

CITY COUNCIL REGULAR SESSION

Resolution authorizing Resolution authorizing execution of all documents necessary for the acquisition of an approximately 3.5-acre portion of a property located at 5642 Lake Washington Blvd SE.

Patrick Foran, Director, 452-5377

Camron Parker, Parks Property & Acquisitions Manager, 452-2032

Parks & Community Services

Toni Call, Director, 452-7863

Ira McDaniel, Real Property Manager, 452-4182

Kim Bui, Real Property Agent, 452-5269

Finance and Asset Management

EXECUTIVE SUMMARY

This Resolution authorizes acquisition of an approximately 3.5-acre portion of a property located at 5642 Lake Washington Blvd SE. If approved, a boundary line adjustment is required to add this portion of land to adjacent City-owned parkland (Tyler and Patterson Properties) in the Newport Hills neighborhood.

RECOMMENDATION

Move to adopt Resolution No. 9541

If approved, effective date: 01/22/2019

BACKGROUND/ANALYSIS**Background – Property Information**

The need for additional neighborhood park facilities in the Newport Hills area has been identified in the Parks & Open Space System Plan for many years. Working toward meeting this objective, five acres on SE 60th Street were purchased in 2010 from the Tyler Homes Corporation. This grew to ten acres in 2015 with the acquisition of the neighboring Patterson Property.

The subject property shares its eastern boundary line with the Patterson Property (see Attachment A). It consists of 4.2 acres with one single family home located on the western edge. The property owner has been in communication with Parks & Community Services regarding a possible sale since the Patterson Property was acquired. They desire to have the majority of their property added to the existing park land for future public use and enjoyment. In December 2018, a purchase and sale agreement was signed by the owner, contingent upon review and approval by the City Council.

The proposed purchase and sale agreement is structured such that the City would acquire approximately 3.5 acres of the overall property, not including the home (see Attachment B). The site adds to existing park property and is an attractive location for trail development and natural area preservation as it includes a deep ravine bisected by Lakehurst Creek.

As part of the recently approved budget, the City Council approved funding to develop a new

neighborhood park at this location as part of the 2019 - 2025 CIP budget. This acquisition could complement and enhance the overall impact of that future park development with the additional space and natural features that it offers.

Next Steps

To segregate the portion of the property to be acquired, the City and the current property owner must apply for a Boundary Line Adjustment permit that will be reviewed and approved administratively through the City's Development Services Department. This application will be made only if the proposed purchase and sale agreement is approved by the City Council. Assuming the boundary line adjustment is approved, the property owner will transfer the 3.5-acre area of the property to the City of Bellevue to incorporate into the existing Patterson Property.

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan, Parks, Open Space, and Recreation Element

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-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 2016

Capital Project Objective PRK-4: Add Neighborhood Park: Newport Neighborhood Area

Bellevue City Code

Under Bellevue City Code 4.30.010, City Council approval is required to purchase property or property rights when the acquisition is not a part of a previously approved project and the purchase price exceeds \$25,000.

Fiscal Impact

Adopting this Resolution obligates the City to a one-time payment of \$220,000 for the land plus related costs for escrow and completing the boundary line adjustment. This acquisition is funded by CIP Project P-AD-82, Parks and Open Space Acquisition, with 50 percent of the acquisition reimbursed by a grant secured from the King County Conservation Futures Program (KCCF Amendment O, approved under Ordinance 6371). The acquisition was anticipated, and sufficient funding exists within the CIP project.

OPTIONS

1. Adopt the Resolution authorizing execution of all documents necessary for the acquisition of an approximately 3.5-acre portion of a property located at 5642 Lake Washington Blvd SE.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Property Map
- B. Proposed Acquisition
- C. 2019-2025 CIP Project P-AD-82 Description
Proposed Resolution No. 9541

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed purchase and sale agreement