

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Dayton Triangle Property
DEPARTMENT: Public Works
PRESENTED BY: Paul Haines, Public Works Director, Jesus Sanchez, Operations Manager

PROBLEM/ISSUE STATEMENT:

The purpose of this staff report is to seek direction from the Council regarding the future use of the Dayton Triangle property located at 14929 Westminster Way, particularly whether the City should plan to use the site in whole or in part for a Gateway to the City or whether the City should sell or lease all or part of the site for private use.

RECOMMENDATION

No formal action is required at this time. Staff recommends Council give direction to move forward with Option 2 to redevelop the entire site as a City Gateway.

Approved By: City Manager  City Attorney 

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INTRODUCTION

The purpose of this staff report is to seek direction from the Council regarding the future use of the Dayton Triangle property located at 14929 Westminster Way.

BACKGROUND

The Dayton Triangle property located at 14929 Westminster Way North was a long-standing code violation dating back to before the City of Shoreline's incorporation. The City of Shoreline through a King County Sheriff's Sale eventually acquired it on December 22, 2000. The King County Superior Court confirmed the acquisition on February 12, 2001. Trash, abandoned vehicles, hazardous materials and the unsafe building have been removed from the site, using the City's Code Abatement Fund, at a cost of \$48,099.24.

In addition, the Legal Department has incurred costs of \$10,139 to acquire rights to partial Phase II environmental study and to complete this study. The City of Shoreline Public Works Department is currently preparing for removal of some remaining contaminated soils. The clean-up work will bring the City into compliance under the Washington State Department of Ecology's Model Toxic Control Act and is estimated to cost approximately \$7,000.00.

The site has an area of 8,026 square feet. Another 293 square feet of unused right-of-way at the southern tip might be available for use. The site is zoned "NB." The 2003 King County Assessor valued the land at \$161,500.

The Shoreline Comprehensive Plan establishes a community vision that "each road and waterway into the City will have special treatment signaling entry into Shoreline." To implement this vision, the City developed the "Gateway Policy and Procedure Manual." This document identified the Dayton Triangle Property as a possible City Gateway. The site was identified as a possible "Primary Gateway" with two alternative development concepts: use of the entire site as a gateway or use of only the southern tip as a gateway with the use of the remainder of the site undetermined. Neither development concept is currently funded in the Capital Improvement Plan.

The Parks Department has indicated that the size of the property and its proximity to high traffic volumes makes it unsuitable for an active park. However, if the City retains ownership of the property, it would have the potential as the site for a beautification project. Subsequently, the Public Works' Facilities Unit or the Parks Department could provide ongoing maintenance of the site.

Finally, several local individuals and businesses have expressed interest in the property. There have been proposals to lease or purchase the property and develop it as a small retail business such as an espresso stand, flower shop or fruit stand. One proposal has been made by a developer to incorporate a mixed-use concept, which includes both a gateway enhancement and an espresso stand at their cost, with design approval, by the City. We have also heard from nearby residents over the years of their desire for the City to maintain this as park or open space.

DISCUSSION

The Dayton Triangle property fronts along Dayton Avenue North, Westminster Way North, and North 150th Street. The total area, with the vacated unused right-of-way, is 8,369 square feet. It currently has ingress and egress from both Dayton Avenue North and North 150th Street. The property is zoned as NB (Neighborhood Business), which allows for a broad range of commercial and residential uses, including gasoline service stations, apartments, automotive repair and service, daycare, eating and drinking establishments and general retail and services. Adjacent land uses are primarily residential with some office use to the east. The City's Traffic Engineer has reviewed the property for traffic impacts and ingress and egress issues and finds that there are limited access points. However, this does not preclude a permitted business from operating at that location.

To date, no market analysis has been conducted regarding the resale and/or lease market value for the property. However, staff has determined that the following uses might be reasonably accommodated if the entire site became available for private redevelopment:

- Four to six residential units (with underground parking).
- Three residential units (with surface parking).
- A commercial building covering up to 3,000 square feet (nine parking spaces)
- A gasoline service station.
- Automotive rental, service and/or repair.
- Commercial uses such as a latte stand, flower shop or other small retail.

The staff has identified five options:

- Option 1: Do nothing
Under this option, the City would retain ownership of the property and leave the property vacant, providing simple upkeep to maintain the cleanliness and appearance of the site.

Option 2: Develop the entire site as a City Gateway.

Under this option, the City would retain ownership and select the Dayton Triangle property as a City Gateway only. This site could provide a space for privately funded works of art as part of a Gateway beautification plan. The Shoreline Noon Rotary Club has commissioned a sculpture with this as the preferred location. This option allows for a potential reconfiguration of the intersection in the future.

Option 3: Develop the southern tip of the site as a City Gateway and redevelop the remaining land area under City ownership or control.

Under this option, the City would retain ownership, solicit proposals from interested parties seeking an interest in a joint venture concept which would include a lease program for the successful proposal.

Option 4: Develop the southern tip and sell the remaining land.

Under this option, the City would develop the tip of the site for a gateway and sell the remaining land for private re-use.

Option 5: Sell the Entire Site.

Under this option, the City would sell the property with or without use restrictions.

RECOMMENDATION

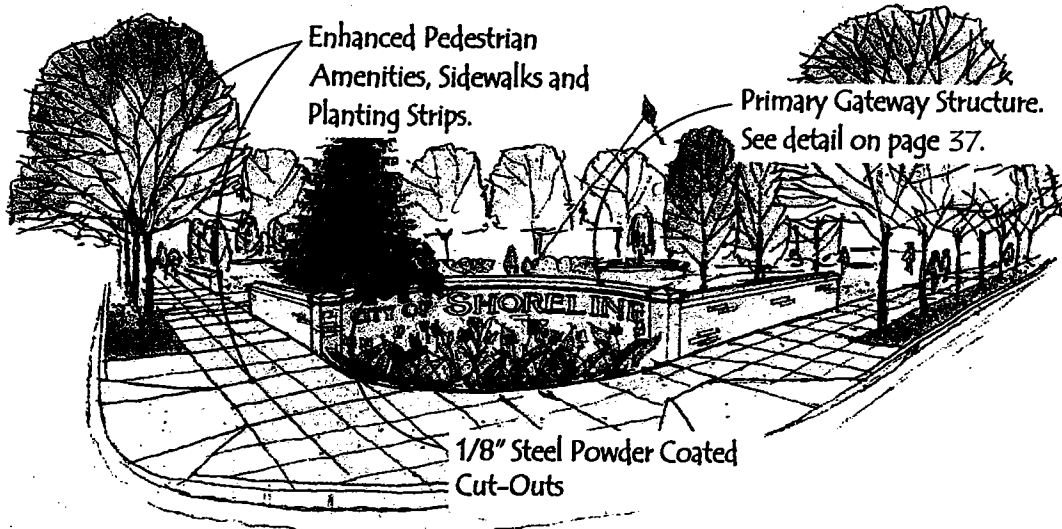
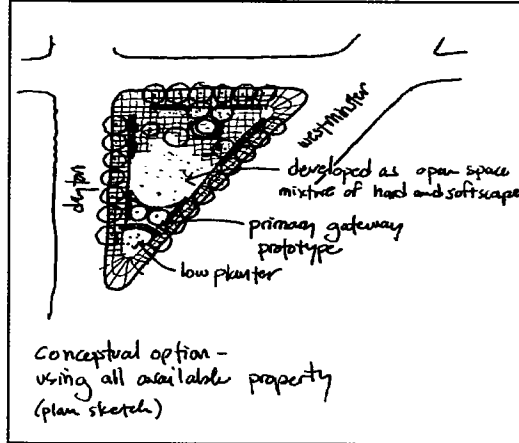
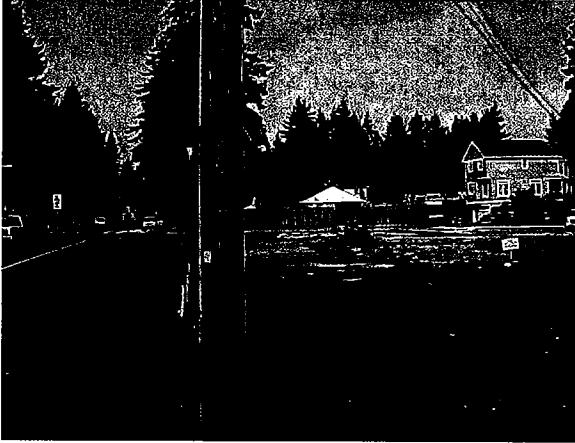
No formal action is required at this time. Staff recommends Council give direction to move forward with Option 2 to redevelop the entire site as a City Gateway.

ATTACHMENTS

- A. Parcel Map
- B. Gateway Treatment (Southern Tip Alternative)
- C Gateway Treatment (Entire Site Alternative)
- D. Photographs of the site circa 1995
- E. Photograph of the site in 2003

ATTACHMENT B

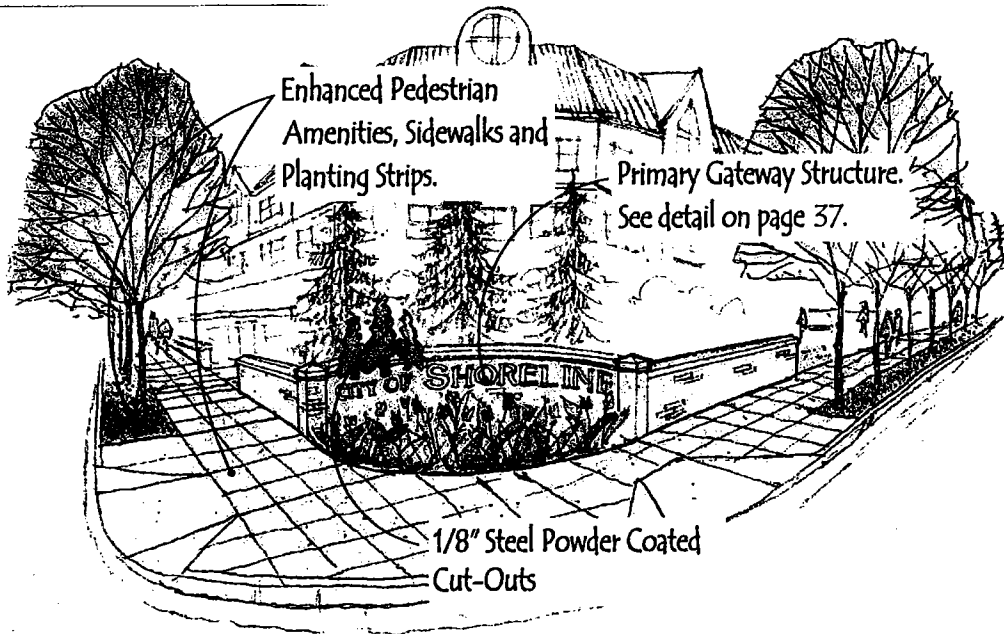
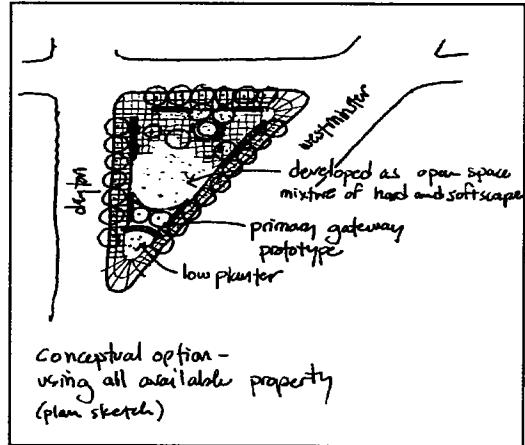
Dayton Triangle Property @ Dayton Ave. N.



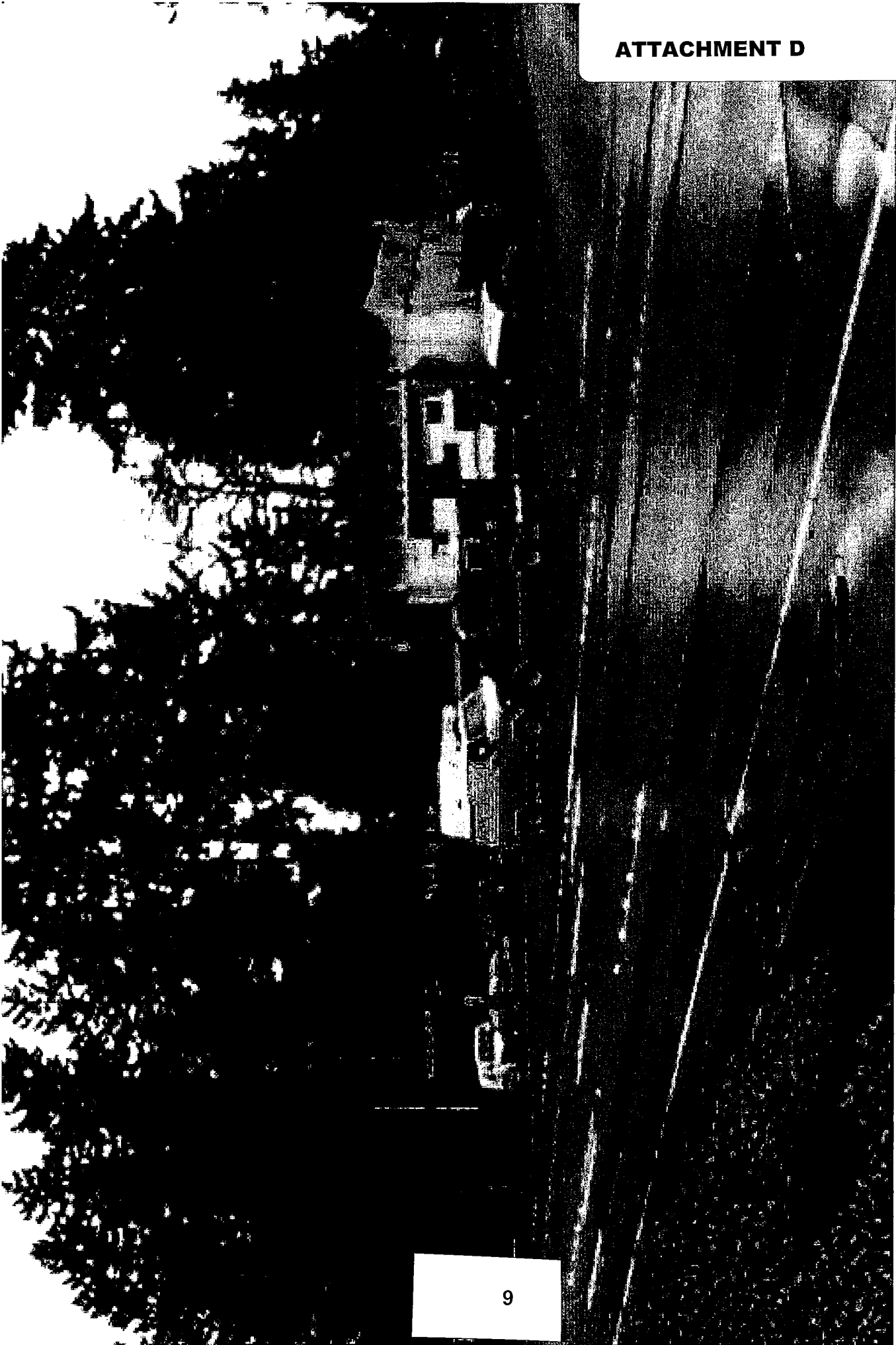
Gateway Only Venue

ATTACHMENT C

Dayton Triangle Property @ Dayton Ave. N.



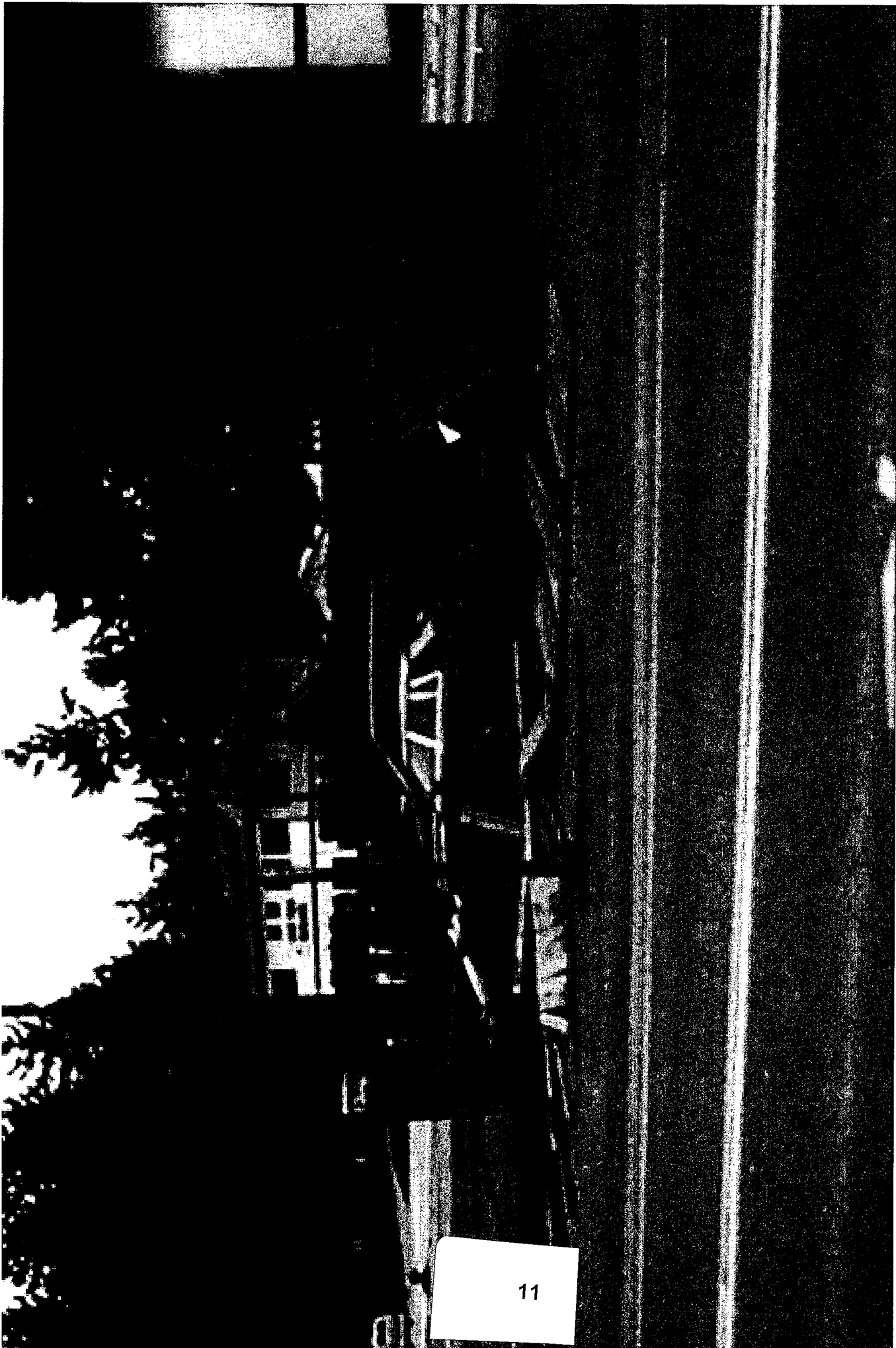
Gateway Venue/Redevelopment



circa 1995



Circa 1995



11

circa 1995



circa 1995



circa 1995



2003