

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Approval of the Purchase of Real Property Located at 19512 Echo Lake Place N, Identified as King County Tax Parcel No. 223520-0100, and Authorizing the City Manager to Take the Necessary Steps to Complete the Property Purchase
<b>DEPARTMENT:</b>	City Manager's Office
<b>PRESENTED BY:</b>	Nathan Daum, Economic Development Program Manager
<b>ACTION:</b>	<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 has the opportunity to acquire a 13,000-square-foot (0.3-acre) parcel so as to expand the area of City public parks in an area of increasing density. This acquisition would add a public access point to Echo Lake from the west side, with easy access by transit riders, residents of existing and future low-income housing, and would preserve an undeveloped natural area within the lake's watershed. The City Manager has entered into a fully executed Purchase and Sale Agreement with the property owner at \$975,000, subject to City Council approval. Tonight, the City Council is scheduled to take action to approve or deny the proposed acquisition.

As per Council Rules of Procedure 6.1.B, which states that for an Action Item that is before the City Council for the first time and is not part of the consent agenda, public comment for that item will follow the staff report but precede Council review. Council should therefore allow for Public Comment following the staff report, and the same rules for Public Comment provided as part of the Council's Regular Meeting Agenda shall apply.

**RESOURCE/FINANCIAL IMPACT:**

The estimated total cost of this property is \$1,045,000 in just compensation, appraisal, and other associated costs related to the acquisition. The City applied to the King County Conservation Futures Tax (CFT) grant program for a 100% funding award and as such would require no matching funds from the City. The Council was informed prior to the execution of the Purchase and Sale Agreement that the seller did not agree to a closing date aligned with the CFT Grant timeline. As such, also for discussion tonight is the staff recommendation to adjust the City's Park Impact Fee (PIF) policies in order to fund this acquisition using PIF, to be reimbursed should the CFT grant application be approved.

Design has not been completed for the eventual use of the site and so park development construction costs are not known at this time. Design of the park may be possible in 2024 with other recently acquired park properties. Prioritization and timing of

development will be based on guidance from the updated PROSA Plan, scheduled for adoption later this year. Funding for development has not been identified but could be funded with PIF.

Given the location in a rapidly growing neighborhood, staff anticipates conservation costs while we wait for development to occur – such as removal of invasive species and efforts to deter unwelcome activity on the property. Funding will be requested as a one-time maintenance budget in the 2023-2024 mid-biennial budget update.

### **RECOMMENDATION**

Staff recommends that the City Council approve the purchase of real property located at 19512 Echo Lake PL N, Identified as King County Tax Parcel No. 223520-0100, and authorize the City Manager to take the necessary steps to complete the property purchase.

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.

The City has the opportunity to acquire a 13,000-square-foot (0.3-acre) vacant parcel (Attachment A) of land so as to expand the area of City public parks in an area of increasing density. This acquisition would add a public access point to Echo Lake from the west side, with easy access by transit riders, residents of existing and future low-income housing, and would preserve an undeveloped natural area within the lake's watershed. This acquisition is supported by low-income housing and supportive service providers planning or operating multifamily buildings nearby (Attachments B, C and D).

### **Echo Lake West Access Parcel - 19512 Echo Lake PL N**

The subject property is a vacant parcel located in the Echo Lake neighborhood on the western shore of Echo Lake between N 196<sup>th</sup> and 198<sup>th</sup> Streets. The property is zoned R-48 (Multifamily Residential, 48 units per acre) and is adjacent to MB (Mixed Business) zoning. It is envisioned to provide a natural forested, waterfront open space for nearby low-income, disabled, senior and high-density multifamily residents with potential features that would fit within the 15% maximum developed area allowed under CFT rules. Such features could include a natural walking trail, seating, access for hand-held water craft, or fishing. Based on the recommendation of a resident with some direct knowledge of the situation, the City has reached out to the owner of the parcel. This property owner had sought to subdivide the parcel for development, but he indicated a willingness to sell. Based on a recent staff analysis, the Echo Lake neighborhood has the second lowest open space per capita in the city with 1.4 acres per 1,000 residents, far below the citywide average of 7.38 acres per 1,000 residents identified in the 2017 PROS Plan (Attachment E).

### **King County Support/CFT Process Overview**

Staff in early 2023 was informed that the CFT Grant Program would, for the 2023 application due March 6, 2023, have significant dollars to award for eligible park and open space projects and the City of Shoreline was encouraged to make an application. The City included this proposed acquisition in its application, requesting 100% funding as the parcel is located in an area that meets the program's "match-waiver" equity criteria. As noted above, included in the City's application materials were letters of support for the acquisition of the proposed Echo Lake West Access parcel from low-income housing and supportive services providers planning or operating multifamily buildings nearby (Attachments B, C and D). The City's application was selected for review by the CFT Committee and staff made presentations on the proposed acquisitions on April 4<sup>th</sup> and April 15<sup>th</sup>.

In August, the CFT Committee will formally recommend awards, which will be included in the King County Executive's transmittal to the King County Council. The County Council formally approves awards in November after which funds will be disbursed in early 2024.

## **DISCUSSION**

The City obtained a third-party appraisal by an independent, licensed appraiser which concluded the market value of the property is \$975,000. Under the terms of CFT, properties obtained under eminent domain or threat of condemnation are not eligible for CFT grant funding; only voluntary negotiated purchase and sale agreements with willing sellers are eligible.

On March 1, 2023, the City Manager made an offer of \$975,000 to the property owner, subject to Council approval. The offer further stated the City's intention to purchase the property using CFT grant funding and included a provision for an extended closing period of six (6) months to accommodate time to determine availability of grant funding for the purchase. The seller agreed to the City's proposed purchase price but proposed a faster closing of 60 days. Due to an earlier closing date than the County's Grant funding decision, staff is recommending, in a separate agenda item for discussion tonight, that Park Impact Fees be utilized for the purchase.

### **Tonight's Council Action**

Tonight, the City Council is scheduled to take action to approve or deny the proposed acquisition of the parcel located at 19512 Echo Lake PL N, identified as King County Tax Parcel no. 223520-0100. As per Council Rules of Procedure 6.1.B, which states that for an Action Item that is before the City Council for the first time and is not part of the consent agenda, public comment for that item will follow the staff report but precede Council review. Council should therefore allow for Public Comment following the staff report, and the same rules for Public Comment provided as part of the Council's Regular Meeting Agenda shall apply.

## **RESOURCE/FINANCIAL IMPACT**

The estimated total cost of this property is \$1,045,000 in just compensation, appraisal, and other associated costs related to the acquisition. The City applied to the King County Conservation Futures Tax (CFT) grant program for a 100% funding award and as such would require no matching funds from the City. The Council was informed prior to the execution of the Purchase and Sale Agreement that the seller did not agree to a closing date aligned with the CFT Grant timeline. As such, also for discussion tonight is the staff recommendation to adjust the City's Park Impact Fee (PIF) policies in order to fund this acquisition using PIF, to be reimbursed should the CFT grant application be approved.

Design has not been completed for the eventual use of the site and so park development construction costs are not known at this time. Design of the park may be possible in 2024 with other recently acquired park properties. Prioritization and timing of development will be based on guidance from the updated PROSA Plan, scheduled for adoption later this year. Funding for development has not been identified but could be funded with PIF.

Given the location in a rapidly growing neighborhood, staff anticipates conservation costs while we wait for development to occur – such as removal of invasive species and

efforts to deter unwelcome activity on the property. Funding will be requested as a one-time maintenance budget in the 2023-2024 mid-biennial budget update.

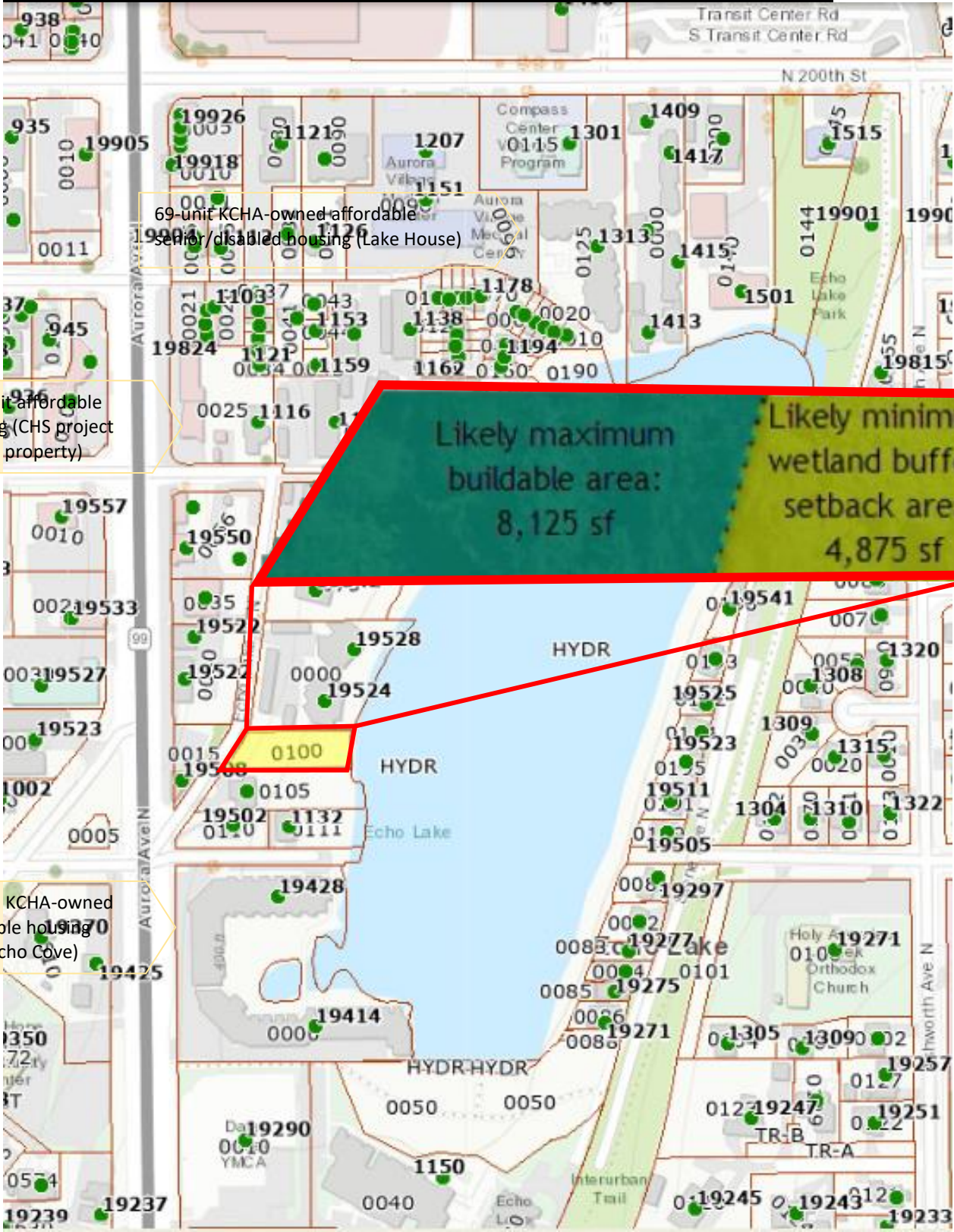
### **RECOMMENDATION**

Staff recommends that the City Council approve the proposed purchase of real property located at 19512 Echo Lake PL N, identified as King County Tax Parcel No. 223520-0100, and authorize the City Manager to take the necessary steps to complete the property purchase.

### **ATTACHMENTS**

- Attachment A: Tax Parcel No. 223520-0100 Area Map
- Attachment B: Alpha Supported Living Services Letter of Support
- Attachment C: Catholic Community Services Letter of Support
- Attachment D: King County Housing Authority Letter of Support
- Attachment E: 2017 PROS Plan - Parks and Population Level of Service by Neighborhood

Attachment A: Echo Lake West Access (Proposed) Parcel# 223520-0100 Area Map



100-unit affordable housing (CHS project on City property)

Four (4) KCHA-owned affordable housing units (Echo Cove)

**RE: WEST ECHO LAKE POTENTIAL PROPERTY ACQUISITION**

To whom it may concern,

This letter is in support of the effort of the City of Shoreline to purchase an undeveloped property on the west side of Echo Lake to be a future park with lake access.

Alpha Supported Living Services provides residential and community support for children and adults with intellectual and developmental disabilities. Recently we partnered with TWG, an Indianapolis based real estate developer, on a project called 192 Shoreline. This is affordable housing with 250 apartments in a seven-story development at 19022 Aurora Ave N. in Shoreline. Fifty-five of the units are reserved for people with developmental disabilities. Alpha will have designated apartment units within the building for our clients needing affordable housing. The project has begun and is set to be finished July of 2024.

As part of this project Alpha will have a community center on the second level of the housing complex. This new space will allow us to reach more individuals with intellectual and developmental disabilities and continue our vision of an inclusive community.

One of the main goals of the space is to house our Community Projects Program. Alpha's Community Projects Program is a substitute for the no longer state funded adult day services programs. Our Community Projects team works on getting the individuals we serve out into the community. One of the activities is Walking Club. This is often the highlight of the week for our clients. It ensures regular interaction with community members. And structured activities support positive behavioral health, and a sense of purpose and connections. Preserving the property on the west side of Echo Lake for Lake access would benefit the individuals we serve as well as the surrounding community. People with developmental disabilities are marginalized and many of the things that you and I take for granted, like driving to the beach or park are not accessible to our clients.

Alpha supports this land acquisition by the city. It will be a great opportunity and space for all to enjoy and promote diversity and inclusion in the Shoreline neighborhood.

Sincerely,



Scott Livengood  
CEO, Alpha Supported Living Services  
[livengood@alphasls.org](mailto:livengood@alphasls.org)

Most Rev. Paul D. Etienne, DD, STL  
Archbishop of Seattle

Very Rev. Bradley R. Hagelin  
Vicar for Catholic Charities,  
Chair of the Board of Trustees

Michael L. Reichert  
President & CEO  
100 - 23rd Avenue South  
Seattle, WA 98144-2302  
[michaelr@ccsww.org](mailto:michaelr@ccsww.org)  
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**CATHOLIC COMMUNITY SERVICES**  
**CATHOLIC HOUSING SERVICES**  
OF WESTERN WASHINGTON

March 2, 2023

Conservation Futures Citizens Oversight Committee  
201 S. Jackson St., Suite 600  
Seattle, WA 98104

Re: City of Shoreline Application for North 195 "Echo Lake" Open Space Acquisition (Parcel no. 2232500100)

Dear Conservation Futures Tax Oversight Committee:

I am writing to you on behalf of Catholic Community Services (CCS) and Catholic Housing Services (CHS) of Western Washington and all the individuals, families and communities we serve to express our support for the City of Shoreline's proposed acquisition of the North 195<sup>th</sup> "Echo Lake" open space. This acquisition will help ensure adequate natural green space is retained in an area of rapid growth and transformation and provide waterfront access to local economically and socially disadvantaged residents.

CCS provides an array of programs to tens of thousands of people each year, including emergency services, shelters, transitional housing, mental health and chemical dependency services, as well as pregnancy support, case management and volunteer services. CHS seeks to build better lives, stronger families and healthier communities across Western Washington through our affordable housing communities. CHS owns or manages more than 2,500 affordable housing units at 60+ properties throughout Western Washington for single adults, veterans, families, seniors, and people with special needs.

CHS is currently developing supportive permanent housing at 198th and Aurora, a very short walk from the North 195<sup>th</sup> "Echo Lake" parcel that is being considered. Our supportive housing approach is committed to breaking the cycle of homelessness and poverty by providing subsidized housing coupled with appropriate supportive services on site. The benefits of a place to call home are many, including long-term housing stability, stronger relationships, and the opportunity for residents to become more fully engaged with the community around them. Access to parks and trails allows us to encourage outdoor activity to support this process.

A waterfront park at this location, so close to our development and other future and existing affordable housing developments, would benefit the residents of those communities immeasurably. As a partner in efforts to increase the availability of affordable housing and supportive services in the region, we are pleased to see the significant increase in multifamily housing, including affordable housing, coming to Shoreline's Aurora Corridor. We hope you will support the City of Shoreline's vision of increased public open space to ensure the health of the environment and its residents as the community grows.

Sincerely,

  
Michael Reichert  
President & CEO

Strengthening children and families, sheltering the most vulnerable, preventing homelessness, providing permanent supportive housing and ensuring dignity and security for our seniors.





*Board of Commissioners*  
Doug Barnes, *Chair*  
Susan Palmer, *Vice-Chair*  
Regina Elmi  
TerryLynn Stewart  
John Welch  
  
*Executive Director*  
Robin Walls

**March 2, 2023**

Conservation Futures Citizens Oversight Committee  
201 S. Jackson St., Suite 600  
Seattle, WA 98104

**RE: City of Shoreline Application for North 195 “Echo Lake” Open Space Acquisition  
(Parcel no. 2232500100)**

Dear Members of the Conservation Futures Tax Oversight Committee:

The King County Housing Authority (KCHA) provides affordable housing and rental assistance to more than 55,000 people every night. Ensuring that our housing is connected to transit, good schools, services, and adequate green space is a top priority for the agency. Our community centers and educational programs promote strong educational outcomes for children and our investments in smart, sustainable growth support strong and vibrant communities. We wish to express our support for the City of Shoreline’s proposed acquisition of the North 195th “Echo Lake” open space parcel to ensure adequate natural green space is retained in an area of rapid growth and transformation.

KCHA is one of the largest landowners in the City of Shoreline with more than 1,200 affordable homes, including a subsidized housing property serving seniors just 300 feet south of the North 195<sup>th</sup> “Echo Lake” parcel. The development of new multifamily units along the Aurora Corridor in Shoreline will bring thousands of new residents to the area and represent smart growth principles in action. This type of housing investment will add much needed housing close to small businesses, services, and transit.

Yet, while the center of Shoreline experiences robust growth, the majority of the City’s parkland is located within its outlying neighborhoods, making acquisitions of parkland like this, adjacent to the high-density mixed-business zoning all the more critical to the health and wellbeing of the greater community. Simply put, a park at this location, so close to existing and future affordable housing, would benefit the residents of those communities immeasurably. As a partner in efforts to increase the availability of affordable housing and supportive services in the region, we are pleased to see the significant increase in affordable and market-rate multifamily housing coming to Shoreline’s Aurora Corridor.

We hope you will support the City of Shoreline's vision of increased public open space to promote the health of its residents and the environment as the community grows.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Walls". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Robin Walls  
Executive Director

Neighborhood	Population	Parks	Park acreage	Acres of Open space per 1,000 pop. *
Westminster Triangle:	1,044	Westminster Triangle Park, Westminster Park	0.74	0.7
Echo Lake:	9,425	Echo Lake Park, Shoreline Park	14.03	1.4
Hillwood:	5,406	Hillwood Park	10	1.8
Ballinger:	3,183	Ballinger Open Space, Brugger's Bog	7.45	2.3
Ridgecrest:	7,034	Northcrest Park, Ridgecrest Park, Paramount School Park, Paramount Open Space	30.83	4.4
Parkwood:	3,762	Twin Ponds	21.6	5.7
Meridian Park:	5,854	Park at Town Center, Cromwell Park, Ronald Bog, Meridian Park, James Keough Park, Darnell Park, Edwin T. Pratt Park	37.7	6.4
Richmond Beach:	5,133	Kayu Kayu Ac Park, Richmond Beach Community Park, Kruckeberg Botanical Garden, Richmond Reserve, Richmond Beach Saltwater Park	41.17	8.0
North City:	7,098	North City Park, Hamlin Park, Rotary Park	70.1	9.9
Briarcrest:	2,591	Southwoods, Briarcrest/Hamlin East	27.06	10.4
Richmond Highlands:	4,879	Richmond Highlands Park, Sunset School Park, Shoreview Park (half), Boeing Creek Park(half), Boeing Creek Open Space (half)	52.985	10.9
Innis Arden:	1,437	Innis Arden Reserve	22.94	16.0
Highland Terrace:	2,004	Shoreview Park (half), Boeing Creek Park(half), Boeing Creek Open Space (half)	42.255	21.1
The Highlands:	332			
<p>* National Recreation and Park Association suggests 6.25 to 10.5 acres of developed open space per 1,000 population. Breakdown: 1. Playlots (serving toddlers to age 9) 0.1 to 0.3 acres per 1,000; 2. Neighborhood Playground (ages 5-14) - 1.5 acres for cities of 25,000 to 100,000; 3. Neighborhood Park (all ages) - 1.5 acres for cities of 25,000 to 100,000; 4. Community Playfields - 15 to 25 acres for cities of 1,000 to 250,000; Major Community Park - 5.0 acres for cities of 1,000 to 100,000; Urban Greenspace or Open Space - Cities of up to 100,000 1.0 per 1,000 persons</p> <p><a href="https://www.mybigspring.com/258/National-Park-Land-Standards">https://www.mybigspring.com/258/National-Park-Land-Standards</a></p>				