

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of all documents necessary for the acquisition of four adjoining parcels, totaling 1.78 acres, located at 1709, 1715, 1729, and 1801 West Lake Sammamish Pkwy SE as an addition to Weowna Park, including a purchase and sale agreement, in an amount not to exceed \$960,000, plus related costs.

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Parks & Community Services

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Finance and Asset Management

EXECUTIVE SUMMARY

This Resolution authorizes acquisition of 1.78 acres of property located at 1709, 1715, 1729, and 1801 West Lake Sammamish Pkwy SE as an addition to Weowna Park.

RECOMMENDATION

Move to adopt Resolution No. 9831

BACKGROUND/ANALYSIS

In the early 1900s, Weowna Park was set aside in common ownership by a group of private property owners with summer cabins along the west shore of Lake Sammamish. The park was acquired by King County as part of the Forward Thrust bond measure in the late 1960s. It stayed in King County ownership until transferred to the City of Bellevue in 1996. Since that time, Parks & Community Services has worked diligently to enhance the trail system and protect the unique natural features of the forest and stream corridors that cross the park.

The property considered for acquisition consists of four adjoining parcels, totaling 1.78 acres, located within the West Lake Sammamish neighborhood. The site is adjacent to Weowna Park's eastern edge, extending down to West Lake Sammamish Parkway (Attachment A). The property is strategically located, providing an opportunity to construct a pedestrian trail connection from Weowna Park directly to properties the City owns on Lake Sammamish, which when developed for public access, will be the City's first public park on Lake Sammamish and serve as the long-awaited terminus for the Lake to Lake Greenway Trail.

The properties to be acquired have been held by the King family for several generations. In selling to Parks & Community Services, the family will achieve a desired goal of keeping these properties undeveloped and in a natural state. To this end, in September 2020, 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 June 2019 with a \$900,000 conclusion of value. Following negotiations with the property owner and after reviewing current market trends, the City updated its offer to \$960,000 in April 2020, which the seller accepted. To support the acquisition, Parks & Community Services secured

a grant from the King County Conservations Futures Program to reimburse the City for half of the cost of the acquisition.

This property is one of a handful of remaining undeveloped properties of significant size located between Weowna Park and West Lake Sammamish Parkway. Acquisition and incorporation of this property into the park will protect wildlife habitat, preserve significant tree canopy and other critical area ecology, and provide enhanced public recreation.

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-9: Actively seek funding from a variety of sources to help implement a park acquisition and development program.

Bellevue Parks & Open Space System Plan 2016

Capital Project Objective OST-2: Lake to Lake Greenway Trails: Multi-use Connections

Capital Project Objective OST-8: Connect/Extend Trails: Enhance Connectivity and Walkability

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 \$960,000 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 approximately \$480,000 of the acquisition cost reimbursed by a grant secured from the King County Conservation Futures Program (KCCF Amendment O, approved under Ordinance No. 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 four adjoining parcels, totaling 1.78 acres, located at 1709, 1715, 1729, and 1801 West Lake Sammamish Pkwy SE as an addition to Weowna Park, including a purchase and sale agreement, in an amount not to exceed \$960,000, 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. 9831

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed purchase and sale agreement