

# Kenmore Development Project

Cedar Park's 4.6-acre Kenmore Campus includes around 3 acres of undeveloped property. Northshore Church currently only uses part of the undeveloped property for overflow parking, storage, and occasional activities, while other parts of the property are overgrown and barely used.

Northshore occupies around 2 acres on 68<sup>th</sup> Avenue with our church building (20,500 sq ft), 60 paved parking spots, and a small house. With the addition of more parking, the current facility could accommodate significant growth in weekend attendance.

Over the years, both prior to 2001 and since Northshore became a branch of Cedar Park, various plans have been entertained for the undeveloped property, including developing the property for church use, and selling the property to a developer.

Cedar Park has been approached by a developer in recent months who would like to purchase the surplus, undeveloped three acres. It appears ***that the time may be right*** to release the surplus property and strategically invest the proceeds in developing opportunities that carry out the mission of Cedar Park.

## The Proposal

The developer has provided Cedar Park with a letter of intent (LOI), describing the potential project and the process that lies ahead. It appears that the current zoning would allow development of townhomes, in varying sizes, in 4-plex to 8-plex buildings.

The plan calls for selling all of the undeveloped property, as well as the portion of the property that includes the old parsonage. The house would be removed, and the property would be used for storm-water detention in an underground vault, covered by parking for the church's exclusive use. The parking in this lot would be constructed at the developer's expense, and then maintained by Cedar Park in perpetuity.



*Areas in green are potential new parking. Area in red is Cedar Park property to be potentially sold for townhome development.*

## **The Future of Cedar Park’s Ministry in Kenmore**

Cedar Park remains committed to ministry in Kenmore. There is both a rich history and a bright future through the presence of a thriving Cedar Park Northshore.

Furthermore, Northshore’s best future, as part of Cedar Park, is directly tied to Cedar Park’s best future, as a whole.

We believe that with the sale of the surplus property, we can continue to position Northshore for the best future by investing in the infrastructure of a healthy church. One way that this will be accomplished is that when the sale closes, Northshore’s operating budget will no longer bear responsibility for mortgage payments (principle and interest). This decreased expense will cover the loss of revenue from rents, and provide room for depreciation of additional capital expenses (such as some of the redecorating currently under consideration).

## **Next Step**

Cedar Park's governance documents require that the sale of real estate be approved by a congregational vote, so Cedar Park's leaders plan to have a corporate resolution ready for the congregation's action at Cedar Park's Annual Business Meeting, October 29, 2017. All members of Cedar Park are encouraged to take part in the Annual Business Meeting.

The corporate resolution is intended to authorize Cedar Park's Board to execute a purchase and sale agreement (PSA) for the undeveloped land.

In the weeks prior to the scheduled meeting, there will be opportunity for Cedar Park's members to give input and gain answers to questions prior to taking action on the corporate resolution.

## **Anticipated and Frequently Asked Questions (FAQ)**

### **How does this impact Northshore's neighbors?**

The developer will abide by the processes outlined by the City of Kenmore for public comment and input. There will likely be questions and concerns from neighbors, especially those bordering the undeveloped property. There are a few neighbors who have been in conversations with the developer who could be involved in the project, selling their property so that the townhome project could be larger.

### **Will this keep Northshore from growing?**

No, the current facility can already handle significant growth. On the contrary, it is our hope that the resulting improvement of the current facility (parking, paint, carpet, signage, etc.) will spark growth. Furthermore, we would hope to see at least some of our new neighbors in the new townhomes find a place at Northshore.

### **What if the deal falls through?**

While it appears that the zoning is in place and we are hopeful that the deal will work, it is certainly a possibility that something could keep the developer from closing the deal. In such a case, we would stand to lose nothing since all expenditures associated with the deal are the developer's.