

**CITY COUNCIL AGENDA TOPIC**

Resolution authorizing execution of all documents necessary for the acquisition of property in the West Lake Sammamish neighborhood area located at 1809 West Lake Sammamish Pkwy SE, including a purchase and sale agreement, in an amount not to exceed a purchase price of \$985,000, plus related costs.

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Kim Bui, Parks Property & Acquisition Manager, 452-4317  
*Parks & Community Services*

John Resha, Director, 452-2567

Loren Matlick, Real Property Manager, 452-6458

Cynthia Paro, Senior Real Property Agent, 452-5269  
*Finance & Asset Management*

**EXECUTIVE SUMMARY****ACTION**

This Resolution authorizes execution of all documents necessary for the acquisition of property located at 1809 West Lake Sammamish Pkwy SE as an addition to Weowna Park and possible future trail development.

**RECOMMENDATION**

Move to adopt Resolution No. 10315.

**BACKGROUND/ANALYSIS**

In the early 1900s, steep forested slopes of Weowna Park were set aside in common ownership by a group of private property owners with summer cabins along the west shore of Lake Sammamish. The park was acquired by King County as part of the Forward Thrust bond measure in the late 1960s. King County transferred ownership of the park to the City of Bellevue in 1996. Since that time, Parks & Community Services has worked diligently to enhance the trail system and protect the unique natural features of the forest and stream corridors that cross the park. Those efforts include acquiring adjacent properties within the West Lake Sammamish neighborhood for park expansion and trail connections.

The property located at 1809 West Lake Sammamish Pkwy SE adjoins Bellevue Parks property on the north and west sides. The west side of the property consists of steep slopes up to Weowna Park and the east side has a small residential structure and a detached garage with a total of about 0.38 acres of land. With this acquisition, the City will have five contiguous parcels (Attachment A) that provide opportunity for future Lake to Lake Greenway Trail system extension that will connect Weowna Park to the shore of Lake Sammamish.

The property was listed on the market with an asking price of \$995,000, in July of this year. The broker contacted the City to gauge our interest in expanding park property with the addition of this parcel. The City obtained an independent appraisal and a review appraisal that set an opinion of value at \$985,000. The City made an offer to the property owner for the appraised value. The offer was accepted and the

property owner the signed Purchase and Sale Agreement in September with the contingency that City Council approval is required for the City to execute the agreement. Parks & Community Services has secured King County Conservations Futures Grant funds that may be used to reimburse up to half of the costs of this acquisition.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Comprehensive Plan: Establish a coordinated and connected system of open space and greenways throughout the city that provide multiple benefits including preserving natural systems, protecting wildlife habitat and corridors, and providing land for recreation (PA-1); and obtain, for preservation, natural areas that are sensitive to urbanization or represent a valuable natural and aesthetic resource to the community (PA-5).

Bellevue Parks & Open Space System Plan 2022: Lake to Lake Greenway Trails: Multi-use Connections (OST-2), Connect/Extend Trails: Enhance Connectivity and Walkability (OST-8), and Open Space Acquisition (OST-10).

Bellevue City Code section 4.30.010, City Council approval is required for real property acquisitions when the purchase price exceeds \$350,000.

### **Fiscal Impact**

Adopting this Resolution obligates the City to a payment of \$985,000 for the property, plus related closing costs and applicable taxes. This acquisition is funded by the 2022 Parks Levy through the General Capital Investment Program (CIP) Park & Open Space Acquisition (CIP Plan No. P-AD-82). The expenditure was anticipated, and sufficient funding exists within the CIP project. Grant funds to offset up to half of the purchase price may be leveraged from the King County Conservation Futures Program.

## **OPTIONS**

1. Adopt the Resolution authorizing execution of all documents necessary for the acquisition of property in the West Lake Sammamish neighborhood area located at 1809 West Lake Sammamish Pkwy SE, including a purchase and sale agreement, in an amount not to exceed a purchase price of \$985,000, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Property Map
- B. CIP Project Description (P-AD-82)  
Proposed Resolution No. 10315

## **AVAILABLE IN COUNCIL LIBRARY**

Copy of purchase and sale agreement