

October 31, 1994

Introduced By: Louise Miller

LKSAMM/sdw

Proposed No.: 94-485

ORDINANCE NO. **11579**

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AN ORDINANCE authorizing a change in the scope of the City of Redmond 1993 Regional Conservation Futures Acquisition Program East Lake Sammamish Waterfront Park Project to include immediate acquisition of the Kittel and Magnussen properties.

PREAMBLE:

1. The City of Redmond's project application to the CFF bond program contained a copy of the city's conceptual park plan which identified parking as an important component of the proposed waterfront park.
2. The city has identified two properties within the Project, the Kittel and the adjacent Magnussen properties, currently listed for sale in their entirety. The owners of these properties refuse to sell only the waterfront portions of the property.
3. The city has determined that establishment of a parking area on the east side of the Parkway could provide needed parking access to the Project area.
4. The city represents that following purchase of the Magnussen property located on both sides of East Lake Sammamish Parkway it will sell the house and homesite located east of the Parkway to reimburse its Project fund account to acquire additional shoreline properties in the Project.
5. The city further represents that the Magnussen property house and homesite east of the Parkway is readily marketable at a price to leave sufficient funds in the Project to purchase additional shoreline.
6. The King County Open Space Citizen Oversight Committee (COC) has recommended the scope of the East Lake Sammamish Waterfront Park Project be changed to include immediate acquisition of the entire Kittel and Magnussen properties. This would enable the city to secure the waterfront portions of those properties, and to allow for future parking facilities. If such facilities are necessary, the COC also recommends that such parking facilities not be constructed until such time as a master plan for the park has been adopted by the city, and the city has appropriated to the project

1 budget, funds, other than 1993 CFF bond funds, in an  
2 amount equal to the appraised fair market value of any  
3 portion used for parking that exceeds the impervious  
4 surface restrictions imposed by the bond.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. The scope of the City of Redmond 1993  
7 Regional Conservation Futures Acquisition Program East Lake  
8 Sammamish Project is hereby modified to include the  
9 acquisition of the Kittel and Magnussen properties in their  
10 entirety to provide 300 feet of shoreline and to possibly  
11 locate future parking;

12 PROVIDED THAT the city exercise reasonable and timely  
13 efforts to sell the Magnussen house and homesite located east  
14 of the parkway and directly reimburse its project fund  
15 account for purposes of purchasing additional shoreline  
16 properties in the project; and

17 PROVIDED FURTHER THAT parking shall not be located or  
18 constructed for this project until a master plan for use of  
19 the site, including parking, if any, has been approved by the  
20 city of Redmond and the city has reimbursed the 1993 Regional  
21 Conservation Futures Acquisition Bond Fund in an amount equal  
22 to the appraised fair market value of any land used for

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parking that exceeds the 15% non-permeable surface  
restriction imposed in Bond Ordinance 10750.

INTRODUCED AND READ for the first time this 8<sup>th</sup>  
day of August, 1994.

PASSED this 21<sup>st</sup> day of November, 1994.

Passed by a vote of 11 to 2.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

APPROVED this 15<sup>th</sup> day of December, 1994.

Sam Lodge  
King County Executive

Attachments: Open Space Citizen Oversight Committee  
Resolution 94-5

1 May 18, 1994

2 King County Open Space Citizen Oversight Committee

3 RESOLUTION NO. 94-5

4 A RESOLUTION recommending expansion of the  
5 acquisition scope of the City of Redmond  
6 1993 Regional Conservation Futures  
7 Acquisition Program East Lake Sammamish  
8 Waterfront Park Project.

9 WHEREAS, Ordinance 10750 authorized the 1993 Regional  
10 Conservation Futures Acquisition Program ("CFT Bond Program");  
11 and

12 WHEREAS, Ordinance 10750 directed the King County Citizen  
13 Oversight Committee to review and make recommendations to the  
14 executive on all requests for conservation futures levy proceeds;  
15 and

16 WHEREAS, Ordinance 11068 allocated \$1,000,000 to the City of  
17 Redmond's ("the City") East Lake Sammamish Waterfront Park  
18 Project ("the Project"); and

19 WHEREAS, the City's Project application to the CFT Bond  
20 Program contained a copy of the City's adopted Comprehensive  
21 Plan, which identified parking as an important component of the  
22 proposed park, although funding of acquisition of land for  
23 parking was not proposed in the application; and

24 WHEREAS, two properties, totalling 300 feet of waterfront,  
25 within the Project, the undeveloped Kittel property and the  
26 immediately adjacent Magnussen property, which includes a home  
27 located on the east side of East Lake Sammamish Parkway (the  
28 "Parkway"), are listed for sale in their entirety; and

29 WHEREAS, the City has determined that establishment of a  
30 parking area on the vacant properties, located on the east side  
31 of the Parkway, would provide needed parking access to the  
32 Project area; and

33 WHEREAS, the City has represented that after purchase of the  
34 properties located on the both sides of East Lake Sammamish  
35 Parkway it will then sell the Magnussen house and homesite  
36 located on the east side of the Parkway and directly reimburse

1 its Project fund account with the proceeds from the sale so that  
 2 it may purchase additional shoreline properties in the Project;  
 3 and

4 WHEREAS the City has represented that the Magnussen property  
 5 house and homesite located east of the Parkway is readily market-  
 6 able at a price that will leave a sufficient amount of funds in  
 7 the Project to purchase additional shoreline.

8 NOW, THEREFORE BE IT RESOLVED by the King County Open Space  
 9 Citizen Oversight Committee:

10 A. The Committee hereby finds that the City of Redmond is in  
 11 a position to negotiate purchase all of the Kittel and Magnussen  
 12 properties with a minimum of expense and delay, providing 300  
 13 feet of waterfront;

14 B. The Committee further finds that purchase of the  
 15 properties will provide parking ensuring access to and use of the  
 16 shoreline, such use helping to generate public support for the  
 17 City to gain additional local funds for the Project;

18 D. The Committee hereby recommends expansion of the scope of  
 19 the City of Redmond 1993 Regional Conservation Futures Acquisi-  
 20 tion Program East Lake Sammamish Waterfront Park Project to  
 21 include the entire Kittel and Magnussen properties located east  
 22 and west of East Lake Sammamish Parkway, PROVIDED, however, that  
 23 the City shall not use the upland portions of the properties east  
 24 of the Parkway until such time as the City has appropriated to  
 25 the project budget, funds, other than Bond funds, in an amount  
 26 equal to the appraised fair market value of the upland portions  
 27 of the Magnussen house and homesite.

28  
 29 PASSED, on this 1 day of June, 1994  
 30 KING COUNTY OPEN SPACE  
 31 CITIZEN OVERSIGHT COMMITTEE

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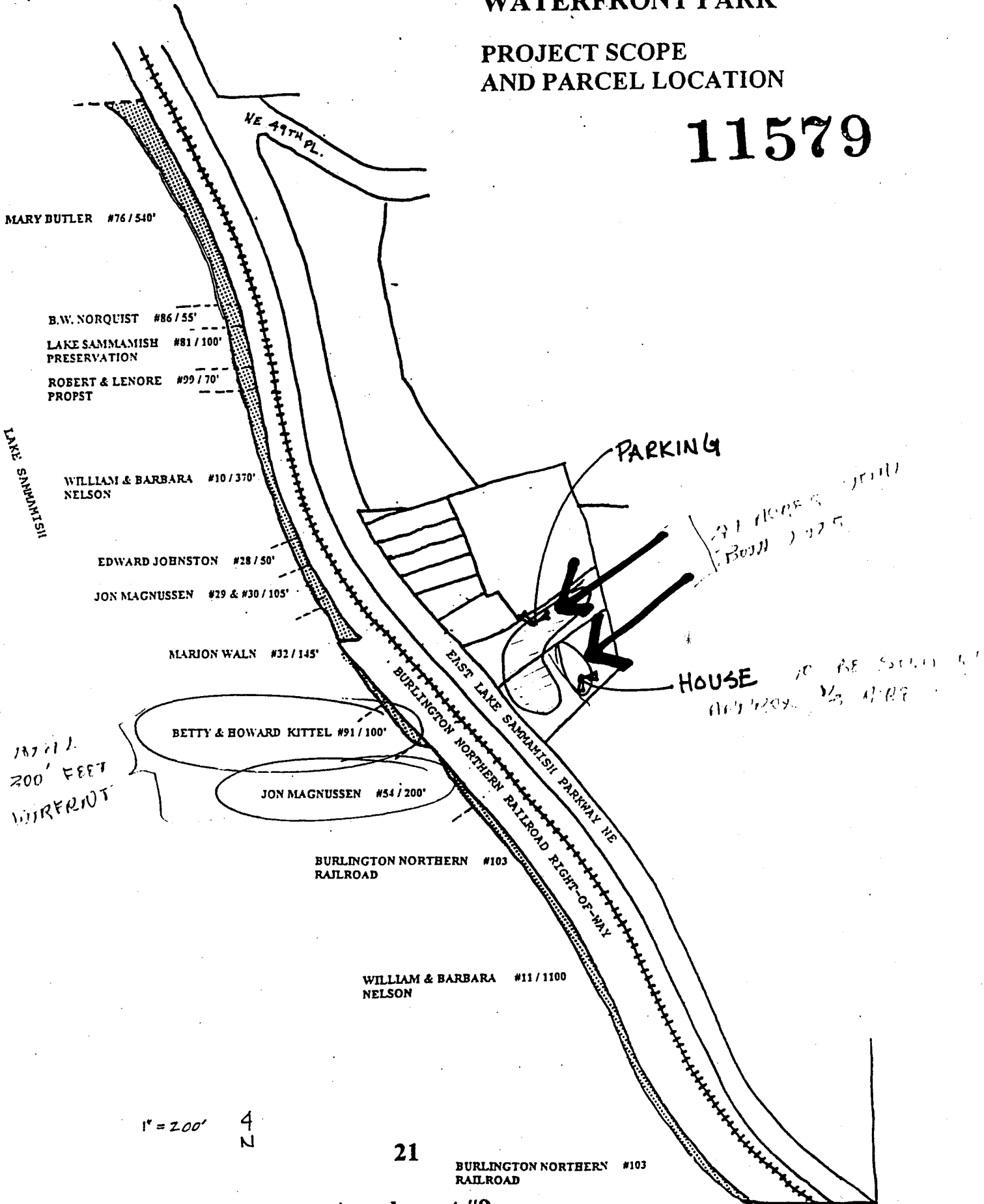
  
 Chair

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# EAST LAKE SAMMAMISH WATERFRONT PARK

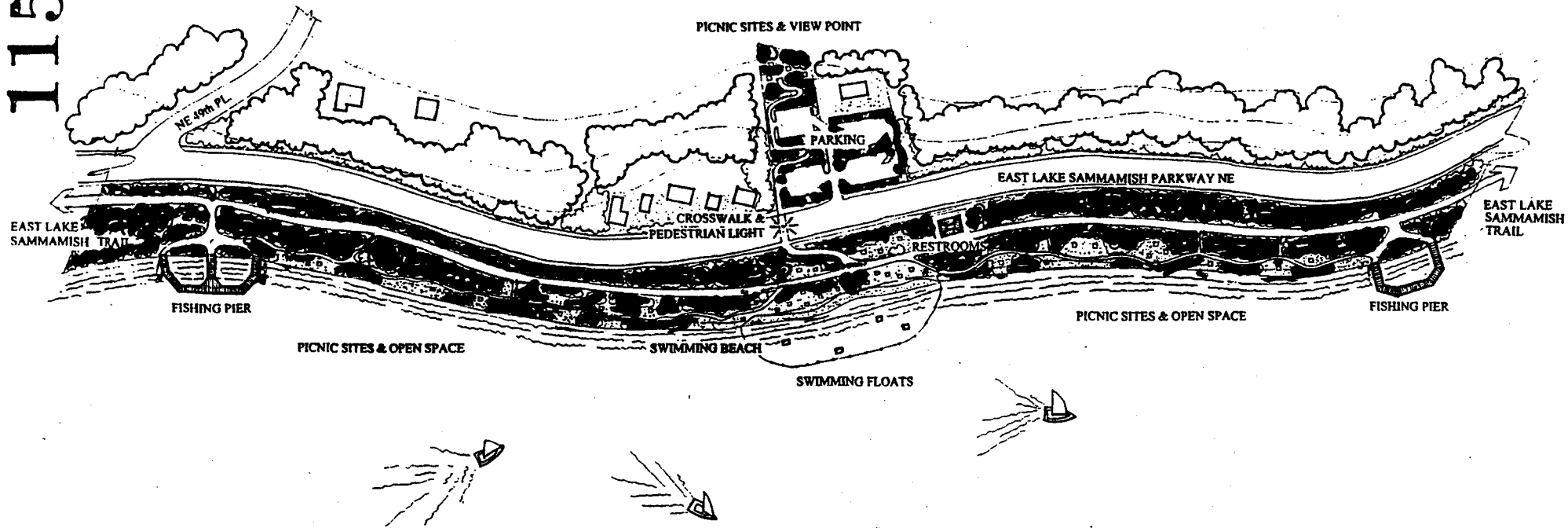
## PROJECT SCOPE AND PARCEL LOCATION

# 11579

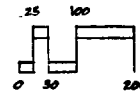


Attachment #9

62511



**EAST LAKE SAMMAMISH WATERFRONT PARK**  
**Proposed Master Plan**



Scale 1" = 100'

City of Redmond  
 Department of Parks and Recreation

L. Gorremans & R. Lehner  
 May 1994