

**Land Acquisition Strategy and Implementation Policy
Draft Land Acquisition Strategy**

Presentation to City Council

June 13, 2017

Background

Parks CIP:

- Allocated \$13 million to Land Acquisition

Purpose:

- Changing needs / balance development
- Proactive approach

First Phase:

- Strategy for land acquisition
- Policy & Procedures for Implementation



Components of LAS Study

- ✓ Existing Conditions Analysis
- ✓ Survey
- ✓ Needs/Priorities Analysis and Selection Criteria
- Implementation Policy
- Confidential Preliminary List of Properties for Acquisition



Key Priorities from Public Opinion Survey Results

- Active Use:
 - Playgrounds, athletic fields, waterfront recreation
- Passive Use:
 - Trails (highest), wildlife viewing
- Preservation:
 - Preserving tree canopy (second highest), linking streams and wildlife habitat corridors, preserving wetlands and other sensitive areas with ecological benefits



Draft Land Acquisition Strategy Presentation

Presentation Topics:

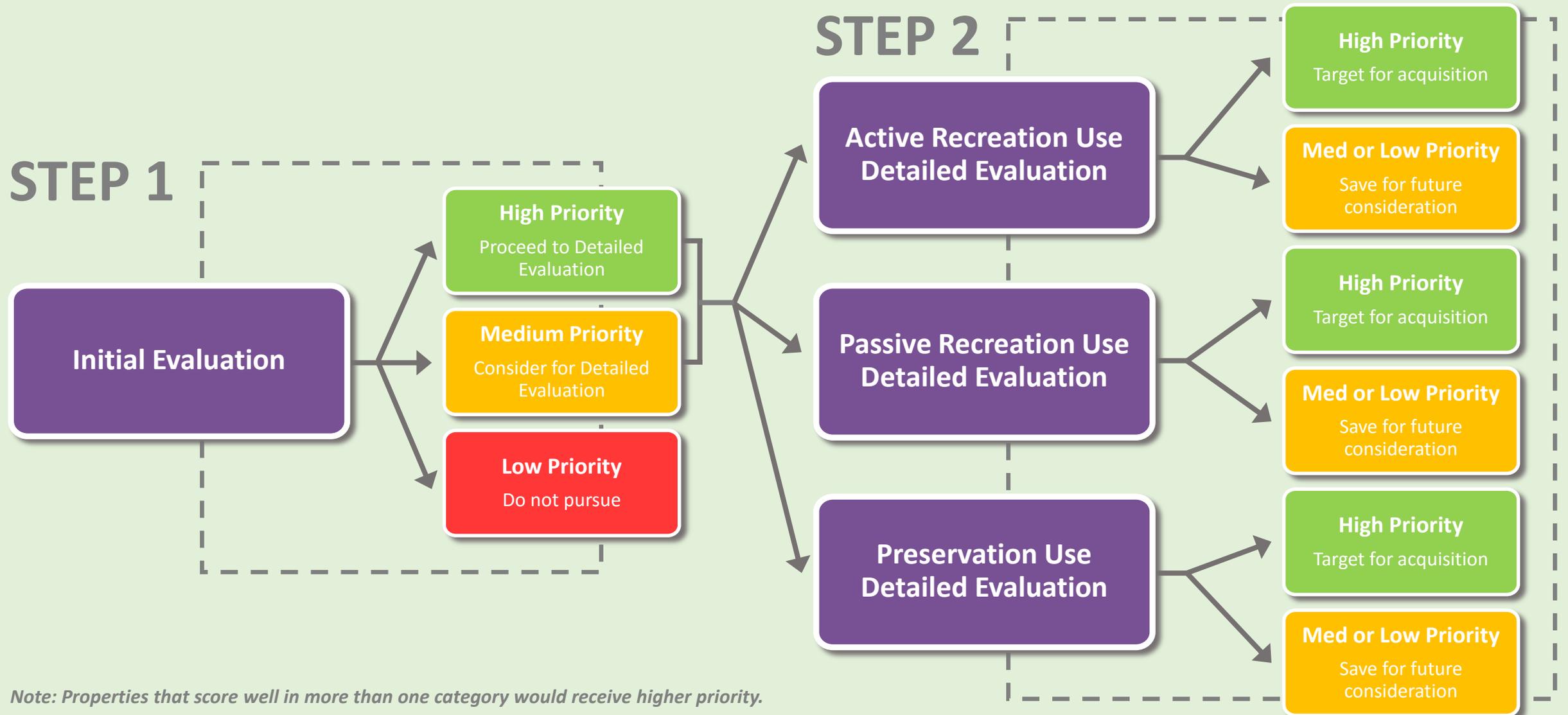
- Property Evaluation Process
- Initial Prioritization Evaluation
- Categorization and Further Evaluation
- Outreach & Education Materials for the Public
- Next Steps





Property Evaluation Process

Property Evaluation Process



Property Evaluation Process

2-Step Process:

Step 1 - Property Prioritization (initial evaluation)

- Properties are evaluated and are placed in three pools – high, medium and low.
- High priority candidate properties automatically move to further evaluation



Property Evaluation Process

Step 2 – Use Category Evaluation (second tier evaluation)

- Properties with a high initial evaluation are categorized by their likely use – active, passive or preservation
- Properties are further evaluated and are placed in three pools in that category – high, medium and low priority
- High priority properties are the starting point for consideration for acquisition



Initial Prioritization Criteria

- Property has legal public access.
- Acquisition will support expanded trail use.
- Acquisition will support preservation of existing tree canopy.
- Acquisition will support linking streams/wildlife corridors, wildlife viewing, or special sensitive areas protection.



Initial Prioritization Criteria

- Acquisition will support expanded waterfront recreation for the community.
- Acquisition will support an increase in other active recreation use, such as playgrounds, athletic fields, and sports courts (not including waterfront recreation).
- Acquisition supports expansion of other passive recreation uses, such as historic/cultural resources, picnic areas, community gardens (not including trails).



Initial Prioritization Criteria

- Acquisition provides for City operational needs such as administrative, maintenance, and storage facilities.
- Property is adjacent or connects to existing City-owned property or other publicly-owned open spaces.
- Property acquisition directly fulfills implementation goals of adopted plans.





Use
Category
Criteria:
Active
Recreation

Active Recreation Evaluation Criteria

Active recreation uses are characterized by amenities for solitary or group activities with specific play surface requirements and suitable space for spectators. The property characteristics required for these types of uses include relatively flat topography, limited existence of critical areas, minimum parcel size, utility availability, etc. Examples of active recreation uses include:

- Playgrounds
- Athletic Fields
- Sports Courts
- Waterfront Recreation
- Indoor Recreation

Active Recreation Evaluation Criteria

- Adjacent to an existing City-owned open space.
- Located in an underserved area for active recreation.
- Flat or can be developed for intended use.
- No mapped critical areas on site, or has large developable area.



Active Recreation Evaluation Criteria

- A partner for development, operation, or maintenance of new facilities has been identified.
- Walking distance from neighborhoods.
- Well-connected to neighborhoods by existing sidewalks or trails.
- Utilities available at perimeter of property.



Active Recreation Evaluation Criteria

- Size is a minimum of 5 developable acres.
- Provides new access to Lake Sammamish, Pine Lake, or Beaver Lake.
- Rights can be acquired below fair market value.
- Acquisition aligns with RCO grant funding criteria.





**Use
Category
Criteria:
Passive
Recreation**

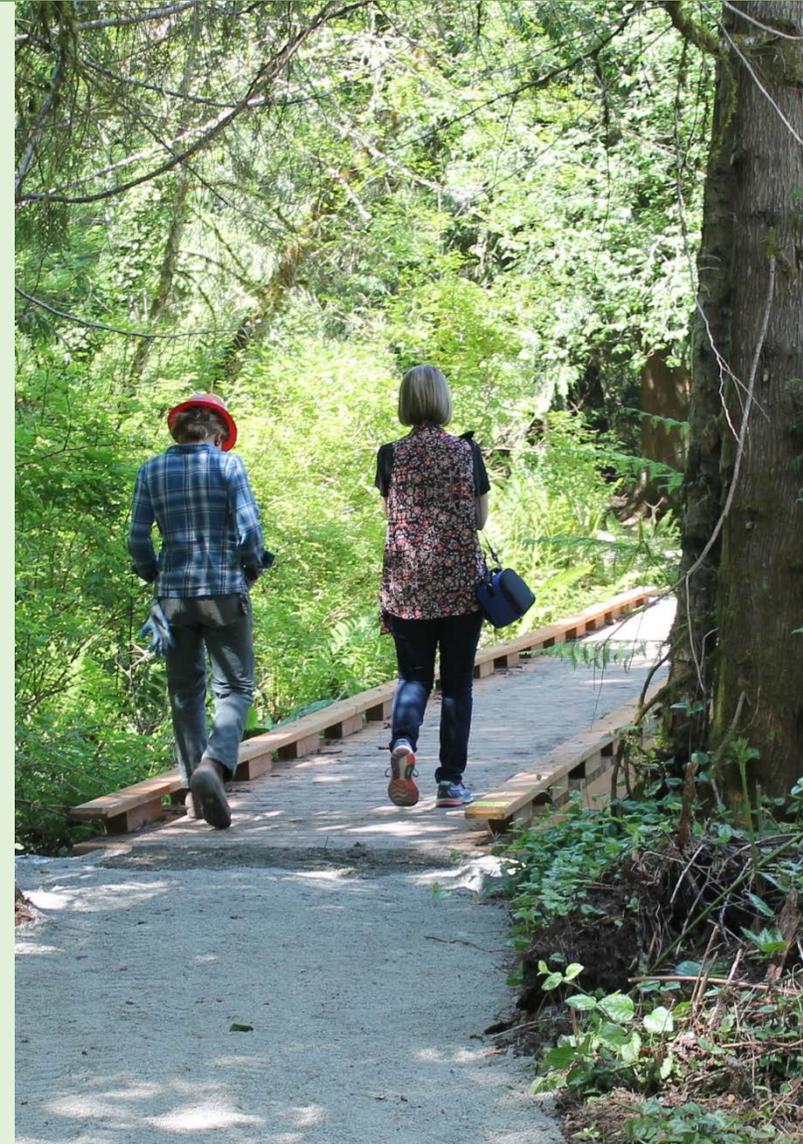
Passive Recreation Evaluation Criteria

Passive recreation uses are characterized by walking trails and spaces for quiet enjoyment, and may include informational, educational, or interpretive signage. The property characteristics required for these types of uses include an opportunity to create trail connectivity, existence of critical habitat areas, location along a wildlife corridor, cultural significance, etc. Examples of passive recreation uses include:

- Picnic Areas
- Trails
- Wildlife Viewing
- Cultural & Historic Sites
- Community Gardens

Passive Recreation Evaluation Criteria

- Adjacent to an existing City-owned open space.
- Located in an underserved area for passive recreation.
- Partner for development and/or maintenance of new facilities has been identified.
- Provides a high-priority trail connection.



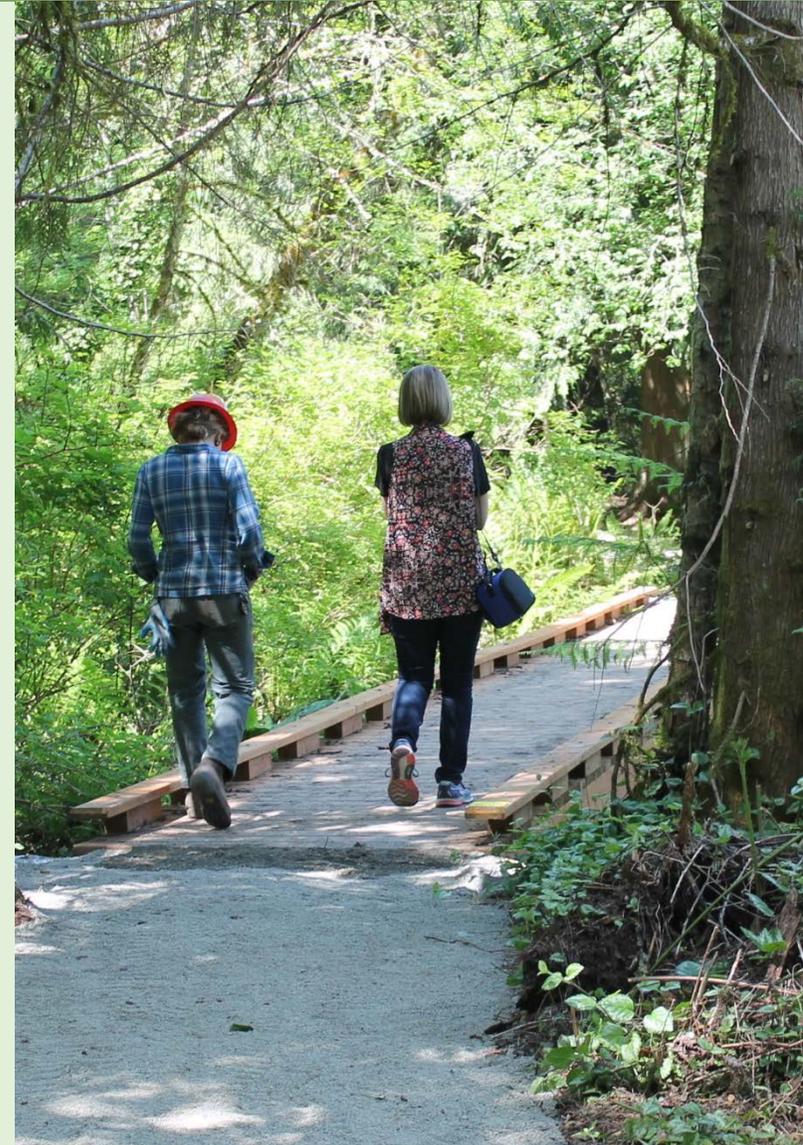
Passive Recreation Evaluation Criteria

- Connects to an existing trail system or desirable destination.
- Offers a variety of terrain types and difficulties.
- Provides an east-west connection.
- Contains desirable habitat features.
- Is part of a riparian or wildlife corridor.



Passive Recreation Evaluation Criteria

- Has historic, tribal or cultural significance.
- Rights can be acquired below fair market value.
- Acquisition aligns with RCO grant funding criteria.





**Use Category
Criteria:
Preservation**

Preservation Evaluation Criteria

Preservation is intended to protect natural areas for aesthetics and/or ecological benefits, and generally remain undeveloped. The property characteristics required for preservation include high ecological value, existing contiguous forested canopy, location along wildlife/stream corridor, high quality wetland, etc. Preservation purposes include:

- Preserving Tree Canopy
- Linking Streams and Fish and/or Wildlife Habitat Corridors
- Preserving Wetlands and Sensitive Areas with Ecological Benefits

Preservation Evaluation Criteria

- Adjacent to existing City-owned open space.
- Undeveloped and of high ecological value.
- Can connect two or more existing disconnected preservation-use open spaces.
- Within walking distance of neighborhoods.
- Has existing, mature, contiguous tree canopy.



Preservation Evaluation Criteria

- Primarily forested with coniferous trees.
- Forested with diverse natural features.
- Trees are free of diseases and pests.
- Will preserve existing neighborhood character.
- Adjacent to or includes an existing stream or wildlife corridor.



Preservation Evaluation Criteria

- Provides or significantly contributes to a missing link in a desirable stream or habitat corridor.
- Has a wetland on site.
- Contains steep slope areas.
- Rights can be acquired below fair market value.
- Acquisition aligns with RCO grant funding criteria.





**Properties
Needed for
Other Uses**

Properties Needed for Other Uses

- The City may have other reasons to acquire property for City functions or operations.
- Acquisition for those other needs are assumed to be based on entirely different criteria than for this program.



Parks Commission Feedback

- Acquisitions should be reflective of the priorities set by the community and process.
- Properties with mature native trees, landmark or heritage trees should be considered, in addition to those forested with coniferous trees alone.
- Suggestion to rename Criteria to Guidelines, to be less restrictive.
- Might be worth setting a timeline to re-visit the policy.





**Outreach
& Education
Materials
for the
Public**

Outreach & Education Materials for the Public

Many community members have indicated a desire to contribute to the City's goals in preserving land for public use.

- Outreach/Education materials to:
 - Describe community priorities and the types of land suitable for the various uses;
 - Describe acquisition methods and outcomes (including financial compensation, long-term preservation, etc.)
 - Describe benefits to property owners (including property tax relief, family legacy, etc.)

Note: This is not currently in the consultant's scope





Next Steps

Next Steps – Future Meeting Dates

Selection Criteria and Acquisition Strategy:

- 3rd Public Meeting—June 14, 2017

Introduction/Adoption of Implementation Policy:

- City Council Regular Meeting—July 11, 2017
- City Council Regular Meeting—July 18, 2017





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