

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of all documents necessary for the acquisition of a 0.58-acre property, land and improvements, at 12020 SE 11th Street, including a purchase and sale agreement, in an amount not to exceed \$1,385,000, plus related costs.

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Finance and Asset Management

EXECUTIVE SUMMARY

This Resolution authorizes acquisition of a 0.58-acre property, land and improvements, located at 12020 SE 11th Street, to be developed as a neighborhood connection point to the Eastrail regional trail or other public purposes.

RECOMMENDATION

Move to adopt Resolution No. 10015

BACKGROUND/ANALYSIS

The proposed property acquisition will enable development of a small neighborhood park with a primary function of providing a trail connection for the Woodridge neighborhood to access the Eastrail regional trail. Given the trail corridor alignment and the topography of Woodridge Hill, the geographic area where a trail connection can be made is constrained to a limited number of feasible locations, of which the proposed property is one.

The Eastrail is a 42-mile rail line that was previously owned by the Burlington Northern Santa Fe (BNSF) Railway Company. The Eastrail extends from Renton north to Snohomish County, passing through Bellevue, Kirkland, Redmond, Woodinville and portions of unincorporated King County. King County Parks is currently developing a trail on the corridor including rehabilitating and retrofitting the Wilburton Trestle, just north of this property. Just south of the property, WSDOT is constructing a new pedestrian bridge over I-405, connecting to Mercer Slough Nature Park and 118th Avenue SE.

The property to be acquired has been owned by the Ollis family for several decades. In selling to Parks & Community Services, the family achieves a desired goal of keeping the property's current park-like setting. In addition, the Ollis family supports the goal of creating a neighborhood connection point to the future rail corridor trail (where family members admit to playing on the tracks and trestle with neighborhood friends in their youth, when it was still in active rail use).

To this end, in October 2021, the seller signed a purchase and sale agreement (PSA), the City's execution of which is contingent upon City Council approval. The City obtained an appraisal in August 2021 with a \$1,385,000 conclusion of value, which the seller accepted. To support the acquisition,

Parks & Community Services will secure a grant from the King County Conservations Futures Program to reimburse the City for up to half of the cost of the acquisition.

If acquired, Parks & Community Services will work closely with the surrounding neighborhood of Woodridge on the site design, and specifically the owners of homes in the Woodridge Plat, Division 3, which surround this property. The plat includes recorded codes, covenants and restrictions (CCR) that restrict development on lots within the plat to single-family residences. As such, while the Bellevue Land Use Code allows development of a city park on this property, the neighborhood CCR's may need to be amended to follow suit. If it is determined that an amendment is necessary and if the City is unable to obtain an amendment, an alternate use of the property that is consistent with the CCRs would be evaluated. While these restrictive covenants pose a risk, the same risk would apply to other property acquisitions made for the same purpose in Woodridge since the restriction is uniform across the plat.

Recent community outreach in the Woodridge neighborhood shows evidence of strong support for a neighborhood connection to Eastrail. In early 2021, six Woodridge households submitted written requests for a connection from the neighborhood to the trail during the project idea phase of the Neighborhood Enhancement Program (NEP). Several others commented or requested access to the trail during two public meetings related to the NEP process in the neighborhood. As with any park development, Parks & Community Services will design and implement a comprehensive outreach program to gather input and feedback from the community to influence the design and program of the future neighborhood trail connection and park.

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan

PA-4: Connect Bellevue's parks and trails to the regional system of nearby state, King County and neighboring city parks, greenways, trails and facilities.

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

PA-13: Collaborate with King County, Sound Transit and neighboring jurisdictions in the planning and development of the regional Eastside Rail Corridor trail system.

TR-114: Provide for multi-modal transportation use and access when considering public and private projects adjacent to and across the Eastside Rail Corridor.

Bellevue Parks & Open Space System Plan 2016

Capital Project Objective OST-7: Eastside Rail Corridor Greenway Trails: Multi-use Connections

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

City Council Direction

Priority 12, of the Bellevue City Council Priorities for 2021-2023 directs the City to "...begin to establish community connection points to Eastrail."

One of the five strategic themes in the City's 2020 Economic Development Plan is "Connection". It reads "Fostering a strong economy and community relies on bringing people together through light rail,

parks, and pedestrian walkways such as the Grand Connection and Eastrail. Bellevue will continue to encourage greater connectivity between people, businesses, public spaces, and different geographic parts of the City.”

The Council adopted an Interest Statement for the Eastside Rail Corridor (now known as the Eastrail) on November 21, 2016.

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 \$1,385,000 for the land plus related closing costs and applicable taxes. This acquisition is funded by 2021-2027 Capital Investment Program (CIP) Plan, with \$100,000 from Eastrail Connections (CIP No. G-103) and the remaining balance from the Parks and Open Space Acquisition (CIP No. P-AD-82). Up to half of the acquisition cost may be 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 G-103 and P-AD-82.

OPTIONS

1. Adopt the Resolution authorizing execution of all documents necessary for the acquisition of a 0.58-acre property, land and improvements, at 12020 SE 11th Street, including a purchase and sale agreement, in an amount not to exceed \$1,385,000, plus related costs.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Property Map
 - B. CIP Project Description (Plan No. P-AD-82)
 - C. CIP Project Description (Plan No. G-103)
- Proposed Resolution No. 10015

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed purchase and sale agreement