

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of all documents necessary for the acquisition of a 5.25-acre property located at 1351/1357 118th Ave Southeast as an addition to Mercer Slough Nature Park, including a purchase and sale agreement, in an amount not to exceed \$314,400, plus related costs.

Michael Shiosaki, Director, 452-5377

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

Parks & Community Services

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 a 5.25-acre property located at 1351/1357 118th Ave Southeast as an addition to Mercer Slough Nature Park.

RECOMMENDATION

Move to adopt Resolution No. 9806

BACKGROUND/ANALYSIS

The assemblage of Mercer Slough Nature Park has been one of the City's most consistent long-running projects. Property for the park has been acquired in every decade since the 1950's. At that time, there were two separate parks at the north and south ends of the slough. Decade by decade, the City has acquired properties between the two parks to eventually join them together and preserve over 320 acres of unique peat bog wetland. Today, over ten thousand visitors a year come to Mercer Slough Nature Park to recreate on the land and water trails or learn about wetland ecology through the City's program partnership with Pacific Science Center at the Mercer Slough Environmental Education Center.

The subject property is located at the north east corner of the park, bordered on two sides by existing park property (King County Parcel Number 042405-9009, see Attachment A). It consists of 5.25 undeveloped acres, almost entirely composed of wetlands. The property is being sold by the estate of the previous owner, Ethel M. Duff. In July 2020, the executor of the Duff Estate signed a purchase and sale agreement, the City's execution of which is contingent upon City Council approval. The appraised value of the property is \$400,000. The Duff Estate has offered to sell the property for a purchase price of \$314,400, donating \$85,600 of property value to the City. In addition, Parks & Community Services has secured a grant from the King County Conservations Futures Program to reimburse the City for almost two-thirds of the cost of the acquisition.

The Duff Estate property is one of the last remaining large undeveloped parcels within the slough. Acquisition and incorporation of this property into the park will protect wildlife habitat, preserve wetland ecology, and provide potential for enhanced public recreation. Preserving the site from future development also serves to provide a significant natural buffer for the Mercer Slough Environmental

Education Center, located directly south of this 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.

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.

Bellevue Parks & Open Space System Plan 2016:

Capital Project Objective PRK-15: Continue Phased Development: Mercer Slough Nature Park.

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 \$25,000 or when the acquisition is not a part of a previously approved and funded project and the purchase price exceeds \$90,000.

Fiscal Impact

Adopting this Resolution obligates the City to a one-time payment of \$314,400 for the land plus related closing costs and applicable taxes. This acquisition is funded by 2019-2025 Capital Investment Program (CIP) Plan, in the Parks and Open Space Acquisition (CIP No. P-AD-82), with \$200,000 of the acquisition cost 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 a 5.25-acre property located at 1351/1357 118th Ave Southeast as an addition to Mercer Slough Nature Park, including a purchase and sale agreement, in an amount not to exceed \$314,400, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Property Map
 - B. 2019-2025 CIP Project P-AD-82 Description
- Proposed Resolution No. 9806

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed purchase and sale agreement