



Memorandum

Date: 8/5/2024
Meeting of: City Council Special Meeting

File No. AM No. 24-114
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

| | | |
|---------|-----------------|--------------|
| Finance | Kelley Cochran | 425-556-2748 |
| Parks | Loreen Hamilton | 425-556-2336 |

DEPARTMENT STAFF:

| | | |
|---------|----------------|-----------------------|
| Finance | David Amble | Real Property Manager |
| Parks | Cameron Zapata | Senior Parks Planner |

TITLE:

Approval of Acquisition of King County Parcel 720241-0260 from G&I VII Redmond Development LLC

OVERVIEW STATEMENT:

Parcel 720241-0260 is a 14-acre property situated between Bear Creek Parkway and WA Route 520. It is currently owned by G&I VII Redmond Development LLC (G&I), a property developer associated with Redmond Town Center (RTC). The property has a paved pathway that connects the Sammamish River Trail to the Bear Creek Trail route. G&I has approached the City regarding the City’s interest in acquiring the property as a gift, with no city funds expended to procure other than staff time and document recording expenses.

City staff have done a thorough due diligence on the property, including a Phase I Environmental Assessment (EA), a Title Report, an appraisal (forthcoming), and internal discussions concerning covering private stormwater facilities located on the property.

- The Phase I EA report found no issues of concern.
- The title report was comprehensive, with documentation related to the connection of the property to the development and management of RTC. The covenants on the property include terms that it remain as open space.
- The County’s assessed value of the property is \$18,330.00.
- The private stormwater pond facilities, located in the south end of the property, will remain private, and the current owner (RTC) has documented that it will continue to maintain them. The City will grant the owner an easement to conduct its maintenance of those facilities.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
In addition to the private stormwater facilities, there are city-built, owned, and maintained stormwater facilities located in the northwest corner of the property.

OUTCOMES:

Acceptance of this gift of land will join two disconnected city-owned parcels containing the urban trail network and will expand city-owned open space in the Downtown core.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$0.00

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
N/A

Budget Priority:
N/A

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

The Parks Department is already maintaining the pathways located on the property, so there will be no increased cost for operations and maintenance to the Parks Department due to the acquisition of the property.

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached.

COUNCIL REVIEW:

Previous Contact(s)

| Date | Meeting | Requested Action |
|-----------|---|-------------------|
| 7/23/2024 | Committee of the Whole - Parks and Environmental Sustainability | Provide Direction |

Proposed Upcoming Contact(s)

| Date | Meeting | Requested Action |
|------|----------------------------|------------------|
| N/A | None proposed at this time | N/A |

Time Constraints:

While interested in gifting this to the City, the owner is entertaining offers from other entities interested in this property.

ANTICIPATED RESULT IF NOT APPROVED:

The property will be acquired by another entity. While the property must be maintained in its current state, that does not preclude either that entity or a future owner from selling it or foreclosing on it, requiring the City to expend funds at that point to acquire the land.

ATTACHMENTS:

Attachment A: King County Map Showing Location of Parcel 720241-0260

Attachment B: Quit Claim Deed

Attachment C: Environmental Site Assessment by WSP USA, Inc. (Executive Summary)