

Resolution No. 31161

A RESOLUTION expressing support for continued public use of and access to King County Metro's North Lake Union dock site, potential transfer of ownership of the site to the City of Seattle's Parks and Recreation Department and endorsing potential site use by the Center for Wooden Boats, a local non-profit corporation.

Related Legislation File: \_\_\_\_\_

Date Introduced and Referred: <u>9.21.09</u>	To: (committee): <u>Parks &amp; Seattle Center</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>10-5-09</u>	Date Presented to Mayor: _____
Date Signed by Mayor:	Date Returned to City Clerk:
Published by Title Only _____	Date Returned Without Concurrence:
Published in Full Text _____	

*Law Department*

## The City of Seattle – Legislative Department

Resolution sponsored by: *Tom Roemer*

### Committee Action:

Date	Recommendation	Vote
<u>9-29-09</u>	<u>Pass</u>	<u>2-0 TR, JD</u>

This file is complete and ready for presentation to Full Council. \_\_\_\_\_

### Full Council Action:

Date	Decision	Vote
<u>10-5-09</u>	<u>Adopted</u>	<u>9-0</u>

RESOLUTION 31161<sup>cm</sup>

1  
2 A RESOLUTION expressing support for continued public use of and access to King County  
3 Metro's North Lake Union dock site, potential transfer of ownership of the site to the  
4 City of Seattle's Parks and Recreation Department and endorsing potential site use by the  
5 Center for Wooden Boats, a local non-profit corporation.

6  
7 WHEREAS, public access for citizens of Seattle and King County to green space and to  
8 waterways and shorelines are high public priorities; and

9  
10 WHEREAS, there are rarely opportunities for expansion of parks or other facilities offering such  
11 access on our crowded waterways; and

12  
13 WHEREAS, King County Metro Transit is in the process of declaring its North Lake Union dock  
14 site surplus property and is considering possible future uses or buyers; and

15  
16 WHEREAS, there would be public benefit in keeping the North Lake Union dock site in public  
17 or non-profit ownership and dedicating it to water-oriented public use; and

18  
19 WHEREAS, the Seattle-King County Maritime Heritage Task Force stated in its 2005 report that  
20 there is a great need for a maritime heritage facility including repair workshops for  
21 wooden vessels and training facilities to teach sailing and other maritime skills, and the  
22 Task Force identified the North Lake Union site for such a facility; and

23  
24 WHEREAS, the North Lake Union dock site was identified in the South Wallingford amendment  
25 to the Wallingford Neighborhood Plan as a desired location for a water-oriented  
26 community resource; and

27  
28 WHEREAS, the Fremont and Wallingford Neighborhood Associations have endorsed the idea of  
a waterfront park on the North Lake Union dock site, and the inclusion of public meeting  
spaces for their use; and

WHEREAS, the State of Washington has dedicated \$500,000 to improvement of the site if  
matched on a two-to-one ratio, and those funds could be used to improve the existing on-  
site building; and

WHEREAS, the City of Seattle has appropriated \$50,000 in the 2009 Adopted Budget of the  
Department of Parks and Recreation ("Parks") to determine if the site can be secured for  
future city park use; and

WHEREAS, Parks might consider such a site for purchase with various acquisition funds,  
including the Opportunity Fund from the 2008 Parks & Green Spaces Levy; and



1 WHEREAS, the Center for Wooden Boats, a Seattle non-profit corporation that for thirty one  
2 years has taught sailing, boat repair, and other maritime skills at its docks on South Lake  
3 Union, has expressed interest in being the key tenant for a water-oriented park and  
4 activity center at the North Lake Union dock site; NOW, THEREFORE,

5 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

6 Section 1. The City Council supports the King County Council's work to maintain the  
7 North Lake Union dock site for public use and access, including as a water-oriented or maritime-  
8 related community resource. The site, commonly known as the Waterfront Parcel, is currently  
9 owned by King County Metro Transit, encompasses 56,498 square feet and is located at 1445  
10 North Northlake Place, near Gas Works Park.

11 Section 2. The Seattle Department of Parks and Recreation and King County Metro  
12 Transit should research and analyze the potential to transfer ownership and control of the North  
13 Lake Union dock site to the Seattle Department of Parks and Recreation. Such analysis should  
14 include a review of i) site use history, ii) the condition of the buildings, piers and docks, and iii)  
15 any known or potential environmental contamination at the site or at adjacent properties,  
16 including contaminated sediments in Lake Union, and should include an analysis of the City's  
17 potential liability for environmental contamination should the City accept ownership of the site.

18 Section 3. Any subsequent property transfer or purchase and sale agreement should  
19 include language indemnifying the City from liabilities, costs, or damages related to or arising  
20 out of environmental contamination, which may exist due to the City's purchase of the property.

21 Section 4. If the North Lake Union site is transferred to Parks Department ownership, the  
22 Parks Superintendent, on behalf of the City, should negotiate a long-term tenancy agreement  
23  
24  
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26



1 with the Center for Wooden Boats, for the purposes of expanding the Center's public programs  
2 and activities. The tenancy agreement should be negotiated on a market-rate basis and should  
3 take into account the public services to be offered at the site.  
4

5 Adopted by the City Council the 5<sup>th</sup> day of October, 2009, and  
6 signed by me in open session in authentication of its adoption this 5<sup>th</sup> day  
7 of October, 2009.  
8

9   
10 President \_\_\_\_\_ of the City Council

11  
12 Filed by me this 5<sup>th</sup> day of October, 2009.  
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16 City Clerk

17 (Seal)  
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**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Legislative	Kieu-Anh King/206.684.4678	Not applicable.

**Legislation Title:** A RESOLUTION expressing support for continued public use of and access to King County Metro’s North Lake Union dock site, potential transfer of ownership of the site to the City of Seattle’s Parks and Recreation Department and endorsing potential site use by the Center for Wooden Boats, a local non-profit corporation.

• **Summary of the Legislation:**

This resolution:

1. Expresses support for the continued public use of and access to the North Lake Union dock site, located at 1445 North Northlake Place, near Gas Works Park, and,
2. Requests that the City’s Department of Parks and Recreation (“Parks”) analyze the feasibility of City ownership of the site, and,
3. States that any transfer of the property to the City should include language indemnifying the City from liability, costs or damages related to any environmental contamination, and
4. Endorses potential use of the site by the Center for Wooden Boats, a local non-profit corporation.

- **Background:** *(Include brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable):*

Please see recitals for background information.

- *Please check one of the following:*

**XX This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*

**Note:** This legislation, in and of itself, does not have any specific financial implications. Subsequent actions contemplated by this legislation, however, may have significant financial implications, depending on the terms of any agreement with King County Metro, the site analysis performed by the Parks Department and any long-term tenancy agreement between the City and the Center for Wooden Boats.

A parcel map is attached as Attachment A to the Fiscal Note.





King County

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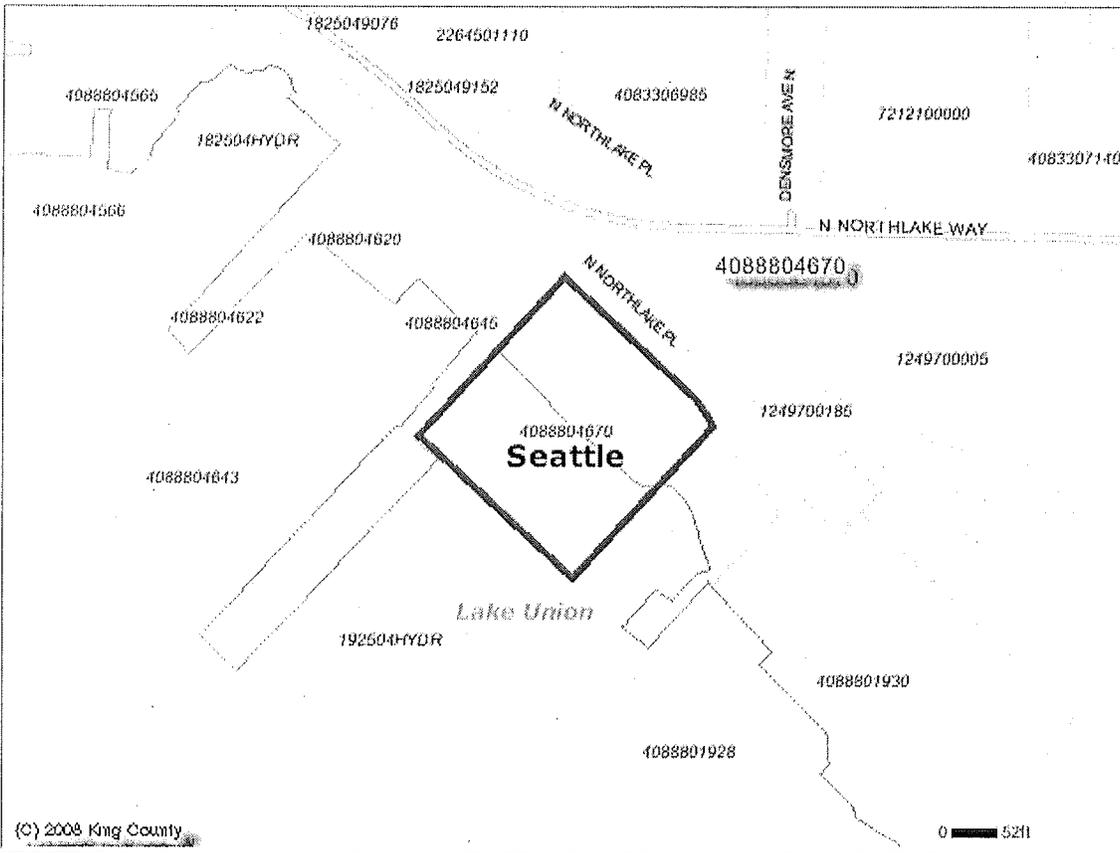
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### North Lake Union dock site



(C) 2008 King County

Parcel Number	4088804670
Address	1445 N NORTHLAKE PL
Zipcode	98103
Taxpayer	KING COUNTY

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County."

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**STATE OF WASHINGTON – KING COUNTY**

--SS.

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245943  
CITY OF SEATTLE, CLERKS OFFICE

No.

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

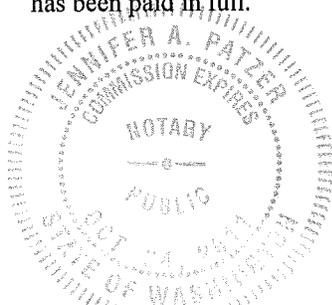
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31161 TITLE ONLY

was published on

10/15/09

The amount of the fee charged for the foregoing publication is the sum of \$ 35.38, which amount has been paid in full.



*[Handwritten signature]*

Subscribed and sworn to before me on

10/15/09

*[Handwritten signature]*

Notary public for the State of Washington,  
residing in Seattle

Affidavit of Publication

## State of Washington, King County

### City of Seattle

#### TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on October 5, 2009, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

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Publication ordered by the City Clerk  
Date of publication in the Seattle Daily  
Journal of Commerce, October 15, 2009.  
10/15(245943)