

ORDINANCE O-4926

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF EXPANSION AND IMPROVEMENT OF MARK TWAIN PARK WITHIN THE CITY OF KIRKLAND; PROVIDING FOR CONDEMNATION AND TAKING OF PERMANENT INTEREST IN LAND AND REAL PROPERTY RIGHTS NECESSARY THEREFORE; PROVIDING FOR THE COST OF PROPERTY ACQUISITION; AND AUTHORIZING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATION.

1 WHEREAS, the northern portion of North Rose Hills Neighborhood has been
2 identified in the PROS Plan and Rose Hills Neighborhood Plan as being deficient in park
3 resources; and
4

5 WHEREAS, Mark Twain Neighborhood Park lacks vehicular access and parking,
6 which limits its ability to serve the greater community; and
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8 WHEREAS, the parcel abutting Mark Twain Park immediately to the north is
9 approximately 0.61 acres of flat, vacant land that has direct vehicular access to 132nd Ave.
10 NE; and
11

12 WHEREAS, it is necessary for the City to acquire permanent ownership of that parcel
13 from private property owners in order to obtain land for parking and vehicular access to Mark
14 Twain Park; and
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16 WHEREAS, the City has pursued negotiating voluntary acquisition of the property to
17 acquire the necessary property rights and expects that these negotiations will be successful,
18 but the City nevertheless desires to ensure that the property acquisition is timely completed if
19 such negotiations are unsuccessful; and
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21 WHEREAS, the City Council finds that the public will benefit from an increased level
22 of service and access to parklands; and
23

24 WHEREAS, the City has provided notice to affected property owners of this final
25 action authorizing condemnation in accordance with RCW 8.25.290, through both mailed and
26 published notice; and
27

28 WHEREAS, any and all interested parties had the opportunity to address the Kirkland
29 City Council on the subject at the February 17, 2026 meeting.
30

31 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:
32

33 Section 1. Acquisition for Public Use. The public health, safety, necessity, welfare, and
34 convenience now require that the City acquire ownership of certain real property for the
35 purpose of providing public parking and vehicular access to Mark Twain Park from 132nd Ave
36 NE; and it is necessary, therefore, that certain property adjacent to Mark Twain Park be
37 acquired. The City is authorized to condemn property and property interests under
38 RCW 8.12.030 for the public uses and purposes stated herein.
39

40 Section 2. Declaration of Necessity. The City Council, after hearing the report(s) of City
41 Staff, reviewing the planned acquisition and need, and issuing proper notices, is familiar with
42 the need and hereby declares that the permanent property rights in, under, over, along, across,
43 and upon the identified real property within the City of Kirkland, King County, Washington, are
44 necessary for public park purposes. The property that will be permanently acquired in fee
45 simple is required is detailed on Exhibit A attached hereto and incorporated herein by this
46 reference as if set forth in full.

47
48 Section 3. Condemnation. The lands and property rights described in Section 2 are
49 hereby condemned, appropriated and taken for public park purposes. Condemnation of the
50 lands and property rights described in Section 2 is subject to the making or paying of just
51 compensation to the owners thereof in the manner provided by law.

52
53 Section 4. Cost of Acquisition. The expense of acquiring said lands and property rights
54 shall be paid for from the Neighborhood Land Acquisition Fund (PKC1333000) or other
55 appropriate funding source.

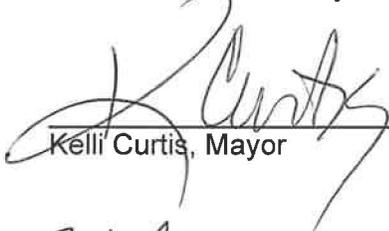
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57 Section 5. Authority of City Attorney. The City Attorney or designee is authorized and
58 directed to begin and prosecute legal proceedings in the manner provided by the law to
59 purchase, condemn, take, appropriate, and otherwise acquire the lands and other property
60 rights and privileges necessary to carry out the purposes of this ordinance. The City Attorney
61 is further authorized in conducting said condemnation proceedings, and for the purpose of
62 minimizing damages, to stipulate as to the use of the property hereby authorized to be
63 condemned and appropriated, and as to the reservation of any right of use of the owner or any
64 person entitled to possession of the property, provided that such reservation does not interfere
65 with the use of said property as provided in this ordinance.

66
67 Section 6. If any provision of this ordinance or its application to any person or
68 circumstance is held invalid, the remainder of the ordinance or the application of the provision
69 to other persons or circumstances is not affected.

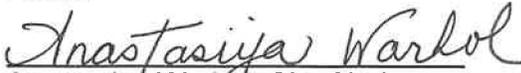
70
71 Section 7. This ordinance shall be in force and effect five days from and after its
72 passage by the Kirkland City Council and publication as required by law, in the summary form
73 attached to this ordinance.

74
75 Passed by majority vote of the Kirkland City Council in open meeting this 17th day of
76 February, 2026.

77
78 Signed in authentication thereof this 17th day of February, 2026.


Kelli Curtis, Mayor

Attest:


Anastasiya Warhol, City Clerk

Publication Date: February 23, 2026

Approved as to Form:


Kevin Hansen, Senior Assistant City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4926

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF EXPANSION AND IMPROVEMENT OF MARK TWAIN PARK WITHIN THE CITY OF KIRKLAND; PROVIDING FOR CONDEMNATION AND TAKING OF PERMANENT INTEREST IN LAND AND REAL PROPERTY RIGHTS NECESSARY THEREFORE; PROVIDING FOR THE COST OF PROPERTY ACQUISITION; AND AUTHORIZING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATION.

1 SECTION 1. Authorizing acquisition for the public use of property necessary for
2 access to Mark Twain Neighborhood Park from 132nd Ave NE.

3
4 SECTION 2. Declares the property necessary for public park purposes.

5
6 SECTION 3. Declares the land and property rights for the project condemned.

7
8 SECTION 4. Identifies the source of revenue for the acquisition.

9
10 SECTION 5. Authorizes the City Attorney to initiate condemnation proceedings to
11 acquire the property necessary for the public purpose.

12
13 SECTION 6. Provides a severability clause for the ordinance.

14
15 SECTION 7. Authorizes publication of the ordinance by summary, which summary is
16 approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code, and
17 establishes the effective date as five days after publication of summary.

18
19 The full text of this Ordinance will be mailed without charge to any person upon request
20 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City
21 Council at its meeting on the 17th day of February, 2026.

22
23 I certify that the foregoing is a summary of Ordinance O-4926 approved by the Kirkland
24 City Council for summary publication.

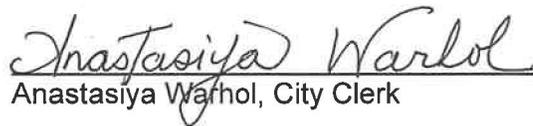

Anastasiya Warhol, City Clerk

Exhibit A
Description of Property

Owner: LAMAS TIMOTHY J & NANCY E

Address: 10633 132nd Ave NE, Kirkland, WA 98033

King County Parcel No.: No. 3326059055

Legal Description

EAST 192 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON; LESS THE NORTH 180 FEET; AND LESS COUNTY ROADS.

Vicinity Map Depiction (Property outlined in blue):

