
Council Meeting Date: March 25, 2002

Agenda Item: 8(d)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Approval Purchase of 2.62 Acres of Open Space In Proximity of Richmond Beach Saltwater Park.
DEPARTMENT: Parks, Recreation and Cultural Services/ City Attorney
PRESENTED BY: Wendy Barry, Director/ Ian Sievers, City Attorney

PROBLEM / ISSUE STATEMENT:

The owner of a wooded and undeveloped lot approximately half a block from the entrance to Richmond Beach Saltwater Park has approached the City with an offer to sell the parcel for \$17,500, well below assessed value. The property is currently subject to a current use tax exemption for open space and a conservation easement with Cascade Land Conservancy restricting development to public access using a developed pedestrian trail through the wooded track. This open space provides access between 17th Avenue NW and the park and offers a woodland experience to users of the park. It also serves as a visual and physical buffer between the park and the neighborhood. This acquisition would be a valuable complement to the park.

FINANCIAL IMPACT:

Purchase price is \$17,500 which would be paid from the General Capital Fund. The City Attorney is assigned closing responsibilities in the sale agreement to save costs, but there would be incidental title insurance, 1% excise tax and recording fees paid from the City Attorney's professional services budget line item. There would be a one-time cost of relocating the trailhead, which is scheduled for completion before mid- 2003 under the purchase agreement, and approximately \$4,000 for costs of installing identification and regulation signage. These items will be from 2002 General Capital Fund or funded as part of the 2003 Parks budget. After this work there should be minimal maintenance costs since the tract will be maintained in its natural state except for the trail, which is maintained by the Cascade Land Conservancy.

RECOMMENDATION

Staff recommends City Council approve a motion authorizing the City Manager to execute a purchase agreement for the proposed 2.62 acres of open space for \$17,500 plus closing costs.

Approved By:

City Manager LB

City Attorney 

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BACKGROUND

Ms. Linda Jo Pym, owner of 2.62 acres shown on Attachment A, between 17th Ave. NW and 20th Ave NW. has approached the City with an offer to sell the property for in a letter of January 17, 2002. This letter was forwarded to the Council by the City Manager on February 1st.

The sale property received a high rating for current use tax exemption by King County in April, 2000 based on its value as open space in the area, unlimited public access and the conservancy easement on the property granted to Cascade Land Conservancy in 1998.

The property would be a complimentary asset to the nearby Richmond Beach Saltwater Park. It provides a pedestrian trail through mature second growth forest from 17th to the 20th Ave NW approximately half a block from the park entrance. As recited in the conservation easement and King County open space analysis, this property allows pedestrian wooded access from the neighborhood to the park from 17th and provides a visual and physical buffer between the neighborhood and the park.

City staff met with staff of the Cascade Land Conservancy and Ms. Pym on site to identify the location of an easement connecting the sale property to 20th Ave NW. The easement would follow an existing driveway across Pym's residential property and include a connecting easement to a relocated trail on the sale property. At present the access is unmarked and unclear, and the existing trail is unnecessarily close to a neighboring residence. As part of the purchase agreement, the parties will agree to a trail relocation plan including vegetation buffers and markers. The sale agreement includes granting a 15-foot pedestrian easement to the City connecting the sale property to 20th Ave. NW.

The City has submitted a purchase and sale agreement to Ms. Pym for the purchase of this acreage for \$17,500 with the City providing closing and paying closing costs. The King County Assessment for the parcel for 2002 is \$53,000.

ANALYSIS

This is an excellent opportunity to enhance the recreational opportunities available at Richmond Beach Saltwater Park both in terms of buffering the park, providing neighborhood pedestrian access and providing park users an alternate walking route through a forested area.

The price is well below market value and within current CIP appropriations for 2002.

In the past, City staff has inquired as to the availability of Ms. Pym's residential home and property which abuts the park at the 20th Ave NW entrance. This property was identified for purchase in the 1998 Shoreline Park, Open Space and Recreation Service Plan. This property could serve as an expansion of the useable upland area of the park, a new off-street route for the forest trail into the park if the current sale is approved, and the house itself might be suitable as an interpretive center. The City Attorney is

currently exploring a sale with Ms. Pym and any tentative agreement will be referred to Council for approval.

RECOMMENDATION

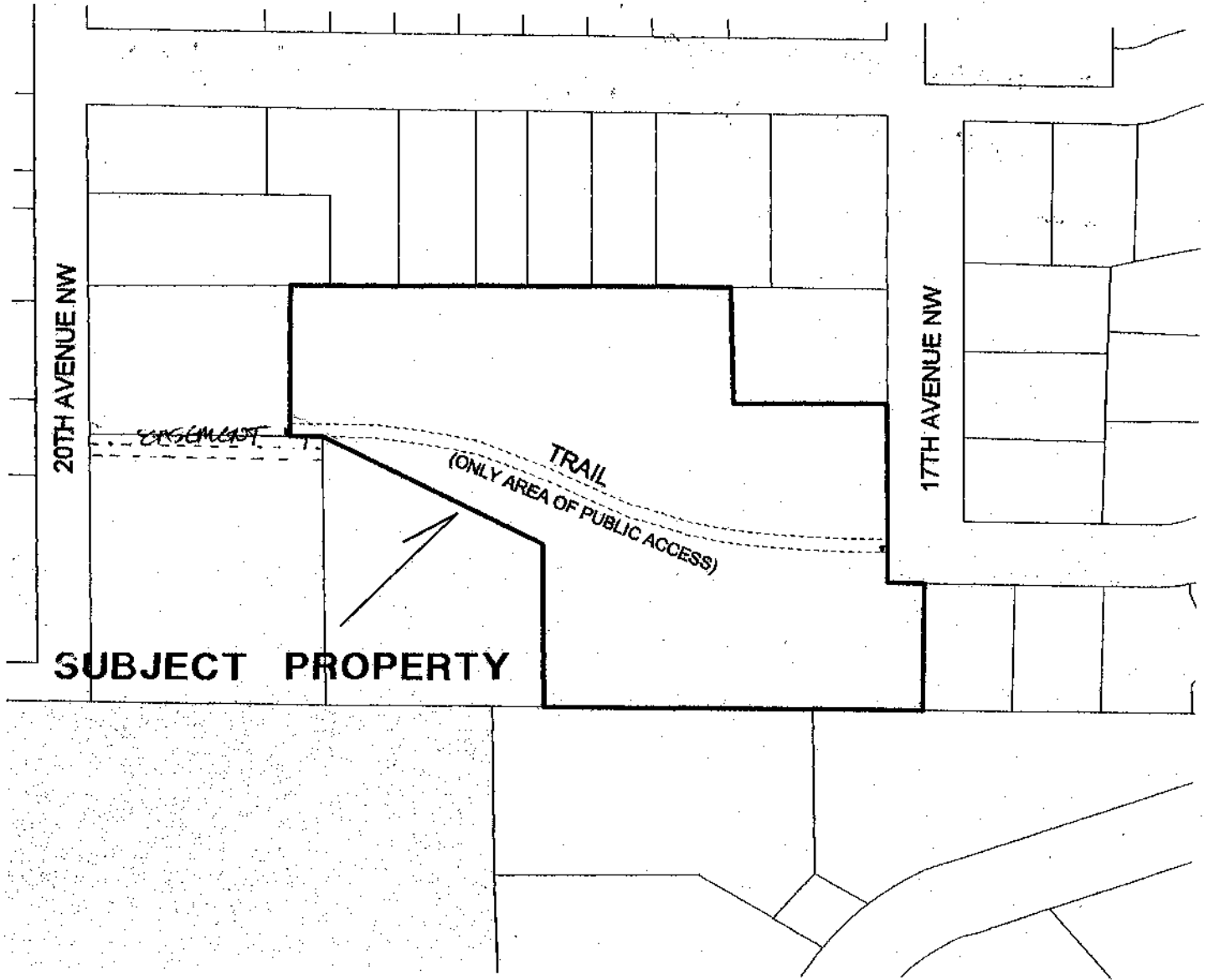
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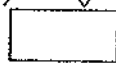



Attachment A- Parcel Map

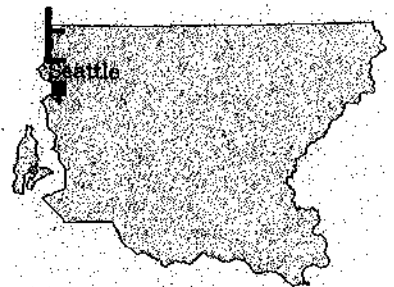


ATTACHMENT A

Pym Property: Conservation Easement



-  Streams
-  Lakes
-  Parks
-  Jurisdiction
-  Boundary



THIS MAP WAS PRODUCED BY THE CASCADE LAND CONSERVANCY FOR DISPLAY PURPOSES ONLY. WE MAKE NO GUARANTEES ABOUT THE ACCURACY OF THE DATA.