

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of all documents necessary to 1) grant the City and the Norwood Village Corporation the option of pursuing a Boundary Line Adjustment to modify the property boundaries between the Norwood Village Neighborhood Park and the Norwood Village Corporation property currently leased by the Norwood Swim Club for a neighborhood pool, 2) convey approximately 2,240 square feet of Norwood Village Neighborhood Park property to the Norwood Village Corporation to be used for pool purposes, with a reversionary interest, in exchange for approximately 1,950 square feet of property from the Norwood Village Corporation to be incorporated into the existing park for public benefits, and 3) accept an easement for shared use of at least four (4) off-street parking stalls from the Norwood Village Corporation; such transaction providing the City with equivalent or greater value.

Patrick Foran, Director, 452-5377

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Parks & Community Services

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Civic Services Department

EXECUTIVE SUMMARY

At the request of the Norwood Village Corporation (neighborhood association) and the Norwood Swim Club (nonprofit organization), the Parks & Community Services Department proposes modifying property lines at Norwood Village Park to support expansion of the adjacent community pool operated by the Norwood Swim Club. This Resolution will modify boundary lines at Norwood Village Park, exchange property and secure an easement for shared public park-user parking on the site of the Norwood community pool.

RECOMMENDATION

Move to adopt Resolution No. 9483.

If approved, effective date: 11/05/2018

BACKGROUND/ANALYSIS**Background**

Norwood Village Park is a 1.5-acre park including an open lawn area, playground, two tennis courts and a sport court. The park was gifted to the City in 1970 by Norwood Village Corporation, a non-profit neighborhood association. The corporation maintains ownership of the properties adjacent to the park that contain an outdoor neighborhood pool. This pool is currently leased to a non-profit operator, the Norwood Swim Club.

The Norwood Swim Club pool is a seasonally-operated facility open to anyone through purchase of a pool season membership. The Swim Club reports that due to its location, many members are residents of the Norwood and Woodridge areas. This pool and its membership structure are similar to other small

neighborhood-based pools located throughout Bellevue.

Proposal

Faced with aging infrastructure and an irregular pool design, the Swim Club has plans to renovate the pool with a configuration that will accommodate a wider variety of aquatic activities and sports. To optimize the swim deck around the existing pool and take a step toward the new pool design, the Swim Club and neighborhood association approached the City with a proposal for a property exchange (see Attachment A for a depiction). The proposed exchange would transfer an approximately 16-foot wide strip of land to Norwood Village Corporation along the eastern boundary of the pool property line. In return, the Corporation would transfer a portion of their property along the frontage of 123rd PI SE adjacent to the existing park's basketball court. Norwood Village Corporation would also grant an easement to the City for shared off-street parking within the pool's parking lot for park users.

Analysis

When evaluating proposals such as this, the proponent must provide evidence of mutual and offsetting benefits for both parties (such as compensation, property exchange of equal value, or other quantifiable benefits to the community) that are of equivalent value. Beyond the monetary value, proposed transactions should produce outcomes that are a benefit to the community at large, rather than a private benefit to a select few. Community-owned and operated pools such as this are one of the principal providers of aquatic recreation in the City of Bellevue. Supporting Norwood Swim Club's efforts to expand and diversify the types and variety of aquatic programming provided by their pool is consistent with the mission of Parks & Community Services.

After evaluating the proposal, Parks & Community Services recommends transferring an estimated 2,240 square feet of Norwood Village Park to the Norwood Village Corporation for the expansion of the community pool in exchange for:

- The transfer of an estimated 1,950 square feet of grassy area owned by the Norwood Village Corporation adjacent to the park to be incorporated into the boundary of the Norwood Village Park (encumbered by a Seattle City Light easement);
- An easement granted to the City for at least four parking stalls (as a safe, off-street parking option, signed for general public park use on a shared basis) within the parking lot currently leased to the swim club; and
- The City maintaining a reversionary interest in the transferred park property so that ownership of the land would revert to the City in the event the property ceases to be used as a community pool in the future.

The proposed transaction has been approved by both the Norwood Village Corporation Board and the Norwood Swim Club Board. Further, both organizations presented the proposal to the Norwood Village annual all-member meeting in 2017, followed by an email to the entire membership. No objections were received from these outreach efforts.

Next Steps

If the proposed Resolution is adopted by the City Council, this transaction will take place through a Boundary Line Adjustment process, which will be reviewed and approved administratively through the City's Development Services Department. Should the boundary line adjustment be approved, the Norwood Village Corporation and City of Bellevue will transfer the respective areas of property to each other (via quitclaim deed) and record the parking easement. Norwood Village Corporation and Norwood Swim Club will pay for costs associated with the boundary line adjustment and property exchange.

POLICY & FISCAL IMPACTS

Comprehensive Plan, Parks, Open Space, and Recreation Element

PA-24: Collaborate with school districts and private and non-profit providers to deliver a coordinated array of recreation, athletic instruction, arts, gathering spaces and community services.

Comprehensive Plan, Neighborhood Element

N-5: Promote community connections that strengthen the social fabric of neighborhoods, including support for local neighborhood associations, community clubs, community centers, school organizations and non-profits that invest in building community.

Bellevue Parks & Open Space System Plan 2016

"Using partnerships to create the highest and best use of existing public and non-profit facilities and collaborating to secure more space within the community is an important part of making needed recreation and community services available to Bellevue residents." [p.73] City policy supports collaboration with community partners to promote community connection in neighborhoods through recreation. Through a public approval process, such collaboration can include a trade of real property (BCC 4.32.060).

Fiscal Impact

No funds will be exchanged in the course of this property transaction. The transaction is structured such that the City of Bellevue obtains equal or greater value through exchange of property and other considerations of value including, but not limited to, a parking easement for park users within the off-street parking lot for the pool.

The estimated value of the property to be conveyed to the Norwood Village Corporation with the reversionary interest is approximately \$50,175. The estimated value of the property to be conveyed to the City is approximately \$45,000. The estimated value of the parking easement is approximately \$19,000 for a total estimated value to the City of approximately \$64,000.

Norwood Village Corporation and Norwood Swim Club will pay for costs associated with the boundary line adjustment and property exchange.

OPTIONS

1. Adopt the Resolution authorizing execution of all documents necessary to 1) grant the City and the Norwood Village Corporation the option of pursuing a Boundary Line Adjustment to modify the property boundaries between the Norwood Village Neighborhood Park and the Norwood Village Corporation property currently leased by the Norwood Swim Club for a neighborhood pool, 2) convey approximately 2,240 square feet of Norwood Village Neighborhood Park property to the Norwood Village Corporation to be used for pool purposes, with a reversionary interest, in

exchange for approximately 1,950 square feet of property from the Norwood Village Corporation to be incorporated into the existing park for public benefits, and 3) accept an easement for shared use of at least four (4) off-street parking stalls from the Norwood Village Corporation; such transaction providing the City with equivalent or greater value.

2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Proposed Boundary Line Adjustment Map
 - B. Vicinity Map
- Proposed Resolution No. 9483

AVAILABLE IN COUNCIL LIBRARY

N/A