

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

| | |
|----------------------|--|
| AGENDA TITLE: | City Hall Feasibility Review and Joint Development Agreement |
| DEPARTMENT: | City Manager's Office |
| PRESENTED BY: | Steven C. Burkett, City Manager |

PROBLEM/ISSUE STATEMENT:

The Purchase and Sale Agreement with Echo Lake Associates calls for an initial 90 day Feasibility Period which expires on March 16, 2005. At the February 28 meeting Council received an analysis of normal "due diligence" issues including soils, title review, environmental, storm drainage, utilities, traffic, cost feasibility, etc. While this analysis revealed no significant problems with the site, there are still outstanding issues left to resolve before staff feels comfortable with recommending proceeding at this location. These include coordination with Echo Lake Associates and the YMCA about parking costs and location, final configuration of the park property, final layout of common areas and building pads and agreement on common design standards. It is anticipated that these issues will be addressed in the proposed Joint Development Agreement. In addition, we need to seriously review the cost estimates to determine the cost effectiveness of this site. These are difficult issues and we are requesting an extension of the Feasibility Period for 45 days. If the seller agrees to the extension, we anticipate no action will be needed at the March 7 meeting.

Approved By: City Manager  City Attorney 

This page intentionally left blank.