

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of all documents necessary to (1) grant the City the option of pursuing a boundary line adjustment to modify the property boundaries between Coal Creek Natural Area and adjacent private property owned by Subish Mathew at 13207 SE 54th Pl, and (2) convey approximately 1,550 square feet of Coal Creek Natural Area property to the private property owner in exchange for 1,962 square feet of private property to be incorporated into the existing park for public benefit and to resolve an existing encroachment on park property; such transaction providing the City with equivalent or greater value.

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**EXECUTIVE SUMMARY**

The Parks & Community Services Department proposes modifying property lines through a boundary line adjustment at Coal Creek Natural Area to both resolve an existing encroachment and allow expansion of an existing trailhead on Forest Drive SE. This Resolution authorizes execution of all documents necessary to modify the existing boundary lines at Coal Creek Natural Area and exchange property with adjacent property owner Subish Mathew.

**RECOMMENDATION**

Move to adopt Resolution No. 9803

**BACKGROUND/ANALYSIS****Background**

Coal Creek Natural Area is the City's largest park. It was transferred to the City by King County Parks in 2005. Since that time, Parks has invested in a continuous and ongoing effort to improve the condition and accessibility of trails that provide an immersive backcountry experience along the south edge of the City boundary.

In addition to improving recreational trails in the park, the City actively monitors the boundary of the park to limit and resolve encroachments from adjacent private property owners. In most cases, encroachments are resolved by requiring adjacent property owners to remove or relocate the encroachment and restore the park land to its previous natural condition. On occasion, there are opportunities where the encroachment can be resolved through an exchange of property that results in an overall benefit to the City. This proposed boundary line adjustment is such an opportunity. In this case, the encroaching property owner's parcel includes land that, if incorporated into the park, allows for significant expansion of an existing trailhead.

## **Proposal**

The proposed boundary line adjustment and subsequent property exchange will transfer approximately 1,550 square feet of Coal Creek Natural Area to the adjacent property owner, preserving an existing patio and firepit that were constructed on park property by a previous homeowner. In return, 1,962 square feet of private property will be transferred to the City and incorporated into the park, allowing for future expansion of the existing trailhead (see Attachment A for depiction).

## **Analysis**

When evaluating proposals such as this, Parks & Community Services requires evidence of mutual and offsetting benefits for both parties (such as compensation, property in exchange, or other quantifiable benefits to the community) that are of equivalent value. The land value of the proposed property exchange was evaluated by the City's Appraiser. The 1,550 square feet of park land to be transferred to the private property owner has an appraised value of \$58,125 while the 1,962 square feet of private property to be transferred to the City has an appraised value of \$60,822.

Beyond the monetary value, proposed transactions should produce outcomes that are a benefit to the community at large. That benefit will be realized as part of a concurrent capital project by King County Wastewater Treatment Division. King County is replacing a regional sewer trunk line that currently runs through Coal Creek Natural Area. To minimize traffic and other environmental impacts, the project proposes to close the Coal Creek Red Cedar Trailhead located along Coal Creek Parkway for the duration of the project. To mitigate for recreational loss to trail users, King County has proposed to construct an additional permanent trailhead along Forest Drive. This proposed boundary line adjustment and property exchange will create the additional space necessary for construction of the expanded trailhead (see Attachment B). At the conclusion of King County's project, the Red Cedar Trailhead will be restored and re-opened and the newly constructed Forest Drive trailhead will remain permanently, adding additional trailhead capacity to the Coal Creek Natural Area.

## **Next Steps**

If the proposed Resolution is adopted by 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 private property owner and City of Bellevue will transfer the respective properties to each other by quitclaim deed. Administrative costs associated with the boundary line adjustment and property exchange will be shared by both parties.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

This boundary line adjustment is supported by the City of Bellevue Comprehensive Plan, Parks, Open Space, and Recreation Element, including the following policies:

PA-2: Obtain land throughout the community to meet present and future parks and open space needs.

PA-10. Pursue private dedication of land and funds for park related purposes through a variety of methods such as purchase, donation, easement, and land use code incentives.

PA-12: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, schools and commercial centers.

Certain real property transactions must be submitted to Council for approval (BCC 4.30.010 and 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 the exchange of property. The appraised value of the property to be conveyed to the private property owner is \$58,125. The appraised value of the property to be conveyed to the City is \$60,822. Costs and fees associated with the boundary line adjustment and property exchange will be shared between the parties.

### **OPTIONS**

1. Adopt the Resolution authorizing execution of all documents necessary to (1) grant the City the option of pursuing a boundary line adjustment to modify the property boundaries between Coal Creek Natural Area and adjacent private property owned by Subish Mathew at 13207 SE 54th Pl, and (2) convey approximately 1,550 square feet of Coal Creek Natural Area property to the private property owner in exchange for 1,962 square feet of private property to be incorporated into the existing park for public benefit and to resolve an existing encroachment on park property; 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. Coal Creek Vicinity Map & Trailhead Conceptual Design
- Proposed Resolution No. 9803

### **AVAILABLE IN COUNCIL LIBRARY**

N/A