

June 27, 1996  
ECODEV.DOC (VN:clt)

Introduced By: Ron Sims

Proposed No.: 96 - 535

MOTION NO. **9885**

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A MOTION relating to economic development, supporting the county executive's development of a Request for Proposal on 19.6 acres (Tax Lot 322404-9005) site owned by King County as part of a public/private partnership project.

WHEREAS, King County owns a 19.6 acre site (Tax Lot 3222404-9005) located adjacent to Seattle's South Transfer Station, and

WHEREAS, the property was purchased out of tax title status by King County in 1957 and leased to Seattle for a fire dump site from 1958-1978, and

WHEREAS, approximately two and one half acres of the nineteen acre site has been and is currently rented on a month to month basis, and

WHEREAS, the majority of the site is currently under-utilized, and yearly revenue generated from month to month rent is \$31,219.92, and

WHEREAS, the executive is responsible for the management of all real property owned or leased by the county, except as provided in K.C.C. 4.56.080 ensuring, where applicable, that properties generate revenues, closely approximating fair market value, and

WHEREAS, the existing uses on the site does not generate revenue closely approximating fair market value, and

1           WHEREAS, offering the surplus property for joint  
2 development and/or sale, as being proposed by the executive  
3 and the economic development and regional governance  
4 committee will minimize under-utilization of this publicly  
5 owned property, and

6           WHEREAS, King County's comprehensive plan policy ED 501  
7 encourages King County government to foster the development  
8 and use of private/public partnerships to implement economic  
9 development policies, programs and projects, and

10           WHEREAS, on June 13, 1996, the budget and strategic  
11 planning division, economic development section presented to  
12 the council's economic development and regional governance  
13 committee a timeline for the RFP for its consideration and no  
14 objections were expressed by the members;

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

17           The economic development and regional governance  
18 committee supports the county executive in the development of  
19 a Request for Proposal (RFP) for the subject property. The  
20 RFP shall encourage the development of family wage jobs  
21 through the participation by private and public development  
22 communities to create alternatives to the under-utilization

1 of the site. The RFP should be developed so as to prioritize  
2 family wage employers in the manufacturing and industrial  
3 sectors who are being displaced by governmental actions.

4 PASSED by a vote of 13 to 0 this 1<sup>st</sup> day of  
5 July, 1996.

6 KING COUNTY COUNCIL  
7 KING COUNTY, WASHINGTON

8 Louise Miller  
9 VICE Chair

10 ATTEST:

11 Gerald A. Peterson  
12 Clerk of the Council

13 Attachments: Timeline

14

## PLAN FOR SELLING THE SOUTH PARK INDUSTRIAL SITE

# 9885

### Goal

Sell the 19.6-acre South Park Industrial Site for industrial use to create jobs and expand the tax base.

### Actions/Timeline

The timeline listed below is the most ambitious and provides no contingency for delays. A more conservative estimate would add 30-60 days to the timeline.

#### *June 6, 1996*

- Invite remediation technology vendors attending Duwamish Brownfields Environmental Technology Workshop to participate in a demonstration project to cleanup the South Park site;
- Some vendors have offered remediation services free in exchange for the opportunity to demonstrate the effectiveness of their technologies;
- Investigate possibility of State/Federal grants for additional cleanup funds.

#### *June 6 - July 6, 1996*

- Appropriate \$58,000 for a Level I and Level II Environmental Site Assessment. (Level I is an historical review, Level II is subsurface testing for type and extent of contamination);
- Prospective purchasers will require documentation of contamination levels.

#### *July 6 - September 6, 1996*

- Complete simultaneous Level I and Level II assessments;
- Work with vendor currently under contract with Department of Natural Resources;
- Begin marketing property;
- Work with South Park Community Council to establish criteria for site development, including priority for a use resulting in family-wage jobs..

#### *September 6 - October 6, 1996*

- Review the findings of the Level I and Level II assessments with the State Department of Ecology;
- Obtain DOE perspective as to the most probable remediation actions necessary.

#### *October 6, 1996*

- Issue RFP for purchase of site, specifying site development criteria.

### Plan Benefits

- Property returned to industrial use; possible site for business relocations resulting from Harbor Island and/or Mariner Stadium projects although timing is doubtful;
- King County/Duwamish Coalition demonstrate a commitment to reclaiming contaminated land;
- King County uses sale proceeds for needed programs/services;
- Some contamination removed at no cost and/or paid from grant funds, thus increasing overall return to County;