



CITY OF KIRKLAND

Department of Parks & Community Services

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Jennifer Schroder, Director, Parks & Community Services

Date: March 7, 2013

Subject: ACQUISITION OF PROPERTY TO EXPAND JUANITA HEIGHTS PARK

RECOMMENDATION:

That City Council ratifies the Purchase and Sale Agreement entered into on February 28, 2013 between Thomas and Joanne Warsinske and the City of Kirkland in the amount of \$660,000 plus closing costs of up to \$6,625. The Purchase and Sale Agreement is for the purchase of 2.31 acres of land contiguous to Juanita Heights Park.

BACKGROUND DISCUSSION:

Last year, the Warsinske family contacted the City and expressed interest in selling their property to the City. The property, comprised of six separate parcels, is contiguous to Juanita Heights Park and is approximately 2.31 acres. One parcel has a single family residence that has been serving as a rental property. The remaining five parcels contain areas of sloped and steep topography. The land contains a mix of second growth Douglas fir, big leaf maple, western red cedar and a variety of native plants.

Juanita Heights Park was transferred to the City by King County on June 1, 2011. The existing 3.45 acre undeveloped park is heavily wooded with soft surface trails. Acquisition of these parcels will increase the size of the park by 67%. This acquisition will provide the opportunity to improve the access to this park. Currently, the park's main entrance is on 89th Place NE (at NE 124th Street). The purchase of this property provides an opportunity for a future entrance to be located just off NE 124th Street and 89th Avenue NE, thus increasing the walkability to this park for residents within a ¼ mile radius. It also provides opportunities for future development as a neighborhood park with a play structure which better meets the needs of nearby residents and helps the City move forward with its level of service goals.

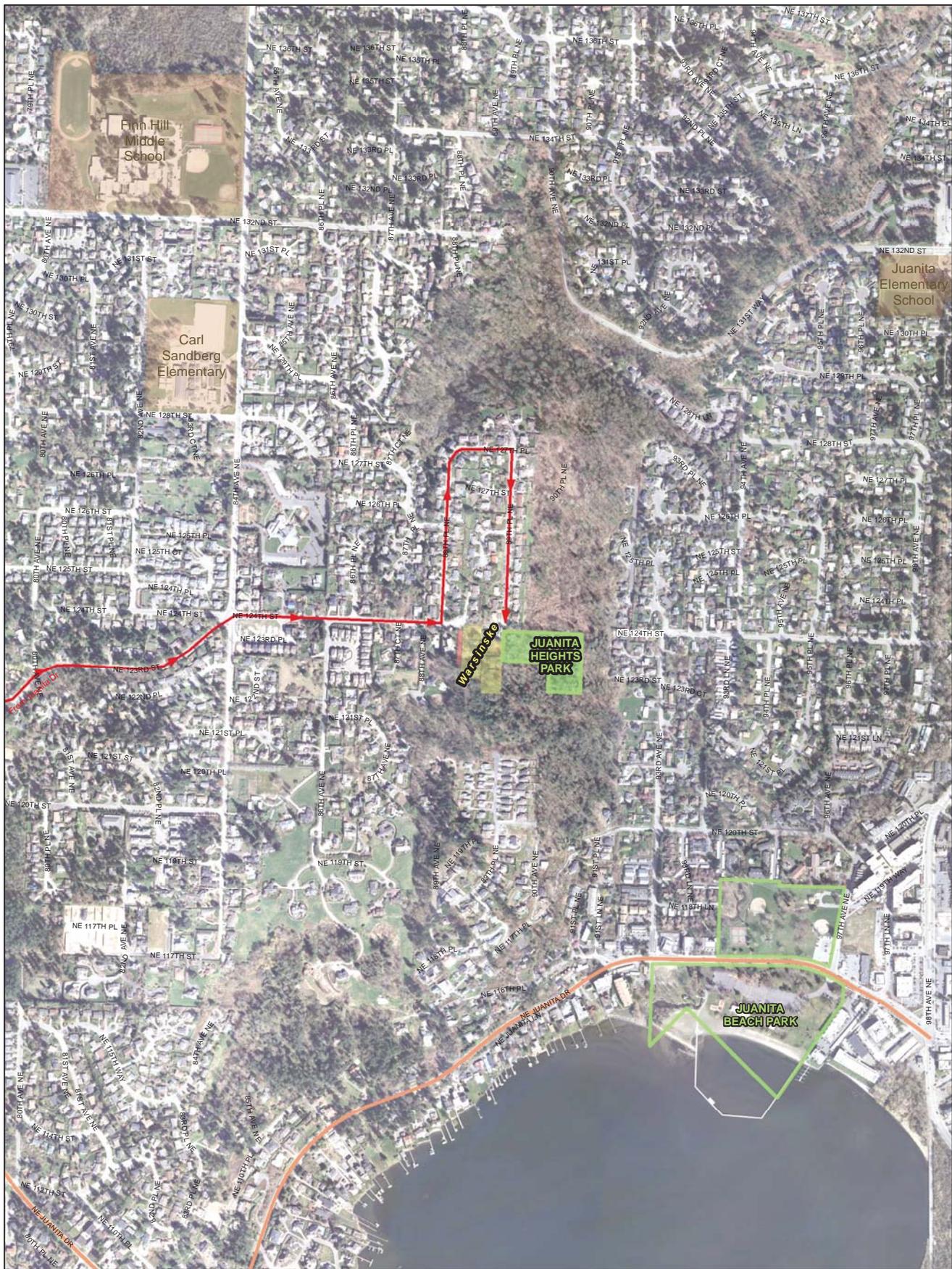
In addition, purchase of the open space conforms to the City's Comprehensive Plan Goal PR-3 to protect and preserve natural resource areas. It will also support the City's Comprehensive Plan Goal NE- 1, to protect natural systems and features from the potentially negative impacts of human activities such as land development. The open space is within Juanita Creek Watershed and the acquisition also supports WRIA 8 strategies of protecting and restoring natural processes and the habitats that they form.

The 2012 King County Property Assessment identifies the combined taxable value of the six lots, including improvements, at \$794,000. The appraised value for the property with improvements is \$600,000 (per December 4, 2012, report: McKee & Schalka Real Estate Appraisal Services and Consultant). The proposed purchase and sale agreement is for \$660,000.

SOURCE OF FUNDS:

Funding for the acquisition is proposed to come from two sources. The primary source would be from the balance of Parks CIP acquisition funds in the amount of \$427,634. The remaining funds necessary to complete the acquisition (\$238,991) would be from the acquisition fund established from the 2012 Parks Levy. This would be the first use of 2012 Parks Levy funds for acquisition of park land in Kirkland. For 2013, \$236,009 of Parks Levy funds will remain available for additional land acquisition.

Attachments: Site Location Map
Fiscal Note



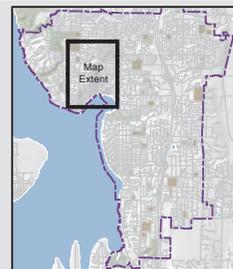
Legend

-  Existing Juanita Heights Park Access
-  Juanita Drive
-  Warsinske Property
-  Unopened Right of Way Near Park
-  Other Parks/Open Space
-  School



**City of Kirkland
Juanita Heights Park
Proposed Land Acquisition
Vicinity Map**

1 inch = 600 feet
0 1 2 Miles



FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Jennifer Schroder, Director of Parks & Community Services							
Description of Request							
Request for total funding of \$666,625 for the purchase of the Warsinske property adjacent to Juanita Heights Park. The funding sources are 1) Park & Acquisition Program current project balance, \$427,634 and 2) funding from the 2012 Park Levy for Neighborhood Park Land Acquisition, \$238,991.							
Legality/City Policy Basis							
Fiscal Impact							
One-time use of \$427,634 from the Park & Acquisition Program project balance. This will completely use this program's current project balance. One-time use of \$238,991 from the 2012 Park Levy for Neighborhood Park Land Acquisition. This will leave \$236,009 available in the 2013 Neighborhood Park Land Acquisition program and \$375,000 in the 2014 program.							
Recommended Funding Source(s)							
	Description	2014 Est End Balance	Prior Auth. 2013-14 Uses	Prior Auth. 2013-14 Additions	Amount Request	Revised 2014 End Balance	2014 Target
<i>Reserve</i>			0	0		0	N/A
			0	0		0	N/A
<i>Revenue/Exp Savings</i>							
<i>Other Source</i>	Park & Acquisition Program is included in the Capital Improvement Program (CIP) as a source for acquisition of park property and historically funded from King County Park Levy revenue, Impact Fees, and grants. Neighborhood Park Land Acquisition is also included in the CIP to provide funding for opportunities to purchase neighborhood park land and is funded from the 2012 Park Levy. There is \$850,000 budgeted in this program for 2013-2014.						
Other Information							
Prepared By	Neil Kruse, Senior Financial Analyst				Date	March 7, 2013	