

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

<b>AGENDA TITLE:</b>	Discussion of Ordinance No. 985 – Amending Chapter 3.70 of the Shoreline Municipal Code to Modify the System Improvements Eligible for Park Impact Fees
<b>DEPARTMENT:</b>	Parks, Recreation and Cultural Services
<b>PRESENTED BY:</b>	Katrina Steinley, Senior Management Analyst
<b>ACTION:</b>	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" 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 State law (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, City Clerk Receiving No. 8871, 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 add the area around Echo Lake to the list of park acquisitions and projects that add capacity. Proposed Ordinance No. 985 provides for this modification of system improvements eligible for Park Impact Fees. Tonight, Council is scheduled to discuss proposed Ordinance No. 985. Proposed Ordinance No. 985 is schedule to be brought back to Council for potential action on April 24, 2023.

**RESOURCE/FINANCIAL IMPACT:**

There is no resource or financial impact to implementing proposed Ordinance No. 985. This proposed Ordinance would allow Park Impact Fees to be used for acquisition of property and park system growth in the area around Echo Lake.

**RECOMMENDATION**

This agenda item is for discussion only. Staff recommends adoption of proposed Ordinance No. 985 when this item is scheduled to be brought back to Council for potential action, which is currently scheduled for April 24, 2023.

Approved By:            City Manager **BE**    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 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, City Clerk Receiving No. 8871, 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.

On February 10, 2020, with the adoption of [Ordinance No. 876](#), the City first amended Exhibit B1 of the *Rate Study for Impact Fees for Parks, Open Space, and Recreation Facilities* to expand the geographic boundaries of the Aurora - I-5 155<sup>th</sup> - 165<sup>th</sup> Acquisition project and the Aurora - I-5 155<sup>th</sup> - 165<sup>th</sup> Development project west to Dayton Avenue and south to 145<sup>th</sup> Street.

### **Parks, Recreation, and Open Space Plan**

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 and includes an emphasis on acquiring properties in the City's Light Rail Station Areas. The Plan also identified a need for natural areas, particularly in the Echo Lake and Hillwood neighborhoods, with a target of having natural area parks within a 15-minute walk of every resident or approximately  $\frac{3}{4}$  of a mile.

Strategic Action Initiative No. 5 in the PROS Plan is to *Support Diverse Communities*. In addition to overall parks system growth, the PROS Plan emphasizes equitable distribution of resources and inclusive parks and recreation services.

## **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 Park Impact Fee rates. The projects listed in Exhibit B1 were generated through the development of the PROS Plan and are included in its Recommendations and Implementation section.

The proposed amendment to Exhibit B1 would expand the geographic area for acquisition and development to include the area around Echo Lake making projects in that area eligible for Park Impact Fee funding. The amendment to Exhibit B1 is noted as follows:

- [Echo Lake Acquisition](#)
- [Echo Lake Development](#)

The addition of the area around Echo Lake would allow for Park Impact Fees to be used for acquisition of property and park system growth in that area.

### **Park Property Acquisition and Development in the Area Around Echo Lake**

The Echo Lake neighborhood was identified in the PROS Plan as being devoid of natural park areas, with no natural areas within a 15-minute walk. The only publicly owned parks and spaces in the Echo Lake neighborhood include Echo Lake Park on the northern end of Echo Lake, part of the interurban trail, and Shoreline Park on the eastern side of the neighborhood, which is more than a 15-minute walk from the area around Echo Lake. The newly acquired, but not yet developed, Hemlock open space property, located at N 192<sup>nd</sup> Street, is on the other side of Highway 99 from Echo Lake. The area around Echo Lake is not in the 185<sup>th</sup> Light Rail Subarea but is near the 185<sup>th</sup> Street Corridor and would be accessible to transit riders. Additionally, the area is very accessible from the Bus Rapid Transit line on Aurora.

Most of the area around Echo Lake has median household income levels in the 19<sup>th</sup> percentile, placing it in the lowest third of median household income in King County. Housing being developed in the area around Echo Lake, specifically on the western side, is primarily anticipated to be affordable housing. This includes the City-owned land under development for future housing with supportive services for 100 formerly homeless individuals or those at risk of becoming homeless, and an area along Aurora Avenue where more than 1,400 units of housing are planned or under construction, including more than 500 affordable units. The area around Echo Lake also has high rates of hospitalization, residents with disabilities, and residents lacking healthcare.

Parks property acquisition and parks system growth in the area around Echo Lake would add additional public access to the lake. This waterfront area would be accessible by transit riders, provide a natural area for residents of nearby existing and future low-income housing, preserve undeveloped natural areas within the lake's watershed, and help seek to redress historic disparities in access to open space.

Proposed Ordinance No. 985 (Attachment A) provides for this second amendment to Exhibit B1. Tonight, Council is scheduled to discuss proposed Ordinance No. 985. Proposed Ordinance No. 985 is schedule to be brought back to Council for potential action on April 24, 2023.

### **RESOURCE/FINANCIAL IMPACT**

There is no resource or financial impact to implementing proposed Ordinance No. 985. This proposed Ordinance would allow Park Impact Fees to be used for acquisition of property and park system growth in the area around Echo Lake.

## **RECOMMENDATION**

This agenda item is for discussion only. Staff recommends adoption of proposed Ordinance No. 985 when this item is scheduled to be brought back to Council for potential action, which is currently scheduled for April 24, 2023.

## **ATTACHMENTS**

Attachment A: Proposed Ordinance No. 985, Including Exhibit A

**ORDINANCE NO. 985**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING 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, on February 10, 2020, the City Council amended Exhibit B1 of the *Rate Study* to address changes in the City since development of the Park Impact Fees; and

WHEREAS, an additional amendment to Exhibit B1 is necessary to include further acquisition and development of land near or bordering on Echo Lake so as to use Park Impact Fees for the same; 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 April 17, 2023;

**NOW 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 APRIL 24, 2023**

\_\_\_\_\_  
Mayor Keith Scully

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jessica Simulcik Smith  
City Clerk

\_\_\_\_\_  
Margaret King  
City Attorney

Date of Publication: \_\_\_\_\_, 2023  
Effective Date: \_\_\_\_\_, 2023

## 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 985 – 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
Dayton- I-5 145th - 165th Acquisition	9,931,000	100%	9,931,000	0
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
<u>Echo Lake Acquisition</u>	<u>1,045,000</u>	<u>100%</u>	<u>1,045,000</u>	<u>0</u>
<u>Echo Lake Development</u>	<u>600,000</u>	<u>100%</u>	<u>600,000</u>	<u>0</u>
	<del>\$151,044,995</del>		<del>\$72,284,500</del>	
<b>Totals</b>	<b>\$152,689,995</b>		<b>\$73,929,500</b>	<b>\$78,760,495</b>