

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adopting Resolution No. 464 - Approving the Purchase of Real Property Located on the South Side of North 185 th Street, Identified as Short Plat No. 98038, Recording No. 19991105900005; King County Tax Parcel Nos. 7276100015, 7276100016, 7276100017, 7276100018, and 727610TRCT; and Authorizing the City Manager to Take the Necessary Steps to Complete the Property Purchase
DEPARTMENT:	City Manager's Office
PRESENTED BY:	Nathan Daum, Economic Development Program Manager
ACTION:	<input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On July 31, 2017, the City Council approved the update to the Parks, Recreation and Open Space (PROS) Plan. The Plan identified parkland needs of 43 acres in the light rail station subareas to meet the target of 4.06 acres per 1,000 population. The Plan also proposed a new, 0.7-acre park on N 185th Street near Ashworth Avenue N (1367 N 185th Street). The proposed park would allow for a loop walking trail, public art, natural vegetation, and a small play area. This location was also identified in the 185th Street Multimodal Corridor Strategy as an open space opportunity and offers the potential of access from both the north and the east via a potential easement.

Tonight, Council is scheduled to review and adopt proposed Resolution No. 464 (Attachment A) which would approve the purchase of this property and authorize the City Manager to take the necessary steps to complete the purchase. As per Council Rules of Procedure 6.1.B, which states that for an Action Item that is before the City Council for the first time and is not part of the consent agenda, public comment for that item will follow the staff report but precede Council review. Council should therefore allow for public comment following the staff report, and the same rules for public comment provided as part of the Council's regular public comment period shall apply.

RESOURCE/FINANCIAL IMPACT:

The total cost for the land is \$1,480,000, for which full funding has been awarded to the City by the King County Conservation Futures Tax (CFT) grant program. If Council approves this purchase, design and construction of park improvements would be estimated separately and are not included in this analysis. Upon closing of the sale, costs of land ownership such as vegetation management, noxious weed control, conservation district, and surface water management fees, estimated at approximately \$1,000 per year, would fall to the City.

RECOMMENDATION

Staff recommends that Council approve Resolution No. 464 authorizing the purchase of real property located on the south side of North 185th Street, identified as Short Plat No. 98038, Recording No. 19991105900005; King County Tax Parcel Nos. 7276100015, 7276100016, 7276100017, 7276100018, and 727610TRCT; and the authorizing the City Manager to take the necessary steps to complete the purchase.

Approved By: City Manager ***DT*** City Attorney ***MK***

BACKGROUND

On July 31, 2017, the City Council approved the update to the Parks, Recreation and Open Space (PROS) Plan after 18 months of Council and community engagement. A Citywide population forecast of more than 15,000 new residents by 2035 estimated 75% of that growth would occur in the light rail station subareas. To maintain the current level of service of park property acreage per 1,000 population, the PROS Plan estimated parkland needs of 95 acres citywide, including 43 acres in the light rail station subareas, and identified priority acquisitions and park developments.

Some of the top facility needs identified in the PROS Plan were expanding walking and trail-related activities, improving the urban forest health, and managing impacts from future growth through acquisition and expanded outdoor recreation in the subareas. PROS Plan Strategic Action Initiative #7 called for ensuring adequate park land for future generations and set a target of adding five acres on new park land by 2023. The Plan's list of priority acquisitions and park developments can be found in Table 6.6 of the PROS Plan. The staff report for the adoption of the PROS Plan can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2017/staffreport073117-7a.pdf>.

The PROS Plan proposed a new, 0.7-acre park on N 185th Street near Ashworth Avenue N (Attachment B) that would allow for a loop walking trail, public art, natural vegetation, and a small play area. This location was also identified in the 185th Street Multimodal Corridor Strategy (Attachment C) as an open space opportunity and offers the potential of access from both the north and the east via a potential easement.

DISCUSSION

The identified park/open space property is located on the south side of N 185th Street, east of 1335 N 185th Street and west of Ashworth Avenue N. The property is rectangular in shape, totaling 30,171 square feet (0.692 acre) and was appraised at \$1.48 million. It consists of four lots (King County parcel numbers 7276100015, 7276100016, 7276100017, and 7276100018) and a common parcel (King County parcel number 727610TRCT) for access/egress. This property has been under one owner and has been vacant for several years.

The City presented the property owner with a fair market value offer of \$1,480,000, subject to Council approval, and the seller accepted the City's offer and has signed the Purchase and Sale Agreement. Council approval would allow the City Manager to proceed to closing on this property. The City has secured a King County Conservation Futures Tax grant for 100% of the funds required for the purchase and requires no City matching funds.

This property would be designated as a new park property and is currently unnamed. Should Council authorize the purchase of the land, staff would begin a process to solicit names for this new park in the coming months. The City of Shoreline Parks and Facility Naming Policy outlines the procedures and criteria for naming parks and recreation facilities.

Tonight's Council Action on Resolution No. 464

Tonight, Council is scheduled to review and adopt proposed Resolution No. 464 which would approve the purchase of this property and authorize the City Manager to take the necessary steps to complete the purchase. As per Council Rules of Procedure 6.1.B, which states that for an Action Item that is before the City Council for the first time and is not part of the consent agenda, public comment for that item will follow the staff report but precede Council review. Council should therefore allow for public comment following the staff report, and the same rules for public comment provided as part of the Council's regular public comment period shall apply.

COUNCIL GOALS ADDRESSED

This item addresses Goal #2, Action Step #2:

- *Implement the Parks, Recreation, and Open Space Plan, including priority park improvements and acquisition of additional park properties.*

RESOURCE/FINANCIAL IMPACT:

The total cost for the land is \$1,480,000, for which full funding has been awarded to the City by the King County Conservation Futures Tax (CFT) grant program. If Council approves this purchase, design and construction of park improvements would be estimated separately and are not included in this analysis. Upon closing of the sale, costs of land ownership such as vegetation management, noxious weed control, conservation district, and surface water management fees, estimated at approximately \$1,000 per year, would fall to the City.

RECOMMENDATION

Staff recommends that Council approve Resolution No. 464 authorizing the purchase of real property located on the south side of North 185th Street, identified as Short Plat No. 98038, Recording No. 19991105900005; King County Tax Parcel Nos. 7276100015, 7276100016, 7276100017, 7276100018, and 727610TRCT; and the authorizing the City Manager to take the necessary steps to complete the purchase.

ATTACHMENTS

Attachment A – Proposed Resolution No. 464

Attachment B – Property Area Map

Attachment C – 185th Street Multimodal Corridor Strategy Community Gathering Place
Site – Ashworth Avenue N & N 185th Street

RESOLUTION NO. 464

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF NORTH 185TH STREET, IDENTIFIED BY KING COUNTY TAX PARCEL NUMBERS 7276100015, 7276100016, 7276100017, 7276100018, AND 727610TRCT, FOR PARK PURPOSES AND AUTHORIZING THE CITY MANAGER TO FINALIZE THE PURCHASE.

WHEREAS, within Initiative 7 of the City of Shoreline Parks, Recreation and Open Space (PROS) Plan, the City seeks to ensure adequate park land for future generations; and

WHEREAS, the PROS Plan projects an additional 95 acres will be needed to fulfill this Initiative, with approximately 43 acres in and around the 145th and 185th Light Rail Station Subareas; and

WHEREAS, the PROS Plan further identified that parks provide for amenities such as loop paths, public art, and playgrounds; and

WHEREAS, Table 6.6 of the PROS Plan identified property located at 185th and Ashworth as targeted for acquisition; and

WHEREAS, this property is a four (4) lot short plat with an access tract, approved by the City in 1999, Short Plat No. 98038, Recording No. 19991105900005; and identified by King County Tax Parcel Nos. 7276100015, 7276100016, 7276100017, 7276100018, and 727610TRCT (the “Property”); and

WHEREAS, this Property was also identified during the 185th Street Station Subarea planning process as a potential nature-based open space and in the 185th Street Multimodal Corridor Strategy as a site that could provide a community gathering place providing passive and active recreation uses; and

WHEREAS, the City presented, and the property owner accepted, a fair market value of \$1,480,000.00 for the Property subject to City Council approval; and

WHEREAS, funding for this purchase is provided by a King County Conservation Futures Tax grant;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES:

Section 1. Purchase Approved for Public Park Purposes. The City Council hereby approves the purchase of Short Plat No. 98038, Recording No. 19991105900005, identified by King County Tax Parcel Nos. 7276100015, 7276100016, 7276100017, 7276100018, and 727610TRCT, for the fair market value of \$1,480,000.00. Once acquired, the Property shall be designated a public park and shall be administered by the City’s Parks, Recreation, and Cultural Services Department, or its successor.

Section 2. City Manager Authorization. The City Manager or designee is hereby authorized to execute any and all documents necessary to finalize the purchase of the Property and transfer fee simple title to the City of Shoreline subject to King County Conservation Futures Tax grant restrictions, if any.

Section 3. Effective date. This Resolution shall take effect and be in full force immediately upon passage by the City Council.

Passed by majority vote of the City Council in an open meeting this 10th day of August, 2020.

Will Hall, Mayor

ATTEST:

Jessica Simulcik Smith, City Clerk

Attachment B – Property Area Map



SITE 2: ASHWORTH AVENUE N & N 185TH ST

OPPORTUNITIES

- Naturalize Area.
 - Perimeter trail.
 - Interpretive signage.
 - Exercise equipment along trail.
- Active use concentrated along N 185th Street with environmental education elements.
- Fitness Zone.
- Seating.
- Placemaking elements.
- Nature play features.

CONSTRAINTS

- Proximity to single-family residential limits possibilities for noise and crowd generating uses.
- King County Conservation Futures funding.
 - Limits use of 85% of the parcel to passive use.
 - 15% of parcel could be active use.



Community Gathering Place locator map



Aerial View of Community Gathering Site 2