

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance No. 6233 authorizing execution of all documents necessary for the purchase of the Virginia A. Patterson, trustee of the Richard B. Patterson Testamentary Trust property, as identified by King County Assessor’s Tax No. 202405-9017-05, in the amount of \$475,000 plus estimated closing costs of \$3,000; and amending the 2015-2016 Capital Investment Program (CIP) to increase the appropriation for Project No. P-AD-82, Park & Open Space Acquisition (Levy), by \$239,000 to recognize increased King County Conservation Futures funding.

FISCAL IMPACT

This action obligates the City to \$475,000 (appraised Value), plus estimated closing costs of \$3,000. This acquisition will be funded by CIP Plan No. P-AD-82, Parks & Open Space Acquisition (Levy) which has sufficient funds, and reimbursement of 50% by King County Conservation Futures (KCCF). Funding is summarized in the table below:

Bellevue Parks Levy	\$239,000
King County Conservation Futures	<u>239,000</u>
Total	\$478,000

STAFF CONTACT

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

POLICY CONSIDERATION

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

Goals:

- To obtain land for park use that provides open space and facilities to meet the short- and long-term needs of the community.
- To protect and preserve open spaces that are ecologically significant sensitive areas; serve as buffers between uses and link open space; and provide trails, wildlife corridors, and greenways.
- To cooperate with other jurisdictions, public agencies, and the private sector to provide open space and recreation facilities.

PROPERTY DESCRIPTION AND BENEFITS

The Patterson property is 5.02 acres of residentially-zoned land, located within the Newport Hills area of Bellevue. The property features a wooded ravine and natural area, immediately adjacent to the City-owned Tyler property acquired in 2010 for park purposes. Immediately east of the City-owned Tyler property is the Bellevue School District site (former Eastside Catholic High School). Combined the Tyler and Patterson sites will offer 9.81 acres for park and open space purposes. The Patterson property has been listed for sale with a listing price of \$1,500,000, advertising a residential plat potential of 25+ lots. Following an extensive feasibility study, a more suitable development would be a much smaller subdivision or, as envisioned by this proposal, a future neighborhood park.

Acquisition of this property will provide stewardship for wildlife habitat and offer many short- and long-term benefits including: preserving a large tract of open space for current and future generations to enjoy; providing a natural buffer for the Newport Hills neighborhood; and,

providing opportunities in the future for a park, trails, and open space elements. In addition, there is tremendous opportunity to work in partnership with the School District to provide ongoing stewardship of these properties and potentially expand public access to these public assets.

Terms

The purchase price is \$475,000, which is the appraised value. Property will be conveyed by Statutory Warranty Deed. Any real estate commissions shall be paid by Sellers. Tentative agreement reached with Sellers identifies Council decision on or before June 23, 2015.

Funding

Funding for this acquisition will come from the City Levy proceeds and King County Conservation Futures. Through King County Ordinance No. 9128, the County Council has established a Conservation Futures Levy Fund and appropriated proceeds to King County, the City of Seattle, and suburban cities. There will be no net costs from the City's General Fund for this acquisition.

EFFECTIVE DATE

If adopted by Council, this Ordinance will be effective on June 30, 2015.

OPTIONS

1. Adopt the Ordinance authorizing execution of all documents necessary for the purchase of the Virginia A. Patterson, trustee of the Richard B. Patterson Testamentary Trust property, as identified by King County Assessor's Tax No. 202405-9017-05, in the amount of \$475,000 plus estimated closing costs of \$3,000; and amending the 2015-2016 Capital Investment Program (CIP) to increase the appropriation for Project No. P-AD-82, Park & Open Space Acquisition (Levy), by \$239,000 to recognize increased King County Conservation Futures funding.
2. Do not adopt the Ordinance and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to adopt Ordinance No. 6233 authorizing execution of all documents necessary for the purchase of the Virginia A. Patterson, trustee of the Richard B. Patterson Testamentary Trust property, as identified by King County Assessor's Tax No. 202405-9017-05, in the amount of \$475,000 plus estimated closing costs of \$3,000; and amending the 2015-2016 Capital Investment Program (CIP) to increase the appropriation for Project No. P-AD-82, Park & Open Space Acquisition (Levy), by \$239,000 to recognize increased King County Conservation Futures funding.

ATTACHMENTS

Vicinity Map
CIP Project Description
Proposed Ordinance

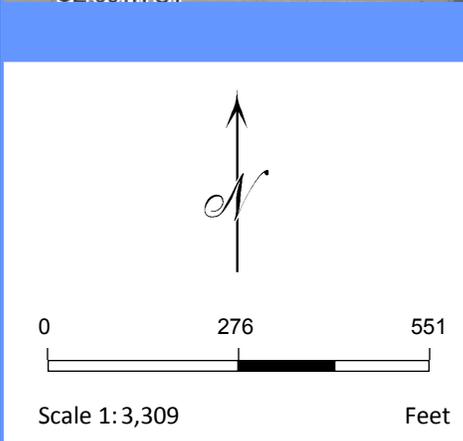
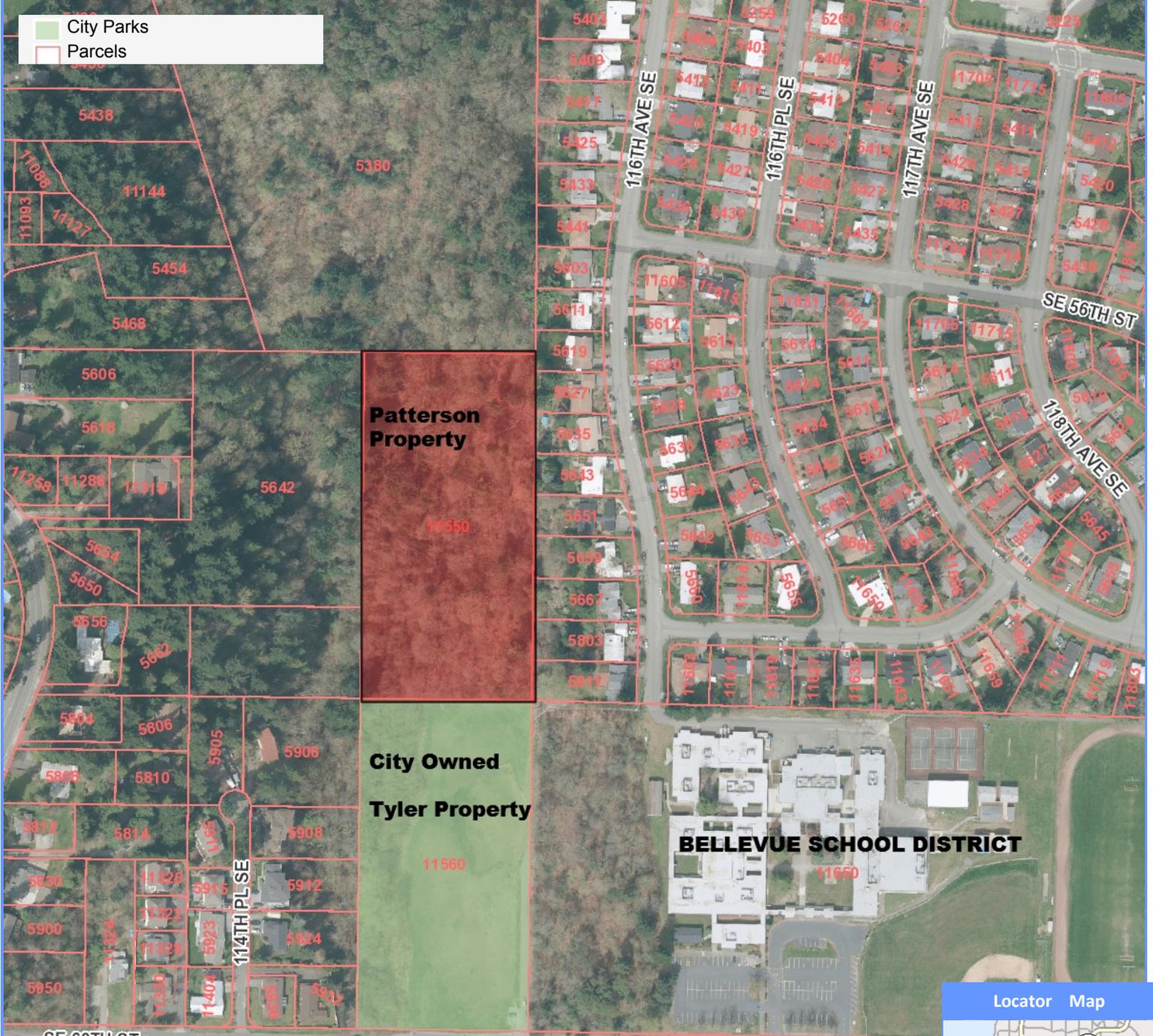
AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of Contract

Potential Property Acquisition - Patterson



- City Parks
- Parcels



FY2015-2021 Capital Investment Program

P-AD-82 Park & Open Space Acquisition (Levy)

Category: Innovative, Vibrant, & Caring Coi Status: Ongoing
 Department: Parks & Community Services Location: Various

Programmed Expenditures

Programmed Expenditures	Appropriated To Date	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget	FY 2018 Budget	FY 2019 Budget	FY 2020 Budget	FY 2021 Budget
13,142,803	3,917,803	1,513,000	537,000	2,075,000	1,275,000	1,275,000	1,275,000	1,275,000

Description and Scope

This project provides the resources to acquire park and open space property throughout the City. An "Acquisition Opportunity Fund" was identified in the 2008 Park Levy to dedicate resources to obtain land that complements the existing park system to increase public access to lake shores, preserve open space, protect water quality, increase trail connectivity and create opportunities for new neighborhood parks. The City has identified needs throughout Bellevue to provide greater access to the waterfront, provide additional parks and green space downtown and in several neighborhoods, expand existing parks, preserve the City's remaining natural areas and complete the City's significant greenway and trail system. Acquisition targets include additions to Mercer Slough and Downtown Park as well as opportunities in downtown Bellevue, the Bel-Red Corridor and along Lake Sammamish.

Rationale

Available open space is disappearing as land in Bellevue is developed for other uses. Where increases in population are occurring due to development or redevelopment, there is increased demand for additional parkland. It is incumbent upon the City to identify and satisfy this demand before available parkland disappears. Key target areas include downtown Bellevue and the Bel-Red corridor. This project is of highest priority to meet the project needs identified in the Parks and Open Space System Plan. It will enable the City to react to opportunities that require immediate action and will help to ensure that adequate open space will be available to meet growing demands for both active and passive recreation.

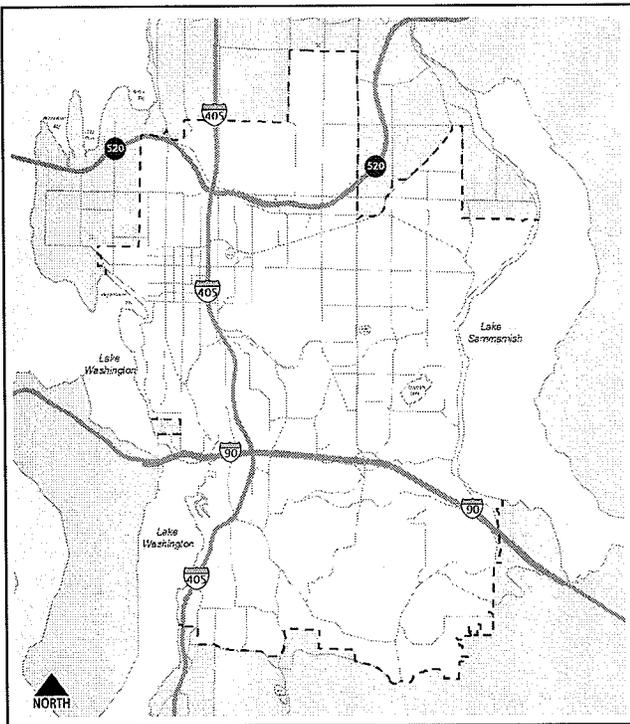
Environmental Impacts

Land acquisition is exempt from the requirements of the State Environment Protection Act (SEPA).

Operating Budget Impacts

Any additional maintenance costs for acquisitions 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	Ongoing	13,142,803

Total Budgetary Cost Estimate: 13,142,803

Means of Financing

Funding Source	Amount
2008 Parks Levy - Property Tax	5,074,100
Interlocal Contributions	3,361,604
Other Taxes	287,097
Real Estate Excise Tax	3,742,600
Rents and Leases	595,000
State Grants	82,402

Total Programmed Funding: 13,142,803

Future Funding Requirements:

Comments

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6233

AN ORDINANCE 1) authorizing execution of all documents necessary for the purchase of the Virginia A. Patterson, trustee of the Richard B. Patterson Testamentary Trust property (King County Assessor's Tax No. 202405-9017-05), in the amount of \$475,000 plus estimated closing costs of \$3,000; and 2) amending the 2015-2016 General Capital Investment Program (CIP) to increase the appropriation for Project No. P-AD-82, Park & Open Space Acquisition (Levy) by \$239,000 to recognize increased King County Conservation Futures funding.

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

Section 1. The City Manager or his designee is authorized to execute all documents necessary for the purchase of the Virginia A. Patterson, trustee of the Richard B. Patterson Testamentary Trust property (King County Assessor's Tax No. 202405-9017-05), in the amount of \$475,000 plus estimated closing costs of \$3,000, copies of which has been given Clerk's Receiving No. _____.

Section 2. The City's 2015-2016 General Capital Investment Program (CIP) adopted by Ordinance No. 6209 on December 1, 2014, as previously amended, is hereby further amended to increase the appropriation for Project No. P-AD-82, Park & Open Space Acquisition (Levy), by \$239,000 to recognize increased King County Conservation Futures funding.

Provided, however, if the actual revenue received from the anticipated source should be more or less than the amount set forth herein, the appropriation shall be adjusted to equal the amount actually received.

Section 3. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Passed by the City Council this _____ day of _____, 2015
and signed in authentication of its passage this _____ day of _____,
2015.

(SEAL)

Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Monica A. Buck, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

Published _____