

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Purchase of .4 acre addition to Paramount Park Open Space
DEPARTMENT:	Parks, Recreation and Cultural Services; City Attorney
PRESENTED BY:	Dick Deal, Director Parks, Recreation and Cultural Services

PROBLEM/ISSUE STATEMENT:

The owner of a wooded and undeveloped parcel adjoining the east side of Paramount Park near NE 148th and 12th Ave NE has approached the City with an offer to sell the parcel to the City. The parcel is a rectangular lot north of undeveloped NE 148th 17,043 square feet in area. See Aerial Vicinity Map, Attachment A; Plat Map, Attachment B. The public uses the undeveloped right-of-way for an eastern entry to the Park by a trail connecting the park to 12th Ave NE. Photos, Attachment C. The subject parcel serves as a visual and physical buffer between the park and the neighborhood and will preserve wetlands on the site from development impacts. This acquisition would enlarge a natural greenbelt covered with native vegetation and be a valuable complement to the park protecting wetlands.

FINANCIAL IMPACT:

The tentative purchase price is \$96,000. Funds are available from King County Conservation Futures funding and the City General Capital Fund with each fund paying 50% of the acquisition cost. The City Attorney will close this transaction if approved, and incidental purchaser's closing costs for the City are minor. After this work there should be minimal maintenance costs since the tract will be maintained in its natural state.

RECOMMENDATION

Staff recommends City Council approve a motion authorizing the City Manager to execute a purchase agreement for the Ekins property on undeveloped NE 148th consisting of 17,043 square feet of open space for \$96,000.

Approved By:

City Manager  City Attorney 

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BACKGROUND

Mr. and Mrs. Ekins purchased this parcel for investment in 1986. Before listing the property for sale the Ekins approached the City to see if there was interest in adding this property to Paramount Park. The Parks Department ordered an appraisal from the Appraisal Group of the Northwest LLP (August 2003) and a title report.

Ekins had expectations of subdividing the property prior to sale. However, a review by the Planning Department determined that a significant portion of the lot is a wetland or wetland buffer that would be removed in a separate protective tract prior to assessing the net buildable lot area that could be subdivided. The net area was estimated to be less than that needed for a two-lot shortplat and the wetland tract segregation would prevent further subdivision of the site.

The appraisal for comparable property with one building site placed the fair market value at \$100,000 without the restrictions created by the wetlands. Although no detailed mapping of the wetland buffers was performed, \$4,000 was deducted from the unrestricted value under the assumption that the owner would need to apply for a critical area reasonable use permit before utilizing the lot for residential construction. The King County assessed value for 2003 was \$100,000.

The property would be a complimentary asset to the adjacent Paramount Park Open Space. It preserves wetland and wetland buffers which would be compromised by residential development of the site. This is an excellent opportunity to secure a sensitive site and help protect existing sensitive areas in Paramount Park Open Space. No future development is anticipated on this parcel.

FINANCIAL IMPACT: The tentative purchase price is \$96,000. The acquisition of this site was approved in the 2004 – 09 Capital Improvement Plan. Funds are available from King County Conservation Futures funding and the City General Capital Fund with each fund paying 50% of the acquisition cost. The City Attorney will close the transaction if approved, and incidental purchaser's closing costs for the city are minor. Upon acquisition no development of the site is anticipated and maintenance costs would be limited to litter control and the removal of invasive plant materials.

RECOMMENDATION:

Staff recommends City Council approve a motion authorizing the City Manager to execute a purchase agreement for the Ekins property on undeveloped NE 148th consisting of 17,043 square feet of open space for \$96,000.

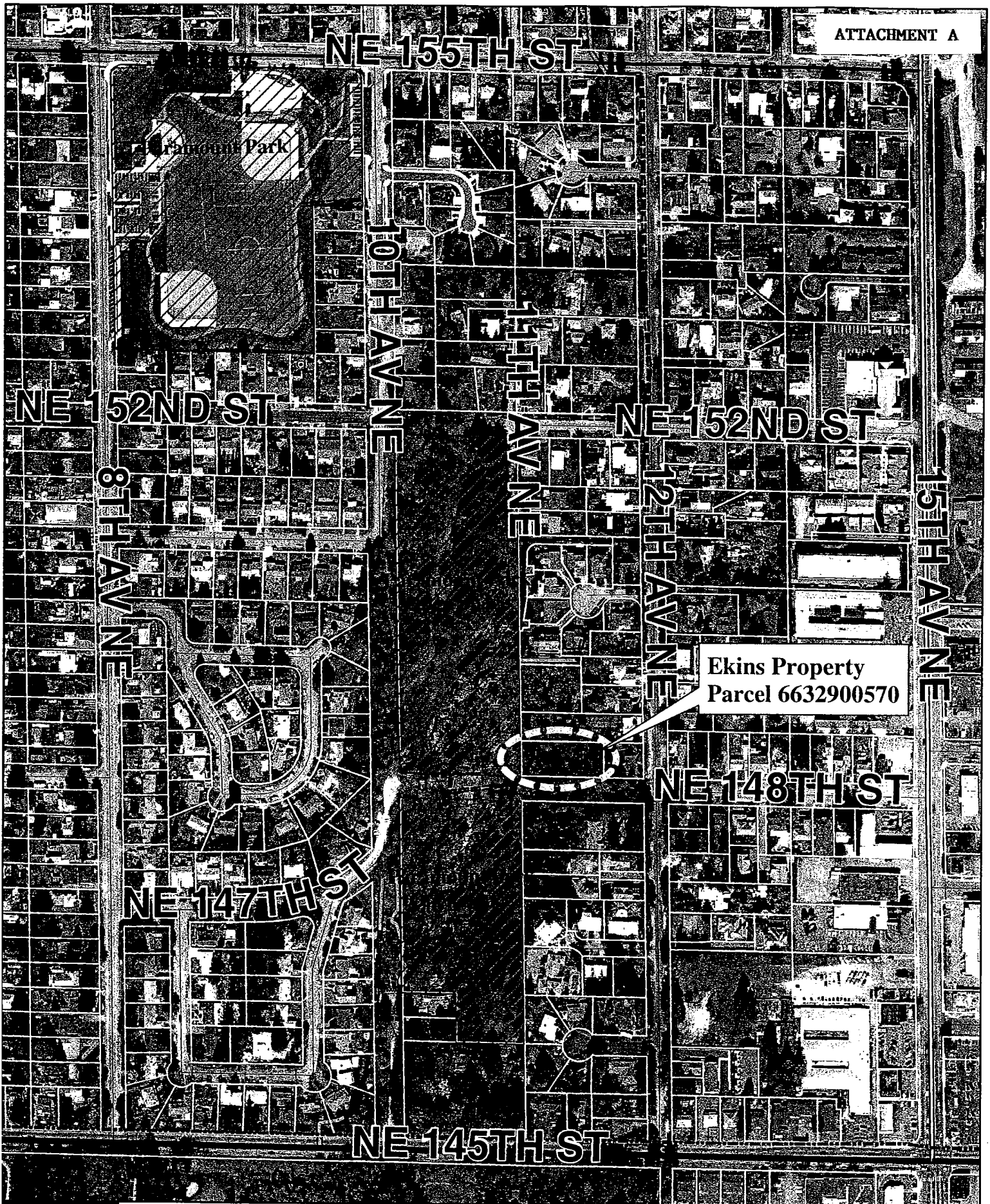
ATTACHMENTS

Attachment A – Aerial Photo

Attachment B – Plat Map

Attachment C - Subject parcel photos

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SHORELINE

Geographic Information System

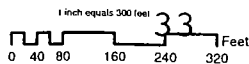
Ekins Property

Water Course, 2003

- TYPE
- Artificial Open Water Course
 - Open Water Course
 - Piped Water Course
 - Wetland
 - City Park or Open Space



1 inch equals 300 feet

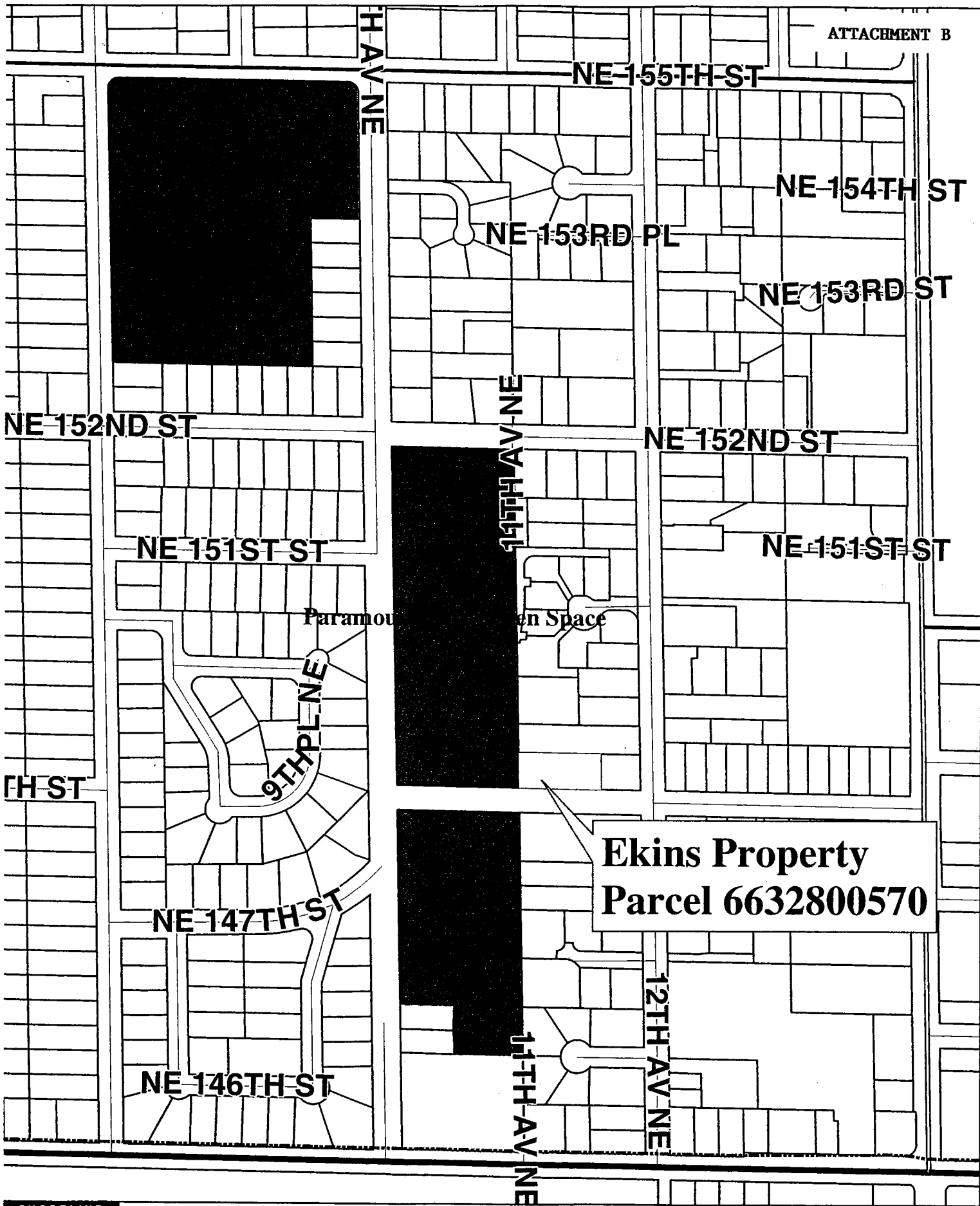


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Parcel data from Seattle Public Utilities and King County Department of Assessments.

Contour elevations in feet (NAVD88).

Aerial photography flown in 2004.





Looking North at Subject from NE 148th St.



Looking West on NE 148th St.
The subject is on the right.

SUBJECT PHOTOGRAPHS



View of Access to Subject Looking West from 12th Ave. NE



View of West Edge of Subject, Looking East from Border of Paramount Park