



CITY OF KIRKLAND
Department of Public Works
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MEMORANDUM

To: Dave Ramsay, City Manager

From: Rob Jammerman, Development Engineering Manager
Jennifer Schroder, Parks and Community Services Director

Date: May 2, 2006

Subject: Proposed property trade along the south side of the of Mark Twain Park

RECOMMENDATION

It is recommended that City Council authorize the City Manager and Parks and Community Services Director to proceed with the required process to trade a portion of Mark Twain Park for an equal portion of property from the adjacent property owner.

POLICY IMPLICATIONS

The Kirkland City Council will have the final approval of this proposed property trade, but because the Mark Twain Park property was deeded to the City by King County, it also requires King County Council approval. The Kirkland Parks Board reviewed the proposed trade in November of 2005 and recommended that the City Council approve it.

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 (see Attachment 2). 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).

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- B. **Option 1:** If the City sees merit in participating in the NE 105th Street extension, Mr. Basra has offered to construct the entire street extension (to the east property line of the subject property) if the City will transfer our half of the right-of-way for the street extension. The Park street dedication would be 20 feet wide along the entire south property line of the panhandle portion of the Park and is approximately 3,005 sq. ft. (see Attachment 3). With this option, the benefit for Mr. Basra is that the street will not have to be meandered around the panhandle portion of the Park. The benefit for the City is that Mr. Basra has offered to install all of the street improvements, which will save the City money in the future if the Park property is redeveloped. It is estimated that the dollar value of the property being transferred from Park to public right-of-way is approximately \$60,100 (3005 sq. ft @ \$20 psf) and the value of the street improvements that Mr. Basra would construct for the City is approximately \$37,500 (150 ft at \$250 plf).
- C. **Option 2 (recommended by staff and the Parks Board):** If the Council sees merit in Option 2 and believes the City should participate in the road extension by dedicating the right-of-way, 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 4). This would appear to be a benefit for both 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 seven 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 5) shows how the Park and Mr. Basra's property would look after the trade.

- D. **Option 3:** If the City is not interested in doing the street dedication or land trade at this time, Mr. Basra has indicated that he will likely segregate the eastern portion of the lot into one single lot through the Lot Line Adjustment process and the remaining property to the west will be subdivided (see Attachment 6). As a condition of the subdivision, Mr. Basra will be required to dedicate and improve NE 105th Street up to the panhandle portion of the Park and the segregated lot that is not part of the subdivision. This option would not require any involvement from the Parks Department, and the street would not be extended until the City redeveloped the Park property or the segregated lot was subdivided in the future.

If the City Council authorizes staff to move forward with the proposed land trade, the Parks Department will work the King County Parks Department and seek King County Council approval. After their approval, the matter will be brought back to the Kirkland City Council for final approval.

Please let us know if you have any questions.

Attachments (6)

cc: Daryl Grigsby, Public Works Director
John Burkhalter, PE, Senior Development Engineer

Attachment 1



Mark Twain Park Property



Developer Property



XV.F. NORTH ROSE HILL NEIGHBORHOOD

Table NRH-1: North Rose Hill Street Connection Plan Description List

1. NE 88TH STREET BETWEEN 124TH AVENUE NE AND 126TH AVENUE NE
2. NE 108TH STREET BETWEEN SLATER AVENUE NE AND 123RD AVENUE NE
3. NE 105TH STREET BETWEEN 128TH AVENUE NE AND 132ND AVENUE NE
4. NE 103RD PLACE BETWEEN 132ND AVENUE NE AND EXISTING CUL-DE-SAC END
5. NE 101ST PLACE BETWEEN 131ST PLACE NE AND 132ND AVENUE NE
6. NE 97TH STREET BETWEEN 130TH AVENUE NE AND 132ND AVENUE NE
7. NE 94TH STREET BETWEEN 125TH AVENUE NE AND 124TH AVENUE NE
8. 125TH AVENUE NE BETWEEN NE 91ST STREET AND NE 95TH STREET
9. 130TH AVENUE NE BETWEEN NE 87TH STREET AND NE 94TH STREET
10. NE 91ST STREET BETWEEN 130TH AVENUE NE AND 132ND AVENUE NE
11. NE 90TH STREET BETWEEN 128TH AVENUE NE AND 132ND AVENUE NE
12. 131ST AVENUE NE BETWEEN NE 90TH STREET AND NE 91ST STREET
13. 122ND AVENUE NE BETWEEN NE 90TH STREET AND NE 92ND STREET
14. 126TH PLACE NE BETWEEN NE 102ND PLACE AND NE 100TH PLACE
15. NE 101ST PLACE BETWEEN 124TH AVENUE NE AND 125TH AVENUE NE
16. NE 116TH STREET BETWEEN 127TH AVENUE NE AND 132ND AVENUE NE
17. NE 109TH PLACE BETWEEN SLATER AVENUE AND 124TH AVENUE NE

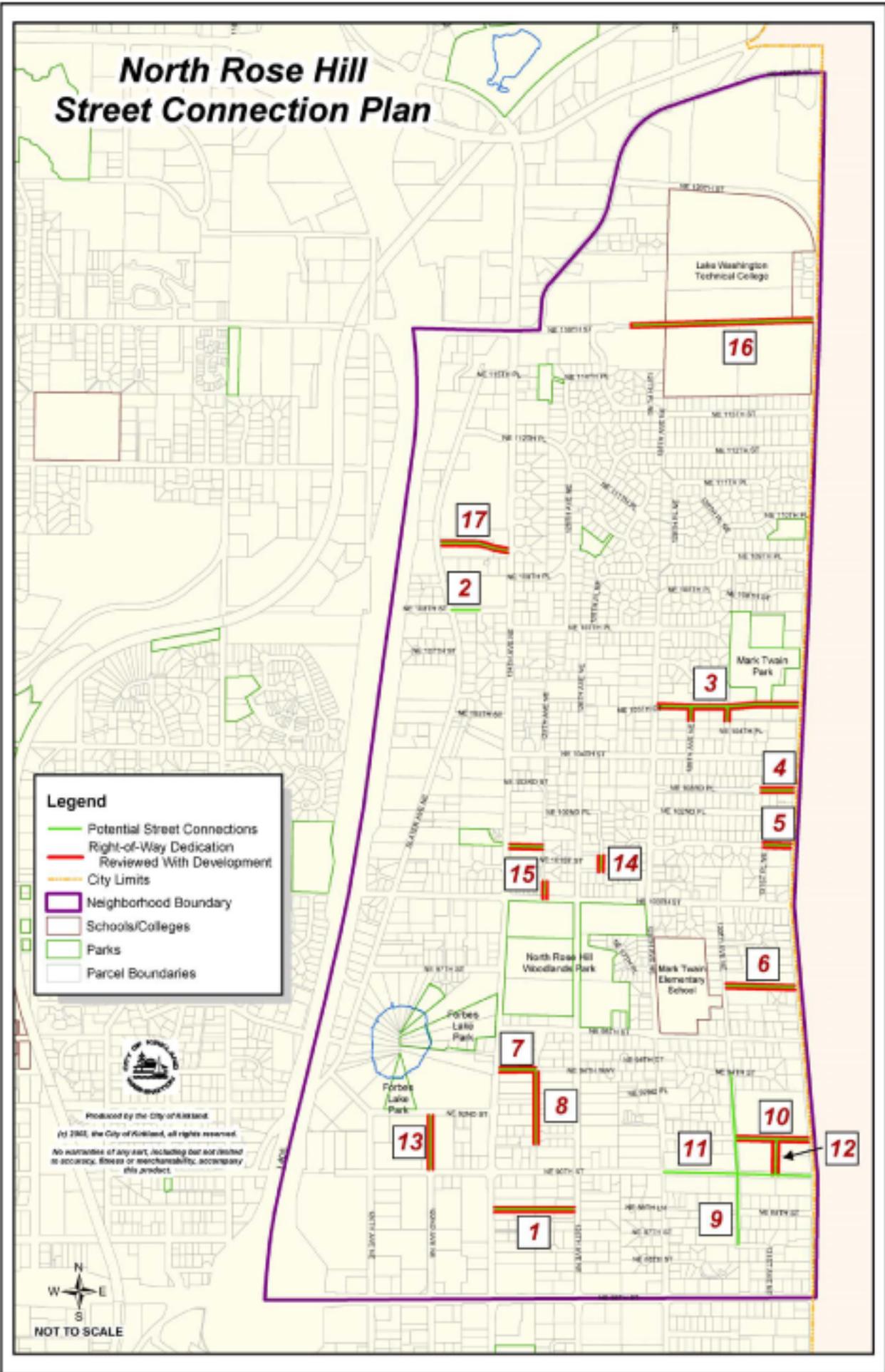
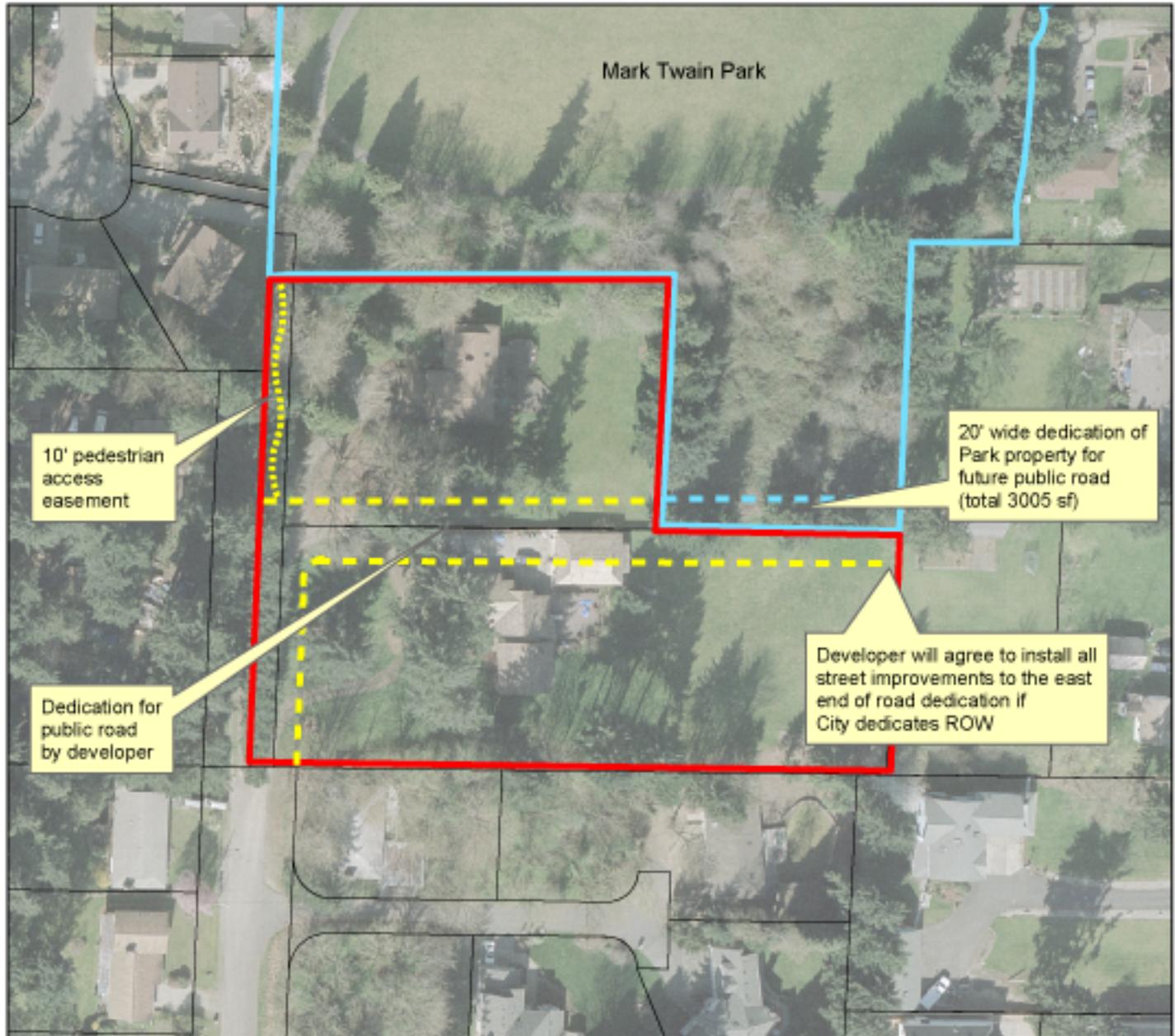


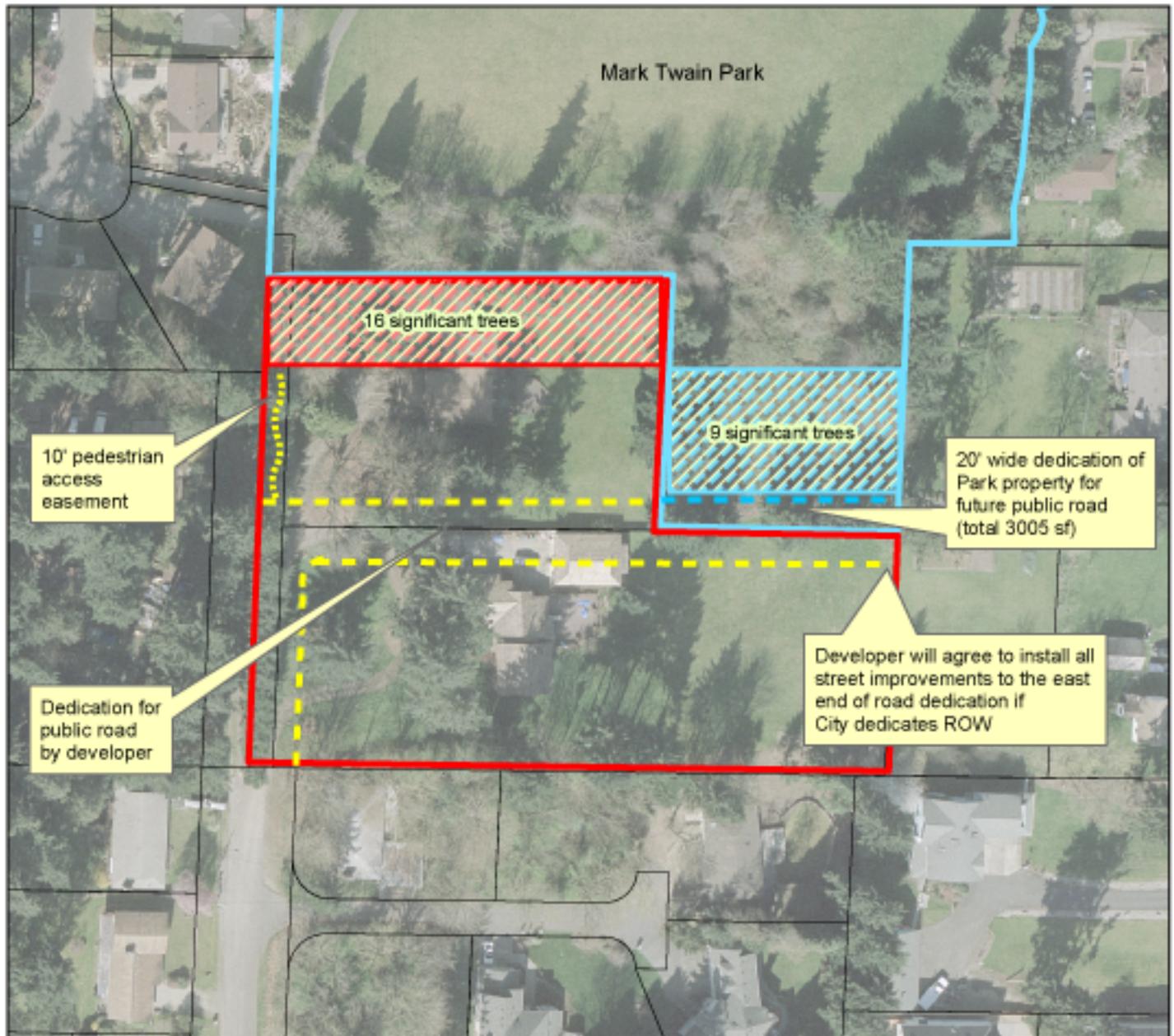
Figure NRH-6: North Rose Hill Street Connection Plan

Option 1



Mark Twain Park Property	— (solid blue line)
Park Road Dedication	- - - (dashed blue line)
Developer Property	— (solid red line)
Developer Road Dedication	- - - (dashed yellow line)

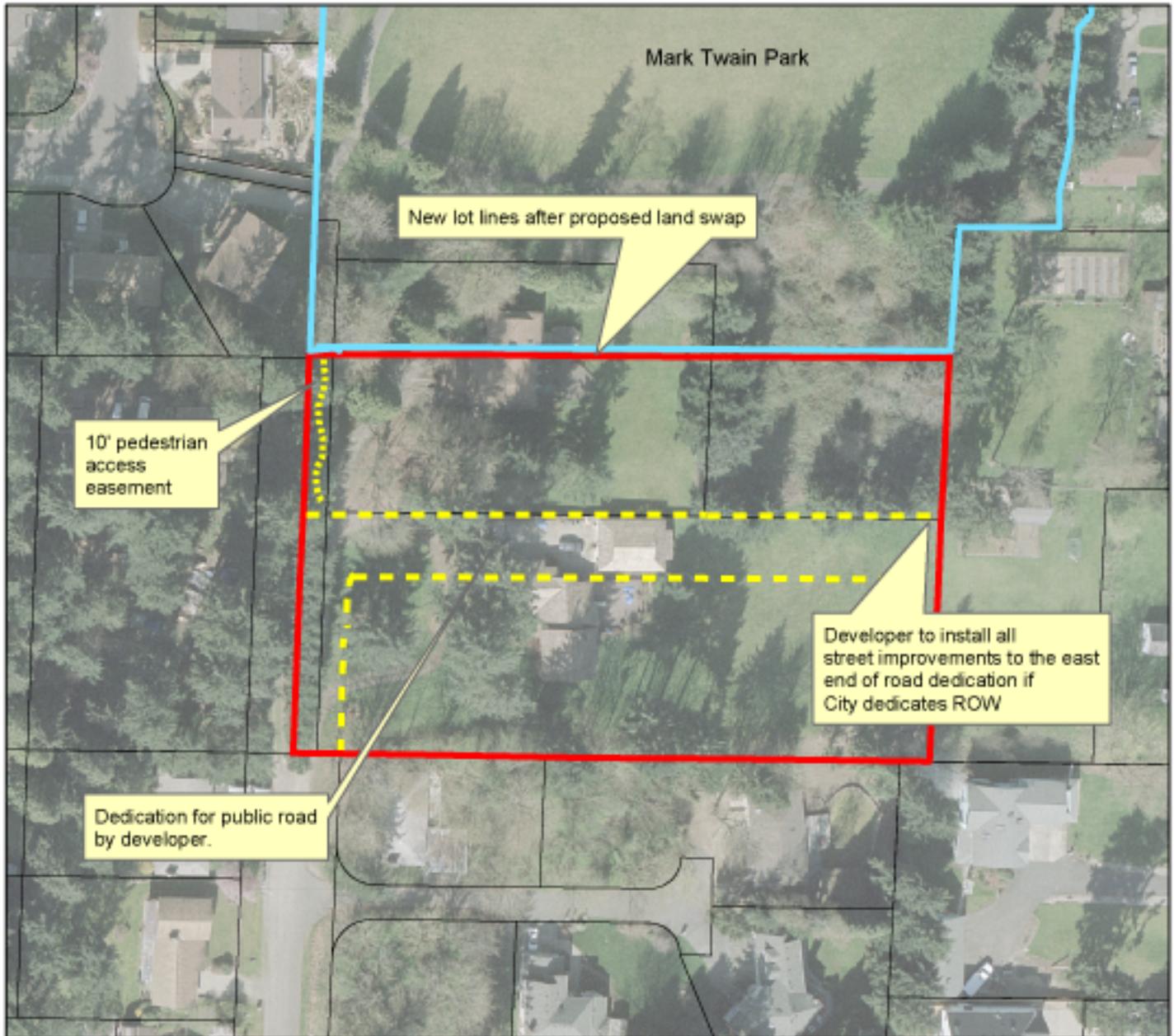
Option 2



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

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

Option 2 - Final Layout (with ROW transfer and property swap)



- Mark Twain Park Property ————
- Developer Property ————
- Developer Road Dedication - - - -

Option 3



- Mark Twain Park Property ———— (blue solid line)
- Developer Property ———— (red solid line)
- Developer Road Dedication - - - - (yellow dashed line)