

## 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 14700 SE 39<sup>th</sup> Street, including a purchase and sale agreement, in an amount not to exceed \$1,100,000, plus related costs.

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*Parks & Community Services*

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## EXECUTIVE SUMMARY

This Resolution authorizes acquisition of property, land and improvements in the Eastgate neighborhood area, located at 14700 SE 39<sup>th</sup> Street, to be developed as a neighborhood park or other public purposes.

## RECOMMENDATION

Move to adopt Resolution No. 10145

## BACKGROUND/ANALYSIS

The proposed property acquisition marks a meaningful step toward a long-held goal to add neighborhood parks in the Eastgate neighborhood area. The quarter-acre property contains many existing mature evergreens and other landscaping elements that will be forward compatible with a mini-park. Additionally, the central corner location of the property is ideal to provide walkable access for much of the surrounding neighborhood.

To this end, in September the seller signed a purchase and sale agreement, the City's execution of which is contingent upon City Council approval. The City obtained an appraisal in August to confirm that the agreed upon sale price of \$1,100,000 was a fair market value for this voluntary transaction. To support the acquisition, Parks & Community Services may apply for a grant from the King County Conservations Futures Program to reimburse the City for up to half of the cost of the acquisition, if the property is eligible under the program guidelines.

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 Eastgate Neighborhood Association participated actively in the 2022 update of the Parks and Open Space System Plan. Additionally, the association hosted an event in June where approximately 60 residents provided feedback on the need for parks within the area as well as improving connections to existing park and trail resources such as

the Mountains to Sound Greenway Trail, the future Bellevue Airfield Park and the existing Eastgate Park and South Bellevue Community Center.

## **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 neighborhood 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 \$90,000.

### **Fiscal Impact**

Adopting this Resolution obligates the City to a one-time payment of \$1,100,000 for the land, plus related closing costs and applicable taxes. This acquisition is funded by 2021-2027 Capital Investment Program (CIP) Park & Open Space Acquisition (CIP No. P-AD-82). The expenditure was anticipated, and sufficient funding exists within the CIP project adopted budget.

## **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 14700 SE 39<sup>th</sup> Street, including a purchase and sale agreement, in an amount not to exceed \$1,100,000, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Property Map
  - B. CIP Project P-AD-82 Description
- Proposed Resolution No. 10145

## **AVAILABLE IN COUNCIL LIBRARY**

Copy of proposed purchase and sale agreement