



# City of Stevenson

*Leana Kinley, City Administrator*

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: City Council  
From: Leana Kinley, City Administrator  
Eric Hansen, Public Works Director  
Ben Shumaker, Community Development Director  
RE: May Property Programming Goals and Letter of Intent  
Meeting Date: March 21, 2019

## Executive Summary:

Rick and Julie May have offered to donate an approximately 3.16-acre portion of tax parcel 03073644040200 to the city for use as a park and attainable housing. They have a list of conditions on the donation as outlined below. This opportunity opens up the possibility for the city to move forward on some goals to increase development opportunities and benefit the community.

## Overview of Items:

Prior to accepting the donation, all parties outlined the programming goals they wish to achieve with this project and the process and costs associated with achieving those goals.

Property Owner Goals (summarized from attached letter of intent):

- Create a park for the community to use in perpetuity.
- Minimize the development impact on current neighboring property owners.
- Allow development of remaining property sites in an economical fashion (allowing septic use and allowing one driveway to access three homesites).
- Increase the availability of attainable home ownership.

City Goals from 2019-2024 Strategic Plan:

- **#4 Unimproved Street Plan:** The city will develop an unimproved street plan to include funding mechanisms and opportunities by the end of 2019 and begin construction on at least one project by the end of 2021.
  - A. **Del Rey** - The city will work with property owners to determine development opportunities for public and private uses by the end of 2020.
- **#5 Housing Affordability:** The city will work with private and public partners to increase the availability of attainable housing by 20 units, reduce the unhoused population by 20% and increase temporary shelter availability by 75% by the end of 2024.
  - D. Obtain property and develop infrastructure to support a Cascade Columbia Housing Corporation project. CDBG, WSHFC, and partner agency funds will be pursued as necessary.
- **#8 City Owned Facilities, ROW, Roads and Streets Continued Maintenance/Improvements:** the city will **be a leader in aesthetic improvements** and maintain facilities, property and Rights of Way.

- **#15 Parks Plan** Develop a park plan to include maintenance of current parks and standards by the end of 2020.
- **#17 Develop Deliberate Growth Strategy** by the end of 2020.
- **#19 Road Diet** – Study, review and revise road standards to reduce required rights of way for street development by the end of 2020.

Project Elements that Achieve the Goals, Costs, Benefits and Timeline to achieve the goals for this project:

- Del Rey – Achieves city goal 4a and opens up the ability for a currently land-locked parcel to be developed (identify parcel on map). Allows for an alternative route to the elementary school and improves a city owned ROW which is currently not maintained (city goal 8).
  - Cost of the project:
    - \$470k – Two travel lanes, two parking lanes and 2 side sidewalks, 48’ total improved surface – requires additional ROW
    - \$425k – Two travel lanes, two parking lanes, 1 side sidewalk, 42’ total improved surface – requires additional ROW
    - \$381k – One-way travel lane, two parking lanes, 1 side sidewalk, 36’ total improved surface – feasible within current 40’ ROW
  - Funding for the project:
    - Latecomers Agreement for partial cost-recovery
    - Safe Routes to School grant-sidewalk improvements
    - Community Development Block Grant (CDBG) if affordable housing built – grant availability proportionate to affordable housing frontage.
    - Water and Wastewater Infrastructure – Loan programs through USDA RD, Public Works Trust Fund (if approved by WA State Legislators), State Revolving Fund
  - Potential added development of 1.71 acres:
    - .50 acres for parcel 03073644040200 outlined below
    - .39 acres for parcel 03073644090100
    - .82 acres for parcel 03073644089100
  - Timeline:
    - Apply for funding in years 1-2
    - Construct in year 3
- Development of Attainable Housing – Achieves city goal #5 with a possibility of adding 6 dwellings for purchase in potential partnership with a Community Land Trust (to be established) to maintain affordability in the future.
  - Cost of the project:
    - Estimate \$175/sq ft
  - Funding for the project:
    - Lodging Tax Funds (per RCW 67.28.150) may be used to secure Bonds. With current income and project levels maintained, a project cost of \$2M could be funded.
    - Community Development Block Grant if housing will be for those with an income lower than 80% of the Low- or Moderate-Income level of the county.
    - Housing Sales Tax (voter-approved) for 60% or below of the county’s area median income
  - Potential added development:
    - Up to 6 single-family detached dwellings
    - Townhomes require zoning change

- Timeline:
  - Apply for funding in years 1-2
  - Zone change-request by Sept 30, 2019 to begin one-year process in 2020
  - Construct in year 3
- Creation of a new City Park – Will need to be added to city goal #15, meets property owner goal and adds open space for city residents near the school and downtown. It is suggested that a committee be created to direct development of the park and determine type (dog, kid, etc.).
  - Cost of the project:
    - \$106k – Two-way driving lane and 4 space parking lot
    - \$25k – Chain Link Fence for estimated 1,100 linear feet (400' x 150')
    - \$200-\$700 each for Picnic tables (varies based on materials, design, etc.)
    - \$4,000 estimated annual ongoing Operations and Maintenance costs
  - Funding for the project:
    - AARP Community Challenge Grant
    - Recreation and Conservation Office (RCO)
  - Potential added development:
    - Unknown. Property value increase typically with park addition.
  - Timeline:
    - Apply for funding in years 1-2
    - Construct in year 3

The costs associated with waiving the connection to city sewer for two single-family dwellings at the current rate would be \$11,214 plus the ongoing monthly base fee rate of \$58.41 per house.

**Action Needed:**

- Approve moving forward with the project by authorizing letter of intent.