

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: South Echo Lake Property Discussion
DEPARTMENT: CMO
PRESENTED BY: John Norris, Management Analyst

PROBLEM/ISSUE STATEMENT:

Echo Lake Buffer Associates, LLC, the property owner of the South Echo Lake buffer property, has submitted a proposal to the City Council whereby they would donate the buffer property to the City of Shoreline. The proposal also states that the City, not the property owner or Inland Construction, the developer of the South Echo Lake mixed-use development, would be responsible for the work called out for in the Contract Rezone Agreement for the Echo Lake buffer area.

ANALYSIS CONDUCTED:

The Shoreline City Manager has directed that a cost-benefit analysis of this proposal be conducted so that the Council has more information in order to make an informed decision on whether to accept this property proposal. In conducting the cost-benefit analysis of the Echo Lake Buffer Associates, LLC proposal, two alternatives have been analyzed: 1) accept the property owner's proposal, and 2) reject the proposal. Information will also be provided regarding potential future uses of the SELBP and whether or not these uses are compatible with the Contract Rezone Agreement and Critical Areas section of the Shoreline Development Code.

FINANCIAL IMPACT:

If the Echo Lake Buffer Associates, LLC proposal is accepted, the estimated financial impact would be \$353,250 in one-time capital funding and \$24,128 in on-going capital and operational funding. If the proposal is rejected, there will be no financial impact to the City.

RECOMMENDATION:

Staff recommends that the City reject the Echo Lake Buffer Associates, LLC proposal.

Approved By: City Manager  City Attorney _____

INTRODUCTION

On April 17, 2007, Echo Lake Buffer Associates, LLC, the property owner of the South Echo Lake buffer property (also referred to as Tract A) abutting the South Echo Lake mixed-use/YMCA development to the north, submitted the following proposal to the Shoreline City Council regarding the buffer area (Attachment A). The proposal includes the following conditions:

- 1) Echo Lake Buffer Associates, LLC would be willing to donate this parcel to the City of Shoreline if, in return, they were to receive documentation that would satisfy the IRS that a gift was made in and valued at a mutually agreeable amount.
- 2) As further inducement for Echo Lake Buffer Associates, LLC to donate the land, the City of Shoreline would not require Inland Construction, Echo Lake Associates, LLC, or members of Echo Lake Buffer Associates, LLC to do any of the work called out for in the Contract Rezone Agreement for the Echo Lake buffer.
- 3) The buffer area would be named Rotary Park, although there would be no liability to the local Rotary Clubs, Rotary District 5030, or Rotary International because of this naming. The two local Rotary Clubs would hope to be able to work with the Shoreline Park Department to make improvements that would be enjoyed by the entire Shoreline Community. This naming would allow the Clubs to install signage, approved by the City of Shoreline, naming the Park, Rotary Park.

The Shoreline City Manager has directed that a cost-benefit analysis of this proposal be conducted so that the Council has more information in order to make an informed decision on whether to accept the property proposal. This staff report will outline information about the buffer property, provide the cost-benefit analysis, analyze alternative courses of action, and provide a recommended course of action for the South Echo Lake property proposal.

BACKGROUND

The South Echo Lake Buffer Property (SELBP) is a 66,822 square foot property that is directly south of Echo Lake and encompasses approximately 245 feet of the lake's shoreline (Attachment B). The property serves as the mandated wetland buffer between Echo Lake, a Type II wetland, and the South Echo Lake Properties (SELP) and YMCA property. The SELP is being developed to feature approximately 469 multifamily housing units in three buildings in the interior and on the east on the site, and two commercial buildings with apartments above the commercial space at the corner of Aurora Avenue and N. 192nd Street. The YMCA property in the northwest corner of the site is being developed with a new YMCA building and onsite parking. (Attachment C).

On June 30, 2005, the City of Shoreline and the Echo Lake Associates, LLC entered into a Concomitant Rezone Agreement and Covenant running with the land (Contract Rezone Agreement) for the entire South Echo Lake property (including the buffer property) with conditions affecting how the site was to be developed. Staff has been working with the developers of the property since April 2006 to ensure that the Contract Rezone Agreement conditions are met. In total, 19 conditions exist in the Contract

Rezone Agreement. However, condition numbers 3, 8, 9, 10, 11, 12, 13, and 19 specifically relate to the SELBP portion of the site and affect how the SELBP will be constructed as a buffer that allows for public access. These conditions are as follows:

3. Developer shall provide a 115-foot buffer around the wetland.
8. The developers will secure the services of a certified wetland biologist to direct the design of the enhancement and restoration plan for the shoreline of Echo Lake. The plan shall be based upon and consistent with the Department of Ecology's (DOE) "Best Available Science for Freshwater Wetlands Projects," Volumes One and Two. Subject to City approval, the developers will implement this plan.
9. The developers will not take any actions that result in further significant degradation of the wetland or buffer. The developers will use their best efforts to preserve and enhance the existing higher quality shoreline areas at the eastern and western boundaries.
10. The developers will restore and enhance all but a contiguous 70 feet of the lake shoreline, 10 feet of which will be used for a boardwalk to the lake. Within this 70-foot area, the developers intend to apply for a permit to construct a publicly accessible beach and dock.
11. The restored areas of the shoreline will consist of:
 - a. A 10-foot area along the fully submerged portions of the lake's shoreline that will be planted with native plants that are compatible with and will enhance the lake's ecology and wildlife.
 - b. A 10-foot area along the shoreline that has a sufficiently high water table to support native plants that are compatible with and will enhance the shoreline's ecology and wildlife. If necessary and supported by Best Available Science, some grading may be required to establish a new grade that will support wetland plants within this area. Any wetland area created in this manner shall not be considered new wetland boundary for the purposes of future buffer calculation. This requirement will not apply if the ground water is not sufficiently high to sustain moist soil-dependent plants.
 - c. A 55-foot area along the shoreline that is adjacent to the ten-foot area described above will be planted with native plants that are appropriate for wetland uplands areas and that support the lake's ecology and wildlife.
12. The developers will construct a boardwalk with public access through the buffer area. This boardwalk shall not intrude within the existing natural or newly restored areas described above. The boardwalk shall be constructed with kick-rails and signage to discourage public intrusion into the natural areas, and shall utilize materials and construction methods that are based on Best Available Science for natural and wetland areas. The public access shall be ensured through perpetuity through the appropriate legal document.

13. The developers shall ensure that all plantings are established and self-sustaining. The developers will implement a monitoring and maintenance plan, for two years, consistent with the wetland biologist's recommendations.
19. The developers will provide public access from Aurora Avenue on the northern half of the site from the Aurora Avenue Frontage to the boardwalk along the lake. This public access shall be ensured through perpetuity through the appropriate legal document.

Based on these Contract Rezone Agreement conditions and the approved buffer enhancement plan, it is understood that the SELBP will radiate from the lake's edge and will contain a 55-foot area containing native plantings, a 10-foot boardwalk connecting the Interurban Trail and Aurora Avenue adjacent to this area, and an 50-foot unaltered area beyond the boardwalk that is subject to the Critical Areas section of the City's Development Code for Type II wetland buffer areas. Certain activities will not be allowed in this unaltered area, such as building, spraying, and other invasive activities. The boardwalk will also extend to the lake edge and all significant existing trees in the buffer will be preserved.

It is also understood that the SELBP owner shall ensure that all plantings in the buffer area are established and self-sustaining for two years by implementing a monitoring and maintenance plan. The improvements for public access, by contrast, are to be maintained in perpetuity, recognizing that access would be lost if the boardwalk were to fall into disrepair.

Generally, all areas of the SELBP are restricted to passive uses which are consistent with the purpose and function of a wetland buffer and do not detract from its integrity. The most likely degradation of the buffer area will be from the public venturing off the boardwalk and damaging plantings and littering. However, the boardwalk and buffer perimeter will be signed with information relating to the sensitive nature of the buffer.

COST-BENEFIT ANALYSIS

In conducting the cost-benefit analysis of the Echo Lake Buffer Associates, LLC proposal, two alternatives have been analyzed: 1) accepting the property owner's proposal, and 2) rejecting the proposal. Information will also be provided regarding the potential future uses of the SELBP and whether or not these uses are compatible with the Contract Rezone Agreement and Critical Areas section of the Shoreline Development Code.

Evaluation Criteria:

In this analysis, the only costs or benefits that have been quantified are the costs of building and maintaining the required elements of the Contract Rezone Agreement if the SELBP were to be owned by the City. Although many of the benefits identified in this analysis provide potential community and social value, due to the fact that these values are less tangible, assigning a monetary value to these benefits is a challenging task. However, all benefits will be judged by the following weighted criteria, which are ranked below from most important to least important: 1) maintains public access, 2) allows for public ownership in perpetuity (and henceforth unilateral decision making on property upgrades), and 3) allows for property upgrades.

Benefits of Accepting Proposal:

There are two general benefits of accepting the property owner's proposal: public ownership in perpetuity and the security of public access. Public ownership enables potential improvements to the SELBP that exceed the requirements of Contract Rezone Agreement without further negotiation with the property owner, as long they are allowable under the Contract Rezone Agreement, City Development Code and other applicable laws. Improvements such as this might entail various enhancements to aid in the creation of a more formal City Park/Open Space, such as additional boardwalk and dock construction, the addition of benches and/or tables in the boardwalk, and decorative fencing. Ownership of the site might also be beneficial if ownership of other lake front property along the east side of the lake is secured by the City over time, creating a linkage with Echo Lake Park to the north to form a contiguous park area around most of the lake.

However, as the SELBP is a buffer to a critical area wetland, the allowable uses of the site are fairly restricted. As per the Critical Areas section of the Shoreline Development Code, "Buffers shall consist of an undisturbed area of native vegetation established to achieve the purpose of the buffer. Low impact uses and activities which are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland.

Examples of uses and activities which may be permitted in appropriate cases include trails constructed in a manner to reduce impervious surfaces, viewing platforms, and utility easements; provided, that any impacts to the buffer resulting from such permitted activities are fully mitigated." Based on this, the number and type of improvements that meet the requirements of the Contract Rezone Agreement and Development Code are limited. For instance, improvements that are permanent, such as benches or picnic tables cemented in place, or improvements that promote high-impact recreation activities that would disturb the buffer would not be allowed.

City ownership of the SELBP also ensures that public use, access, or enjoyment of the buffer area will be maintained in perpetuity. Although public access is mandated in the Contract Rezone Agreement, if the property is in public ownership, it is potentially less likely that the public access infrastructure would fall into disrepair or the buffer area itself would become disturbed, as City Parks Department staff would most likely monitor and maintain the property. City ownership also guarantees that there is no possibility that the current owners of the SELBP would restrict public use, access, and enjoyment of the SELBP site. Although the current property owners would not be able to restrict public access, the need for administering and enforcing the Contract Rezone Agreement is removed.

Costs of Accepting Proposal:

The costs of accepting the SELBP proposal can be divided into two types: one-time capital costs and on-going operational and capital costs. The rough estimate for one-time capital costs is \$353,250, while the rough estimate for on-going operational and capital costs on an average yearly basis is \$24,128.

One-time Capital Costs:

One-time capital costs include the estimated planning, project management, restoration and construction cost of the work identified in the Contract Rezone Agreement for the

SELBP. These capital cost estimates were derived from analysis completed by Raedeke Associates, Inc., the environmental consulting firm that created the buffer property site plan for the property owner and developer. Their estimated costs were developed on the schematic wetland mitigation plan that they prepared for the property owner in November of 2006 and on costs published in the 2007 RS Means Site Work and Landscape Cost Data Manual. Construction cost data that has been presented in the estimate is also not intended to represent the lowest prices for each type of construction, but rather be representative of the average or typical construction costs.

The capital cost estimates have been itemized as follows:

Project Element – Design Portion	Cost
Project Management	\$2,800
Overall site planning and design for the entire buffer area, including civil and structural engineering, geotechnical report, landscape and hardscape plans, outside agency shoreline permitting (JARPA - Corps of Engineers, WA Department of Ecology, WA Department of Fish and Wildlife) and coordination costs	\$36,300
Design of the enhancement and restoration plan for the shoreline of Echo Lake by a certified wetland biologist	\$6,900
10% reimbursable expenses for drawing and printing costs	\$4,600
City of Shoreline Permitting fees for the project	\$5,000
Project Element – Non-Design Portion	Cost
Site Mobilization and Demolition	\$28,510
Site Grading	\$4,230
Landscaping of the shoreline and 55-foot wetland buffer area between the shoreline and boardwalk, including site prep, installation of submerged native plantings, installation of near-shore plantings, installation of various planting types	\$27,969
Establishment and restoration of the 50-foot unaltered buffer area between the main east-west boardwalk and the 115-foot buffer setback line	\$19,710
Construction of the 485-foot east-west boardwalk that stretches across the buffer property which includes a pin foundation system, 10-foot wide decking, kick-rails, and installation costs	\$152,059
Signage to Discourage Public Intrusion into the Natural Areas	\$1,680
Site Furnishings	\$5,600
Project Element – Overhead and Tax	Cost
14% Contractor overhead and profit on the non-design portion of the project elements	\$33,566
8.9% Sales tax on the non-design portion of the project elements plus contractor overhead/profit	\$24,326
Total (Not Including Contingency)	\$353,250
<i>15% Contingency on the non-design portion of the project elements</i>	<i>\$35,964</i>

It should also be noted that if the 188-foot boardwalk section that runs perpendicular to the east-west boardwalk and the accompanying pier/dock are constructed, it is estimated that an additional \$59,077 in construction costs and \$17,000 in outside

agency permitting costs will also be incurred, in addition to higher overhead, tax, City permitting and contingency costs. However, this boardwalk section and dock are not expressly mandated in the Contract Rezone Agreement and therefore have not been included in this analysis.

Finally, it should be noted that the SELBP property owner has placed \$200,000 in escrow for the buffer construction improvements as insurance that these improvements will be accomplished. Thus, it is safe to use this lump sum as a low cost estimate for the mandated improvements that must be made to the SELBP.

On-Going Operational and Capital Costs:

The total estimated on-going operational and capital costs are \$24,128. This total estimated cost is derived from three sub-costs: operational maintenance costs, on-going capital costs, and monitoring and maintenance costs spread out over a 20-year time frame.

The estimated operational maintenance cost of the buffer property is roughly \$15,000 per year, which includes City staff time for unaltered buffer area plant care and maintenance, shoreline wetland buffer plant replacement and care, minor repair and pressure washing of the boardwalk, trash pick up, signage repair, graffiti removal throughout the entire site, utility costs for potential irrigation, and beach raking and clean-up, among other maintenance duties. This maintenance cost estimate was derived from the City's Parks, Recreation, and Cultural Services Department.

In addition to the operational costs, wetland maintenance and monitoring plan costs mandated in the Contract Rezone Agreement must also be incurred for the first two years after the site has been enhanced. These costs, as estimated by Raedeke Associates, Inc., are \$32,600, or \$16,300 per year. These costs include landscape maintenance, 10 site visits with field reports for construction monitoring, wetland monitoring with equipment gauges, and two compliance reports to the Army Corps of Engineers. For analysis purposes, this two-year monitoring and maintenance cost has been spread out over 20 years to correspond to the life span of some of the capital improvements to the site. This equates to roughly \$1,630 per year.

The estimated on-going capital costs relate specifically to the replacement of the boardwalk over time. The life span of the decking and kick rails of the boardwalk is estimated at 20 years, while the life span of the foundation, beams, joists and hardware is estimated at 60 years. Although the replacement cost depends on the cost of labor and the materials of the boardwalk, this analysis assumes that the boardwalk will be replaced using the same materials and constructed in the same fashion as initially completed. The one-time capital cost estimate provided by Raedeke Associates, Inc. for the boardwalk construction was estimated at \$152,059, with foundation, beams, joists and hardware estimated at \$43,142, decking and kick rails estimated at \$51,895, and installation (60% of material costs) estimated at \$57,022. With an assumption of the life span of the boardwalk decking as mentioned above, a continued estimated installation cost of 60% of material costs, and an inflation rate of 3%, the estimated boardwalk decking replacement cost would be \$149,965. Actualized on a yearly basis over the life span of the boardwalk decking (20 years), this would be roughly \$7,498 per year. Although this analysis does not calculate the foundation, beam, joist and hardware replacement costs, it can be assumed that the entire boardwalk would

probably need to be replaced every third time the boardwalk decking was replaced, increasing costs in the long-term.

It should also be noted that there is no estimated loss of property tax revenue if the SELBP were to be in public ownership. The SELBP is designated as a critical area buffer and is specifically designated as a tract of land associated with the other distinct parcels of the SELP and YMCA property. Thus, the tract has no assessed monetary property value, regardless of whose ownership it is in.

Benefits of Rejecting Proposal:

There are two primary benefits of rejecting the proposal: mandated public access through the buffer property and enhancement of the buffer with no development and maintenance costs incurred by the City. If the property were to remain in private ownership, City residents and other individuals would retain the right of public access on the property in perpetuity. Public access would be guaranteed through the public access connection from Aurora Avenue N. to the boardwalk and along the main east-west boardwalk to the interurban trail. Additionally, the City of Shoreline would incur no financial costs associated with the restoration and construction conditions in the Contract Rezone Agreement and no on-going operational or capital costs.

Although the current property owner may not maintain the property to the same standard as the City, the property would still require some periodic maintenance, and the boardwalk would have to be replaced at some point as public access would be lost if it were to fall into disrepair. It should also be noted that public ownership of the SELBP may be able to be achieved in the future if the current proposal is rejected.

Costs of Rejecting Proposal:

If the City were to reject the property owner's proposal, no additional site improvements would be able to be made to the property without negotiating with the property owner. Thus, the City could not mandate additional improvements to the SELBP beyond the improvements made by the property owner as per the minimum requirements of the Contract Rezone Agreement. Additionally, any potential future linkages with Echo Lake Park or other lake front property, if secured by the City for public ownership, might be complicated without full City ownership of the SELBP.

There is also no assurance that public access and enhancement of the buffer area will be maintained to a standard acceptable to the City. Although public access is mandated in the Contract Rezone Agreement, if the property remains in private ownership, the potential exists for the public access infrastructure to become dilapidated or aesthetically displeasing and the buffer area itself to become disturbed. Although the state of the buffer might still provide for public access, it might not be inviting or be perceived as a high quality community asset. However, the SELP developer would most likely not want the SELBP to become dilapidated, as the state of the buffer property would probably affect their property values and the quality of life of the residents living in the developed housing on the SELP site.

Future Uses of the SELBP:

In addition to these costs and benefits, the potential future use of the SELBP if under public ownership and whether or not these uses are compatible with the Contract Rezone Agreement and Critical Areas section of the Shoreline Development Code

should also drive decision-making in deciding whether or not to accept the SELBP proposal. Although there currently may be various ideas regarding what uses the SELBP should accommodate once enhanced; whether a more traditional City park with open public access off of the designated boardwalk, or a more restricted, less built-out site with access limited to the boardwalk only, the prevailing future use must ultimately align with the allowable uses of the SELBP site and conform to the limitations that exist at the overall SELP site. The creation of a traditional City park for instance, with fixed benches and picnic tables outside the boardwalk area, designated parking and restroom facilities, and other fixed amenities such as gazebos, would most likely only be accomplished if an additional piece (or pieces) of property outside the buffer area were obtained for these features and formal agreements could be reached with non-City entities, such as the YMCA, regarding the use of parking and restroom facilities.

Furthermore, if the buffer property were to be owned by the City of Shoreline and operated and maintained by the Parks, Recreation and Cultural Services (PRCS) Department as a City park with unrestricted access consistent with the Critical Areas Ordinance, City staff would recommend that certain design guidelines be implemented in the project design. Some of these design guidelines include:

- three public access points into the park area, two of which meet ADA accessibility standards,
- all permanent park amenities meet ADA accessibility standards, including but not limited to the boardwalk, asphalt walkways, and (if constructed) dock, beach access, picnic tables, and benches,
- the limits of the park shall be clearly defined physically and signed for public access,
- a minimum of ten parking spaces specifically designated for park users within a shared parking lot close to the park area,
- public access to the YMCA's lobby restrooms,
- material and construction method of the boardwalk shall be made of recycled plastic or other approved material that meets the Best Available Science for wetland areas,
- walkway leading from the Interurban Trail shall be a 10'-12' wide asphalt path that meets the existing design criteria of the Interurban Trail,
- fencing along the northern side of the boardwalk shall be visually transparent to be able to see the wetland area; signage shall be posted along the fence to discourage foot traffic in the wetland area,
- preference for no overhead structures like a gazebo within the park area,
- if allowed by the Department of Ecology (DOE), the developer shall install three to five park accessible benches along the south side of the boardwalk,
- trash receptacles shall be installed at each park access point and at the dock/picnic area (if constructed),
- if a beach access area is approved by the DOE, the beach shall be defined by an approved barrier such as a transparent fence that confines the public to the beach area only as to not disturb the restoration of the wetland and buffer area,
- drinking fountain with a dog bowl shall be installed at the entrance of the dock where the picnic area and access to the proposed beach are located (if constructed),

- interpretive signage at the entrance of the boardwalk area to educate the public about wetlands and native habitat and vegetation, and
- maintenance of snags and other native vegetation that encourages habitat for urban wildlife.

In deciding whether or not to accept the SELBP proposal, the City Council should identify future uses for the site that adhere to the requirements of the Contract Rezone Agreement and conform to the legal mandates of the Critical Areas section of the Shoreline Development Code. Council should also understand that if public ownership of the buffer property is desirable, alignment with the PRCS Department recommended design guidelines may want to be considered.

ALTERNATIVE ANALYSIS:

In the first alternative, the benefits of accepting the property owner's proposal meet all three weighted criteria, and allow the City significant control in enhancing and maintaining the site. This alternative would also allow for greater opportunity in upgrading the site beyond the requirements of the Contract Rezone Agreement, which provides more flexibility when exploring allowable future uses of the site. However the estimated cost of accepting the proposal would be very significant, and would require dedicated financial resources to construct the required enhancements and perform the required monitoring.

In the second alternative, the major benefit of rejecting the proposal is that there would be no financial cost incurred by City taxpayers to construct the enhancements on the site and maintain the property, allowing scarce public resources to be spent on other priorities. This alternative would also allow for guaranteed public access and connectivity between Aurora Avenue N and the Interurban Trail, meeting the highest weighted criteria. Although the site would not be in public ownership, public ownership would still potentially be able to be achieved in the future, and additional site improvements, such as some of the PRCS recommended design guidelines, may also be able to be achieved by negotiating their installation with the property owner. This alternative also aligns with the allowable uses of the site, as the property owner would only be required to enhance the site to the level set forth in the Contract Rezone Agreement.

FINANCIAL IMPACT:

As identified in the cost-benefit analysis, if the Echo Lake Buffer Associates, LLC proposal is accepted, the financial impact would be \$353,250 in one-time capital funding and \$24,128 in on-going capital and operational funding. If the proposal is rejected, there will be no financial impact to the City.

RECOMMENDATION:

Staff recommends that the City reject the Echo Lake Buffer Associates, LLC proposal.

Attachment A

Echo Lake Buffer Associates, LLC Property Proposal

April 17, 2007

Mr. Robert Ransom, Mayor
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

Dear Bob,

I would like to make the following proposal to the Shoreline City Council regarding the 66,822 square foot buffer area at the south end of Echo Lake.

1) Echo Lake Buffer Associates, LLC currently owns the buffer parcel at the south end of Echo Lake. I understand that this parcel contains 245 feet of water frontage along the lake and that this parcel comprises 66,822 square feet. At one time, the City of Shoreline was going to purchase this property along with property for their new City Hall. As most people know, property along Aurora is selling for \$30.00 and more per square foot. Echo Lake Buffer Associates, LLC would be willing to donate this parcel to the City of Shoreline if, in return, they were to receive documentation that would satisfy the IRS that a gift was made in an valued at a mutually agreeable amount.

2) As further inducement for Echo Lake Buffer Associates, LLC to donate the land, the City of Shoreline would not require Inland Construction, Echo Lake Associates, LLC, or members of Echo Lake Buffer Associates, LLC to do any of the work called out for in the Contract Rezone for the Echo lake buffer. This work was agreed to in order to provide commercial zoning for the new City Hall. The current development, consisting primarily of residential units, could have been constructed under the previous zoning.

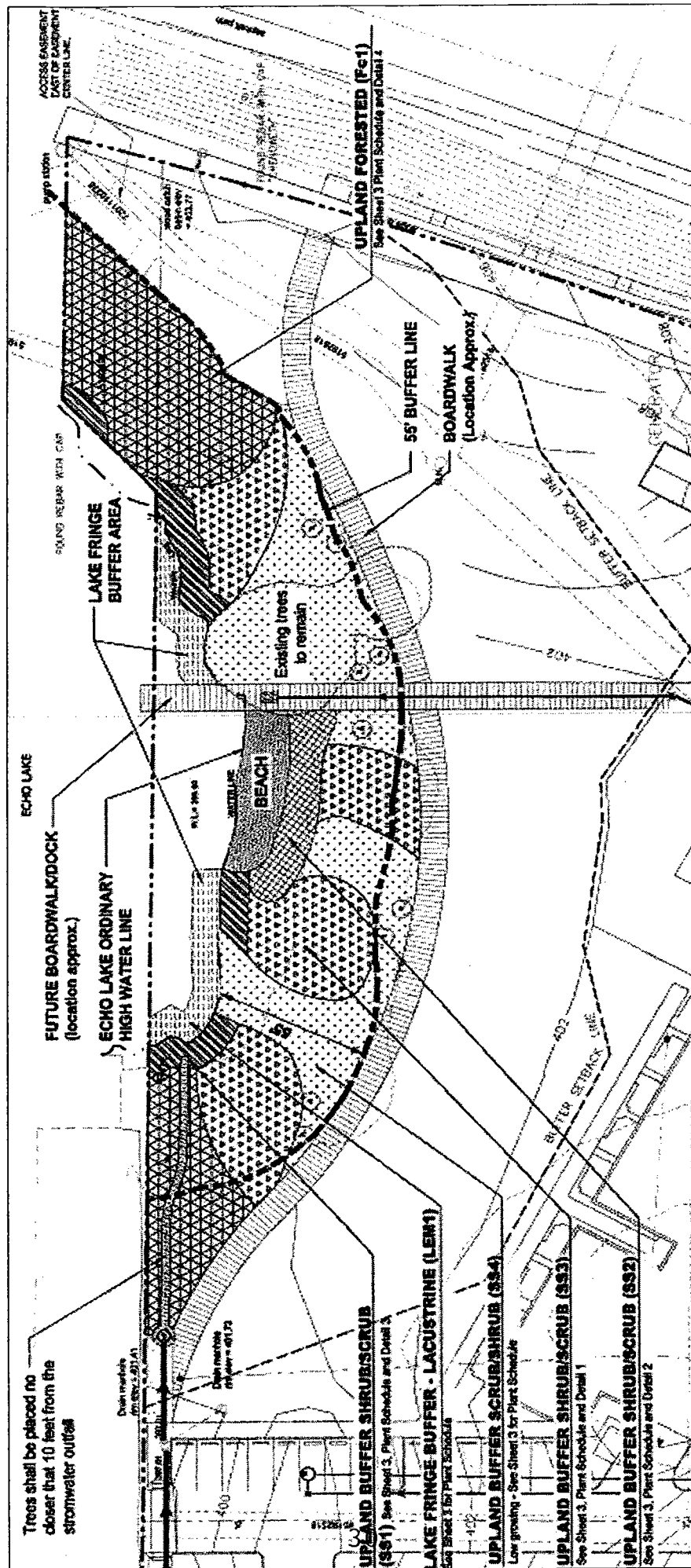
3) The Buffer area would be named Rotary Park, although there would be no liability to the local Rotary Clubs, Rotary District 5030, or Rotary International because of this naming. The two local Rotary Clubs would hope to be able to work with the Shoreline Park Department to make improvements that would be enjoyed by the entire Shoreline Community. This naming would allow the Clubs to install signage, approved by the City of Shoreline, naming the Park, Rotary Park.

*Inland Construction has provided some timelines for when work is to be completed in the buffer area. Therefore, time is of the essence to come to an agreement on this proposal.

Sincerely,

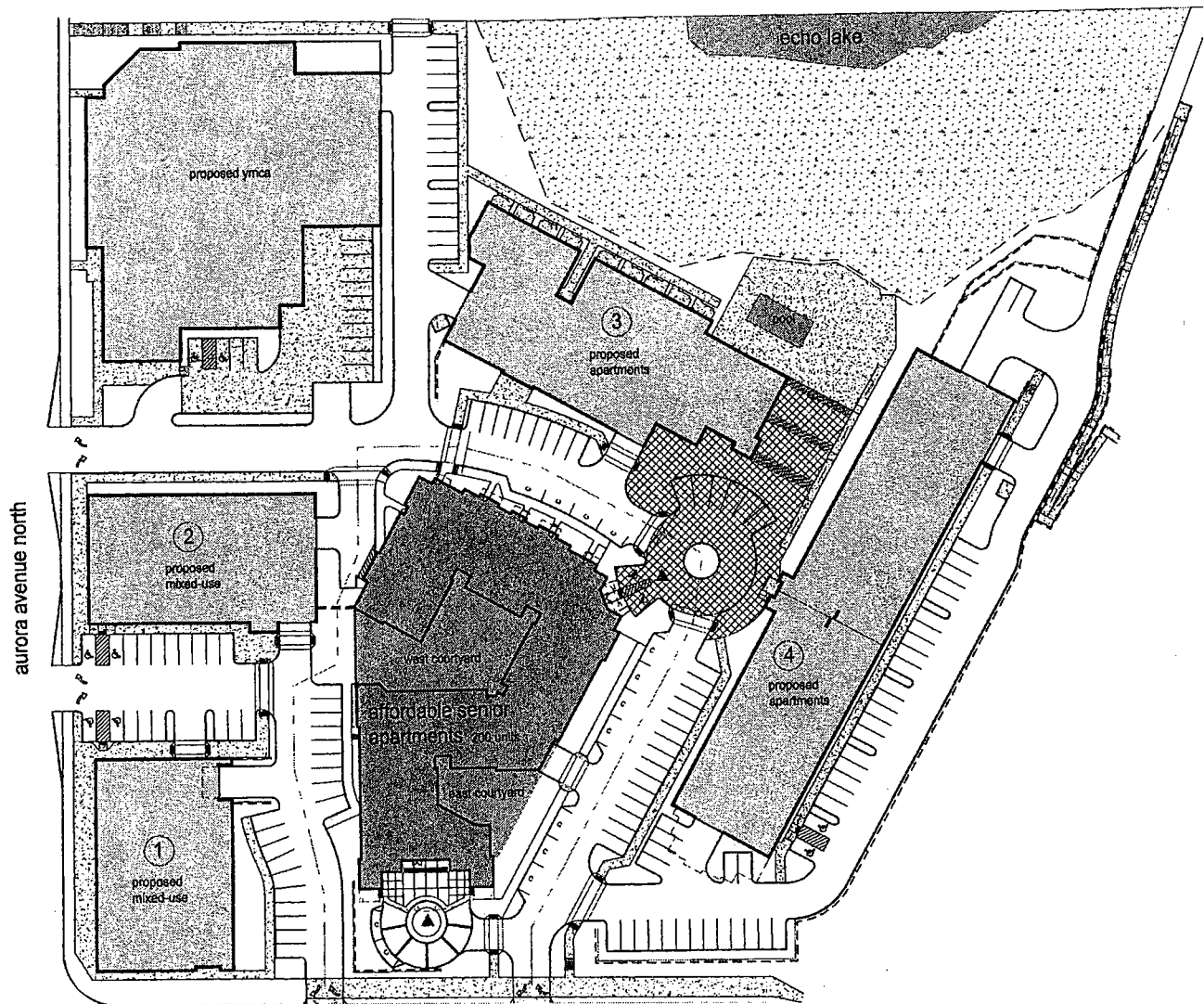
Harley D. O'Neil, Jr., Managing Member
Echo Lake Buffer Associates, LLC
c/o Royal Property Management Company
1408 N.W. Richmond Beach Rd.
Shoreline, WA 98177

Site plan of South Echo Lake Buffer Property.



ATTACHMENT C

Recent site plan, including the South Echo Lake Buffer Property, South Echo Lake Properties, and YMCA Property.



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