

ORDINANCE O-4944

AN ORDINANCE OF THE CITY OF KIRKLAND DECLARING PORTIONS OF
THE FORMER HOUGHTON PARK AND RIDE PROPERTY AS PUBLIC
RIGHT-OF-WAY.

1 WHEREAS, in 2024, the City of Kirkland acquired fee title to the parcels that comprised
2 the former Houghton Park and Ride (the "Property") from the Washington State Department of
3 Transportation ("WSDOT") for recreational purposes; and
4

5 WHEREAS, in 2025, the City Council adopted Resolution R-5682, approving the joint
6 Seattle Kraken and Generator Studios' project for developing a portion of the Property into ice-
7 skating facilities, restaurants, and community center; and
8

9 WHEREAS, the Property is currently accessed by vehicle access through an access
10 road that runs between a driveway at NE 70th Place on the north side of the Property, which
11 has historically provided ingress and egress from the Property, over to a driveway at 116th
12 exAvenue NE on the west side of the Property, which has historically provided egress from the
13 Property; and
14

15 WHEREAS, the intersection at 116th Avenue NE is within WSDOT's limited access
16 easement and as part of the City's acquisition of the Property, the break in limited access was
17 closed by WSDOT that had previously authorized egress from the Property; and
18

19 WHEREAS, the Kraken Iceplex Kirkland & Kirkland Community Center project will
20 benefit from egress points at both 116th Ave NE to the west and NE 70th PL at the north and
21 the City has requested that WSDOT reauthorize the limited access break; and
22

23 WHEREAS, to facilitate re-opening the break in limited access, the City Council desires
24 to dedicate the access road for public right-of-way purposes.
25

26 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:
27

28 Section 1. The following described property, which intersect with 116th Avenue NE
29 and is depicted in Exhibit A attached hereto, is hereby declared to be dedicated as public right-
30 of-way and will, upon completion of improvements be open for public right-of-way purposes,
31 including but not limited to vehicular, pedestrian, and utility uses consistent with public rights-
32 of-way within the City of Kirkland, as such may be limited or restricted by the City from time to
33 time:
34

35 THAT PORTION OF NEW LOT 1, CITY OF KIRKLAND LOT LINE
36 ALTERATION NO. LLA25-00245, RECORDED JULY 30, 2025, UNDER
37 RECORDING NUMBER 20250730900001, IN KING COUNTY,
38 WASHINGTON, BEING IN THE NORTHWEST QUARTER OF THE
39 SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5
40 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:
41

42 COMMENCING AT THE QUARTER CORNER BETWEEN SECTIONS 8 AND
43 9 OF SAID TOWNSHIP AND RANGE;
44

45 THENCE SOUTH 87°59'31" EAST, ALONG THE CENTERLINE OF SAID
46 SECTION 9, SAID CENTERLINE ALSO BEING THE CENTERLINE OF

VACATED NORTHEAST 70TH STREET (FORMERLY LAKE STREET), A DISTANCE OF 283.45 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87°59'31" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A 125.50 FOOT NON-TANGENT CURVE TO THE RIGHT, THE CENTER POINT OF WHICH BEARS NORTH 68°23'08" WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°48'40", AN ARC DISTANCE OF 6.16 FEET;

THENCE SOUTH 24°25'32" WEST, A DISTANCE OF 42.37 FEET;

THENCE SOUTH 24°40'59" WEST, A DISTANCE OF 21.51 FEET TO THE BEGINNING OF A 54.50 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°05'48", AN ARC DISTANCE OF 62.87 FEET;

THENCE NORTH 89°13'12" WEST, A DISTANCE OF 74.04 FEET;

THENCE SOUTH 85°50'39" WEST, A DISTANCE OF 42.46 FEET;

THENCE NORTH 89°03'57" WEST, A DISTANCE OF 66.13 FEET TO THE EAST MARGIN OF 116TH AVENUE NORTHEAST (FORMERLY ALLEGHENY STREET), SAID EAST MARGIN BEING 50.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 9 AS DETERMINED BY KING COUNTY SUPERIOR COURT CAUSE NO. 701075 AND RECORDED UNDER RECORDING NUMBER 6439884, RECORDS OF SAID COUNTY;

THENCE NORTH 00°49'12" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 89°04'00" EAST, DEPARTING SAID EAST MARGIN, A DISTANCE OF 180.94 FEET TO THE BEGINNING OF A 30.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°29'37", AN ARC DISTANCE OF 35.86 FEET;

THENCE NORTH 22°26'22" EAST, A DISTANCE OF 24.96 FEET;

THENCE NORTH 24°25'32" EAST, A DISTANCE OF 38.22 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING AN AREA OF 6,725 SQUARE FEET (0.15439 ACRE), MORE OR LESS.

Section 2. The following described property, which intersects with NE 70th Place and is depicted in Exhibit B attached hereto, is hereby declared to be dedicated as public right-of-

way and will, upon completion of improvements, be open for public right-of-way purposes, including but not limited to vehicular, pedestrian, and utility uses consistent with public rights-of-way within the City of Kirkland, as such may be limited or restricted by the City from time to time:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN LYING SOUTHERLY OF NORTHEAST 70TH PLACE (FORMERLY STATE AID ROAD NO. 4), AND VACATED NORTHEAST 70TH STREET (FORMERLY LAKE STREET) AS VACATED BY CITY OF KIRKLAND ORDINANCE NO. 2899, AND RECORDED UNDER RECORDING NUMBER 8509120498, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTIONS 8 AND 9 OF SAID TOWNSHIP AND RANGE;

THENCE SOUTH 87°59'31" EAST, ALONG THE CENTERLINE OF SAID SECTION 9, SAID CENTERLINE ALSO BEING THE CENTERLINE OF SAID VACATED NORTHEAST 70TH STREET, A DISTANCE OF 283.45 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 24°25'32" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 4.10 FEET TO THE BEGINNING OF A 100.50 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°36'20", AN ARC DISTANCE OF 41.41 FEET;

THENCE NORTH 00°49'12" EAST, A DISTANCE OF 153.56 FEET TO THE SOUTHERLY MARGIN OF NORTHEAST 70TH PLACE (FORMERLY STATE AID ROAD NO. 4);

THENCE SOUTH 54°07'47" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 78.61 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER POINT OF WHICH BEARS SOUTH 35°52'13" WEST;

THENCE DEPARTING SAID SOUTHERLY MARGIN AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°03'00", AN ARC DISTANCE OF 54.56 FEET;

THENCE SOUTH 00°49'12" WEST, A DISTANCE OF 87.95 FEET TO THE BEGINNING OF A 125.50 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°47'40", AN ARC DISTANCE OF 45.55 FEET TO THE CENTERLINE OF SAID SECTION AND SAID VACATED NORTHEAST 70TH STREET;

THENCE NORTH 87°59'31" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 26.88 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING AN AREA OF 5,277 SQUARE FEET (0.12115 ACRE), MORE OR LESS.

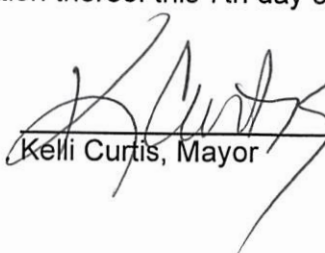
Section 3. The City Clerk is hereby instructed to record a certified copy of this ordinance with the King County Recorder's Office.

Section 4. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

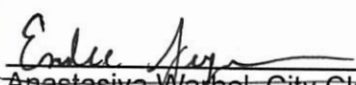
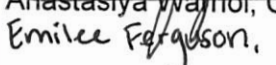
Section 5. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication as required by law, in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

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

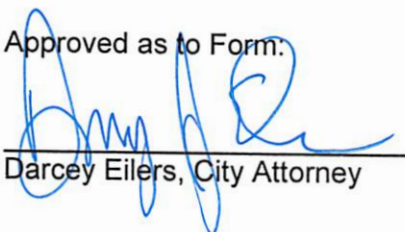
Signed in authentication thereof this 7th day of July, 2026.


Kelli Curtis, Mayor

Attest:


Anastasiya Wainhol, City Clerk

Emilce Ferguson, Deputy City Clerk

Approved as to Form:


Darcey Eilers, City Attorney

Publication Date: July 13, 2026

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4944

AN ORDINANCE OF THE CITY OF KIRKLAND DECLARING PORTIONS OF
THE FORMER HOUGHTON PARK AND RIDE PROPERTY AS PUBLIC
RIGHT-OF-WAY.

1 SECTION 1. Dedicates a portion of property intersecting with 116th Avenue NE as
2 public right-of-way.
3

4 SECTION 2. Dedicates a portion of property intersecting with NE 70th Place as public
5 right-of-way.
6

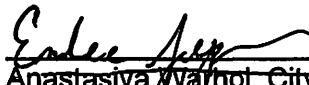
7 SECTION 3. Instructs the City Clerk to record a certified copy of the ordinance with
8 the King County Recorder's Office
9

10 SECTION 4. Provides a severability clause for the ordinance.
11

12 SECTION 5. Authorizes publication of the ordinance in summary form and
13 establishes the effective date as five days after publication of summary.
14

15 The full text of this Ordinance will be mailed without charge to any person upon request
16 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City
17 Council at its meeting on the 7th day of July, 2026.
18

19 I certify that the foregoing is a summary of Ordinance O-4944 approved by the Kirkland
20 City Council for summary publication.



Anastasiya Vainoi, City Clerk
Emilee Ferguson, Deputy City Clerk

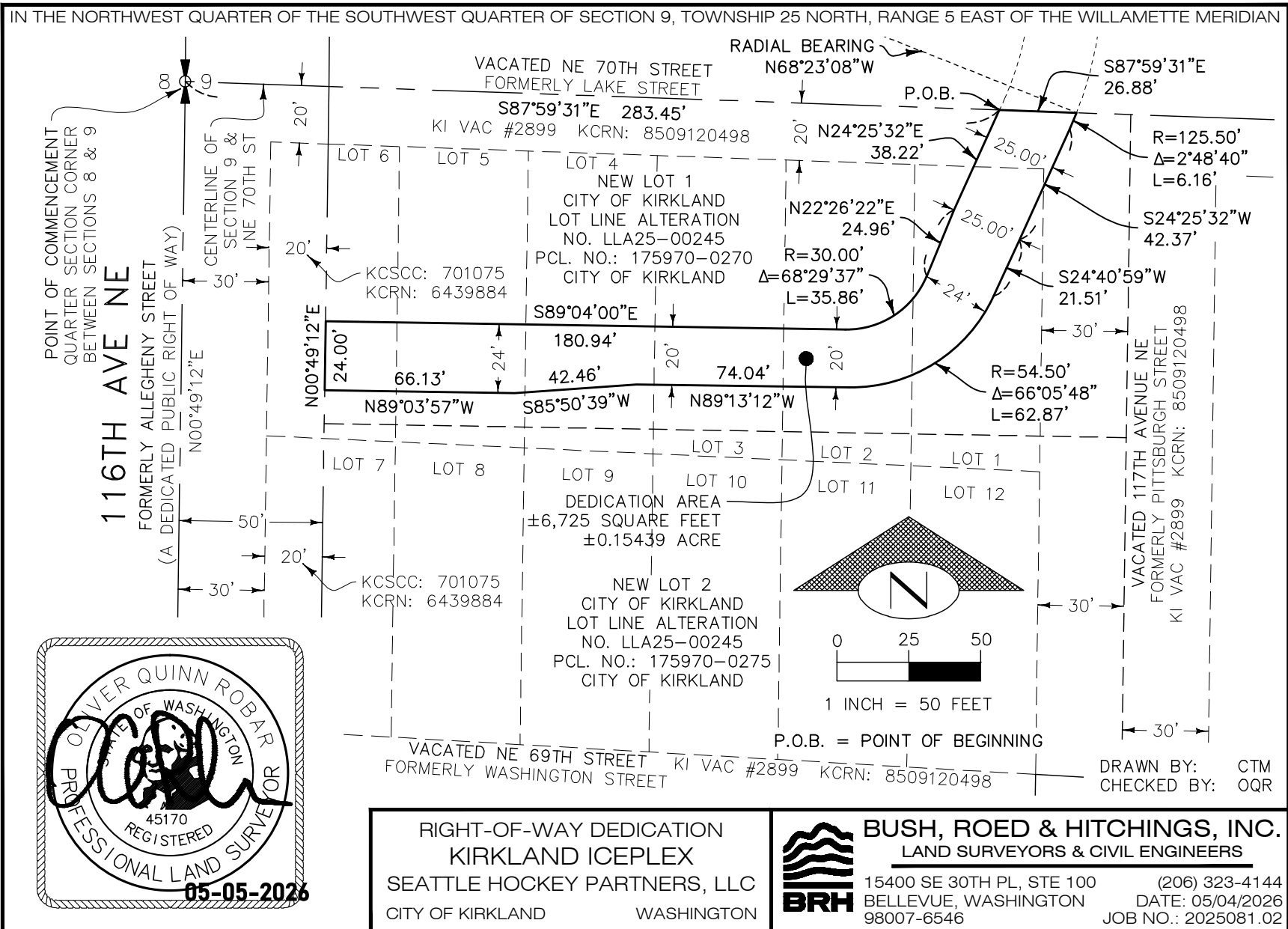
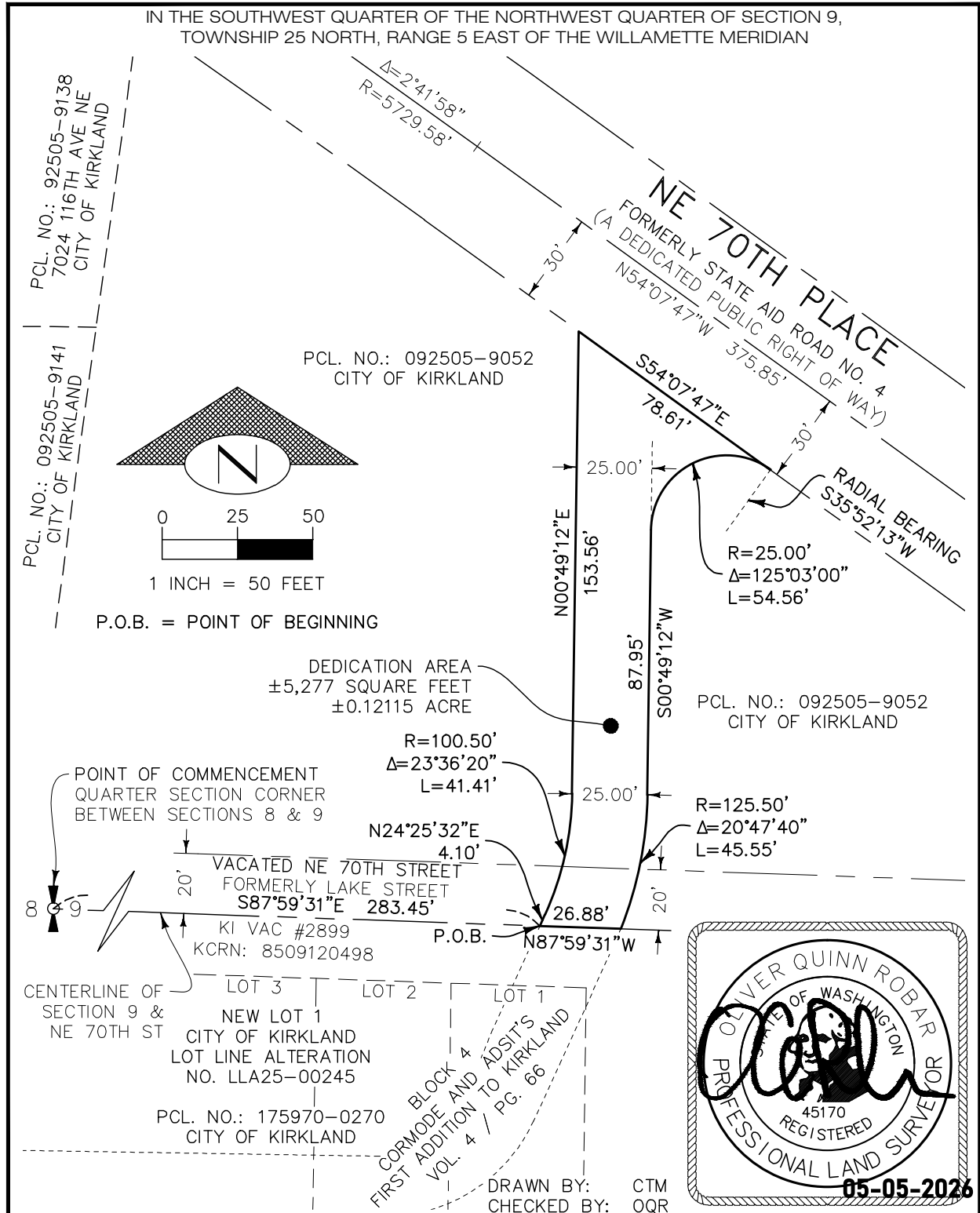


Exhibit B



RIGHT-OF-WAY DEDICATION
KIRKLAND ICEPLEX
SEATTLE HOCKEY PARTNERS, LLC
CITY OF KIRKLAND WASHINGTON



BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS

15400 SE 30TH PL, STE 100 (206) 323-4144
BELLEVUE, Washington DATE: 05/04/2026
98007-6546 JOB NO.: 2025081.02