



# MEMORANDUM

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**PHONE:** 452-5258

**TO:** Parks & Community Services Board

**FROM:** Glenn Kost, Park Planning & Development Manager  
Scott Vander Hyden, Project Manager

**DATE:** November 15, 2012

**SUBJECT:** Partnership with the Boys & Girls Clubs of Bellevue at Hidden Valley Sports Park

**ACTION NEEDED:** None. The purpose of tonight's public hearing is to receive public testimony on the proposed Hidden Valley Partnership with the Boys & Girls Club.

## SUMMARY

On August 6, the City Council authorized staff to proceed on the development of a partnership between the City and the Boys & Girls Clubs of Bellevue (BGCB). Under the terms of the partnership, the City would enter into a long-term lease with the BGCB allowing them to construct and operate a gymnasium at Hidden Valley Park in exchange for public benefits at the park commensurate with the estimated value of the property lease. On September 11, the Park Board reviewed the background and basic terms of the agreement and expressed general support for the project. Tonight, staff will update you on progress made since September 11 and ask that you receive public testimony regarding the proposed partnership. After tonight's hearing, we will respond to any questions, complete several remaining steps and return with a recommendation to City Council to proceed with the partnership.

## BACKGROUND

**Hidden Valley Park:** Hidden Valley Park is a 17.17-acre community park acquired by the City in 1965. It contains a full complement of park amenities, including one lighted baseball/softball field; two little league ballfields, a paved 140-car parking lot, playground, lighted tennis court, basketball court, restrooms, storage buildings, and pedestrian pathways. Vehicle access is via 112<sup>th</sup> Avenue NE. A second park access is located at the north end of the park off of NE 24<sup>th</sup> Street. The park is surrounded on three sides by single-family residential homes, and on the fourth side by low-rise office buildings. The park sits in a valley, with homes to the south/southwest rising 30-40 feet above the park and buffered by large trees. Homes to the west and the office buildings to the east sit 10-20 feet above the park.

Park use has remained similar over the years, with athletic uses dominating. It is currently used extensively by little league baseball, men's and women's softball, and sports camps. Spring and summer are the heaviest use periods. Company picnics and the use of the neighborhood park amenities at the north end of the park are also common. In the 1980's, the lighted field was home to the Pay 'N Pak fast pitch softball team, often drawing 500-1,000 spectators for games.

**Boys & Girls Clubs of Bellevue:** The BGCB is a 501(c)(3) non-profit corporation that currently operates in 14 sites throughout Bellevue, including their main facility in downtown Bellevue, as well as programs in seven schools and three public housing sites. Their downtown facility is located along 100<sup>th</sup> Avenue NE, west of the Downtown Park, and includes the main club building, parking lot, a small house, and the Ground Zero teen center. BGCB has outgrown these facilities, and they have been seeking ways to expand their facilities for several years. BGCB determined that their downtown site was insufficient to accommodate their needs, and they developed plans to construct a new 45,000 square-foot “flagship” facility with multiple gymnasiums and program spaces on a new site. BGCB began exploring sites in west Bellevue to accommodate this larger facility.

**Request to use Surrey Downs Park.** In 2007, BGCB asked the City to consider providing a portion of Surrey Downs Park to construct this facility, with the idea that the City would contribute a portion of the construction costs and then utilize part of the facility for community-wide programming. BGCB participated in the park master planning process that began in late 2007. The Park Board actively participated in the process, delivering a recommended master plan to the City Council. The resulting Surrey Downs Park Master Plan identified an approximate 2-acre “building zone” that included a series of parameters limiting the impact of a potential building at this location. These limitations, together with the uncertainties and timing surrounding the light rail alignment and relocation of the existing court facilities, made it clear that the Surrey Downs site would not meet BGCB needs, so they continued exploring alternate west Bellevue locations to accommodate their facility.

**Request to use Chapin Property.** In 2010, BGCB approached the City about acquiring the 4.26-acre City-owned Chapin property located at the SE corner of Bellevue Way and NE 20<sup>th</sup> Street. This property is undeveloped, but identified as a future neighborhood park in the Parks & Open Space System Plan. However, after thorough due diligence, BGCB determined that it would not be feasible to develop their flagship facility here.

**Request to use Hidden Valley Park (HV).** After exploring multiple site options, BGCB adjusted their facility program to require a smaller footprint than the previous flagship facility, allowing BGCB to seek smaller sites to accommodate their need. In 2011, BGCB proposed a partnership at the City-owned Hidden Valley Park that would allow BGCB to construct an approximate 20,000 square-foot multi-purpose gymnasium to accommodate three full-sized basketball courts. The proposal was presented to the City Manager on January 9, 2012. City staff and BGCB have been working together to develop the basic terms of an agreement that benefits both parties and also complies with state law. In short, BGCB is looking for a site to accommodate their gym, preferably near outdoor sports facilities to complement their indoor programs. At the same time, the City has been seeking ways to increase sportsfield capacity, especially in west Bellevue.

## **CONTEXT**

The City and BGCB have worked together in support of children and families for many years. Partnerships at the South Bellevue Community Center, Lake Hills Clubhouse, and Ground Zero Teen Center are examples. BGCB is continuing to expand youth and teen programming in the Crossroads and Lake Hills neighborhoods. The HV gymnasium proposal is part of a BGCB strategy for a targeted community-wide approach designed to serve more children with a broader footprint in multiple sites throughout the community. The plan includes:

- Reconstruction/modernization of the Main Club/Child Care/Admin building on the existing downtown site;

- Acquisition and remodeling of the surplus Lake Hills Library to facilitate program expansion to serve youth in east Bellevue including teen center activities and expansion of their current Lake Hills Technology Center (completed);
- Construction of a stand-alone multi-purpose gymnasium in West Bellevue;
- Collaboration with the City to expand the after-school program for elementary school children at the Crossroads Community Center (completed); and
- Opening of three new club locations in King County Housing Authority sites in East Bellevue (Eastside Terrace, Spiritwood Manor, and Hidden Village).

These investments are in addition to BGCB's long-standing afterschool and summer school programs provided at several elementary schools in east Bellevue. BGCB also provides significant youth program subsidies and scholarships annually (\$794,000 in 2011).

### **THE PROPOSAL**

BGCB and the City would enter into a partnership allowing BGCB to construct a gymnasium at Hidden Valley Park (HV) in exchange for public benefits at the park commensurate with the estimated value of the long term lease, as follows:

1. The City would provide a 50-year, \$1/year lease to the BGCB to construct an approximately 20,000 square-foot multi-purpose gymnasium facility (gym) at HV, located near the park's entry off of 112<sup>th</sup> Avenue NE.
2. BGCB would design, construct, and operate the gym solely at their cost, sized to include three full-sized basketball courts, and designed to accommodate multiple sport courts. The capital cost for the gym is estimated at \$4 million. The City has no financial obligation for the gym.
3. The City and BGCB share equally in the cost to construct additional athletic field and site improvements at HV as follows, at a total cost of up to \$6 million (**attachment 1**):
  - a. Install synthetic turf on the existing lighted adult softball field, staying within the current field footprint - estimated at \$1.9 million.
  - b. Add a third little league field with a synthetic turf infield, and add synthetic turf infields to the existing two fields - estimated at \$1.7 million.
  - c. Complete other site improvements required to support the total project including entry and circulation improvements, increased parking capacity, and storm water management code compliance - estimated at \$2.0 million.
  - d. If costs change as the project proceeds, both parties share equally in cost reductions or cost increases.
  - e. Third party institutional grants that reduce the cost of the athletic field and site improvements will be credited to the party that secures them. Any grant must be able to be utilized within the framework of a public works project, and cannot unnecessarily restrict the use of the park.
4. The City will have use of the gym space at no cost.

5. BGCB and City will work jointly to schedule the use of the gym and sports fields as follows:
  - a. BGCB will schedule the use of the gym for City programs during non-club times, generally daytime during the week.
  - b. The City will schedule the use of the HV fields for BGCB outdoor programs without displacing existing programs.
6. BGCB and City agree to work jointly towards ensuring that all Bellevue youth are served, regardless of their ability to pay.

The total capital project is estimated at \$9.6 million and includes a comprehensive redevelopment of HV Park as summarized below.

	<b>BGCB</b>	<b>COB</b>	<b>Total</b>
Gymnasium	\$4.0M	\$0.0M	\$4.0M
Site Improvements	1.0M	1.0M	2.0M
Sportsfields	1.8M	1.8M	3.6M
<b>Total</b>	<b>\$6.8M</b>	<b>\$2.8M</b>	<b>\$9.6M</b>

### **LEGAL/REGULATORY ISSUES**

1. **Restrictions on the use of property purchased with voter-approved Park Bond funds.**  
The City purchased this site with proceeds from voter-approved General Obligation Bonds approved in 1965. The bonds were issued in 1966 “for the purpose of acquiring, constructing, developing and improving parks, parkways and other recreational facilities” within the City, and have since been paid off. The deed contains no language restricting the use of the property, and Bond Council has reviewed the deed and related bond ordinances and finds no conflict with the proposal.
2. **Authority to enter into this Partnership.** RCW 35.59.080 provides the authority for a city to lease “all or any part of a multi-purpose community facility” to any municipality, government agency, private corporation, or individual. The terms and conditions of any agreement are at the discretion of the City Council. RCWs 67.20.020 and 36.68.020 authorize cities to lease land to agencies or private parties and then “lease back” or contract for space to conduct recreational programs.
3. **Gift of Public Funds to Private Entities.** Article VIII, Section 7 of the Washington State Constitution prohibits gifting of public funds to private entities “except for the necessary support of the poor and infirm.” Thus the City cannot simply provide property to the BGCB without consideration received by the public. The form and amount of consideration is at the discretion of the City Council (See Compensation section).
4. **Public Work Projects/Prevailing Wage.** Any project that includes City funding is defined as a Public Works project, and subject to the rules governing items such as public bid laws and prevailing wage rates. The current proposal contemplates BGCB being solely responsible to construct and pay for the gym, while the City would manage the remaining site work as a public works project, with the parties sharing the cost. Gymnasium construction would not be a public works project.
5. **Land Use Regulations.** The property is zoned R-3.5, and community recreation centers are allowed under the City’s Land Use Code as a conditional use; thus a Conditional Use Permit and environmental review (SEPA) will be required in addition to the standard array of earthwork and building permits.

## **COMPARATIVE AGREEMENTS**

Several existing agreements provide similarities to the current proposal:

1. **Ground Lease Agreements with Kindering Center and Youth Eastside Services (1983, 1985).** Under the terms of two 50-year, \$1/year ground leases, YES and the Kindering Center leased specific building areas and constructed facilities in Crossroads Park to provide ongoing social services. Both agreements include provisions for shared parking within the park. Both agencies met the Constitutional definition of supporting the poor and infirm. Both agencies fully funded the cost of their facility, and ownership of the buildings reverts to the City upon expiration of the ground leases.
2. **Joint Operating Agreement (JOA) with the BGCB at the South Bellevue Community Center (2003).** The City originally identified the need for a community center south of I-90 and, after a selection process, identified the BGCB as our partner. Under the terms of the 30-year JOA, BGCB contributed \$1.5 million towards construction of the \$12 million South Bellevue Community Center. The City owns and maintains the facility. BGCB provides programs for youth and teens, while the City serves pre-school, adult, and senior populations in accordance with schedules developed jointly by the parties.
3. **Memorandum of Understanding and Joint Use Agreement (JUA) with Pacific Science Center at Mercer Slough Environmental Education Center (2004).** The City originally identified the need for an environmental education center at Mercer Slough. The City and PSC jointly obtained funding to construct MSEEC facilities through public and private sources. The City funded approximately \$5.5 million of the \$12 million project cost. Under the terms of the 20-year JUA, the City owns and manages all land and buildings. PSC has exclusive use of two buildings to conduct environmental education programs that complement City programs.

## **PLANNING AND POLICY GUIDANCE**

Several relevant planning goals and policies helped guide the discussions:

1. The **Parks & Open Space System Plan** provides that multi-use community recreation centers be equitably distributed throughout the city. This facility provides a key component of a multi-use community center, and west Bellevue is among the least-served areas of the community for indoor recreation. The Plan also suggests establishing or expanding partnerships with the School District and other service providers to supplement programs and facilities provided in City-owned facilities.
2. The **Comprehensive Plan** provides relevant policy guidance regarding the delivery of community recreational services, as follows:
  - Develop and promote partnerships with public agencies and private service providers to plan, develop and utilize facilities to meet the cultural, recreational, and social needs of the community.
  - Provide geographically dispersed community centers, using city-owned facilities as well as partnerships with the school districts and other non-profit agencies, to meet residents' needs for indoor recreation, athletic instruction, arts, meeting space, and special activities.

- Provide a variety of services and programs throughout the city serving the general population and placing special emphasis on programs and services for youth, seniors, the disabled, and the disadvantaged.
- Accommodate social services at recreation facilities and community centers when they complement recreation, cultural, and social programs.

### **COMPENSATION**

Compensation must comply with the legal requirements established by state law, though the City Council is given latitude in establishing the form and extent of compensation. The City appraised the value of a 50-year lease of a 2.5-acre portion of HV along 112<sup>th</sup> Avenue NE to use as a benchmark for discussion. The parcel size was estimated to be the minimum needed to construct a 20,000 square foot gymnasium with requisite parking and setbacks. The independent appraisal, completed by Murray & Associates on March 27, 2012, established the leasehold value as \$2.3 million. The estimated value of the athletic field and site improvements to HV (see chart above) is \$5.6 million, shared equally by the parties, or \$2.8 million each. In addition, proposal items 4 and 5 provide gym use time for City programs during weekday school hours at no cost, which represents a value to the City. Using only half of the available weekday time, the rental cost to the City is conservatively estimated to be \$86,000/year (using the South Bellevue Community Center gymnasium rental rates of \$55/court/hour).

### **COMMUNITY OUTREACH**

A web-site has been created to inform and update the public on the status of the project and includes City and BGCB contact information. Articles describing the project have also appeared recently in *The Bellevue Reporter* and *Its Your City*.

On October 11, a public meeting was held at First United Methodist Church to present the project to the public, encourage feedback, and allow the public to ask questions and express concerns. Representatives from the City and BGCB participated. Over 1,100 meeting invitations were mailed; approximately 30 residents attended, including Park Board members Heath and Grindeland. The tenor of the meeting was positive, with comments received from neighbors and the athletic community. A Q&A sheet has been prepared summarizing the dialogue from that meeting (**attachment 3**). Two comments cards and several electronic messages have also been received (**attachment 4**).

On November 1, Park Board members Powell, Heath and Van Hollebeke visited the site with staff members Kost and Vander Hyden to better understand the details of the proposal and potential impacts to the neighbors.

We have also contacted the individual owners of the adjacent office complex to the east to make sure they are aware of the project. We have received one reply with some general questions regarding the scope of the project, and will continue to be available to meet with them to discuss any issues or concerns.

### **NEXT STEPS**

The following steps remain before an agreement can be finalized:

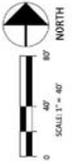
- **Additional outreach.** Tonight's public hearing is one more step in the outreach process. The staff will remain available for questions, and the web sites for both the City and BGCB will be available and updated periodically to keep the public informed of progress. Both the City and BGCB will continue to participate in this process.

- **Negotiate the agreement.** Discussions are ongoing to finalize the details of an agreement before returning to Council, including funding and payment schedules, design process and approval authority, construction sequencing, facility scheduling, shared parking, lease terms, signage, maintenance obligations, insurance provisions, and extension/termination clauses.
- **Funding.** Both parties must commit to a significant capital outlay before this partnership can proceed. BGCB is dependent on the success of a fundraising campaign, which is ongoing. The City has requested funds in the 2013-19 CIP budget to complete the project.
- **Design and Engineering.** Conceptual designs have been completed in order to provide reliable cost estimates. The BGCB have authorized their architect to proceed with detailed building design, and we will request Council to approve a contract to proceed with detailed site design and engineering on November 19.
- **Park Board Recommendation.** If satisfactory progress is made on the above elements, we anticipate returning in the first quarter of 2013 to request that the Park Board recommend approval of the Hidden Valley Partnership with the Boys & Girls Clubs of Bellevue to the City Council

#### **ATTACHMENTS**

1. Proposed site plan (updated)
2. Building graphics (updated)
3. Q & A from community meeting
4. Email correspondence

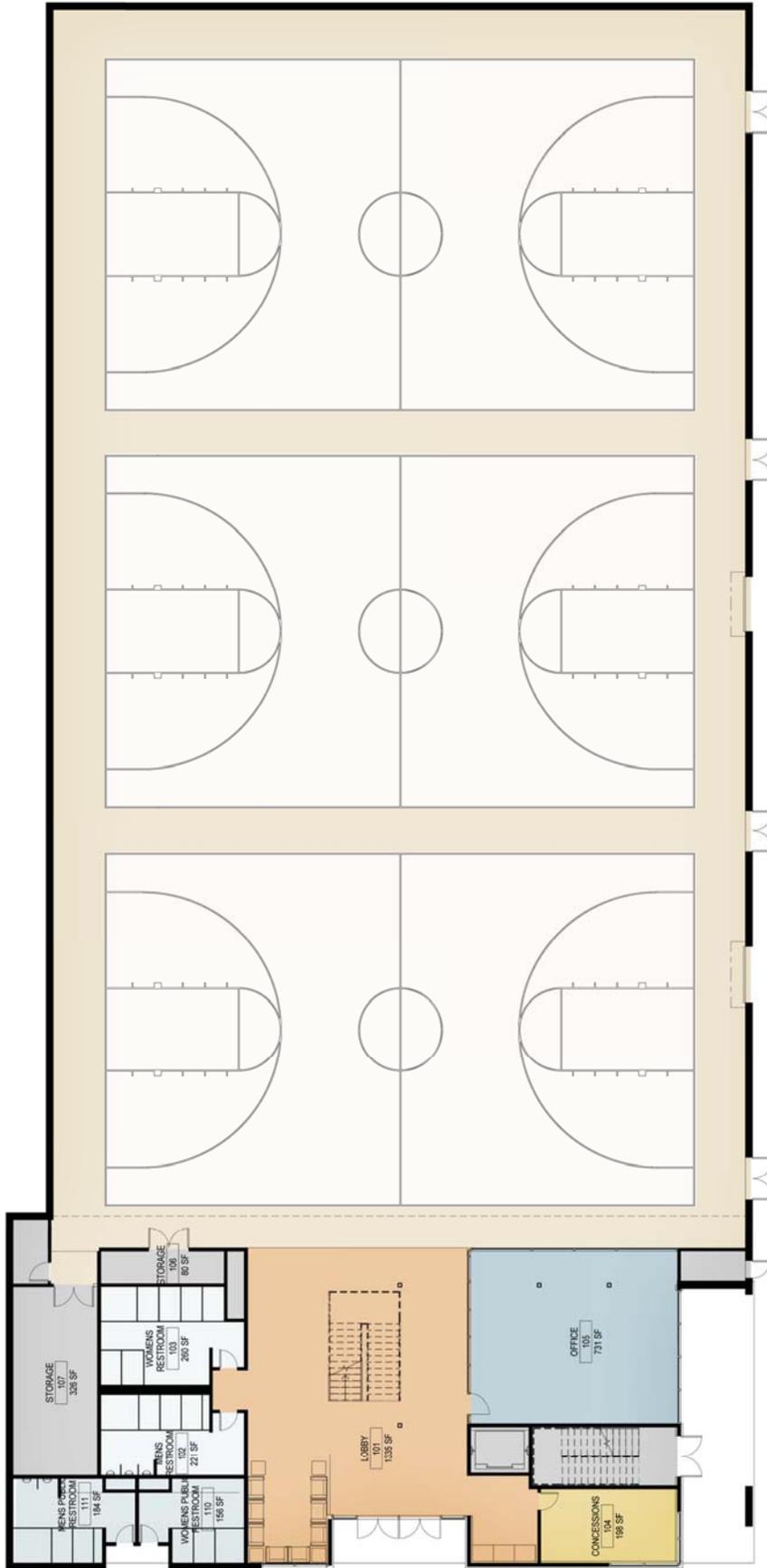


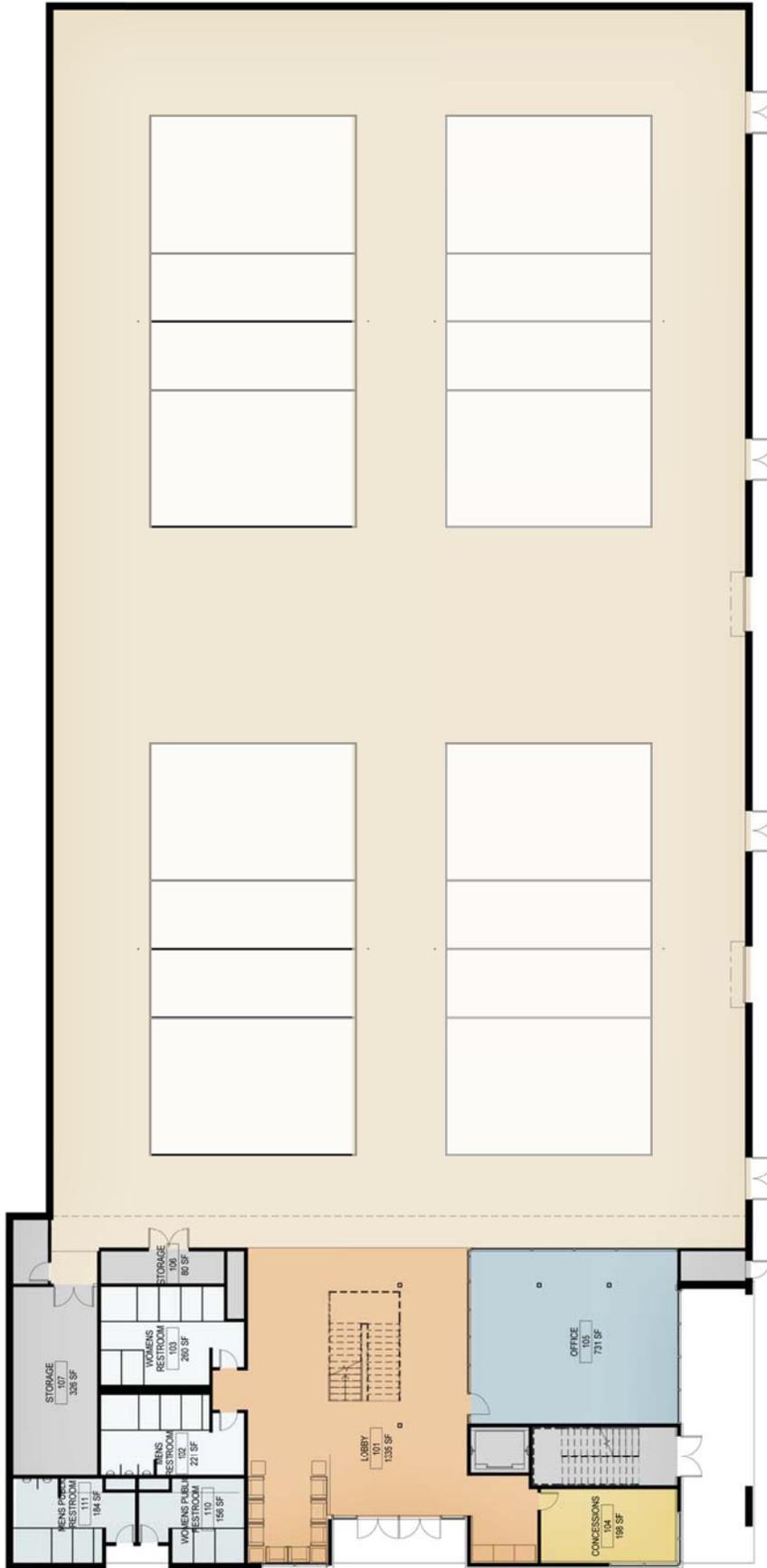


# HIDDEN VALLEY PARK

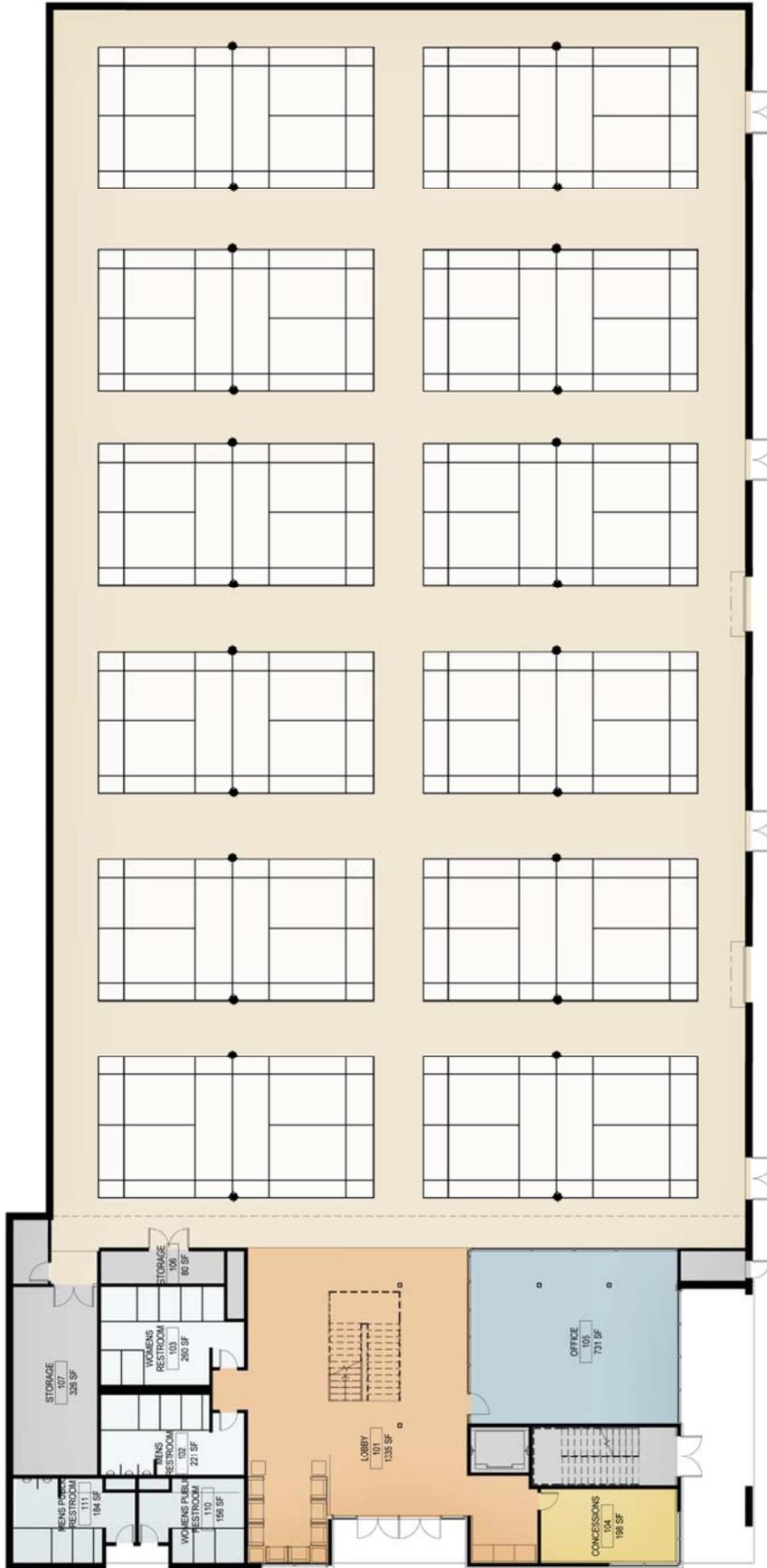




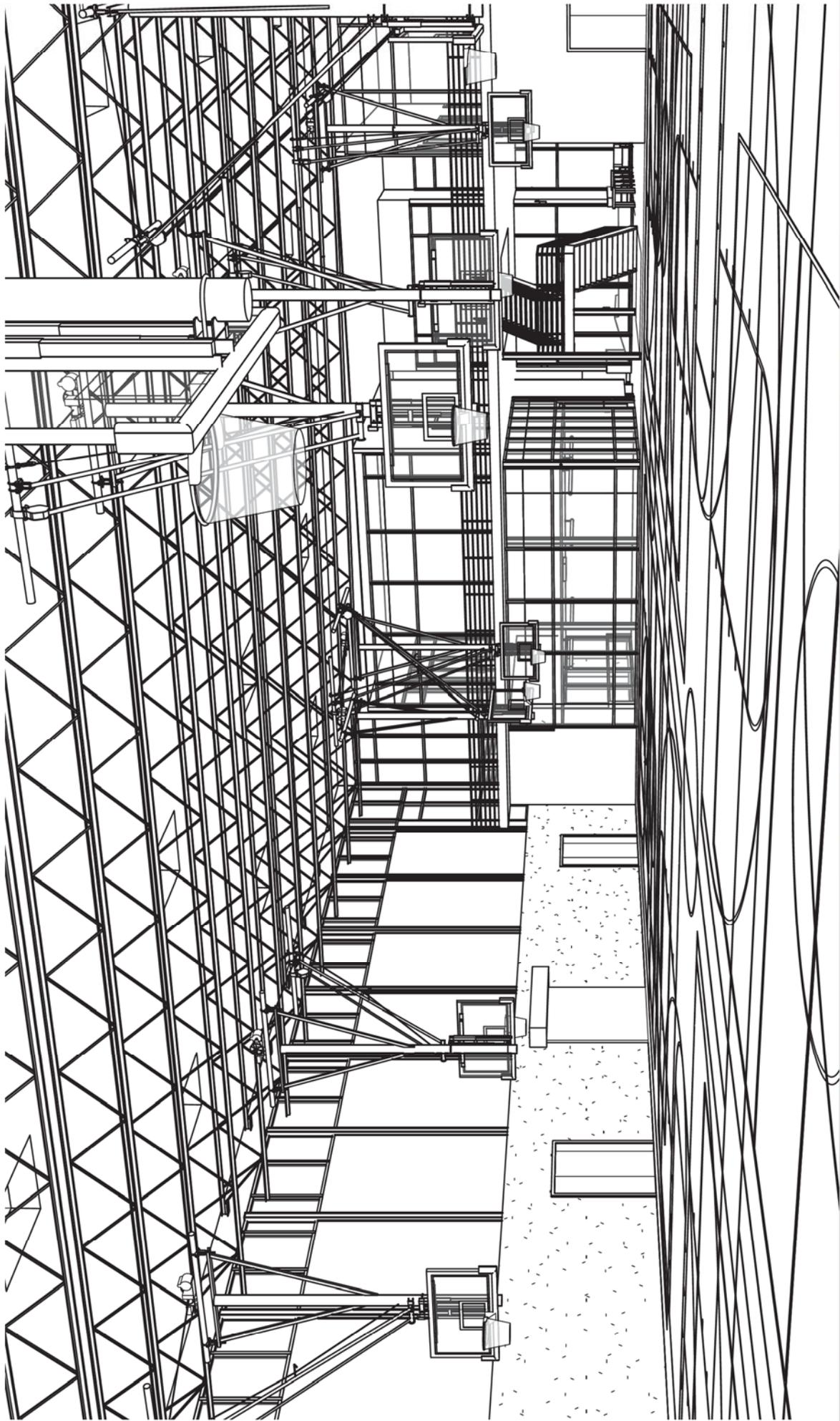




LEVEL 1 - VOLLEYBALL COURTS



LEVEL 1 - BADMINTON/PICKLEBALL COURTS



INTERIOR VIEW

## MEMORANDUM



**Date:** October 11, 2012  
**To:** Scott VanderHyden, City of Bellevue  
**From:** Hailey Towne  
**Re:** Hidden Valley Park  
Community Meeting Comments

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A Community meeting was held on October 11, 2012 at the First United Methodist in Bellevue, WA to gather public comments regarding the Hidden Valley Park Project. The comments are as follows:

1. Comment #1 (Man from the Bellevue Baseball/Adult Softball League)
  - a. Wanted to know if FieldTurf or a similar product was being used. Suggested that if the three smaller fields were all turf, they could be utilized more.  
Response (Kost): Yes, a Field Turf or similar product will be used. Full turf on the north site was considered but eliminated due to the high cost.
  - b. Can smaller fields be lighted?  
Response (Kost): Lighting is not part of the project. Athletic field lighting is generally very controversial, especially when proposed adjacent to residential areas like this one, so lighting is not recommended here.
2. Comment #2:
  - a. If the City doesn't have the budget for lights at this time, can electrical hookups be provided to the fields in the event lights are added in future?  
Response (Kost): This can be considered during final project design, as the cost would be minimal.
3. Comment #3 (father)
  - a. In support of the project, commends the City and the BGC on their efforts to take on the project. Talked about how there is a real need for fields, they've got little league kids practicing late into the night because there aren't enough fields.
  - b. Talked about a group called "Fields Forever" in Bellevue that shows there is a lot of local support for more synthetic turf fields in Bellevue.
  - c. Wants the City to take a good look at this project and others and make sure they're not "underbuilding"
4. Comment #4 (neighbor)
  - a. Very happy with the City's plan for these fields and says they will be better utilized with this plan.

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The record above represent the Engineer's understanding of the site conditions observed, discussions held, and decisions made during the visit. Any amendments or revisions to this record should be communicated to D.A. Hogan & Associates within seven days of receipt.

D.A. Hogan & Associates, Inc.  
119 First Ave. S., Suite 110  
Seattle, WA 98104

(206) 285-0400 Tel  
(206) 285-0480 Fax

5. Comment #5:

- a. Would like the City to look at moving the little league fields more north to space them out and didn't feel it would be that much more expensive.

Response (Kost): We did look at this, and it was significantly more expensive because of the need to completely rebuild the north field. The added cost would not yield more field space so it was eliminated.

6. Comment #6 (neighbor)

- a. "Brilliant for the city to do this". Realizes how hard it is to schedule fields. He and his wife asked if they could do a synthetic running trail through the site since there is no other site in the area with that.

Response (Kost): We agree that this would be a good idea. We have already discussed the possibility of incorporating a walking path around the park, and will study this in more depth during design.

7. Comment #7:

- a. Concerned there isn't going to be enough parking, even with additional spaces we are providing. Is concerned if there are 3 games going on in the gym, that will be lots of cars that overlap times while teams are waiting to be next. Wants to stagger games and possibly add more parking.

Response (Kost): We have spent significant time looking at parking patterns for the fields and gym, and agree that careful scheduling to avoid traffic and parking spikes will be an important part of managing this site. We feel that the added parking proposed in the preliminary plans will be sufficient to meet the demands of the site.

8. Comment #8 (neighbor)

- a. There isn't a safe way for kids to get to site on bikes or walking. They have to cross parking lot right now. Would like to see the plan provide better pedestrian and bike access to the site.

Response (Kost): We agree that better pedestrian access should be provided, especially in and around the gym, and will be looking at that during design.

Please contact me if you have any additional questions.  
Hailey Towne

**Comment Card Oct. 11 Meeting**

Great idea, please consider improving ped access through the park. There are a lot of walker/runners through the neighborhood.

**Nancy Feagin**

**Comment Card Oct. 11 Meeting**

Please consider ped access through and around the park. A small track like at Wilburton Park would serve the local neighborhood users.

**Paul Brallier**

**From: Mary Douglas**

**Sent: Thursday, October 11, 2012 2:31 PM**

**To: Kost, Glenn**

**Subject: In support of the Hidden Valley Project**

As a native to Bellevue and a Mom

To three boys I am in complete support of making better use of the valuable park land at Hidden Valley. Please vote yes for the kids. We need more places for our kids to shine!

**From: David Johnson**

**Sent: Thursday, October 11, 2012 3:07 PM**

**To: Kost, Glenn**

**Subject: Hidden Valley Sport Park Meeting**

I am unable to make the meeting tonight to show my support for the proposed project at the Hidden Valley Sport Park. My family and I are completely in favor of this project. I am a father or 2 and a step father of 4...a baseball/softball/basketball coach of many. The possibility of having an updated, state of the art athletic facility here in Bellevue will go a long, long way in fostering an increase in athletic activity in our youth...and in today's world of computers, video games and smart phones, there has never been more of a need to provide additional athletic facilities and opportunities for our community.

**From: David Reid**

**Sent: Friday, October 05, 2012 3:13 PM**

**To: Kost, Glenn**

**Subject: Hidden Valley Sports Park improvements**

I look forward to attending the meeting next Thursday evening regarding the proposed gym and sport field improvements at Hidden Valley. My family and I live just a block away and enjoy many good times walking through this park and the ball games etc. played there. First and foremost, I am pleased to see such an already excellent park become even better. The parks in and around Bellevue are truly exceptional.

Secondly, I am an Architect and my company DLR Group excels at sport fields and gymnasiums. We are the leading K12 design firm in the world and have designed hundreds of ball fields and gyms very similar to your proposed project.

We were also recently honored as the number one overall Architectural firm in the nation by Architect magazine. Could you provide any additional information as to when proposals and/or RFQ's for this work might come out and the process Bellevue will undertake to solicit design and construction services?

Again, I look forward to perhaps chatting with you this coming week.

**From: Marianne Mowat**

**Sent: Sunday, October 14, 2012 10:26 PM**

**To: Kost, Glenn**

**Subject: Hidden Valley Sport Park**

We are writing to express our strong support of the Hidden Valley Sport Park. We are Bellevue residents and our three kids have spent many weekends at the Hidden Valley Park. Even though our kids no longer play soccer or baseball, they do play lacrosse year round as well as basketball. Having endured a very tough two years with our youngest daughter trying to find gym time for her Bellevue basketball team, often playing late at night or very far away from our home, it would be truly amazing to have a facility so close. In addition, for lacrosse, with the huge gain in popularity each year for this sport - both for girls and boys, it is getting very hard to find fields. Our son will be traveling 40 minutes tomorrow night to play lacrosse and it would be so much more convenient for the kids and families to have another option so close here in Bellevue.

This facility also looks like it would be an amazing gathering place in the neighborhood...something that would be so helpful in this day and age where kids and families have so few places to congregate for activities and sports.

Another amazing addition if you could pull it off, would be to install lights for night games and practices. As the kids get older and have more homework with the high schools, many

practices could be pushed later in the evening, but right now, there are not enough fields and specifically, fields with good lights.

Our family and entire community truly appreciates your work in this endeavor and we hope that this dream will become a reality sooner than later for our kids.

We do apologize for not being available to attend the meeting on October 11th, but we do hope you realize the large numbers in our community who would greatly benefit from such improvements and facility.

Thank you

**From: Arlyn Kerr**

**Sent: Friday, October 12, 2012 7:31 AM**

**To: VanderHyden, Scott**

**Subject: Pickleball at new Hidden Valley gym**

I talked to you after the public meeting last night. I'm very happy to hear about the planned gymnasium at Hidden Valley, because I'm hoping that lines will be painted for three pickleball courts (along with lines for other sports).

There are many, many pickleball players in Bellevue, and they have few places to go. Privately, there's the YMCA and 24-Hour Fitness. The North Bellevue Senior Center has it, but the ceilings are only nine feet high, which prohibits any high lobs. Since pickleball is primarily played by people over 50, Hidden Valley is an opportunity to do something nice for the older folks, along with helping the children. Currently I go often to the various community centers in Seattle; about 15 of them have pickleball on various days of the week, and always they are very crowded because it's such a popular sport. For instance, at Ravenna-Eckstein, the closest one for me, there are three courts, holding 12 players, but often there are over 20 players! At the Bellevue Y there are about 15 players every morning for two courts.

Thanks a lot, Scott, for considering this while making plans with BGCB.

**From: Scott Gode**

**Sent: Wednesday, October 31, 2012 10:15 AM**

**To: VanderHyden, Scott**

**Subject: New synthetic field and basketball gym at Hidden Valley Park**

I was referred to you by Paula regarding some questions that my organization has about the new Hidden Valley Park facility being built in conjunction with the Bellevue Boys and Girls club. I'm hoping that you can provide some clarity for us and/or pass our questions on to others who can help.

In reading through the press release announcing this new plan ---

<http://www.bellevuewa.gov/council-roundup-partnership-gym.htm> --- a key paragraph

jumped out --- *“Under the proposal considered Monday, Bellevue would lease land for the gym to the BGCB for \$1 per year and gain community access to the gym space when the BGCB is not using it. For its part, the BGCB would construct and operate the gym. The organizations would share the costs of converting the lighted field to synthetic turf, converting two other infields to turf and adding an unlighted sportsfield.”*

Paula has imparted to us that the above paragraph is meant to focus only on the building and NOT on the fields, however from a legal perspective, there is really no difference between a gym and a field. The implication is that any non-profit can partner with the city (to develop a building or a synthetic field surface) and get almost exclusive right to use it. An upgrade to a facility on public land is an upgrade whether it is a field or a building, or....

Net --- this is potentially being set up as a weird loophole which could allow any non-profit to partially or fully-fund a public land area and then create exclusive usage rights to that field. We are worried that this will set a precedent giving certain youth non-profits special benefits over others, which would obviously take us down some scary paths over time! Please help clarify.