

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of all documents necessary for the acquisition of property, land, and improvements in the Eastgate neighborhood area, at 3774 147th Avenue SE, including a purchase and sale agreement, in an amount not to exceed \$1,300,000, plus related costs.

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Parks & Community Services

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Finance & Asset Management Department

EXECUTIVE SUMMARY

This Resolution authorizes acquisition of property, land, and improvements in the Eastgate neighborhood area, located at 3774 147th Avenue SE, to be developed as a neighborhood park or other public purposes.

RECOMMENDATION

Move to adopt Resolution No. 10245

BACKGROUND/ANALYSIS

The proposed property acquisition marks another step toward a long-held goal to add neighborhood parks in the Eastgate area. This 9,000 square foot property is immediately adjacent to property purchased by Bellevue Parks & Community Services in November 2022. Combined, the two properties will provide approximately half an acre for a new small park. The central corner location of the property is ideal to provide walkable access for much of the surrounding neighborhood that currently does not have a park within a third-mile walking distance.

Following initial discussions with the property owner regarding a voluntary sale, the City obtained an independent appraisal resulting in a value opinion of \$1,300,000. This value was confirmed by a second independent appraiser through an appraisal review. An offer made at this price was accepted and in March, the seller signed a purchase and sale agreement, the City's execution of which is contingent upon City Council approval.

If acquired, Parks & Community Services will work closely with the surrounding neighborhood of Eastgate on the site design. Community outreach in the Eastgate neighborhood shows evidence of strong support for a neighborhood park in this general area. The new parks levy, recently passed by Bellevue voters, will provide funding for construction of the future park.

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan

PA-2: Obtain land throughout the community to meet present and future parks and open space needs.

PA-3: Equitably distribute a variety of parks, community centers and other indoor and outdoor recreation facilities throughout the City.

Bellevue Parks & Open Space System Plan 2022

Capital Project Objective PRK-4 – Add Neighborhood Park: Eastgate

“When Eastgate was annexed, there was not parkland in the neighborhoods south of I-90. Deficiencies in parkland remain and there is particular focus in the near-term on locating future neighborhood park locations in Eastgate and Factoria.”

Bellevue City Code

Under 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 one-time payment of \$1,300,000 for the land, plus related closing costs and applicable taxes. These expenditures were anticipated, and sufficient funding exists in the 2023-2029 General Capital Investment Program (CIP) within the Eastgate Neighborhood Park (CIP Plan No. P-AD-109).

OPTIONS

1. Adopt the Resolution authorizing execution of all documents necessary for the acquisition of property, land, and improvements in the Eastgate neighborhood area, at 3774 147th Avenue SE, including a purchase and sale agreement, in an amount not to exceed \$1,300,000, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Property Map
- B. CIP Project Description P-AD-109
Proposed Resolution No. 10245

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed purchase and sale agreement