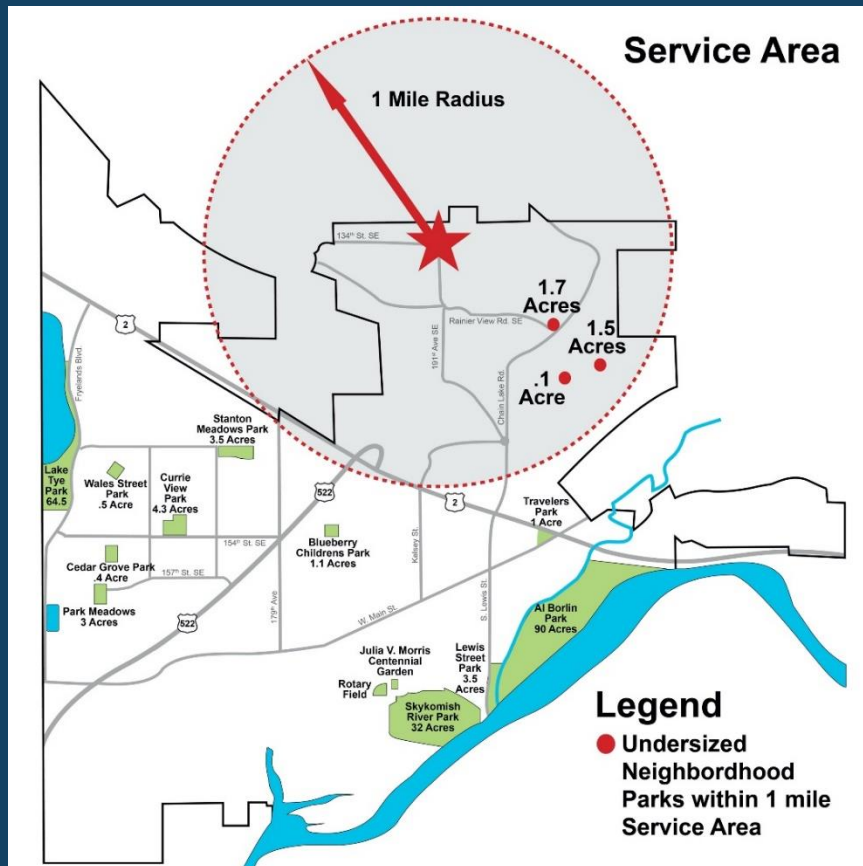


North Hill Area Park



'It is critical to identify and acquire specific area of Monroe properties for the development of a neighborhood park in the North Hill '. 2015 PROS Plan

Why Purchase Park Property in North Hill Area?

- City population has more than tripled over thirty years with most recent growth occurring in the North Hill area.
- Severe park land deficit north of US 2 in rapidly growing residential area.
- **Area residents required to travel long distance to access nearest neighborhood park.**
- Strategic objective in several Parks, Recreation & Open Space (PROS) Plans dating from 2003.
- Current PROS Plan Policy: Promote investment in parks to keep pace with growth.
- Park Board work plan priority 2003-2009, 2018-present.
- Multi-year targeted land search by City
- Challenges in competing with developers for scarce developable land (2003-2018).

North Hill Area Park

Why Purchase the Trombley Property?

- 2018 - Trombley family heirs approach City with desire to sell one of few remaining developable tracts in North Hill area for use as a city park to preserve open space.
- Do not have to compete with developers for land.
- Appraised value: \$1,307,000 for 5-acre portion of property with future opportunity to purchase remainder 3.2 acres.



North Hill Area Park

What Makes the Trombley Property the Ideal Location for a Park?



- Multi-year targeted land search by City
- Uniquely suited - Level grades for park development, good access street frontage
- Surrounded by new residential
- Meets City Neighborhood Park Standards
- Central location – Service Area **Perfect Fit**
- Expanded Access and Visibility
- Expansion Opportunity
- Preserve Spacious Views

North Hill Area Park

What's Been Done to Secure the Property?

- Monroe City Council Executive Sessions held 8/19, 1/20, 8/20 to discuss property acquisition pursuant to RCW 42.30.110(1)(b)
- 2019 - Monroe City Council authorized Mayor to sign Letter of Intent to execute a Purchase and Sale Agreement(PSA) with due diligence period, parcel revision, contingencies, terms and conditions.
- 8/2019 Monroe Park Board Executive Session to discuss property acquisition pursuant to RCW 42.30.110(1)(b).
- Project included in 2019 ECPRD bond measure, receives over 60% support from Monroe resident voters despite coming up short district-wide.
- 6/2020 Council approves \$1 million dollar state grant application; to significantly reduce cost of acquisition.
- 8/2020 – Council approves amendment to Park Capital Improvement to fund project.
- 8/2020 - City Council authorized Mayor to sign purchase and sale agreement with 6-month due diligence period.

North Hill Area Park



View south toward Skykomish Valley

Parkland Design & Development Next Steps

- After acquisition, property will be undeveloped public park site, with short-term limited public access (pedestrian) and recreation opportunities (eg. soft surface walking trails, open play areas, view benches, off-leash area, etc.).
- Design/development probable costs in 2019: \$1,800,000 (PROS Plan estimate), including sidewalk/curb frontage improvements.
- Matching grant opportunities for development will be pursued during next grant round (2022).
- Investment cost efficiencies include: acquire property in appreciating investment environment, phased project site investment, future development – option to expand park.
- Strategic park land acquisition here will leave legacy of providing recreational opportunities for new and future residents within this fast-growing area of Monroe.

