

June 4, 1997

Introduced By:

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Proposed No.:

97-299

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ORDINANCE NO. **12768**

AN ORDINANCE authorizing the sale of the Northshore Transfer Station site located in council district 3 for affordable housing purposes.

STATEMENT OF FACTS:

The subject property located in the 14300 Block of N.E. 190th St. in Woodinville was purchased by King County solid waste division in 1980 for use as a solid waste transfer station site.

The subject property was never used for that purpose and is considered surplus to the needs of the custodial department.

In 1995, the property services division notified county departments, governmental agencies and community groups of King County's plan to surplus and sell the property.

The subject property contains approximately 22 acres and is zoned R-8 (Woodinville). This residential zone allows for 8 dwelling units per acre with a provision to allow a mix of housing types.

Following the notice, King County's housing & community development program, the City of Woodinville, and ARCH (a regional housing coalition) approached the county about their interest in the property for affordable housing. The department of transportation, road services section, also expressed interest in a small portion of the site for a vector decant facility. Roads services section has since withdrawn their interest.

King County Ordinance No. 12394, Section 4, allows King County to negotiate a direct sale with a developer of affordable housing provided that the developer has been selected through a request for proposals.

King County's housing & community development program and the solid waste division have worked together to determine the most appropriate

1 way to meet the needs of both divisions and to accomplish the
2 development of affordable housing.

3 It has been agreed that the county's housing & community development
4 program and the solid waste division in cooperation with the property
5 services division will develop a request for proposals (RFP) for
6 development of affordable housing on the property. The City of
7 Woodinville has been a partner in the surplussing process and will
8 continue to participate in the RFP process.

9 It is believed that the site will accommodate several types of affordable
10 housing, such as townhouses, multifamily, and senior housing. The exact
11 mix of housing will be determined in the RFP proposals.

12 The sales price of the subject property will be the fair market value of
13 \$1,662,000.

14 Some parameters for the terms of sale will be included in the RFP. The
15 exact terms will be based on the proposals received.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. The King County executive is hereby authorized to execute the
18 necessary documents to sell the following described property to the successful ((bidders))
19 proposers in a request for proposal for development of affordable housing.

20	<u>LEGAL DESCRIPTION</u>	<u>SALES PRICE</u>
21	West 495 feet of portion of the SE 1/4 of the SE 1/4 of	\$1,662,000
22	Section 3, Township 26 North, Range 5 East,	
23	W.M., lying Northwesterly of Woodinville-	
24	Duvall Road, LESS County Roads.	

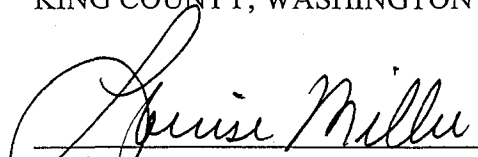
12768

1 ALSO, East 1/2 of East 1/2 of Vacated Plat of
2 Day City, LESS County Roads.

3 INTRODUCED AND READ for the first time this 27th day of June,
4 1997.

5 PASSED by a vote of 12 to 0 on this 16th day of June, 1997.


6 KING COUNTY COUNCIL
7 KING COUNTY, WASHINGTON

8 
9 VICE Chair

10 ATTEST:

11 
12 Deputy Clerk of the Council

13 APPROVED this 26th day of June, 1997.

14 
15 _____
16 King County Executive

17 Attachments: None