Burton Drainage Facility
Declaration of Real Property as Surplus

September 14, 2020
Vancouver City Council Public Hearing

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Presentation Outline

• Surplus & Disposition Process
• Site Orientation and Relationship to Existing Park System
• Proposal from Evergreen Public Schools (EPS)
• Next Steps
Surplus & Disposition Process

VMC 3.30 (Disposition of City-Owned Surplus Real Property)

- Determine whether property declared surplus
- Method of Disposal
- Public Notice & Outreach
What we are requesting today:

• Adopt a resolution approving 4.76 acres of Burton Drainage Facility as surplus.

• Exclude approximately 2.2 acres for storm water infiltration to be retained by the City.

• City to continue to negotiate with EPS for sale of surplus property.
Property Information

- Single Parcel - 6.96 Acres
- Classified as Urban Natural Area in Park System Inventory
- Transferred through Annexation
- Title is not encumbered by committed funding sources
- Historical Use:
  - Storm water Infiltration
  - Programmed & Maintained by Evergreen Public Schools (EPS)
  - Passive Recreational Use by surrounding neighborhood
PEDESTRIAN ENTRY POINTS
Looking East / Southeast
Looking South
Looking North
Park System Need Analysis

• Urban Natural Area Classification
• Limited Service Area
• Served by Other Neighborhood Parks
• Neighborhood Parks typically associated with Elementary Schools
• Not a preferred location for reclassification to Neighborhood Park
• City-wide shortage of athletic fields
Park Service Area
PIF District C

Park Impact Fee District C

- 1/2 Mile Service Area
- Developed Parks

- 1/2 Mile Service Area
- Undeveloped Parks
Background

- EPS Bond Approval for sports field improvements at Evergreen HS
- City Parks and EPS explored partnership for development
  - Shortage of adult fields for city programming
  - Insufficient acreage to serve programming needs of both agencies
  - Funding not available for City to pursue sports complex independently
EPS Development Proposal

- Purchase 4.76 acres for sports field development
- City to retain 2.2 acres Storm water Infiltration Area
- Allows for comprehensive blend of field design with open space.
- EPS project to encourage pedestrian circulation and use of open space outside of field footprint.
- Appraised value $950,000 (approx.)
- Sale Proceeds:
  - 50% Prepayment on Fenton interfund loan
  - 50% Priority park projects District C
Burton Parcel

Storm water Parcel to be Retained by City
Public Outreach – Expanded Process

- Communication with Neighborhood for over 6 months
- Expanded mailer circulation to ½ - mile distance
- Project Information Letter
- City Web-Page including project information & meeting notifications
- EPS Link for Public Input from mailings
- Open Houses
Summary of Public Outreach

• Traffic Congestion
• Parking on Neighborhood Streets
• Noise
• Field Lighting
• Other Concerns
Traffic Congestion

CONCERNS:
- 28th Street is already too busy creating more frustration
- Neighborhood traffic will increase with the addition of fields.

MITIGATION
- Traffic will be reduced when Burton Elementary is relocated
- We are relocating field locations; not adding a significant amount of field activity. The fields do move further east.
- Conduct a traffic study and follow the City’s traffic mitigation requirements
- Consider a new road from 18th Street rather than entering from 28th Street
Parking on Neighborhood Streets

MITIGATION

• The size of the parking lot was increased to discourage patrons from parking in the neighborhood.
• Parking is located on the west side of the site to accommodate overflow parking during events at McKenzie Stadium.
• Spectator seating is closest to the parking lot to encourage people to use the parking lot rather than park in the neighborhood.
• Consider re-routing the walking path from 147th into the park (but still provide access for foot traffic to the school).
• Place temporary signage prior to games to discourage parking in the neighborhood.

CONCERNS:

• People attending games will park in the neighborhood, particularly on the 147th Street cul-de-sac. Problem already exists during events at McKenzie Stadium.
**Noise**

**CONCERNS:**
- Increased activity associated with the fields will create additional noise all day and night.

**MITIGATION**
- Unlike McKenzie Stadium, fields are not for district wide use; typically smaller.
- Swapping the soccer field (lower level) with the baseball fields (upper level) will not significantly increase noise.
- Consider board policy to not allow adult leagues to rent the fields after school hours. (fields are too short for adult leagues)
- Address noise concerns with adult coaches who supervise district athletes during practices and games.
**Field Lighting**

**CONCERNS:**
- Field lights will be on all night long, the district will rent fields to adult leagues that play late

**MITIGATION**
- High school games typically start at 4:00 or 5:00 and are over by 8:00 pm.
- Specify glare shields on field lights (use lighting on the left, not on the right)
- Perform a photometric study to understand light levels and light pollution
- Consider board policy to identify “lights out” time

New Lighting Technology  Outdated Technology

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CONCERNS:

- Adult Leagues/Hours of field use
- Mature trees will be removed
- Open space is actively used
- People moved here because of the park, now it is being taken away
- The fields will decrease property values

MITIGATION

- Few mature trees will be removed but will be replaced with additional trees per the City standard requirements.
- Consider an additional landscape buffer on the southeast side of the site
- The current design reserves approximately two acres of open space that will be maintained by the district.
- The district will improve the quality of the open space by adding paved paths, path lighting for security, maintained vegetation and sight lines for security, level grade, and additional supervision.
No Acquisition Option?

Option 1:

Option 2:

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Many strategies exist to plan a comprehensive use of the site and mitigate many of the neighborhood concerns to maximize community benefits.

If the property is not surplused, the city would take on site maintenance.

Parks and Recreation Advisory Commission support the proposed Declaration of Surplus and sale to EPS for continued recreational use.

Surrounding neighborhoods are served by improved parks that are consistent with Council adopted park standards.

Declaring this property as surplus to city needs will allow for development of additional sports fields needed to serve EPS students and improve participation equity and continued community use of open space.
Declaration of Surplus

What we are requesting today:

• Adopt a resolution approving 4.76 acres of Burton Drainage Facility as surplus.

• Exclude approximately 2.2 acres for storm water infiltration to be retained by the City.

• City to continue to negotiate with EPS for sale of surplus property.
Site surplus would allow for the following steps:

• Disposition of Burton Drainage Facility through negotiations with Evergreen Public Schools as the adjoining property owner.

• Return to Council for approval of Disposition – October 13th

• Continued work with EPS to complete due diligence to evaluate mitigation options and site design.

• Purchase and Sale Agreement approval by Council
Questions and Discussion

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