

**CITY COUNCIL AGENDA TOPIC**

Resolution authorizing execution of all documents necessary for the acquisition of a portion of the property with the address of 3560 W. Lake Sammamish Parkway SE, including a purchase and sale agreement, in the amount of \$2,100,000, plus related costs.

Michael Shiosaki, Director, 452-5377  
Camron Parker, Assistant Director, 452-2032  
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*Parks & Community Services*

John Resha, Director, 452-2567  
Loren Matlick, Real Property Manager, 452-6458  
*Finance & Asset Management*

**EXECUTIVE SUMMARY****ACTION**

This Resolution authorizes the execution of all documents necessary for the acquisition of a portion of the property with the address of 3560 W. Lake Sammamish Parkway SE. Concurrently, a separate agenda item proposes to name this property “Vasa Open Space” according to the conditions of the sale and council policy.

**RECOMMENDATION**

Move to adopt Resolution No. 10396

**BACKGROUND/ANALYSIS**

The subject property is located on the south side of the West Lake Sammamish corridor near Interstate 90 with the address of 3560 W. Lake Sammamish Parkway SE. For close to 100 years, Vasa Park Resort has been operating as a private recreation site on the shores of Lake Sammamish. The property consists of three sites divided by West Lake Sammamish Parkway SE and SE 38th Street but share one address and King County Tax Parcel Number. The eastern site is a lakefront park with access to Lake Sammamish, the western site is a Ballroom Event Center with parking, and the southern site (subject) is an unimproved 5.7-acre land with steep slopes.

Parks & Community Services has maintained an open line of communication for several decades with the Vasa Home Association (VHA), the nonprofit corporation that owns and maintains the property, regarding interest in acquisition and preserving the recreation facility for public use if the corporation ever decided to sell the property. In 2023, Parks and VHA re-engaged to explore the sale of the undeveloped 5.7-acre portion of the site. The city obtained an independent appraisal report in May 2023 that resulted in an opinion of value of \$1,890,000. VHA engaged with a real estate broker and commissioned an independent appraisal that resulted in a \$2,400,000 opinion of value. After negotiations for several months, the City and VHA agreed upon a sales price of \$2,100,000 in November 2023, and the parties proceeded with negotiating other terms of the Purchase and Sale Agreement.

The City updated the appraisal in February of this year resulting in a higher value of \$2,005,000. A review appraisal was done to affirm this new value. Due to the valuation difference between Vasa Home Association's appraised value of \$2,400,000 and the City's value of \$2,005,000, the sales price of \$2,100,000 remained, as previously negotiated. Upon agreement of other terms of the sale, the Purchase and Sale Agreement was finalized this May at the purchase price of \$2,100,000.

If acquired, the city will incorporate this site with the adjacent "Norelius & 41.5 Open Space" open space unit. Together, these properties total nineteen (19) acres of open space for conservation, passive recreation, and possible connection to the Mountains to Sound Greenway and West Lake Sammamish Parkway trails.

Parks & Community Services has applied for King County Conservation Futures (CFT) grant funds to offset the costs for this acquisition. The CFT Program Committee will be making the recommendation to King County Council to provide up to \$1,597,500 to cover the costs of this acquisition.

A condition of VHA for the sale of this property is to have it be named "Vasa Open Space". A concurrent agenda item is presented on tonight's consent agenda.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

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.

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),
- Connect Bellevue's parks and trails to the regional system of nearby state, King County, and neighboring city parks, greenways, trails, and facilities (PA-4),
- 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

Capital Project Objective OST-10 – Open Space Acquisition: The city should look to conserve those properties which have important natural resources, connect to existing open space, or provide respite within developed environments.

### **Fiscal Impact**

Adopting this Resolution obligates the City to a payment of \$2,100,000 for the land, plus related closing costs and applicable taxes. These expenditures were anticipated in the 2023-2029 General Capital Investment Program (CIP) with the 2020-2025 King County Parks Levy (P-AD-105) contributing 25% and the Park & Open Space Acquisition (P-AD-82) to cover the remainder of the costs. King County Conservation Futures Program Committee is recommending to King County Council to provide up to \$1,597,500 of grant funds to offset the costs of this acquisition.

## **OPTIONS**

1. Adopt the Resolution authorizing execution of all documents necessary for the acquisition of a portion of the property with the address of 3560 W. Lake Sammamish Parkway SE, including a purchase and sale agreement, in the amount of \$2,100,000, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Vicinity Map
- B. CIP Project Descriptions (P-AD-105 and P-AD-82)  
Proposed Resolution No. 10396

## **AVAILABLE IN COUNCIL LIBRARY**

Copy of property purchase and sale agreement for Vasa site