

Dennis Lisk

From: Pat Lyga
Sent: Thursday, January 22, 2009 2:43 PM
To: Dennis Lisk
Cc: David Almond
Subject: RE: NE 51st Turnback Area Question

Dennis, in response to you inquiry on subject matter, here are my findings:

There is a Quitclaim Deed per King County recording number 9103191192, wherein State Of Washington, (Grantor) conveys and quitclaims unto City Of Redmond, (Grantee) certain real property. From one of this quitclaim deed's exhibits I found the parcel that is the object of your e-mail inquiry and that was highlighted on the exhibit you provided me, the I-5326 parcel. This parcel is characterized on the exhibit as the Haagen parcel, and that Haagen is the specified user of a road at approach at station FF 15 + 75 Lt, and that it is of Type A. Also shown on this exhibit, among other things, is the following:

Type A approach is an off and on approach in legal manner, not to exceed 14' in width, for sole purpose of serving a single family residence. It may be reserved by abutting owner for specified use at a point satisfactory to the State at or between highway stations.

There is a paragraph within this quitclaim deed that says in part: **The Grantee herein, its successors or assigns, shall have no right of ingress and egress to, from and between said SR 520 and the lands herein conveyed and will maintain the control of ingress and egress to, from and between the lands herein conveyed and the lands adjacent thereto, as indicated by the prohibition of access symbol appearing on said Exhibit A;**

It is also my finding that SR 520 is a limited access highway and for this reason the City does not have the authority to alter the access that this parcel currently has.

From: Dennis Lisk
Sent: Friday, January 16, 2009 11:24 AM
To: Pat Lyga
Subject: NE 51st Turnback Area Question

Pat – Per our discussion earlier, the project involved in the question of the possible turn-back at NE 51st and SR-520 is a proposed daycare and Montessori elementary school called Planet Kids. They are proposing to redevelop parcels #2182500080 and 2182500082, which lies just to the east of the interchange of 51st and 520. Currently, the property is a private residence. The only access point at this time to the property is a small driveway off of 51st. The applicant will need to expand this driveway to better accommodate vehicles entering and exiting the site. It is likely that the new driveway will only be allowed to be a right-in/right-out access.

If possible, I would like to be able to provide the applicant with information that lets them know, with a reliable level of certainty, whether or not the City or WSDOT has the authority to approve modifications to the existing access point. Also, if the City has this authority, did whatever kind of turn-back agreement between the State and the City allow the State to place any limitations on what we can approve in terms of the type of land uses located on the property, or the design of the access point? If you could help me acquire answers to these questions, that would be great. Please let me know if you have any questions or need further information. I'll stop by your cube with a copy of the map I showed you earlier.

Thanks much,

Dennis Lisk, AICP
Associate Planner

01/23/2009