

## CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of all documents necessary for the acquisition of property in the Newport neighborhood area, at 5380 Lake Washington Blvd SE, including a purchase and sale agreement, in an amount not to exceed \$1,025,000, plus related costs.

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

Loren Matlick, Real Property Manager, 452-6458  
Cynthia Paro, Real Property Agent, 452-5269  
*Finance & Asset Management Department*

## EXECUTIVE SUMMARY

This Resolution authorizes acquisition of property in the Newport neighborhood area, at 5380 Lake Washington Blvd SE, for open space conservation and possible future trail development.

## RECOMMENDATION

Move to adopt Resolution No. 10242

## BACKGROUND/ANALYSIS

To address a deficit of neighborhood parks in Newport Hills, Parks & Community Services began acquiring undeveloped property in 2010 along SE 60<sup>th</sup> Street adjacent to Lakehurst Creek. After additional adjoining acquisitions in 2015 and 2019, over 13-acres were assembled, leading to construction of the City's newest park, Newport Hills Woodlawn Park, in 2022.

In 2019, discussions were initiated with Forest Ridge School of the Sacred Heart, the owners of the 16.4-acre parcel immediately north of Woodlawn Park. Terms for a sale could not be reached at the time. Discussions were revisited after the property was listed for sale on the open market in December 2022. With multiple offers from which to choose, Forest Ridge School selected the offer from Bellevue Parks in part due to the City's interest in an expedient as-is purchase of the property in order to conserve its undeveloped state.

In developing its offer, the City obtained an independent appraisal report in January resulting in a value opinion of \$850,000. Despite the large size of the property, the site is almost entirely encumbered by critical areas including steep slopes, streams, wetlands, and habitat conditions. Assessing the value of the property based upon its highest and best development potential is exceedingly challenging leading to a wide range of value opinions. While the seller received several higher offers from individuals interested in potentially developing the property, they chose to work with the City, asking in a counter-offer for an amount of \$1,025,000, reflecting approximately what they paid to acquire the site in 2013. This price is less than the current King County Assessor's value of \$1,200,000.

If acquired, Woodlawn Park will more than double to approximately 30 acres. Additionally, access to

and through the park will improve with trail connectivity along the creek ravine north to the Newport Hills park and ride. From the park and ride, future connections to the regional Eastrail trail exist further west.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

#### Comprehensive Plan

PA-1: 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-4: Connect Bellevue's parks and trails to the regional system of nearby state, King County, and neighboring city parks, greenways, trails and facilities.

PA-5: Obtain, for preservation, natural areas that are sensitive to urbanization or represent a valuable natural and aesthetic resource to the community.

#### 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."

#### 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 payment of \$1,025,000 for the land, plus related closing costs and applicable taxes. These expenditures were anticipated in the 2023-2029 General Capital Investment Program (CIP) within the Park & Open Space Acquisition (CIP Plan No. P-AD-82). Grant funds to offset up to half of the purchase price have been requested 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 Newport neighborhood area, at 5380 Lake Washington Blvd SE, including a purchase and sale agreement, in an amount not to exceed \$1,025,000, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Property Map
  - B. CIP Project Description
- Proposed Resolution No. 10242

**AVAILABLE IN COUNCIL LIBRARY**

Copy of proposed purchase and sale agreement