

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Aldercrest and Cedarbrook Discussion DEPARTMENT: City Manager's Office PRESENTED BY: Julie Underwood, Assistant City Manager</p>
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PROBLEM/ISSUE STATEMENT:

Councilmember Eggen, with the concurrence of Deputy Mayor Hall, has requested that this item be placed on a study session to explore alternatives for the preservation of all or portions of these two properties for open space and recreation.

BACKGROUND:

The Shoreline School District has declared the Aldercrest and Cedarbrook properties as surplus to the District's needs and indicated intent to sell the properties. The District has indicated that they will use the proceeds to establish an endowment fund to supplement much needed school programs and supplies.

Until recently the Aldercrest property had been identified as one of six or seven potential sites for a joint municipal jail facility for city misdemeanants. However, since King County now has jail capacity to at least 2020, and other jail options such as the South County facility (SCORE) and Snohomish County are available, the siting process has been discontinued. This makes consideration of other options for the Aldercrest site now more timely. As part of the decision to surplus and sell Cedarbrook the District granted two years from August, 2008, for community groups to secure funding for purchase of the property. In December, 2009, the Shoreline City Council passed Resolution No. 292 requesting the District to grant an additional three years. (Attachment A) To date there has been no official response to this request.

DISCUSSION:

Staff has been active for the past two years in exploring various options and opportunities for both Aldercrest and Cedarbrook. These include:

1. Discussions with officials from Lake Forest Park.
2. Several meetings and discussions with representative of the Shoreline School District administration and Board
3. Discussions of options with the Trust for Public Lands
4. Exploration of grant opportunities such as:
 - a. State Recreation Conservation Office (RCO)
 - b. King County Conservation Futures Open Space

- c. King County Sports Fields Program
- 5. Review of the City's Capital Improvement Fund
- 6. Exploration of zoning options and density considerations

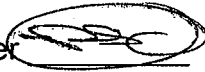
Upon initial review few of these options appear fruitful. This is primarily due to local budget constraints, especially significant declines in Real Estate Excise Tax (REET) and gambling taxes, which are the primary sources of local capital funding for parks and general projects. Grant funds are also scarce, very competitive, require significant local match and usually take several years. In addition, the City just four years ago passed a major parks bond which runs for 15 years.

The zoning option for Aldercrest is one alternative that appears feasible. Portions of the property could possibly be increased from the current R-6 designation to a higher use as "incentive zoning" to allow part of the property to be preserved as open space, with no loss of overall sale value of the property for the School District. A similar option for the Cedarbrook site is not as promising. Cedarbrook is entirely surrounded by R-6 zoning and an isolated rezone would be problematic. Initial staff review of consolidating existing R-6 densities to a portion of the property (through zero lot line procedures) does not look promising. The required set backs, roads, wetlands, and buffers would only leave a few usable open acres.

RECOMMENDATION

No action is required. This agenda item is for Council discussion.

Approved by: City Manager



City Attorney _____

Attachment

A. Resolution No. 292

RESOLUTION NO. 292

A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON, RECOMMENDING THAT THE SHORELINE SCHOOL DISTRICT GRANT ADDITIONAL TIME TO THE COALITION FOR THE PRESERVATION OF CEDARBROOK TO SECURE THE FORMER CEDARBROOK SCHOOL SITE AS A PARK

WHEREAS, the Coalition for the Preservation of Cedarbrook (CPC) has been a grass roots organization that is working to preserve the former Cedarbrook School site for a future park site, and

WHEREAS, the CPC is a 501C (3) organization with over 800 members and is working with the Shoreline School District, City of Shoreline, and City of Lake Forest Park, and

WHEREAS, the CPC has been given two years by the Board of Directors of the Shoreline School District effective August 2008 to secure funding for the purchase of the site, and

WHEREAS, the main funding sources for park acquisition require that projects be listed in the City's Parks, Recreation, and Open Space Plan (PROS) and Capital Improvement Plan (CIP) to qualify for grant funding, and

WHEREAS, the Cedarbrook site is not in the Shoreline plan at this time, and the City will be updating the PROS plan and CIP in the next two years, and

WHEREAS, the CPC will be asking the City to include the Cedarbrook property in the updated PROS plan, and

WHEREAS, CPC has formally made their intent known to the Shoreline School District that more time is needed, and

WHEREAS, the CPC has discussed the acquisition of the Cedarbrook site with the City of Lake Forest Park City Council and received their support for the acquisition, and development of this site, and

WHEREAS, the City of Shoreline Parks, Recreation, and Cultural Services Board has voted unanimously to encourage the Shoreline School District to grant the CPC more time to have the site included in the PROS plan and seek grant funding;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON AS FOLLOWS:

Section 1. The City of Shoreline City Council recommends that the Shoreline School district grant an additional three years, until July 31, 2013 to the Coalition for the Preservation of Cedarbrook to allow adequate time to get the project included in the Parks,

Recreation, and Open Space Plan and make application for State of Washington Recreation and Conservation Office grants.

Section 2. The Shoreline City Council directs staff to work with the Shoreline School District, City of Lake Forest Park, and Coalition for the Preservation of Cedarbrook in support of grant requests and exploring other funding opportunities for the acquisition of the former Cedarbrook School site.

ADOPTED BY THE CITY COUNCIL ON DECEMBER 7, 2009.

Deputy Mayor Terry Scott

ATTEST:

Scott Passey, CMC
City Clerk