

1 March 7, 1997

Introduced by: Greg Nickels
Christopher Vance

2
3 MW:clt
4 pfdprop.ord
5 clerk 4/3/97

Proposed No: 97-178

12687

7 ORDINANCE NO.

8
9 AN ORDINANCE authorizing the conveyance of a 12.59 acres of
10 land in Council District 10 to the Washington State Major League
11 Baseball Public Facilities District for the purpose of constructing a
12 major league baseball stadium.

13
14 STATEMENT OF FACTS:

- 15
- 16 1. King County owns a 12.59 acre property south of the Kingdome on South Royal
- 17 Brougham Way, known as the Ackerley property.
- 18
- 19 2. The Ackerley property was acquired by King County in 1992 for stadium purposes.
- 20
- 21 3. RCW 82.14.360(6) requires King County to contribute to the Washington State
- 22 Major League Baseball Public Facilities District (the PFD) certain county-owned real
- 23 property as the PFD determines to be necessary as a site for the major league
- 24 baseball stadium.
- 25
- 26 4. The PFD selected the Ackerley site for the new major league baseball stadium. The
- 27 PFD has acquired all private property necessary for construction of the new stadium.
- 28
- 29 5. The PFD and the county have negotiated an amendment to the March 18, 1996
- 30 Financing Agreement between the PFD and the county, said amendment which
- 31 governs the beneficial use and transfer of title of the Ackerley property to the PFD.
- 32
- 33 6. King County Ordinance 12045, Section 7 requires council approval for the disposal
- 34 of real property with an apparent value of more than ten thousand dollars (\$10,000).
- 35

36 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

37
38 SECTION 1. The King County executive is hereby authorized to execute a statutory
39 warranty deed to convey the following described property, located in Council District 10, to
40 the Washington State Major League Baseball Public Facilities District:

41 PARCEL A:

1 All of Lots 1 through 11, inclusive, Block 322, Seattle Tide Lands, according to the
 2 official maps thereof filed in the Office of Commissioner of Public Lands in Olympia,
 3 Washington:

4
 5 TOGETHER WITH that portion of Lots 12 through 14, inclusive, Block 322,
 6 and that portion of Lots 1 through 12, inclusive, Block 288, of said Seattle Tide
 7 Lands lying Westerly and Northerly of the following described line:

8
 9 Beginning at a point on the North line of Lot 1, Block 288, which lies 85.00 feet
 10 East of the N.W. corner of Lot 1, Block 288; thence South parallel to the West
 11 line of Block 288, a distance of 465.36 feet to the beginning of a tangent 330.00
 12 foot radius curve to the right; thence Southerly and Southwesterly along said
 13 curve through a central angle of 30-00-00 an arc length of 172.79 feet; thence
 14 South 30-00-00 West 153.89 feet; thence North 60-00-00 West 67.61 feet to the
 15 beginning of a tangent 150.00 foot radius curve to the left; thence Northwesterly
 16 and Westerly along said curve through a central angle of 29-58-40 an arc length
 17 of 78.48 feet to a point of tangency on the South line of Lot 12, Block 322;
 18 thence North 89-58-40 West along said South line 205.35 feet to the West line of
 19 Block 322 and the terminus of said described line;

20
 21 (ALSO KNOWN as Parcel A of City of Seattle Lot Boundary Adjustment No.
 22 8802502, recorded July 19, 1988, under Recording No. 8807191543.)

23
 24 PARCEL B:

25 Those portions of Lots 1 through 24, inclusive, Block 288, and Lots 12 through
 26 24, inclusive, Block 322, Seattle Tide Lands, according to the official maps
 27 thereof in the Office of Commissioner of Public Lands in Olympia, Washington;
 28 and that portion of the Northerly 50.0 feet of the 100.00 foot vacated right-of-
 29 way of Massachusetts Street, all described as follows:

30
 31 Commencing at the N.E. corner of said Lot 1 in Block 288; thence Westerly
 32 along the North line of said Lot in Block 288 to the point of intersection with a
 33 line drawn parallel with and distant 10.0 feet Northwesterly of, as measured at
 34 right angles to, Burlington Northern Railroad Company's most Westerly tract
 35 centerline located in said Block 288, said point being the TRUE POINT OF
 36 BEGINNING of the parcel to be described; thence South 10-33-30 West along
 37 said parallel line to the point of intersection with the South line of said Northerly
 38 50.0 feet of the 100.0 foot vacated right-of-way of Massachusetts Street; thence
 39 Westerly along said South line to the point of intersection with a line drawn
 40 parallel with and distant 205.35 feet Easterly of, as measured at right angles to,
 41 the West line of said Block 322; thence Northerly along said parallel line to the
 42 point of intersection with the North line of said Lot 13 in Block 322; thence
 43 Southeasterly along a curve concave to the Southwest and having a radius of

1 150.0 feet an arc distance of 78.48 feet; thence South 60-00 East a distance of
2 67.61 feet; thence North 30-00 East a distance of 153.89 feet; thence
3 Northeasterly along a curve concave to the Northwest and having a radius of
4 330.0 feet a distance of 172.79 feet to the point of inter-section with a line drawn
5 parallel with and distant 460.0 feet Easterly of, as measured at right angles to,
6 said West line of Block 322; thence Northerly along said parallel line a distance
7 of 465.36 feet to the point of intersection with said North line of Lot 1 in Block
8 288; thence Easterly along said North line to the TRUE POINT OF
9 BEGINNING.

10
11 Provided that:

12 The executive shall not execute the deed conveying the property prior to the release
13 from escrow of one hundred million dollars (\$100,000,000) of bond proceeds for the
14 construction of the major league baseball stadium.

15 INTRODUCED AND READ for the first time this 10th day of March, 1997.

16 PASSED by a vote of 8 to 5 this 2nd day of
17 April, 1997.

18 KING COUNTY, COUNCIL
19 KING COUNTY, WASHINGTON

20
21
22
23
24 Chair Jane Hogue

25 ATTEST:

26
27
28 Just Masuo
29 **ACTING** Clerk of the Council

30
31 APPROVED this 1st day of April, 1997.

32
33
34 David A. Orr
35 King County Executive

36 Attachments: None