



City Council

Approval of an Option to Purchase Real Estate Owned by Jill Floberg

Agenda Date: 8/16/2016
Agenda Item Number: 4.E
File Number: 16-0917

Type: decision **Version:** 1 **Status:** Passed

Title

Approval of an Option to Purchase Real Estate Owned by Jill Floberg

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Option to Purchase Real Estate from Jill Floberg consisting of 1.61 acres

Issue:

Whether to approve an Option to Purchase Real Estate to secure an opportunity for the City to purchase the Jill Floberg property for a future park site.

Staff Contact:

Paul Simmons, Parks, Arts and Recreation Director, 360.753.8462

Mark Barber, City Attorney, 360.753.8223

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Jill Floberg owns a 1.61-acre parcel located on west side of West Bay Dr. between the east terminus of Farwell Ave and West Bay Dr.; Assessor's Parcel No. 09510032000 (see attachment titled Property Location Map).

The City desires to purchase this parcel to expand its inventory of passive open space and wildlife habitat to protect the existing heron rookery. In addition to habitat preservation, acquisition of this parcel would provide good opportunities for people to experience nature in their neighborhood and important trail connections from the neighborhood down to West Bay Drive and West Bay Park.

Staff has concluded negotiations with the Seller, and has prepared the Option to Purchase Real Estate agreement that is attached to the Staff Report. A summary of the Option's terms are below:

Option Terms:

The total acquisition price is \$210,000. A payment of \$15,750 or 7.5% is needed to secure the Option. If the Option is exercised, the balance of the acquisition price will need to be paid in full prior to December 31, 2017.

Neighborhood/Community Interests (if known):

In 2015, a series of 8 neighborhood meetings with a total of 160 participants were conducted to provide input for the 2016 Parks, Arts and Recreation Plan. The most dominant themes of these meetings were:

- Acquire land in general while it is available; and
- Buy open space/natural areas - provide nearby access to nature

The 2015 Random Sample Survey of 759 respondents, conducted for the upcoming 2016 Parks, Arts and Recreation Plan, indicated that “trails” and “natural open space” were the highest priority for new projects.

In late 2015, Olympia Coalition for Ecosystems Preservation (OlyEcosystems) purchased a 4.5 acre site located near the intersection of Rogers St. NW and Dickinson Ave. NW. This site is of particular value as wildlife habitat because it is some of the last breeding and nesting habitat for the Pacific great blue heron (*Ardea herodias fannini*) found within Olympia city limits. OlyEcosystems has since partnered with the City to identify other priority parcels for conservation in this area. One of those is the Floberg Parcel.

In 2016, the City contracted with Forterra to produce a West Bay Conservation Strategy which identified concepts for the development of a green belt and passive recreation corridor in West Olympia. The strategy identifies the West Bay Woods as a unique conservation opportunity within an urban area. The streams and springs that flow into Budd Inlet from West Bay Woods are protected by the forest.

Options:

1. Authorize the City Manager to sign the Option to Purchase Real Estate agreement for the Floberg property.
2. Do not authorize the Option agreement.
3. Direct staff to seek other options to satisfy the City’s need for open space acreage.

Financial Impact:

Staff will use Open Space Impact Fees appropriated in the 2016 Capital Facilities Plan for land acquisition purposes. The City is also in the process of applying for a Recreation and Conservation Office (RCO) grant under a Waiver of Retroactivity.

Attachments:

Property Location Map
Option to Purchase Agreement