



CITY OF KIRKLAND


Department of Parks & Community Services

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www.ci.kirkland.wa.us

MEMORANDUM

To: Sharon Claussen, Project Manager
King County Department of Natural Resources, Parks Division

From: Jennifer Schroder, CPRP 

Date: May 30, 2006

Subject: Request King County approval to trade a portion of the Kirkland Mark Twain Park property for an equal portion of property from the adjacent property owner.

BACKGROUND DISCUSSION

The Public Works Department and Parks Department have been contacted by Mr. Jag Basra about the possibility of dedicating 3005 sq. ft. of the Mark Twain Park for a City-required street extension and trading approximately 13,274 sq. ft. of property along the south side of Mark Twain Park for an equal portion of Mr. Basra's property. Mr. Basra and his brother own two large parcels directly south of Mark Twain Park which are addressed 10510 and 10522 130th Avenue NE. The two parcels make up approximately 2.32 acres and the north parcel shares the south property line of the Park and aligns with the panhandle shaped portion of the Park property (see Attachment 1 for a map of the property). Mr. Basra is planning on subdividing this property and has asked if the City would consider the following:

- A. **The required street connection:** The City's Comprehensive Plan calls for a new NE 105th Street connection through Mr. Basra's property and along the south side of the panhandle portion of the Park property. This street connection was included in the North Rose Hill Neighborhood Plan update which was adopted in October of 2003. Although the street extension could be designed to meander around the Park property, doing so would require the adjacent property to the south to shoulder the entire right-of-way dedication and improvement costs for the street connection. Mr. Basra has pointed out that the City would not meander the street connection around the Park property if it was privately owned, and therefore the City should assist in this street connection by allowing part of the street to be on the Park property (if the Park boundaries remain in their current configuration).
- B. Mr. Basra has also asked if the City would consider a land trade whereby approximately 13,274 sq. ft. would be traded to eliminate the Park panhandle and give Mr. Basra a more rectangular property for his subdivision (see map as Attachment 2). This would appear to be a win-win for the City and Mr. Basra for the following reasons:
- The trade would make both pieces of property more useable; Mr. Basra would have a more rectangular property that would provide for a better subdivision layout and the City would eliminate the panhandle portion of the Park.
 - The proposed subdivision would dedicate and improve the entire street extension (to the east property line of the subject property); the City would be relieved of having to dedicate or improve the street extension at this time, or in the future.

- The City would gain six additional significant trees into the park property; per a preliminary tree survey, the trade would transfer nine significant trees to Mr. Basra's property and 16 significant trees to the City.

The map titled **Final Layout** (Attachment 3) shows how the Park and Mr. Basra's property would look after the trade.

City of Kirkland approval: The Kirkland Park Board reviewed the proposed trade in November of 2005 and recommended that the City Council approve the request. On May 2, 2006 the City Council authorized the City Manager and Parks and Community Services Director to proceed with the required process to seek King County's approval to trade a portion of Mark Twain Park for an equal portion of property from the adjacent property owner.

The proposed trade value: The trade is of equal amounts of land in total square footage and in value. The following chart summarizes the estimate land value based on recent sales of neighboring property:

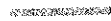
Trade area (SF)	13274.00 square feet
Average Price/SF	\$5.99/ sf
Trade Area Value	\$79,485.30

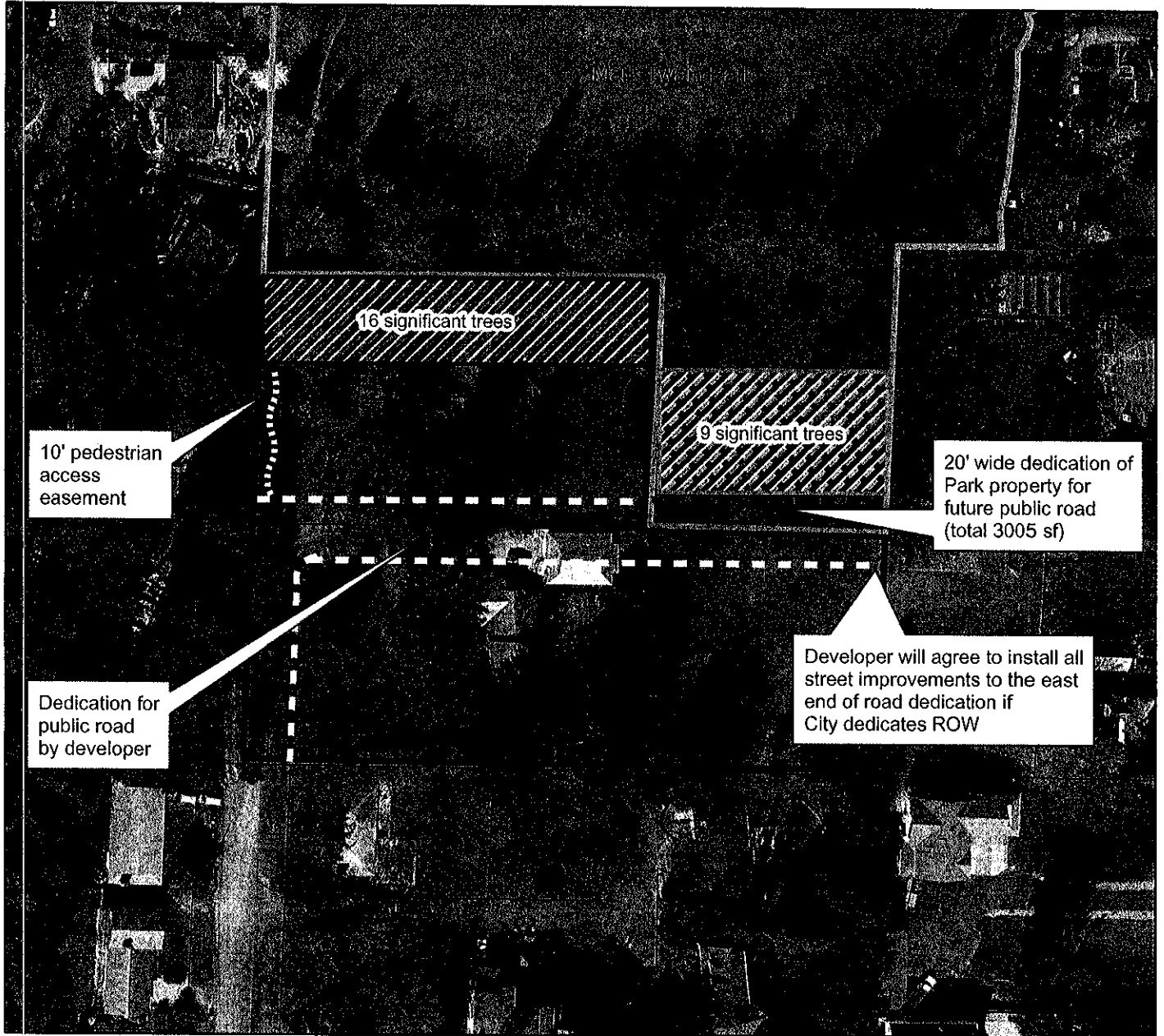
Forward Thrust Park Resolution No. 34571: The trade is of equal land type and is contiguous to the park. The conditions placed on the transfer of Mark Twain Park to the city would transfer to the area of land received in the trade by way of a lot line adjustment.

I hope this information is clear and complete to process the City's request to approve the proposed trade of land at Mark Twain Park. If you need any additional information or my attendance to present this request, I can be contacted at 425-587-3301 or jschroder@ci.kirkland.wa.us.





Mark Twain Park Property
Developer Property



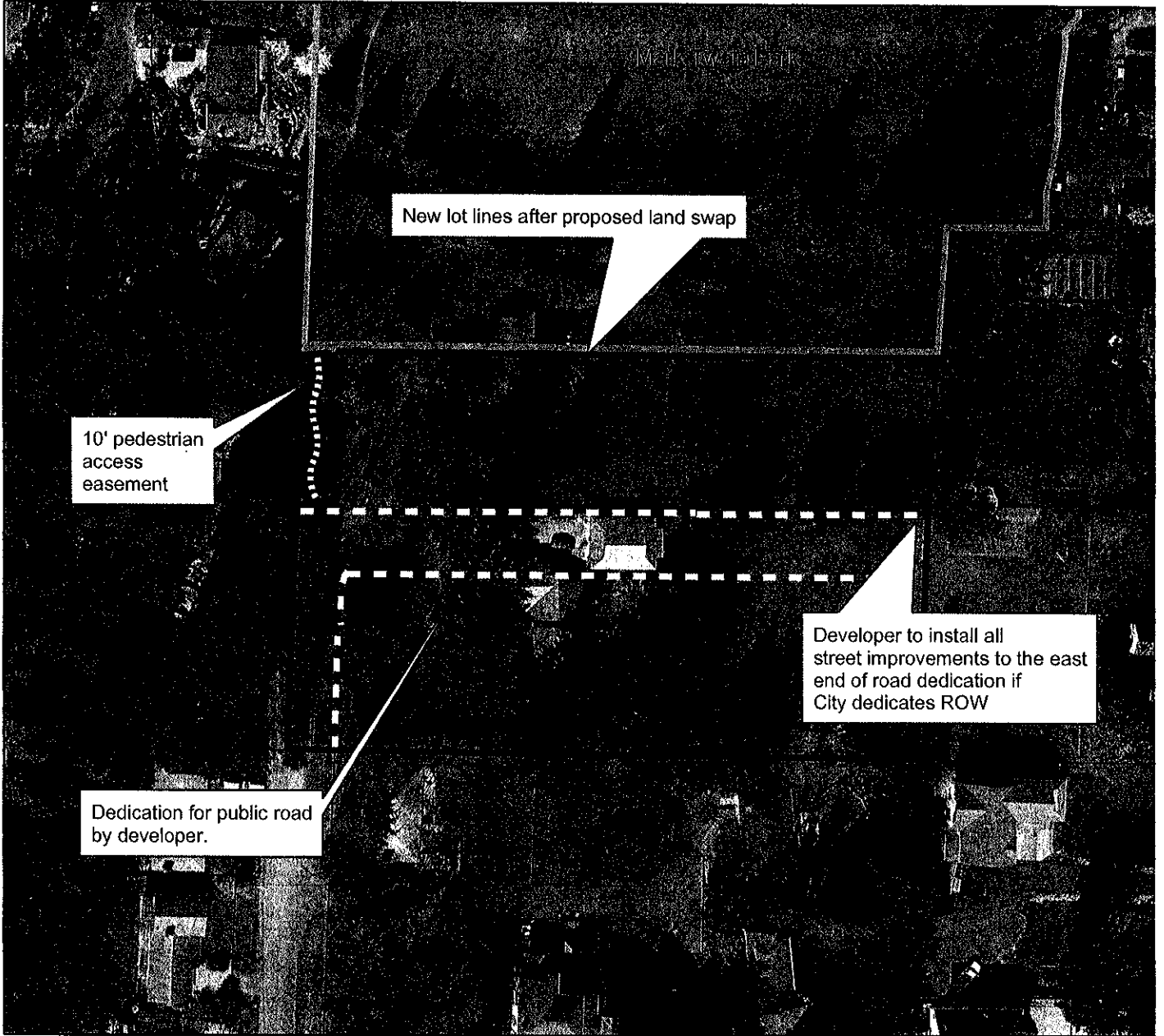


Mark Twain Park Property
Park Road Dedication
Developer Property
Developer Road Dedication



 Park property (13274 sq ft) swap for  Developer property (13274 sq ft)

Final Layout (with ROW transfer and property swap)



Mark Twain Park Property
Developer Property
Developer Road Dedication

