

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Amend the Interlocal Cooperation Agreement with King County for the Acquisition of Open Space Through the Conservation Futures Tax Levy Collections Grant Program
DEPARTMENT:	Administrative Services
PRESENTED BY:	Katrina Steinley, Senior Management Analyst
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The City’s Parks, Recreation and Open Space (PROS) Plan outlines potential properties for acquisition and inclusion into the City’s park system. The current PROS Plan includes an emphasis on acquiring properties in the City’s Light Rail Station Areas. In 2022, the City applied for Conservation Futures Tax Levy (CFT) funds for assistance with acquiring properties within the 185th Light Rail Subarea. The City was awarded \$2,003,500 for the 192nd Hemlock Open Space property and \$3,281,421 for four properties to expand Rotary Park.

The City Council approved the initial Interlocal agreement with King County in 2003 and five subsequent amendments through 2015. On March 2, 2020, the City Council approved a new Interlocal Agreement for Conservation Futures Funded Open Space Acquisition Projects, which was first amended on January 1, 2021.

The King County Council has approved this allocation of funds and City Council approval is required to implement the amendment to the Interlocal Agreement. Tonight, staff is seeking authorization for the City Manager to enter into Amendment No. 2 to the Interlocal Cooperation Agreement between King County and the City of Shoreline for Conservation Futures Funded Open Space Acquisition Projects.

RESOURCE/FINANCIAL IMPACT:

With the approval of the amendment, the CFT funds will be allocated as follows:

192 nd Hemlock Open Space Acquisition	\$2,003,500
Rotary Park Acquisition I	\$3,281,421
TOTAL CFT	\$5,284,921

Approving the amendment will allow the City to seek maximum reimbursement for these acquisitions - up to 50% for the Rotary Park properties and up to 100% for the 192nd Street Hemlock property.

RECOMMENDATION

Staff recommends that the City Council move to authorize the City Manager to sign Amendment No. 2 to the Interlocal Cooperation Agreement between King County and the City of Shoreline for Conservation Futures Funded Open Space Acquisition Projects.

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

BACKGROUND

On July 31, 2017, the City Council approved the update to the Parks, Recreation, and Open Space (PROS) Plan. The Plan identified parkland needs of 95 acres citywide to maintain a level of service of 7.38 acres per 1,000 population.

On October 18, 2021, Council authorized the purchase of three properties located at 18525, 18531, and 18537 10th Avenue NE, identified as King County Tax Parcel Nos. 323510-0295, 323510-0300, and 323510-0305, as part of the Rotary Park expansion.

On September 19, 2022, Council authorized the purchase of the 192nd Street “Hemlock” Parcel, adjacent to the King County Metro Park & Ride, identified as King County Tax Parcel No. 728390-0532.

Conservation Futures Tax (CFT)

Conservation Futures Tax (CFT) Levy funds are King County property tax levy funds of which approximately \$8-9 million is available each year through this funding process for acquisition projects in cities and towns as well as the unincorporated areas of King County. This program was created in the early 1980s with the goal of maintaining, preserving, conserving and otherwise continuing the existence of adequate open space lands. For the CFT program, open space is defined as low-impact, passive recreation use. Generally, this means that only a maximum of 15% of the total surface area may developed or maintained with non-vegetative impervious surfaces (travel surfaces, either soft or paved, are not included in the calculation of this restriction).

Typically, applications for funding are taken in March of each year. Prior to the 2019 grant application cycle, CFT funding could only be requested for 50% of the appraised value for the property and related project costs and the project sponsors are responsible for obtaining the remaining 50%. However, King County continues to incorporate equity and inclusion in all aspects of their service delivery and now CFT accepts applications for 100% funding of projects that help meet their equity and inclusion goals.

The City Council approved the initial Interlocal Agreement with King County for use of CFT funding in 2003 and approved five subsequent amendments to this agreement through 2015. On March 2, 2020, the City Council approved a new Interlocal Agreement for Conservation Futures Funded Open Space Acquisition Projects, which was first amended on January 1, 2021. The City has successfully obtained multiple awards for property acquisition totaling \$4,506,088 in CFT funds that assisted in the following park acquisitions: South Woods, Kruckeberg Botanic Gardens, Hamlin Park addition, Paramount Open Space additions, Rotary Park additions, and 185th open space area.

DISCUSSION

In 2022, the City applied for Conservation Futures Tax Levy (CFT) funds for assistance with acquiring properties within the 185th Light Rail Subarea. The City was awarded \$2,003,500 for the 192nd Hemlock Open Space property (Attachment A) and \$3,281,421 for four properties to expand Rotary Park (Attachment B).

On October 18, 2021, the City Council authorized the purchase of three of the four Rotary Park expansion properties located at 18525, 18531, and 18537 10th Avenue NE. CFT will reimburse up to 50% of the acquisition costs for the four Rotary Park properties. The other 50% of acquisition costs for the three already purchased properties has been paid for by funding from the 2022 voter-approved Parks Bond Measure.

The fourth Rotary Park parcel awarded up to 50% CFT funding is located at 841 NE 188th Street. The property owner has been willing to negotiate but has indicated the price offered by the City to be below his expectations. With new funding and new information available on recent comparable sales in the area, the City is working with its agent to secure an updated appraisal and approach the property owner with an updated offer this year. The City was also awarded a \$500,000 King County Parks Capital and Open Space grant for this property (which the City Council is taking potential action on to accept this grant award at tonight's meeting). The balance would be funded by Park Impact Fees (PIF) or another funding source.

On September 19, 2022, Council authorized the purchase of the 192nd Street "Hemlock" Parcel. The Hemlock property was granted a match waiver by the CFT Committee, allowing for up to 100% reimbursement of eligible acquisition costs.

The King County Council has approved this allocation of funds and City Council approval is required to implement the amendment to the Interlocal agreement. The amendment is attached for review (Attachment C). Tonight, staff is seeking authorization for the City Manager to enter into Amendment No. 2 to the Interlocal Cooperation Agreement between King County and the City of Shoreline for Conservation Futures Funded Open Space Acquisition Projects.

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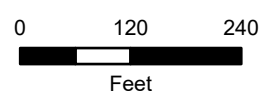
ATTACHMENTS

- Attachment A – 192nd Hemlock Open Space Acquisition Target Map
- Attachment B – Rotary Park Acquisition I CFT Acquisition Targets Map
- Attachment C – Amendment 2 to the Interlocal Cooperation Agreement Between King County and the City of Shoreline for Conservation Futures Funded Open Space Acquisition Projects

192nd Hemlock Open Space Acquisition



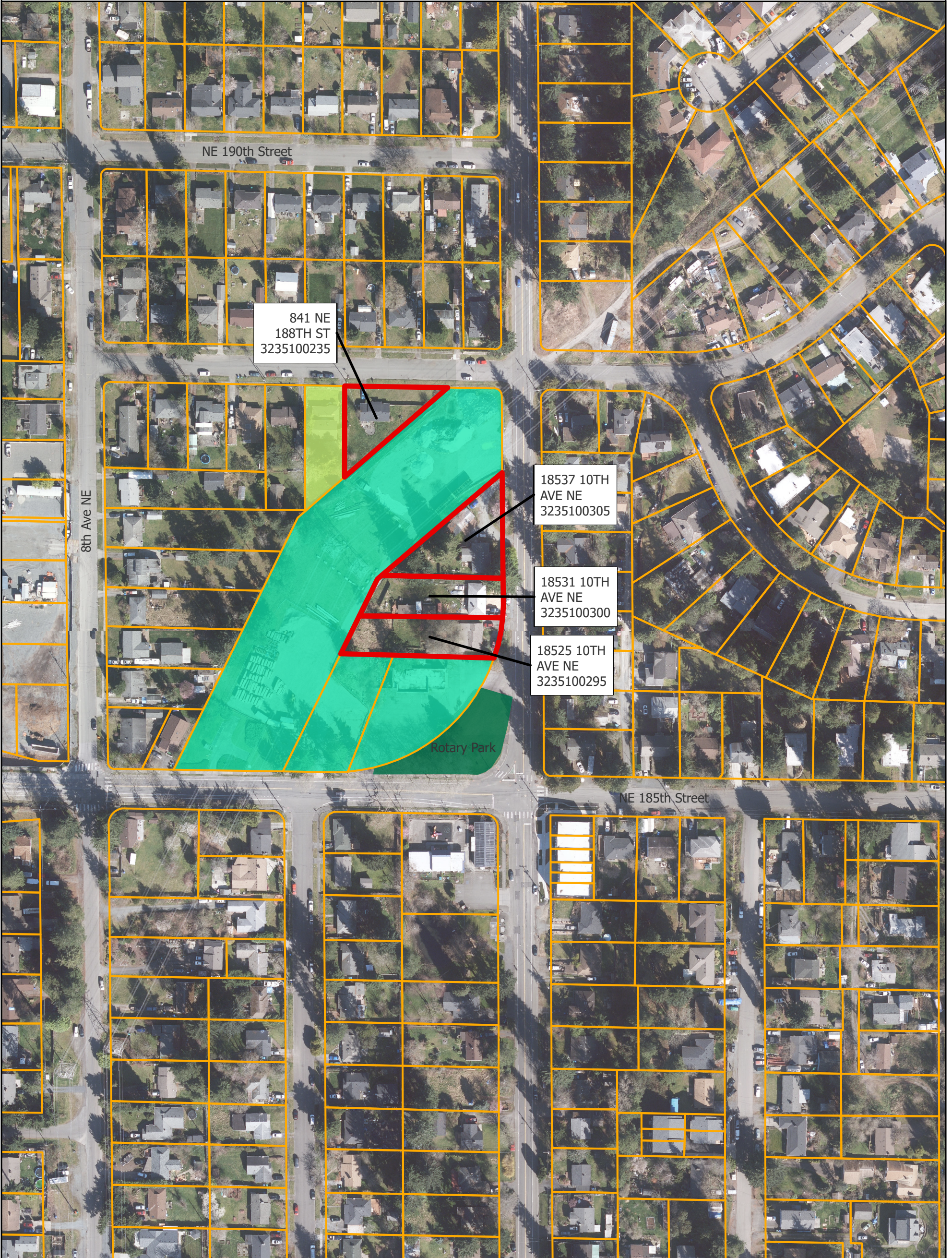
 Current Funding Target
 Tax Parcel



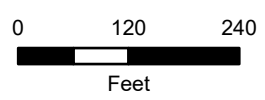
This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Rotary Park Acquisition I



- Current Funding Target
- Potential Future Funding Target
- Seattle City Light Use Agreement
- Park
- Tax Parcel



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**AMENDMENT TO THE CONSERVATION FUTURES
INTERLOCAL COOPERATION AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF SHORELINE
FOR OPEN SPACE ACQUISITION PROJECTS**

Preamble

The King County Council, through Ordinance 9128, has established a Conservation Futures Levy Fund and appropriated proceeds to King County and certain cities. This amendment is entered into to provide for the allocation of additional proceeds made available for open space acquisition.

THIS AMENDMENT is entered into between the CITY OF SHORELINE and KING COUNTY, and amends and attaches to and is part thereof of the existing Interlocal Cooperation Agreement entered into between the parties on the 21st day of May, 2020, as previously amended.

The parties agree to the following amendment:

The Interlocal Cooperation Agreement is hereby amended by adding Exhibit 1, attached hereto.

In all other respects, the terms, conditions, duties and obligations of both parties shall remain the same as agreed to in the Interlocal Cooperation Agreement as previously amended.

Once fully executed, this Amendment shall be incorporated into the existing Interlocal Cooperation Agreement as if fully set forth, and shall become Amendment 2.

IN WITNESS WHEREOF, authorized representatives of the parties hereto have signed their names in the spaces set forth below:

KING COUNTY

CITY OF SHORELINE

Dow Constantine
King County Executive

Bristol S. Ellington
City Manager

Date: _____

Date: _____

Approved as to form:

Approved as to form:

Leesa Manion
King County Prosecuting Attorney

Julie Ainsworth Taylor
Assistant City Attorney

EXHIBIT 1**2023 CONSERVATION FUTURES LEVY PROCEEDS
CITY OF SHORELINE ALLOCATION**

Jurisdiction	Project Name (Project Number)	Allocation
Shoreline	192nd Hemlock Open Space Acquisition (Project #1143690)	\$2,003,500
Shoreline	Rotary Park Acquisition I (Project #1141757/Award #1143682)	\$2,541,421
Shoreline	Rotary Park Acquisition I (Project #1143692)	\$740,000
TOTAL		\$5,284,921

Project Description:**Project #1143690: Shoreline – 192nd Hemlock Open Space Acquisition**

The City of Shoreline seeks to acquire a vacant, forested parcel near the intersection of Aurora Avenue N and N 192nd Street, just west of the King County Department of Transportation’s Shoreline Park & Ride lot. The project would preserve a 0.54-acre parcel that serves as a buffer between residences and the Park & Ride lot. This lot and parcels along Aurora have recently been upzoned to accommodate multifamily housing. Open space resources are dwindling in Shoreline due to increasing density, associated with regional growth and light rail expansion. The property was granted a match waiver. Project funding was authorized in King County Ordinance 19546.

Is this a Bond-financed Project? No**Project #1141757 (Award #1143682): Shoreline – Rotary Park Acquisition I**

The City of Shoreline seeks to expand Rotary Park, creating a 4.75-acre park just 0.2 miles from the future 185th Street light rail station. The city requests funding for four parcels totaling 1.16 acres (three of which the city has recently purchased). The city will demolish the homes on site and develop a master plan to integrate uses across the CFT-funded sites and the adjacent Seattle City Light utility corridor (on which the city plans to establish a use agreement). This project is receiving awards of both annual funding and bond funding. This award is the bond funding, which would primarily be spent on the three parcels that have already been purchased. Project funding was authorized in King County Ordinance 19546.

Is this a Bond-financed Project? Yes

Project #1143692: Shoreline – Rotary Park Acquisition I

See prior project description. In addition to the above award of CFT bond funding, the project receives this award of annual funding, which is primarily to be spent on the parcel still to be purchased. Project funding was authorized in King County Ordinance 19546.

Is this a Bond-financed Project? No