



## CITY OF KIRKLAND

### Department of Parks & Community Services

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

[www.kirklandwa.gov](http://www.kirklandwa.gov)

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## MEMORANDUM

**To:** Kurt Triplett, City Manager  
**From:** Jennifer Schroder, Director  
**Date:** June 7, 2011  
**Subject:** ACQUISITION OF PROPERTY

### **RECOMMENDATION:**

That City Council ratifies the Purchase and Sale Agreement entered into on May 16, 2011 between The Estate of Edwina Nystrand and the City of Kirkland in the amount of \$10,000, plus closing costs of up to \$1,000. The Purchase and Sale Agreement is for the purchase of two parcels (919410-0371 and 919410-0372) that are contiguous to Juanita Heights Park.

### **BACKGROUND DISCUSSION:**

In March, Partners in Care, guardian of the Nystrand Estate, contacted the City and offered to sell two parcels that are contiguous to Juanita Heights Park. The two parcels combined are approximately .22 acres.

The two parcels were listed for sale in 2009 for \$175,000 and the most recent 2011 King County Property Assessment identifies the value of each parcel at \$50,000.

Juanita Heights Park was transferred to the City on June 1<sup>st</sup>. The park's main entrance is at 89<sup>th</sup> Place NE. The park is 3.23 acres and is heavily wooded with soft surface trails.

This acquisition will provide added buffer from residences neighboring the park as well as provide flexibility in addressing ADA compliance issues regarding access to the park. Currently, the park's main entrance is on 89<sup>th</sup> Place NE (at NE 124<sup>th</sup> Street), by way of a steep set of stairs.

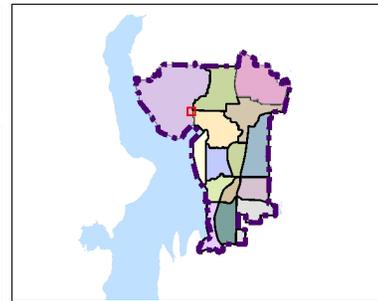
### **SOURCE OF FUNDS:**

The Parks Capital Improvement Program acquisition account includes funds from the King County Parks Levy. This funding source is dedicated revenue for acquisition and development and cannot be used for general fund purposes.

Attachments: Site Location Map  
Fiscal Note

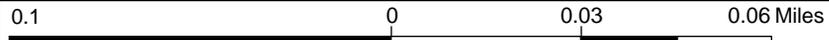


# Nystrand Property



**Legend**

- Address
- City Limits
- Grid
- QQ Grid
- Streets
- Parcels
- ComPlace Names
- ▭ Buildings
- ▭ Lakes
- ▭ Parks
- ▭ Schools
- z\_Image09
- ▭ Red: Band\_1
- ▭ Green: Band\_2
- ▭ Blue: Band\_3



NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 1,780

**Notes**  
 Enter Map Description

**FISCAL NOTE**

CITY OF KIRKLAND

Source of Request							
Jennifer Schroder, Parks & Community Services Director							
Description of Request							
Request for funding of \$10,000 for the purchase of the Nystrand property (parcel numbers 919410-0371 and 0372), which is approximately 0.22 acres and located adjacent to Juanita Heights Park. In addition, \$1,000 is requested for the estimated closing costs associated with the property purchase. The purchase price and estimated closing costs totaling up to \$11,000 will be funded from the Parks CIP Park Property Acquisition project.							
Legality/City Policy Basis							
Fiscal Impact							
The <b>Park and Open Space Acquisition Program</b> project is an approved 2011-16 CIP project with a total 2011-12 budget of \$498,447 funded by prior contributions for property acquisition and King County Parks Levy distributions. There is sufficient balance in this project to fund this request.							
Recommended Funding Source(s)							
<b>Reserve</b>	Description	2012 Est End Balance	Prior Auth. 2011-12 Uses	Prior Auth. 2011-12 Additions	Amount This Request	Revised 2012 End Balance	2012 Target
<b>Revenue/Exp Savings</b>							
<b>Other Source</b>	Park & Open Space Acquisition Project balance. Estimated revised ending 2012 project balance is \$487,447 after funding this request for \$11,000.						
Other Information							

Prepared By	Neil Kruse, Senior Financial Analyst	Date	June 9, 2011
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