

RESOLUTION R-5739

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND
AUTHORIZING THE CITY MANAGER TO REQUEST APPROVAL BY THE
KING COUNTY COUNCIL OF A PROPOSED LAND SWAP OF A PORTION
OF MARK TWAIN PARK AND A PORTION OF NEIGHBORING PROPERTY.

1 WHEREAS, following the City's annexation of North Rose Hill, King County conveyed
2 Mark Twain Park to the City of Kirkland on October 31, 1990, subject to a deed restriction that
3 requires the City to obtain approval from the King County Council "for the sale, transfer, or
4 trade of all or any portion" of the Park; and
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6 WHEREAS, in 2005, the owner of property (King County Assessor's Tax Parcel
7 No. 3326059178) abutting the southwest portion of Mark Twain Park proposed a land swap of
8 13,274 sq. ft. to eliminate a panhandle feature of the Park and inquired about the City
9 dedicating 3,005 sq. ft. of the Park to build out a street extension as required in the City's
10 Comprehensive Plan; and
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12 WHEREAS, on May 2, 2006, the City Council authorized the City Manager and the
13 Parks and Community Services Director to effectuate both the dedication and land swap; and
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15 WHEREAS, subsequent to approval by Council, City staff provided a memo to King
16 County describing and depicting both the 3,005 sq. ft. street dedication and the 13,274 sq. ft.
17 land swap and requested County approval; and
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19 WHEREAS, the King County Council approved the land swap on October 16, 2006,
20 passing Ordinance 15620, but did not address or approve the 3,005 sq. ft. street dedication;
21 and
22

23 WHEREAS, following County approval, the property owner applied for to the City for a
24 Lot Line Adjustment (LLA) permit (No. LLA06-00023) to gain formal land use approval for the
25 property exchange, but for various reasons, the LLA was not approved; and
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27 WHEREAS, the property owner reapplied for LLA approval in 2024 (No. LLA24-00658)
28 under which the dedicated road was moved to the south of Mark Twain Park, resulting in an
29 additional 3,005 sq. ft. of park property to be included in the land swap; and
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31 WHEREAS, while reviewing LLA24-00658, City staff identified the 3,005 sq. ft.
32 discrepancy between the City-approved proposal and County Ordinance 15620; and
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34 WHEREAS, City staff consulted with the King County Prosecuting Attorney's Office and
35 determined that County Ordinance 15620 did not authorize the transfer of the additional 3,005
36 sq. ft. of Park property as part of the LLA; and
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38 WHEREAS, City staff have recommended a transfer of a total of 16,279 sq. ft. in
39 exchange for 13,274 sq. ft. from the property owner's adjacent property as initially proposed
40 plus a restrictive covenant identical to the 1990 deed restriction applied to 3,005 sq. ft. of an
41 adjacent property addressed as 10633 132nd Ave NE, known as the Lamas Property (King
42 County Assessor's Tax Parcel No. 3326059055), which is in the process of being acquired by
43 the City pursuant to City Ordinance O-4926; and
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45 WHEREAS, the proposed land swap under LLA24-00658 would (a) transfer the unused
46 panhandle portion of Mark Twain Park for an equal amount of new park land; (b) dedicate and
47 improve the entire street extension, relieving the City of dedicating or improving the street

48 extension; (c) add net seven additional significant trees to the Park; and (d) require the
49 applicant to submit \$6,750 to the City's Urban Forestry Fund to plant 15 trees along the newly
50 established property line to supplement the grove of trees currently there.

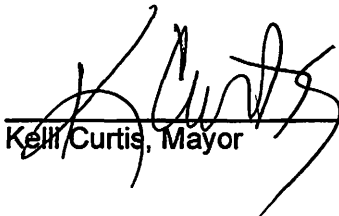
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52 NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as
53 follows:

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55 Section 1. The City Manager and Parks and Community Services Director are hereby
56 authorized to proceed with the required processes to obtain King County's approval of the land
57 swap and, as necessary, the right-of-way dedication.

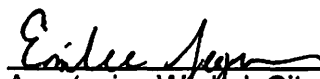
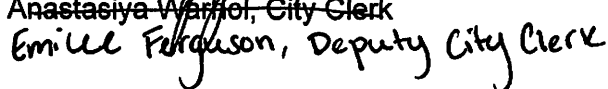
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59 Section 2. Following King County approval of the land swap and, as necessary, the
60 right-of-way-dedication and following acquisition of the Lamas property (King County
61 Assessor's Tax Parcel No. 3326059055) pursuant to Ordinance O-4926, the City Manager or
62 his designee is authorized to execute all documents necessary to effectuate the land swap,
63 including a restrictive covenant on a portion of the Lamas property that is substantially similar
64 to the 1990 deed restriction.

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66
67 Passed by majority vote of the Kirkland City Council in open meeting this 7th day of
68 July, 2026.

69 Signed in authentication thereof this 7th day of July, 2026.
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Kelli Curtis, Mayor

Attest:


Anastasiya Warhol, City Clerk

Emilee Ferguson, Deputy City Clerk