

5/11/95
CLT:lm

Introduced by: GREG NICKELS

Proposed No.: 95-411

ORDINANCE NO. **11879**

AN ORDINANCE allowing King County executive to execute an amendment to a long-term use agreement with the University of Washington for property at the Harborview Medical Center campus.

PREAMBLE:

In accordance with KCC 4.56.150, as amended, and KCC 4.56.180, as amended, the King County council may adopt an ordinance permitting the county executive to enter into an agreement, exempt from fair market value requirements, with certain governmental entities for use of County property and into a lease for up to a fifty year term when the property to be leased is to be used for a hospital or a medical training and research facility, provided that extensive improvements are required in order to use the property for its intended use.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County executive is hereby authorized to execute an amendment to a use agreement, in substantially the same form as is attached, for the purpose of facilitating the construction of a medical training and research facility provided for in the original use agreement.

INTRODUCED AND READ for the first time this 5th day of June, 1995.

PASSED this 30th day of June, 1995.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Passed by a vote of 13-0.

Kent Pullen
Chair

ATTEST:

Ronald A. Peterson
Clerk of the Council

APPROVED this 7th day of July, 1995.

Ray Locke
King County Executive

Attachments:

A. First Amendment to Use Agreement

**FIRST AMENDMENT TO THE USE AGREEMENT
FOR THE RESEARCH & TRAINING FACILITY
AT HARBORVIEW MEDICAL CENTER CAMPUS**

This First Amendment to the Use Agreement for the Research and Training Facility at Harborview Medical Center Campus is by and between the Board of Regents of the University of Washington and King County, and is dated _____.

PURPOSE. The Use Agreement provides for construction and operation of a Research & Training Facility ("R&T Facility") on property owned by King County on the campus of Harborview Medical Center ("HMC"). The purpose of this Amendment is to provide for emergency power to the R&T Facility; for design and construction of an access road to the relocated liquid oxygen tanks and the loading docks for the R&T Facility; for relocation of steam headers; and for courtyard improvements.

The following sections shall be added to Paragraph 2 of Section II on Page Two of the Use Agreement:

Emergency power will be provided to the R&T Facility by the relocated emergency generators and by any additional generator capacity installed at HMC to service the loads from the R&T Facility.

In addition, as part of the R&T Facility, an access road which enters from Terrace Street, proceeds behind the Personnel Building and exits near the front of the Firehouse (see diagram attached as Exhibit A, which is incorporated by reference hereto) shall be designed and constructed at the University's expense to provide truck access to the liquid oxygen tanks and also to loading docks for the R&T Facility. The access road is upon property legally described as: Lots 2,3,6 and 7, Block 83, Terry's 2nd Addition, as recorded in Volume 1 of plats, page 87, records of King County, Washington. The design and specific location of the access road shall be submitted to King County for approval, which approval shall not be unreasonably withheld. King County hereby agrees that the access road shall be available for use for so long as the University uses or leases the property on which the R&T Facility is located as provided in the Use Agreement. The access road shall be included within the definition of "the Property" as defined in the Use Agreement and subject to all of the terms of the Use Agreement.

King County agrees that steam headers currently on the R&T Facility site which serve Harborview Hall and the Firehouse may be relocated, or new steam headers constructed, in an alternative location to be identified in a Steamheader Relocation Plan, at the University's expense. The design and specific location of the steam headers is subject to King County's approval, which approval shall not

be unreasonably withheld. If new steam headers are constructed, the University may reuse, relocate or salvage any components of the existing steam headers which are on the R&T Facility site.

The University agrees to provide certain courtyard improvements to the area between Harborview Hall and the R&T Facility, including a pedestrian walkway connecting Terrace Street to Ninth Avenue and a covered walkway connecting Harborview Hall and the R&T Facility. A final design will be submitted by the University for approval of King County, which approval shall not be unreasonably withheld. The courtyard improvements shall be completed during or after construction of the R&T Facility, at the University's sole expense.

All other terms and conditions of the Use Agreement shall remain the same.

COUNTY OF KING
STATE OF WASHINGTON

BY _____ Date _____
Gary Locke
King County Executive

Approved as to form:

Senior Deputy Prosecuting Attorney Date

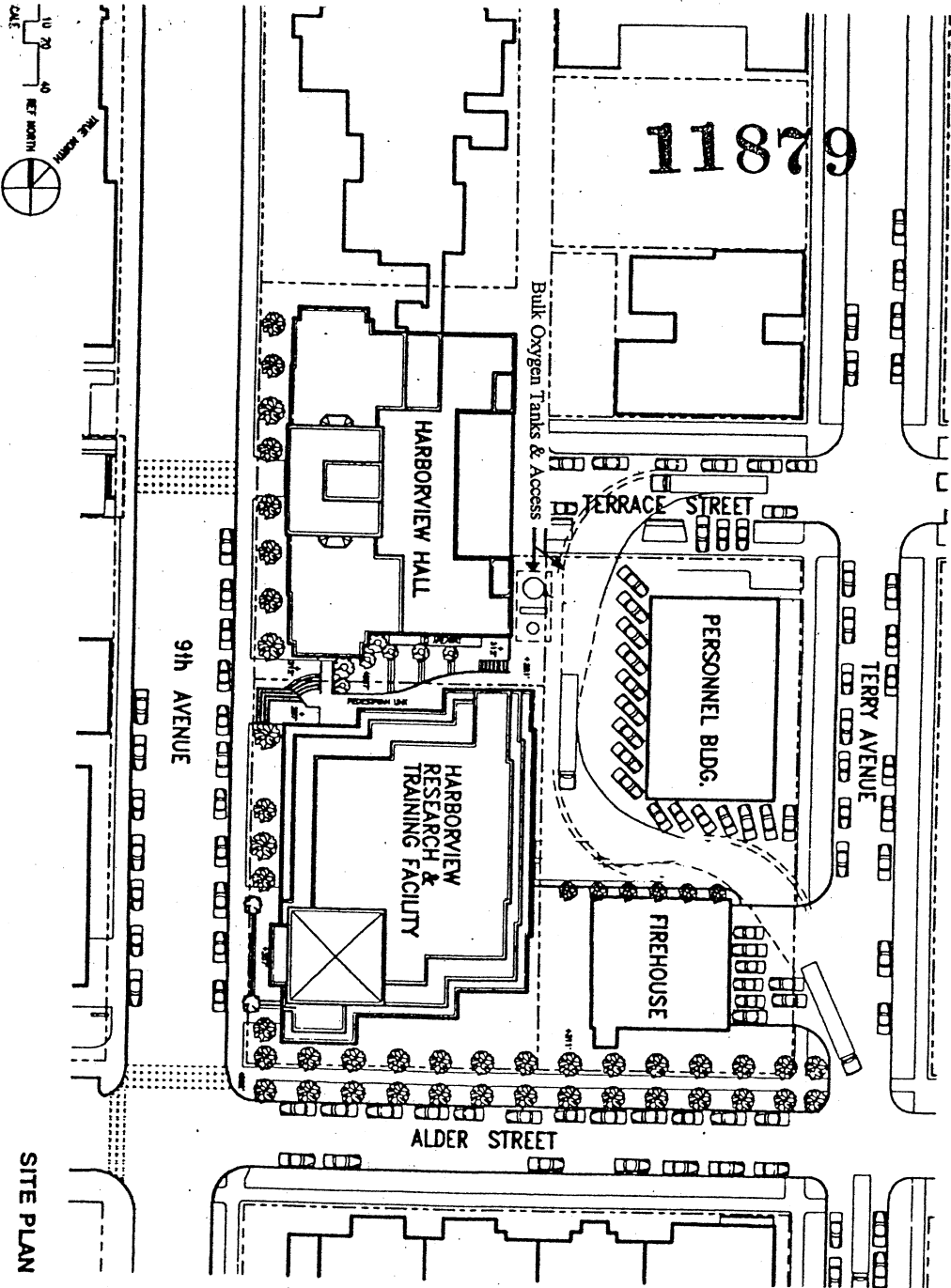
BOARD OF REGENTS
OF THE UNIVERSITY OF WASHINGTON

BY _____ Date _____
Tallman Trask III
Executive Vice President

Approved as to form:

Assistant Attorney General Date

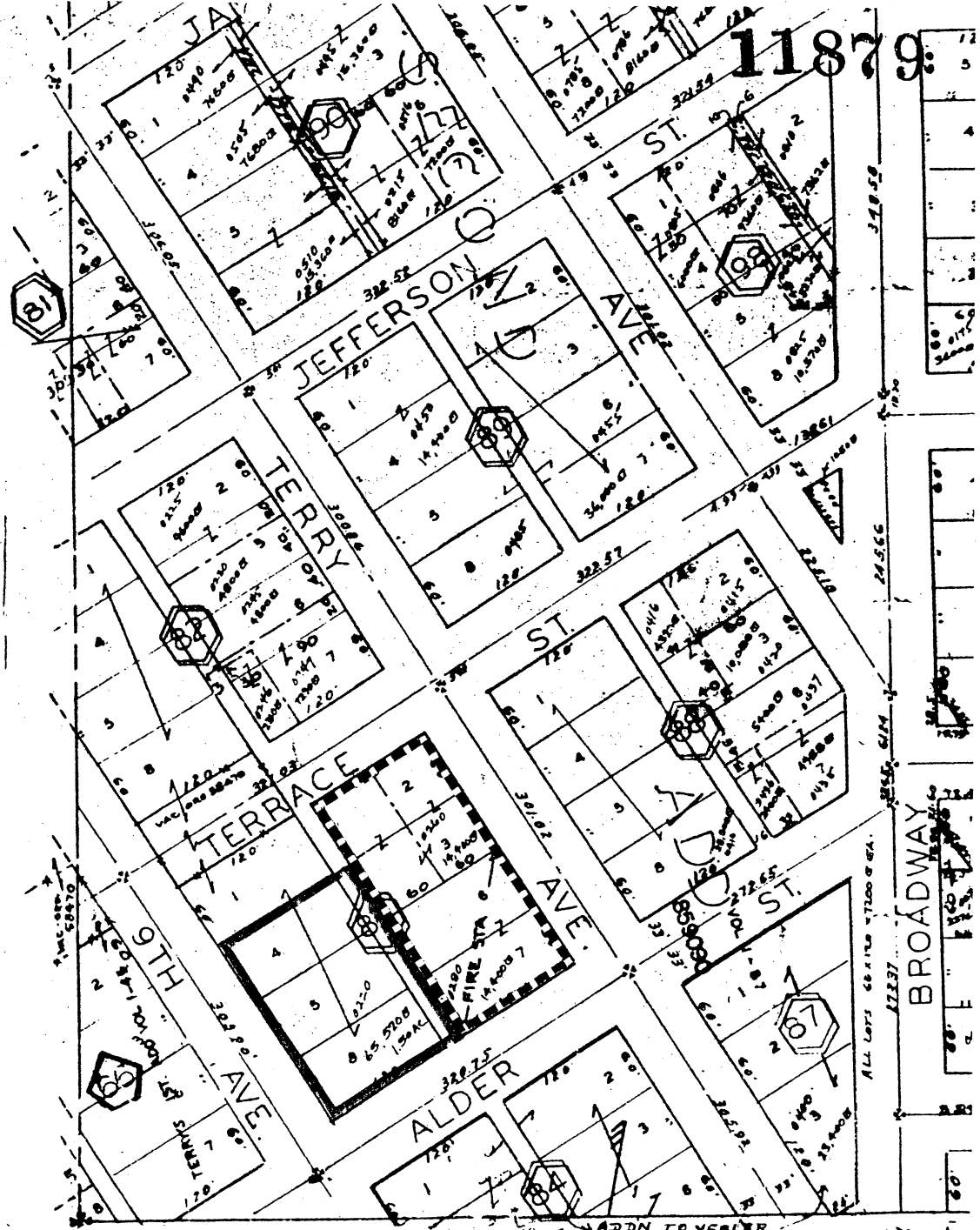
Harborview Research and Training Facility



SITE PLAN

EXHIBIT A TO USE AGREEMENT AMENDMENT

11879



- Original Use Agreement
- - - Amendment to Use Agreement

ADDN. TO YESLER FEDERAL HOUSING

ALL LOTS 60x120x71000 AREA.

BROADWAY