



City Council

Approval of Resolution Authorizing the Purchase of Real Estate Owned by Manke Timber Company and Manke Lumber Company

Agenda Date: 6/2/2020
Agenda Item Number: 4.G
File Number:20-0422

Type: resolution **Version:** 1 **Status:** Passed

Title

Approval of Resolution Authorizing the Purchase of Real Estate Owned by Manke Timber Company and Manke Lumber Company

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the resolution authorizing the City Manager to execute all documents necessary to acquire 2.51 acres of real estate from the Manke Timber Company and Manke Lumber Company.

Report

Issue:

Whether to approve the purchase of real estate from Manke Timber Company and Manke Lumber Company for an additional access to Kaiser Woods Park.

Staff Contact:

Paul Simmons, Director, Parks, Arts & Recreation, 360.753.8462

Mark Barber, City Attorney, 360.753.8338

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

In 2016, the City purchased the 68-acre Kaiser Woods property as an open space. In 2019, the City began a master planning process for the park. While the master planning process is not yet complete, preliminary designs include a network of dedicated mountain bike trails and hiking trails.

During the initial public input process for the master plan, several neighbors on Park Drive expressed concern that Park Drive was being proposed as the only vehicular access to the park. Park staff have explored additional vehicular access options and have concluded that this property owned by Manke Timber Company provides the best additional access.

This property would provide vehicular road access from Black Lake Boulevard directly into the park. The property is 60 feet wide and has an existing gravel road that Manke Timber Company utilizes to access their large property holding west of the Kaiser Woods property. Should this property be acquired, staff would submit a Recreation and Conservation Office grant to seek partial reimbursement of the acquisition and to help fund development of an access road through this parcel with an associated 15-stall parking lot for the park.

Staff has concluded negotiations with the seller and has prepared the Real Estate Purchase and Sale Agreement. The purchase price is \$210,000, which is the appraised value of the property.

Neighborhood/Community Interests (if known):

The community has expressed great interest in the Kaiser Woods Master Plan with over 200 people attending a public meeting and over 500 people submitting comments through Engage Olympia. There is strong interest from the local mountain bike community for this park to have Olympia's first dedicated mountain bike trails and strong interest from hikers to have dedicated hiking trails in the park as well. The top concern raised by residents of Park Drive is having the only vehicular access to the park being via Park Drive. Acquiring and developing this access would address that concern.

Options:

1. Approve the resolution authorizing the City Manager to execute all documents necessary to acquire 2.51 acres of real estate from the Manke Timber Company and Manke Lumber Company.
2. Do not authorize the purchase of real estate from the Manke Timber Company and Manke Lumber Company. Park Drive would remain as the sole vehicular access point to Kaiser Woods.

Financial Impact:

Land Acquisition funds allocated in the 2020 Capital Facilities Plan will be used for this acquisition.

Attachments:

Resolution
Agreement
Property Map