

May 16, 1994

Introduced By: Laing,
Derdowski, Sims

94-116a.sub

Proposed No.: 94-116

SUBSTITUTE

ORDINANCE NO. **11338**

1 AN ORDINANCE directing the executive to
2 enter into a one-year lease agreement for
3 office space for the department of
4 development and environmental services,
5 hereinafter referred as the DDES, located
6 in Council District No. 6 and directing
7 the executive to: conduct an inventory and
8 evaluation of county-owned properties; to
9 make recommendations for the future
10 function(s) and organization of the DDES;
11 to convene an adhoc working group to
12 review DDES space requirements; and to
13 recommend a site for the DDES to the
14 county council on or before March 1, 1995.
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17 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

18 SECTION 1. The King County executive is hereby
19 directed to execute a one-year lease for the department of
20 development and environmental services at Eastpointe Plaza
21 located at 3600-136th Place SE in Bellevue, Washington, in
22 Council District No. 6, for 77,500 rentable square feet of
23 improved space at a rate of \$11.95 per square foot per year
24 with an option for a month-to-month extension at the same
25 \$11.95 per square foot rate for up to six months. Under the
26 terms of the lease, the county may, at its discretion, elect
27 to extend the lease on a year-to-year basis for four
28 additional years for a rate per square foot per year to be
29 negotiated by the executive. Operating expenses in excess of
30 \$5.00 per square foot per year may be passed on to the County
31 by the landlord.

32 SECTION 2. The county executive shall not execute
33 any lease agreement with the owners of the Eastpointe
34 property if property tax payments are not current within
35 thirty (30) days of the effective date of this ordinance. The

1 lease agreement shall provide for additional penalties, over
2 and above those already assessed by the county for late tax
3 payments, in the event that the owners of Eastpointe are
4 delinquent in making any future tax payments.

5 SECTION 3. In order to resolve the longer term space
6 needs of the DDES in a responsible and informed manner, the
7 county executive shall:

- 8 1. Conduct a thorough evaluation of county-owned properties
9 to determine the cost and feasibility of preparing these
10 properties for uses consistent with the needs of various
11 County government functions;
- 12 2. Determine his specific intent regarding the function and
13 organization of the DDES and make any appropriate
14 recommendations;
- 15 3. Convene a collaborative process between the county council
16 and the administration by appointing a task force on
17 DDES's regional location(s). The task force shall include
18 at least three members of the county council's budget and
19 fiscal management committee and three members
20 representing the executive. An additional three members
21 representing the building and development community,
22 labor and other community interests shall be appointed by
23 the six Council and Executive task force members. Task
24 force staffing shall be accomplished jointly by staff
25 from real property, DDES and the county council. The task
26 force should address the following issues:
 - 27 a) define the locational criteria most critical to the
28 efficient and responsive conduct of DDES's
29 responsibilities and functions;
 - 30 b) consider the effects of various location options on
31 highway congestion in King County;
 - 32 c) fashion location alternatives that minimize the
33 number and length of necessary trips to DDES;
 - 34 d) minimize DDES space costs;

- 1 e) determine whether the county should lease or purchase
- 2 office space for DDES;
- 3 f) determine whether DDES functions should be
- 4 decentralized using satellite offices;
- 5 g) determine the size and location of a central DDES
- 6 facility given the anticipated annexations and
- 7 incorporations; and
- 8 h) make a recommendation to the county executive and the
- 9 county council on or before December 15, 1994; and,
- 10 4. Conduct a competitive process, including a structured and
- 11 competitive Request For Proposals, to identify a facility
- 12 or facilities that: 1) can be leased or acquired, either
- 13 from private parties, other governments, or from the
- 14 county's own real property inventory; 2) take into
- 15 consideration the recommendations of the adhoc task
- 16 force; and 3) allow the county the option to reduce its
- 17 leased area; and,

1 5. Make a recommendation in the form of an ordinance to the
2 county council on or before March 1, 1995, for space for
3 the DDES for at least three to five years.

4 INTRODUCED AND READ for the first time this 28th
5 day of February, 1994.

6 PASSED this 16th day of May, 1994.

7 Passed by a vote of 9-3. KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Kent Pullen
10 Chair

11 ATTEST:

12 Gerald G. Peter
13 Clerk of the Council

14 APPROVED this _____ day of _____, 19__.

15 _____
16 _____
17 _____
DATE: May 27, 1994
King County Executive

17 Attachments:



King County Executive
GARY LOCKE

May 27, 1994

The Honorable Kent Pullen, Chair
King County Council
Room 1200
COURTHOUSE

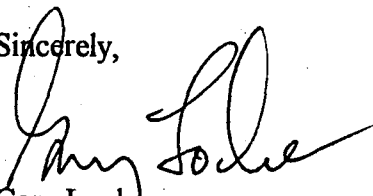
Dear Councilmember Pullen:

I am returning Ordinance No. 11338, which authorizes extension of the DDES lease at Eastpointe, without my signature. I am declining to sign the ordinance for two reasons. First, I do not believe the ordinance is in the best interest of the taxpayers, the development industry, or the employees of DDES. Second, direct negotiations between building owners and the County should be conducted by the appropriate executive department, not conducted in a highly charged political setting by the legislative branch. I believe such negotiations not only represent inappropriate legislative intrusions into an administrative function, which even some of your own members publicly acknowledged, but also often bring about some unintended bad consequences for the County. It is time, however, to move on to other important matters.

As the first step toward implementing the Council's decision, we will write to the owners of Eastpointe to request a written lease extension offer that meets the requirements of Ordinance No. 11338. We intend to seek rent ceiling protection for time periods beyond the eighteen months specified in the Council ordinance. If we do not get such protection included in the current lease extension agreement, our chance of getting such protection in later negotiations will be indeed remote. Finally, we intend to seek improvements to the building's health and safety systems at the owners' expense.

We will keep the Council informed of our progress in securing a lease extension from the Eastpointe owners.

Sincerely,



Gary Locke
King County Executive

GL:kk

cc: King County Councilmembers