

NON-CODE

**CITY OF REDMOND  
ORDINANCE NO. 2824**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, VACATING A PORTION OF 180TH PLACE  
NE RIGHT-OF-WAY LYING SOUTH OF 65TH STREET AND  
WEST OF EAST LAKE SAMMAMISH PARKWAY NE,  
PURSUANT TO RCW 35.79

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WHEREAS, the City has received a request to vacate approximately 3780 square feet of 180th Place NE and the Applicant (or its successor in interest) will be dedicating approximately 12,904 square feet for a future public street; and

WHEREAS, the action of vacating a street or roadway is categorically exempt from environmental review per WAC 197-11-800(2) (h) and is therefore not subject to SEPA rules and determinations; and

WHEREAS, the area to be vacated will be replaced with a utilities and sidewalk easement; and

WHEREAS, owners of properties abutting the right-of-way on NE 180th Place received mailed notices of the public hearing; and

WHEREAS, appropriate notices of the public hearing were posted and published as required by RCW 35.79.020; and

WHEREAS, the hearing was held as scheduled on March 1, 2016, and all persons who wished to testify were provided an opportunity to do so; and

WHEREAS, the City Engineer and Director of Public Works have both recommended that the vacation request be granted, subject to certain terms and conditions; and

WHEREAS, after consideration of the testimony, the City Council determined that the vacation should be approved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1.      Classification.      This is a non-code ordinance.

Section 2.      Vacation of Right-of-Way.      The portion of the 180th Place NE right-of-way, south of 65th Street and west of East Lake Sammamish Parkway NE and more particularly described on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full, is hereby vacated, subject to the reservation by the City of a permanent, nonexclusive easement over, under, in, upon, along, and across the land described on Exhibit A for the construction, installation, reconstruction, reinstallation, repair, operation, and maintenance of sidewalks and utilities.

Section 3.      Compensation.      Prior to vacation of the right-of-way and as a condition of vacation, the Applicant (or its successor in interest) will be dedicating approximately 12,904 square feet of right-of-way to for a future City connector street and more particularly described on Exhibit B.


In addition, the City has reserved a permanent easement over the vacated right-of-way for sidewalks and utilities. The City Council finds that the value of the right-of-way to be dedicated for the future City connector street and the reserved easement for sidewalk and utilities is ample compensation for the vacation. No additional compensation will be required as allowed under RCW 35.79.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other sections, sentence, clause or phrase of this ordinance.


Section 5. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the City's official newspaper, or as otherwise provided by law. The Planning Department is directed to record a certified copy of this ordinance with the King County Department of Records and Elections, thereby making the vacation effective, at such time as the Applicant (or its successor in interest) dedicates the additional right-of-way described on Exhibit B.

ADOPTED by the Redmond City Council this 1<sup>st</sup> day of March,  
2016.

CITY OF REDMOND

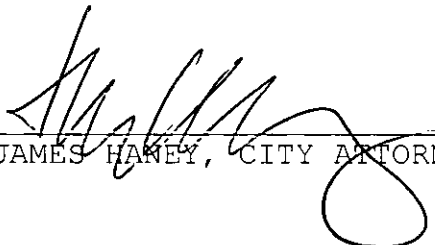
  
\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	February 16, 2016
PASSED BY THE CITY COUNCIL:	March 1, 2016
SIGNED BY THE MAYOR:	March 4, 2016
PUBLISHED:	March 7, 2016
EFFECTIVE DATE:	March 12, 2016
ORDINANCE NO. 2824	

YES: ALLEN, BIRNEY, CARSON, MARGESON, MYERS, SHUTZ, STILIN

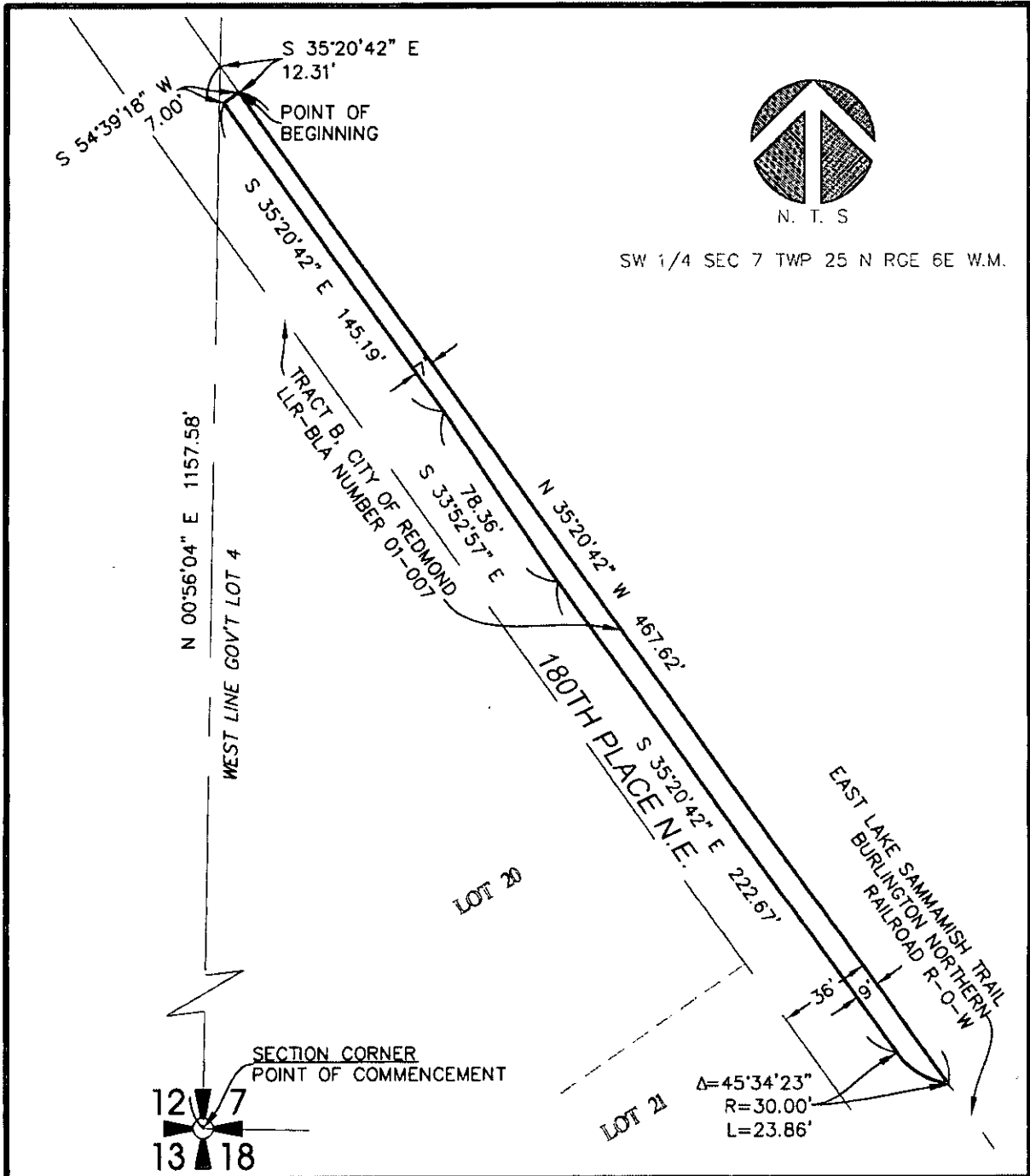
## Exhibit A: Legal Description

THAT PORTION OF 180TH PLACE N.E IN THE CITY OF REDMOND, WASHINGTON, BEING A PORTION OF TRACT B OF CITY OF REDMOND LOT LINE REVISION BLA NO 01-007, RECORDED IN BOOK 148 OF SURVEYS PAGES 254 (A-D), RECORDS OF KING COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

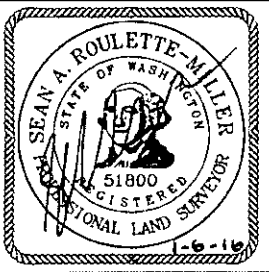
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7 TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY;  
THENCE NORTH 00°56'04" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION 1157.58 FEET, TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID TRACT B  
THENCE SOUTH 35°20'42" EAST, ALONG SAID NORTHEASTERLY LINE, 12.31 FEET, TO THE POINT OF BEGINNING;  
THENCE SOUTH 54°39'18" WEST 7.00 FEET;  
THENCE SOUTH 35°20'42" EAST 145.19 FEET;  
THENCE SOUTH 33°52'57" EAST 78.36 FEET;  
THENCE SOUTH 35°20'42" EAST 222.67 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°34'23" AND AN ARC DISTANCE OF 23.86 FEET, TO THE INTERSECTION WITH SAID NORTHEASTERLY LINE;  
THENCE NORTH 35°20'42" WEST ALONG SAID NORTHEASTERLY LINE, 467.62 FEET, TO THE POINT OF BEGINNING.



1-6-16



SW 1/4 SEC 7 TWP 25 N RGE 6E W.M.



**ROW VACATION**

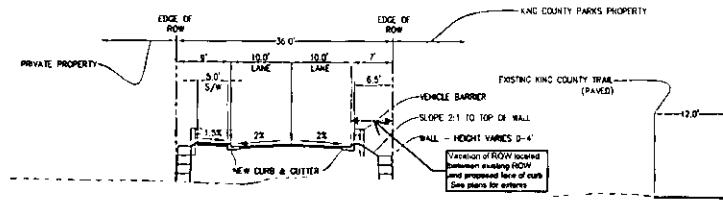
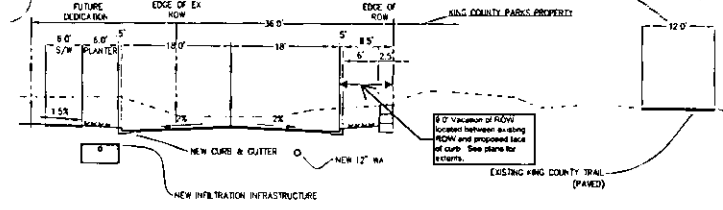
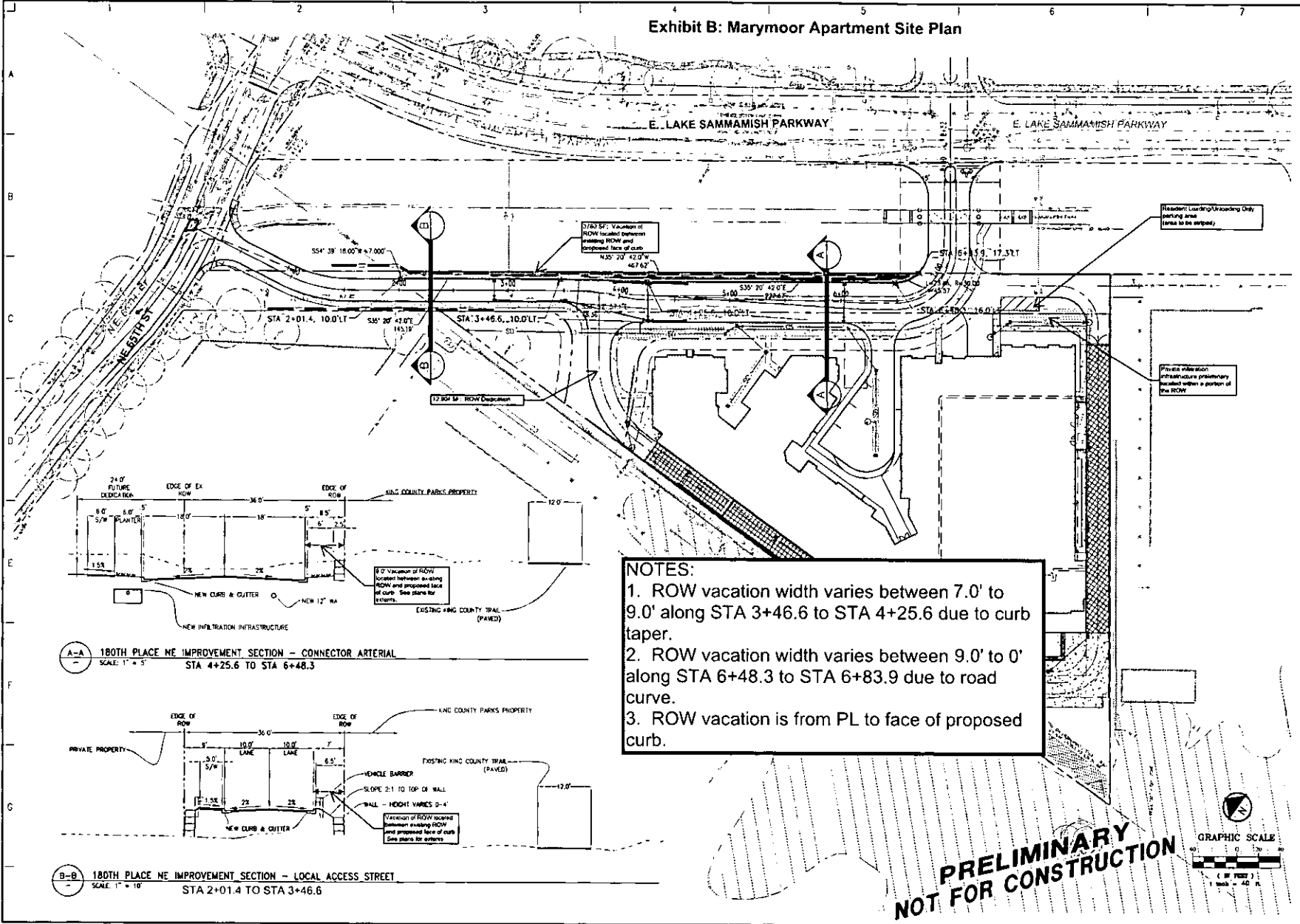
E LAKE SAMMAMISH PKWY NE  
 REDMOND, WA 98052  
 JOB NO. 150779-B  
 DATE: 1/4/2016



**GeoDimensions**

10801 Main Street Suite 102, Bellevue, WA 98004  
 phone 425 458 4488 support@geodimensions.net  
 www.geodimensions.net

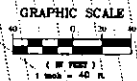
Exhibit B: Marymoor Apartment Site Plan



**NOTES:**

1. ROW vacation width varies between 7.0' to 9.0' along STA 3+46.6 to STA 4+25.6 due to curb taper.
2. ROW vacation width varies between 9.0' to 0' along STA 6+48.3 to STA 6+83.9 due to road curve.
3. ROW vacation is from PL to face of proposed curb.

**PRELIMINARY  
NOT FOR CONSTRUCTION**



DESIGNED BY: **EDCI ENGINEERS**  
618 STEWART STREET, SUITE 100  
REDMOND, WA 98053  
PHONE: (206) 881-7444 FAX: (206) 881-4000  
CIVIL & MECHANICAL



REVISION	DATE	BY	DESCRIPTION
1	08/17/2015	EDCI	180TH PLACE NE IMPROVEMENT SECTION
2	11/20/2015	EDCI	180TH PLACE NE IMPROVEMENT SECTION
3	12/01/2015	EDCI	180TH PLACE NE IMPROVEMENT SECTION
4	12/01/2015	EDCI	180TH PLACE NE IMPROVEMENT SECTION

APPROVALS	DATE	BY	DESCRIPTION
DESIGNED		EDCI	
CHECKED		EDCI	
APPROVED		EDCI	
DATE		EDCI	
SCALE		EDCI	

**ALEXAN MARYMOOR**  
6081 - 6213 EAST LAKE SAMMAMISH PARKWAY NW  
REDMOND, WA

SHEET TITLE:  
**CIVIL ENGINEERING PLAN**

SHEET NO:  
**C-13**

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