

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adopting Ordinance No. 876 – Amending Chapter 3.70 of the Shoreline Municipal Code to Modify the System Improvements Eligible for Park Impact Fees
DEPARTMENT:	Parks, Recreation and Cultural Services
PRESENTED BY:	Eric Friedli, PRCS Director
ACTION:	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On July 31, 2017, with the Adoption of Ordinance No. 786, the City established chapter 3.70 SMC Impact Fees for Parks, Open Space, and Recreation Facilities, as provided in chapter 82.02 RCW. The methodology used to establish Park Impact Fees is based on anticipated costs associated with capital projects that expand the City's park system. Those capital projects are listed in Exhibit B1 of the *Rate Study for Impact Fees for Parks, Open Space, and Recreation Facilities*, City of Shoreline, dated July 2017, which was incorporated by reference per SMC 3.70.010. Use of Park Impact Fees is restricted to projects that are identified on Exhibit B1.

The proposed amendment to Exhibit B1 is necessary to provide more opportunities for addressing the shortage of parks and open space within the Westminster Triangle neighborhood and to implement the Shoreline Place Development Agreement approved in September 2019 via Resolution No. 441. Proposed Ordinance No. 876 provides for this modification of system improvements eligible for Park Impact Fees. Proposed Ordinance No. 876 was discussed by the Council on January 27, 2020, and Council directed staff to bring back the proposed ordinance tonight for adoption.

RESOURCE/FINANCIAL IMPACT:

The proposed amendment does not have any direct financial impact.

RECOMMENDATION

Staff recommends adoption of proposed Ordinance No. 876.

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

BACKGROUND

On July 31, 2017, with the adoption of Ordinance No. 786, the City established chapter 3.70 SMC Impact Fees for Parks, Open Space, and Recreation Facilities, as provided in chapter 82.02 RCW. The methodology used to establish Park Impact Fees (PIFs) is based on anticipated costs associated with capital projects that expand the City's park system. Those capital projects are listed in Exhibit B1 of the *Rate Study for Impact Fees for Parks, Open Space, and Recreation Facilities*, City of Shoreline, dated July 2017, which was incorporated by reference per SMC 3.70.010. Use of PIFs is restricted to projects that are identified on Exhibit B1.

The 2017-2023 Parks, Recreation and Open Space (PROS) Plan assessed park and open space needs throughout the City of Shoreline and identified areas in the City in need of additional park and open space. One measure of need identified in the PROS Plan is a 15-minute walk to a park with essential park amenities including a children's playground, picnic area, trail, open grass area from active and passive uses.

While there are several areas in the City that are deficient, this proposal addresses just the Westminster Triangle area. The PROS Plan included a potential project to install a playground and make improvements to the Westminster Triangle Park between Dayton Avenue, Westminster Way and N 150th Street. Following adoption of the PROS Plan, the City engaged in a more focused public process to develop concept designs for numerous parks around the City, including Westminster Triangle Park. Through that process, the neighborhood and staff concluded that the Westminster Triangle Park was not appropriate for a children's playground or other park amenities. It's relatively small size and its location between three busy roadways made it a challenge to develop active park amenities and provide safe access.

Recognizing that the only City-owned public open space in the Westminster Triangle neighborhood is not appropriate for essential park amenities, it is necessary to look for other opportunities, including acquisition of new park space, to provide the needed amenities.

Shoreline Place

The Shoreline Place Development Agreement with Merlone Geier Partners (MGP), which was approved in September 2019 via Resolution No. 441, provides for at least 3.14 acres of publicly available park-like spaces. The Development Agreement provides that MGP may receive credit against PIFs for certain public spaces upon amendment of the City's impact fee provision and CIP provisions. The Development Agreement including the potential PIF credits were reviewed by the Parks, Recreation and Cultural Services Board on June 27, 2019 and by the Planning Commission at various meetings in 2019. The potential PIF credits included in the Development Agreement are detailed in Exhibit M to the Development Agreement (<http://www.shorelinewa.gov/home/showdocument?id=45162>). For the MGP public open spaces to be eligible for PIF credits, they must be part of a project identified in Exhibit B1 of the park impact fee rate study. This proposed amendment to Exhibit B1

satisfies the amendment to the impact fee provision called for in the Development Agreement.

Property Acquisition in Westminster Triangle

In addition to the opportunity to add park amenities through the Shoreline Place Development Agreement, there may also be an opportunity meet the need for park amenities through the acquisition and development of new property in the Westminster Triangle neighborhood. This amendment would allow PIFs to be used for acquisition and development of new property in the Westminster Triangle neighborhood.

DISCUSSION

Exhibit B1 of the *Rate Study for Impact Fees for Parks, Open Space, and Recreation Facilities* lists park and open space acquisition and development projects that were used to analyze and establish the PIF rates. The projects listed in Exhibit B1 were generated through the development of PROS Plan are included in its Recommendations and Implementation section.

Two of the projects related to Westminster Triangle and Shoreline Place included in the PROS Plan and Exhibit B1 are:

- The acquisition of park property in the area between Aurora Ave, I-5, 155th Street and 165th Street.
- The development of park property in the area between Aurora Ave, I-5, 155th Street and 165th Street.

The proposed amendment to Exhibit B1 would expand the geographic area for acquisition and development to include the Westminster Triangle neighborhood making projects in that area eligible for PIF funding. The proposed amendment would expand the geographic boundaries of these projects west to Dayton Avenue and south to 145th Street. The amendment to Exhibit B1 is noted as follows:

- ~~Aurora~~ Dayton- I-5 ~~1455th~~ - 165th Acquisition
- ~~Aurora~~ Dayton - I-5 ~~1455th~~ - 165th Development

Proposed Ordinance No. 876 (Attachment A) provides for this amendment to Exhibit B1. Council discussed proposed Ordinance No. 876 on January 27, 2020 and directed staff to bring back the proposed ordinance for adoption tonight. The staff report from the Council discussion on January 27th can be found at the following link: [Discussing Ordinance No. 876 – Amending Chapter 3.70 of the Shoreline Municipal Code to Modify the System Improvements Eligible for Park Impact Fees.](#)

STAKEHOLDER INPUT

The Development Agreement including the potential PIF credits were reviewed by the Parks, Recreation and Cultural Services Board on June 27, 2019 and by the Planning Commission at various meetings in 2019. Additionally, staff have heard strong support

from various Westminster Triangle residents about possible acquisition and development of a specific piece of property in the neighborhood as a potential park site.

COUNCIL GOALS ADDRESSED

Renewal of Shoreline Place will promote City Council's Goal 1: Strengthen Shoreline's economic climate and opportunities, of which Action Step 1 is "Implement the Community Renewal Plan for Shoreline Place." Additionally, the City Council-adopted PROS Plan Strategic Action Initiative 7 is to "ensure adequate parkland for future generations" and to "add five acres of new parkland by 2023 and 20 additional acres by 2030."

RESOURCE/FINANCIAL IMPACT

The proposed amendment does not have any direct financial impact.

RECOMMENDATION

Staff recommends adoption of proposed Ordinance No. 876.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 876, Including Exhibit A

ORDINANCE NO. 876

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
AMENDING SMC CHAPTER 3.70 OF THE SHORELINE MUNICIPAL
CODE TO MODIFY THE SYSTEM IMPROVEMENTS ELIGIBLE FOR
PARK IMPACT FEES.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, chapter 36.70A RCW; and

WHEREAS, on July 31, 2017, with the Adoption of Ordinance No. 786, the City established chapter 3.70 SMC Impact Fees for Parks, Open Space, and Recreation Facilities, as provided in chapter 82.02 RCW; and

WHEREAS, the methodology used to establish the Park Impact Fees is based on capital facilities growth projects that add capacity to the City's park system as set forth in Exhibit B1 of the *Rate Study for Impact Fees for Parks, Open Space, and Recreation Facilities*, City of Shoreline, dated July 2017, City Clerk Receiving No. 8871, which was incorporated by reference per SMC 3.70.010; and

WHEREAS, chapter 82.02 RCW and chapter 3.70 SMC restricts the use of Park Impact Fees to those system improvements identified by the City in its capital facilities plan and Exhibit B1 represents those identified system improvements for which Park Impact Fees may be expended; and

WHEREAS, an amendment to Exhibit B1 is necessary to provide more opportunities for addressing the shortage of parks and open space within the Westminster Triangle neighborhood and to implement the Shoreline Place Development Agreement approved in September 2019 via Resolution No. 441; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and considered the proposed amendment at its regularly scheduled meeting on January 27, 2020;

**THEREFORE, THE CITY COUNCIL OF THE CITY OF
SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. Amendment to SMC 3.70.010. Exhibit B1 of the *Rate Study for Impact Fees for Parks, Open Space, and Recreation Facilities*, as incorporated by reference, is amended as set forth in Exhibit A to this Ordinance.

Section 2. Directions to the City Clerk. The City Clerk shall append a copy of this Ordinance to City Clerk Receiving No. 8871 so as to reflect the amendment to Exhibit B1.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this Ordinance, including the corrections of scrivener or clerical errors; references to other local,

state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five (5) days after its publication.

PASSED BY THE CITY COUNCIL ON FEBRUARY 10, 2020

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Date of Publication: February 13, 2020
Effective Date: February 18, 2020

Ordinance 876 – Exhibit A

Exhibit B1. Shoreline CFP Park Projects that Add Capacity – 2018-2035

Project Name	Cost (1)	% Capacity (2)	Capacity Cost (3)	Non Capacity Cost (4)
Park Ecological Restoration Program	\$ 560,000	0%	\$ 0	\$ 560,000
Parks Minor Repair and Replacement Project	1,572,995	0%	0	1,572,995
Kruckeberg Env Ed Center (Residence Stabilization)	265,000	0%	0	265,000
Turf & Lighting Repair and Replacement	2,678,000	0%	0	2,678,000
Boeing Creek-Shoreview Park Trail Repair & Replacement Project	1,892,000	0%	0	1,892,000
Richmond Beach Community Park Wall Repair Project	1,154,000	0%	0	1,154,000
Richmond Beach Saltwater Park Fire Suppression Development Project	491,000	0%	0	491,000
Aquatic-Community Center Development	75,362,000	28%	21,371,000	53,991,000
Park Facility Recreation Amenities Planning	150,000	50%	75,000	75,000
Richmond Highlands Recreation Center Outdoor Basketball Court	50,000	100%	50,000	0
Soccer Field Conversion (Shoreview Park)	3,615,000	0%	0	3,615,000
Briarcrest Neighborhood Park @ Upper Hamlin & 25th Av NE Development	817,000	100%	817,000	0
Brugger's Bog Park Development Project	1,210,000	0%	0	1,210,000
Hillwood Park Master Plan & Development Project	3,823,000	0%	0	3,823,000
Lower Shoreview Park Development Project	4,937,000	0%	0	4,937,000
North City Neighborhood Park Adventure Playground @ Hamlin	437,000	100%	437,000	0
Park at Town Center Phase 1	980,000	50%	490,000	490,000
James Keough Park Development Project	972,000	50%	486,000	486,000
Ridgecrest Park Development Project	1,153,000	50%	576,500	576,500
Westminister Playground Project	209,000	0%	0	209,000
195th Street Ballinger Commons Trail	69,000	0%	0	69,000
Kruckeberg Env Ed Center Development - Match Foundation	500,000	0%	0	500,000
Twin Ponds Trail Development	219,000	100%	219,000	0
Paramount Open Space Trail Development	195,000	100%	195,000	0
Hamlin Wayfinding and Interpretive Signage	166,000	0%	0	166,000
Cedarbrook Acquisition	2,779,000	100%	2,779,000	0
Rotary Park Expansion Acquisition	3,992,000	100%	3,992,000	0
Rotary Park Development	1,406,000	100%	1,406,000	0
145th Station Area Acquisition	6,291,000	100%	6,291,000	0
145th Station Area Development	1,113,000	100%	1,113,000	0
185th & Ashworth Acquisition	1,203,000	100%	1,203,000	0
185th & Ashworth Development	520,000	100%	520,000	0
5th & 165th Acquisition	7,041,000	100%	7,041,000	0
5th & 165th Development	4,456,000	100%	4,456,000	0

Ordinance 876 – Exhibit A

Paramount Open Space Expansion	3,734,000	100%	3,734,000	0
Paramount Open Space Improvements	257,000	100%	257,000	0
Cedarbrook Playground	503,000	100%	503,000	0
Aurora Dayton - I-5 145th - 165th Acquisition	9,931,000	100%	9,931,000	0
Aurora Dayton - I-5 145th - 165th Development	1,615,000	100%	1,615,000	0
DNR Open Space Access Development	2,027,000	100%	2,027,000	0
DNR Open Space Access Acquisition	616,000	100%	616,000	0
Ronald Bog Park to James Keough Pk Trail	84,000	100%	84,000	0
Totals	\$151,044,995		\$72,284,500	\$78,760,495