



Legislation Text

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Clerk 2/24/2006

AN ORDINANCE authorizing the county executive to convey to the city of Redmond portions of four parcels of land for roadway and sidewalk improvements adjacent to West Lake Sammamish Parkway and Northeast Union Hill Road located in council district 3.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. On March 28, 2001, King County and the city of Redmond entered into an interlocal agreement relating to the reconstruction and improvement of West Lake Sammamish Parkway Northeast from Northeast 51st Street to Marymoor Way. This agreement allowed the city to move forward as lead agency on the road improvement project on West Lake Sammamish Parkway from Northeast 51st Street to Marymoor Way.

B. The project consisted of widening a two lane roadway to include additional vehicular lanes with bike lanes on both sides along with required water quality facilities.

C. The subject site consists of a portion of 308.3-acre Marymoor park and is currently unimproved. The King County department of natural resources and parks, parks division, is the custodian. The city needs to acquire a strip of land in fee and numerous permanent easements. The strip taking ranges from five feet in width to seventy-five feet where a curve has been taken out of the roadway. This strip is approximately two thousand three hundred feet in length with a total fee taking area of approximately forty six thousand two hundred eighty-three square feet or 1.06 acres.

D. Six separate areas will be encumbered by permanent easements totaling thirty three thousand five

hundred eight square feet or 0.77 acres.

E. The city of Redmond has completed construction of these improvements to the West Lake Sammamish Parkway adjacent to Marymoor park under a special use permit and the terms of the interlocal agreement between the city and the county.

F. An appraisal was completed for the parcel establishing compensation for the property at two hundred five thousand dollars. Because the Marymoor park facility was purchased in part with Forward Thrust levy funds, the two hundred five thousand dollars compensation for the parcels will be used to purchase parks, recreational, and open space property, in keeping with the Forward Thrust levy covenants.

G. The King County department of transportation, transit division, has one parcel of property, known as the Union Hill Metro van distribution facility located at 18655 Northeast Union Hill Road in the city of Redmond. The subject property is approximately 10.08 acres in size, level and at road grade. Access to the site is from Northeast Union Hill Road. It is improved with paving, a small office and a vehicle service building.

H. The city has begun the project under a special use permit which allowed it to move forward with construction to install sidewalks and to improve the left hand turn lane from Northeast Union Hill Road to 188th Avenue Northeast.

I. Construction of this project requires the city to acquire approximately two thousand four hundred thirty-one square feet of land in fee. Although the parcel is improved, none of the improvements will be adversely affected by this construction.

J. An appraisal was completed for the parcel establishing a value for the property at nineteen thousand four hundred forty-eight dollars. Three trees will also be removed from the right-of-way, for which King County will be compensated seven hundred ninety five dollars for total compensation in the amount of twenty thousand two hundred forty-three dollars.

K. Sale of the West Lake Sammamish Parkway property will be by warranty deed and permanent right-of-way and utility easement.

