



## City Council

### Approval of Purchase of Real Estate Owned by Michael Wirth

**Agenda Date:** 8/16/2016  
**Agenda Item Number:** 4.F  
**File Number:** 16-0918

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

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**Title**

Approval of Purchase of Real Estate Owned by Michael Wirth

**Recommended Action**

**Committee Recommendation:**

Not referred to a committee.

**City Manager Recommendation:**

Move to approve the Purchase of Real Estate from Michael Wirth consisting of 1.14 acres

**Issue:**

Whether to approve the Purchase of Real Estate from Michael Wirth 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:**

Michael Wirth owns a 1.14-acre parcel located between Hays Ave. NW and West Bay Dr.; Assessor's Parcel No. 67400000700 (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 Purchase Real Estate agreement that is attached to the Staff Report. The purchase price is \$97,955.

**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 Wirth 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 Purchase Agreement for the Wirth property.
2. Do not authorize the purchase 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 the purpose of land acquisition. 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  
Purchase Agreement