped
16 area that covers demolition debris from the old school,
17 rendering that portion of the park generally unsuitable for
18 active parks and recreation purposes, and

19 WHEREAS, KCLS has agreed to provide park improvements
20 including the completion of a trail system, parking lot,
21 community meeting room and access to rest rooms that will serve
22 park patrons, and

23 WHEREAS, the director of the department of executive
24 administration has declared a portion of the park property to
25 be surplus, no county agency having expressed a need for that
26 property, and

27 WHEREAS, the proposed 35-year lease with KCLS, allows the
28 county to retain fee ownership of the property and authority to
29 contractually enforce or even terminate the lease if the
30 Library District does not fulfill its obligations, and

31 WHEREAS, Richmond Beach Center Park was purchased with
32 Forward Thrust Bond proceeds, and

33 WHEREAS, leasing a portion of a park for a library could
34 be viewed as a conversion of that portion of the property from
35 park and recreation purposes as defined in RCW 36.68.090, and

1 WHEREAS, Forward Thrust restrictions require King County
2 to acquire equivalent lands in order to lease a portion of
3 Richmond Beach Center Park to KCLS, and

4 WHEREAS, the King County parks division has identified
5 an equivalent parcel of property on Lake Washington that is
6 adjacent to the Burke Gilman Trail and would serve as a rest
7 stop on the trail, and

8 WHEREAS, the equivalent property will add to an existing
9 park and recreation system and provide equivalent or better
10 recreational opportunities for the citizens of King County, and

11 WHEREAS, appraisals have been completed on both the
12 surplus portion of the park property and the equivalent
13 property and the properties are similar in value, and

14 WHEREAS, King County has obtained an option to purchase
15 the property in exchange for the leasing that portion of
16 Richmond Beach Center Park to KCLS, and

17 WHEREAS, the acquisition of the equivalent property will
18 result in an increase in the public ownership of parks and
19 recreation property within the greater Shoreline area, and

20 WHEREAS, the council finds that the promotion of literacy
21 and reading is an important objective, and that in order to
22 meet these objectives it would be beneficial to both parties to
23 enter into an interlocal agreement that would require KCLS to
24 provide certain services to King County, and

25 WHEREAS, the interlocal agreement will require KCLS to
26 construct and operate a library in the Richmond Beach Community
27 for a term of not less than 35-years, and

28 WHEREAS, KCLS will allow all King County departments to
29 use all KCLS facilities fee supported programs for 35-years;

30 NOW, THEREFORE BE IT MOVED by the Council of King County:

31 A. The property at Richmond Beach Center Park having been
32 declared surplus, the King County executive is authorized to
33 enter into a 35-year lease (Attachment A) with KCLS for the
34 purposes of developing a library thereon.

1 B. The property described in Attachment B is found to be
2 equivalent or superior in meeting park and recreation purposes
3 to that portion of Richmond Beach Center Park which will be
4 leased to KCLS.

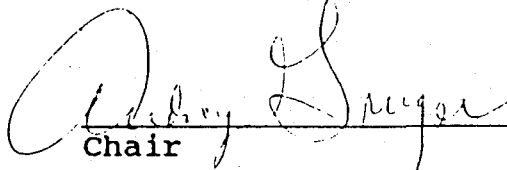
5 C. The King County executive is authorized to enter into
6 an interlocal agreement in substantially the form attached
7 hereto (Attachment C), with the KCLS for the purposes of
8 providing certain services to King County.

9 PASSED this 29th day of March, 1993.

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KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


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Chair

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ATTEST:

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Clerk of the Council

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Attachments:

- A. Lease Agreement at Richmond Beach Center Park
- B. Legal Description of Equivalent Property
- C. Interlocal Agreement with KCLS