



**CITY OF KIRKLAND**  
**Department of Parks & Community Services**  
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[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

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## **MEMORANDUM**

**To:** Dave Ramsay, City Manager  
**From:** Jennifer Schroder, Director  
**Date:** June 21, 2007  
**Subject:** Acquisition of Property

**RECOMMENDATION:** That Council Authorize the City Manager to proceed with the acquisition of the Niedermeier property in the amount of \$190,000 plus closing costs. The Purchase and Sale Agreement is for the purchase of three parcels containing 1.66 acres located at the southeast corner of Slater Avenue South and 10<sup>th</sup> Street South in Kirkland.

### **BACKGROUND DISCUSSION:**

The subject property is three of seven undeveloped lots held in private ownership, that combined provide an open space that protects the open channel portion of one of our most valuable urban creeks in Kirkland which is Everest Creek. Everest Creek is an important source of cool clean water for Lake Washington and thus, supports Chinook salmon and other fish populations in the lake.

To the general public, this privately owned open space appears to be an extension of Everest Park. However, the property is not owned by the City and therefore this open space is not protected from development. The open space has a collection of mature native vegetation and soils that are necessary to maintain watershed hydrology, stable stream channels, and healthy aquatic systems. Native vegetation and soils are also the most cost-effective and efficient tools for managing storm water quantity and quality. It is easier to prevent storm water pollution through maintenance of natural areas than it is to clean storm water once it has become polluted.

Staff obtained an appraisal of the properties from Greenleaf Valuation Group, Inc. The subject property is zoned RM 5.0. The appraised value for the combined parcels is \$220,000.

Acquisition of these parcels is consistent with the Comprehensive Park, Open Space and Recreation Plan to provide unique natural resources and protection of critical urban wildlife habitat for its citizens.

### **Source of funds**

Unallocated REET balance as recorded in the attached fiscal note.

# Niedermeier



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0 110 220 440 Feet

# FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Jennifer Schroder, Parks & Community Services Director							
Description of Request							
Request for funding of \$193,200 for the purchase of the Niedermeier property (including closing costs). The Purchase and Sale Agreement is for the purchase of three parcels containing 1.66 acres located at the southeast corner of Slater Avenue South and 10th Street South in Kirkland.							
Staff obtained an appraisal of the properties from Greenleaf Valuation Group, Inc. The subject property is zoned RM 5.0. The appraised value for the combined parcels is \$220,000. Acquisition of these parcels is consistent with the Comprehensive Park, Open Space and Recreation Plan. Funding for the purchase is recommended to come from the REET 1 Reserve.							
Legality/City Policy Basis							
Fiscal Impact							
<b>One-time use of \$193,200 from the REET 1 Reserve.</b> The reserve is able to fully fund this request.							
Recommended Funding Source(s)							
<i>Reserve</i>	Description	2008 Est End Balance	Prior Auth. 2007-08 Uses	Prior Auth. 2007-08 Additions	Amount This Request	Revised 2008 End Balance	2008 Target
	REET 1 Reserve	6,673,678	598,194	0	193,200	5,882,284	1,435,000
			0	0	0	0	0
2007-08 Prior Authorized Uses includes \$235,840 for the Irvin property purchase in the Yarrow Bay wetlands and \$362,354 for the Everest greenbelt property purchased through an auction.							
<i>Revenue/ Exp Savings</i>							
<i>Other Source</i>							
Other Information							

Prepared By	Sri Krishnan, Senior Financial Analyst	Date	June 21, 2007
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