

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution No. 8809 authorizing execution of all documents necessary for the purchase of the David Ginzburg, Liudmila Ginzburg, and Natalya Ginzburg property, as identified by King County Assessor's Tax No. 152505-9034, for the purchase price of \$870,000, plus estimated closing costs of \$4,000 incurred with this transaction.

FISCAL IMPACT

This action obligates the City to \$870,000 (appraised value), plus estimated closing costs of \$4,000 from the 2008 Bellevue Parks & Natural Areas Levy. There are sufficient funds budgeted in CIP Plan No. P-AD-88, Bridle Trails Neighborhood Park, for the acquisition of this property, which includes a \$500 donation from a Bellevue resident towards a park acquisition. Staff will request King County to reimburse the City up to 50% of the costs associated with this purchase through the use of Conservation Futures funds. This funding was previously approved by King County for an acquisition within the Bridle Trails neighborhood.

STAFF CONTACTS

Patrick Foran, Director, 452-5377
Lorrie Peterson, Program Manager, 452-4355
Parks and Community Services Department

POLICY CONSIDERATION

The following goals and policies relate to this acquisition:

The Comprehensive Plan, Parks and Open Space, and Recreation Element:

Parks and Open Space - Policies:

- **POLICY S-BT-13.** Encourage the City to purchase land for parks and open space if appropriate land becomes available.
- **POLICY S-BT-14.** Reinforce the importance of citizen involvement in the park planning process.

Park & Open Space System Plan

- **PRK1.** Add neighborhood Park within Bridle Trails Subarea.

BACKGROUND

2008 Bellevue Parks & Natural Areas Levy

The 2008 Bellevue Parks & Natural Areas Levy includes \$2.5 million to acquire, develop, or enhance parks and open space in the Bridle Trails neighborhood.

Bridle Trails Community Club

The Bridle Trails Community Club (BTCC) approached the Parks Department with an interest in working with the City and the neighborhood to help inform the selection of Levy-funded projects for their neighborhood. An active, non-profit neighborhood organization, the BTCC regularly works with the City relating to this neighborhood. The BTCC appointed a seven-member Parks Levy subcommittee to work with City staff to gather neighborhood input, evaluate options, and ultimately make a recommendation to the City.

Neighborhood Outreach and Project Recommendation Support

The BTCC subcommittee completed its evaluation of all project suggestions, calling upon neighborhood input, project principles and criteria, project opportunity, feasibility, and cost evaluation.

One of the priorities was to acquire and develop the Paschinskiy property at the northeast corner of NE 24th Street and 134th Avenue NE. The City purchased that property in 2010, and the park, Bridle Tails Corner Park, is currently under construction and will be available for the neighborhood's enjoyment later this year.

The top-tier priority was to work with the State of Washington to develop the neighborhood park facilities on the State-owned Acheson property. The State determined that the Acheson property should remain an extension of Bridle Trails State park, and the City and Bridle Trails began exploring other options.

Alternative recommendation by subcommittee and Property Description

As an alternative site to serve as a neighborhood park, the committee recommended the City pursue the acquisition of the Ginzburg property, which is approximately 1.65 acres and is located at 4432 140th Avenue NE (see attached map). The property was listed on the market for sale at \$1,099,900. Sellers have signed an agreement to sell the property to the City for \$870,000, which represents the appraised value (completed in September 2014). The property has an old dilapidated structure that would be removed after acquisition.

The acquisition of this property would provide a key component to the City's Parks & Open Space system, and would offer a multitude of short- and long-term benefits including:

- Geographically well located for a neighborhood park;
- Provide a prominent park and open space along 140th Avenue NE in the Bridle Trails neighborhood;
- Provide feasible opportunities for developing a park and natural area in the Bridle Trails neighborhood; and
- Proximity of Utility-owned property adjacent to this site provides complimentary natural area opportunities.

Agreement includes

- Purchase price of \$870,000 (appraised value).
- Cash at closing.
- No real estate commissions paid by City (commission to Rockwell Realty paid by Seller).
- Closing on or before December 22, 2014.
- Seller shall execute a Statutory Warranty Deed.

EFFECTIVE DATE

If adopted by Council, this Resolution will become effective immediately.

OPTIONS

1. Adopt Resolution No. 8809 authorizing execution of all documents necessary for the purchase of the David Ginzburg, Liudmila Ginzburg, and Natalya Ginzburg property, as identified by King County Assessor's Tax No. 152505-9034, for the purchase price of \$870,000, plus estimated closing costs of \$4,000 incurred with this transaction.
2. Do not adopt Resolution No. 8809 and provide alternative direction to staff.

RECOMMENDATION

Adopt Resolution No. 8809 authorizing execution of all documents necessary for the purchase of the David Ginzburg, Liudmila Ginzburg, and Natalya Ginzburg property, as identified by King County Assessor’s Tax No. 152505-9034, for the purchase price of \$870,000, plus estimated closing costs of \$4,000 incurred with this transaction.

MOTION

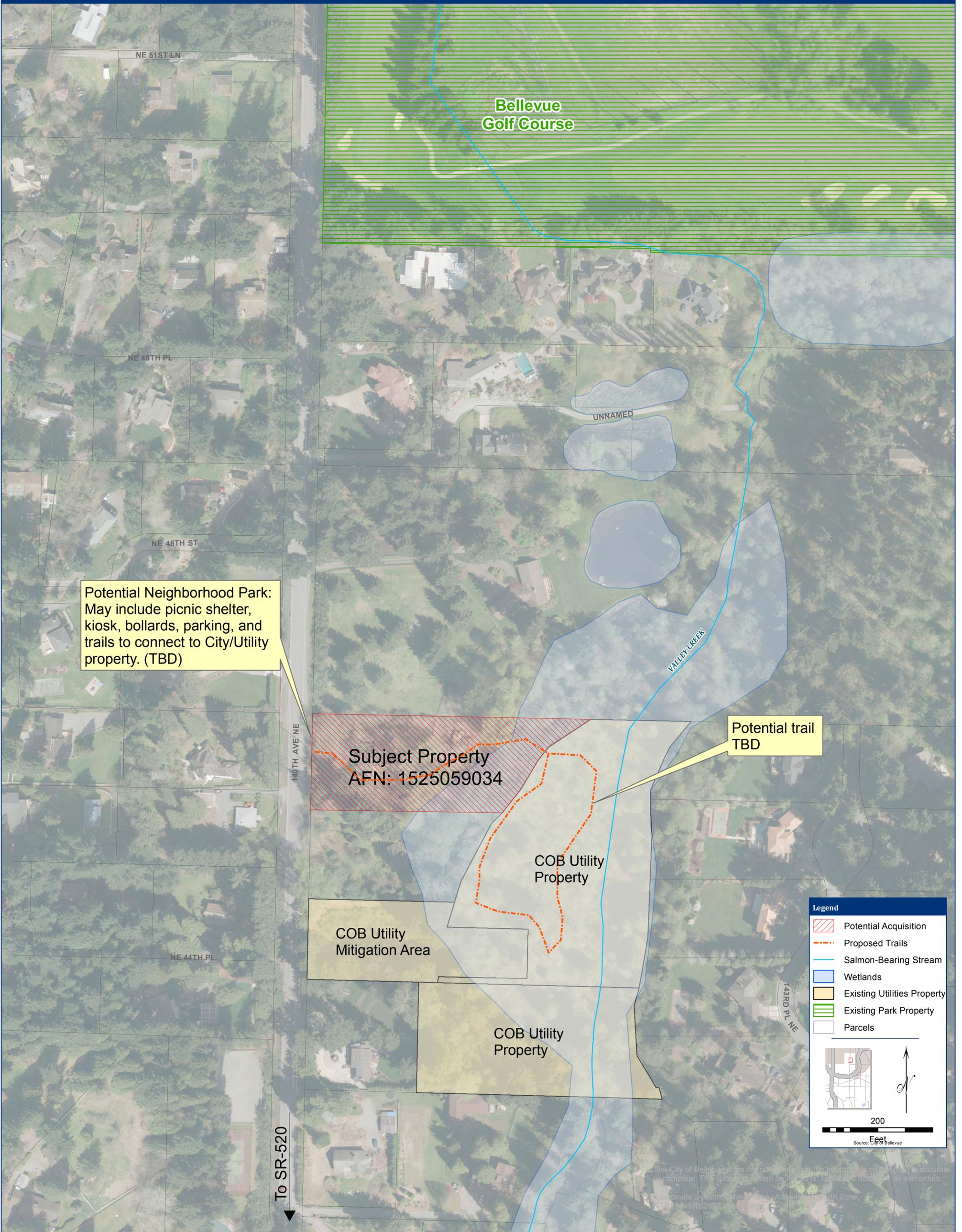
Move to adopt Resolution No. 8809 authorizing execution of all documents necessary for the purchase of the David Ginzburg, Liudmila Ginzburg, and Natalya Ginzburg property, as identified by King County Assessor’s Tax No. 152505-9034, for the purchase price of \$870,000, plus estimated closing costs of \$4,000 incurred with this transaction.

ATTACHMENTS

Vicinity Map
CIP Plan No. P-AD-88 - Bridle Trails Neighborhood Park
Proposed Resolutin No. 8809

Ginzburg Property - Bridle Trails

Potential Acquisition of Open Space Adjacent to Utilities Properties



P-AD-88 Parks Levy - Neighborhood Parks

Category: Acquisition & Development
 Department: Parks & Community Services

Status: Approved and Begun
 Location:

Programmed Funding

Programmed Funding	Appropriated To Date	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget	FY 2018 Budget	FY 2019 Budget
5,012,020	712,020	300,000	1,800,000	100,000	1,800,000	300,000	-	-

Description and Scope

This project, approved by voters as part of the 2008 Parks and Natural Areas Levy, funds the planning and development of two neighborhood parks. Each project will include a citizen outreach process to inform a long-range community plan. Following City Council review and adoption of the new community-driven park plans, the sites will be developed to incorporate the approved plan features. The sites to be developed are:

Bridle Trails Neighborhood Park: Community outreach identified neighborhood needs and preferences for new park facilities in the Bridle Trails neighborhood. Property on NE 24th Street was acquired in 2011 for development of a neighborhood park. The staff will continue working with the neighborhood to further plan, design and construct park improvements in the Bridle Trails neighborhood.

Lake Sammamish Park: The City currently owns Lake Sammamish waterfront property that is presently undeveloped for public use. The significance of this project is that it would establish Bellevue's only public waterfront access to Lake Sammamish. Project funds will be used to plan, design and construct park improvements on the City-owned waterfront property.

Rationale

This project will satisfy neighborhood park needs identified in the adopted Parks & Open Space System Plan (Park Plan). The Park Plan states that "mini-parks are pedestrian oriented facilities for the immediate neighborhood. Accordingly, a mini-park should be within safe walking distance in the neighborhood, especially since these parks often include play areas and other elements attractive to children." The Park Plan identifies a need for these new parks. The Bridle Trails subarea neighborhood park need is identified as 3.2 acres to meet standards, and 5.9 acres are needed in the Southeast Bellevue subarea that encompasses Lake Sammamish.

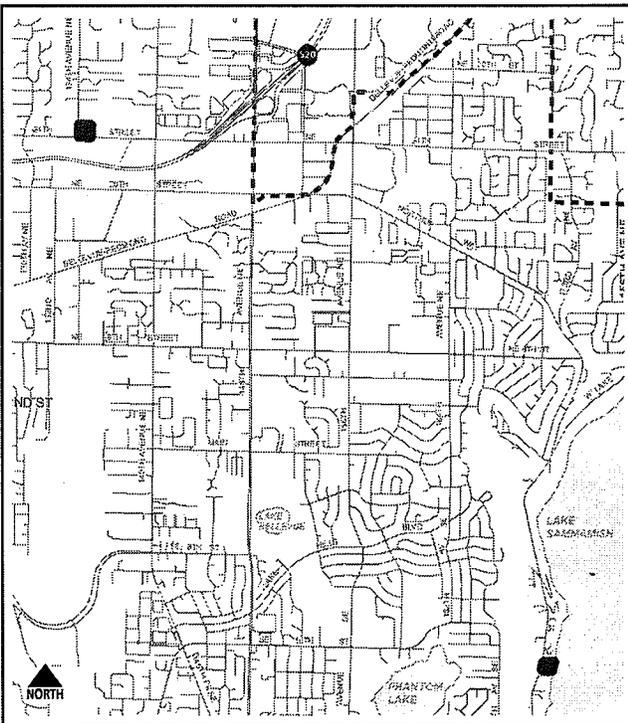
Environmental Impacts

Environmental review will be conducted in conjunction with development of the plans.

Operating Budget Impacts

Estimated annual maintenance costs of \$120,000 will begin in 2016. These costs will be funded by the ongoing M&O component of the 2008 levy.

Project Map



Schedule of Activities

Project Activities	From - To	Amount
Project Costs	2011 - 2017	5,012,020
Total Budgetary Cost Estimate:		5,012,020

Means of Financing

Funding Source	Amount
Parks Levy	4,512,020
REET	500,000

Total Programmed Funding: 5,012,020
Future Funding Requirements: 0

Comments

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8809

A RESOLUTION authorizing execution of all documents necessary for the purchase of the David Ginzburg, Liudmila Ginzburg, and Natalya Ginzburg property (King County Assessor's Tax No. 152505-9034), in the amount of \$870,000 plus estimated closing costs of \$4,000.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or his designee is hereby authorized to execute all documents necessary for the purchase of the David Ginzburg, Liudmila Ginzburg, and Natalya Ginzburg property (King County Assessor's Tax No's; 152505-9034) in the amount of \$870,000 plus estimated closing costs of \$4,000, a copies of which have been given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2014, and signed in authentication of its passage this _____ day of _____, 2014.

(SEAL)

Claudia Balducci, Mayor

Attest:

Myrna L. Basich, City Clerk

