

EXCESS PROPERTY DESCRIPTION
December 2013

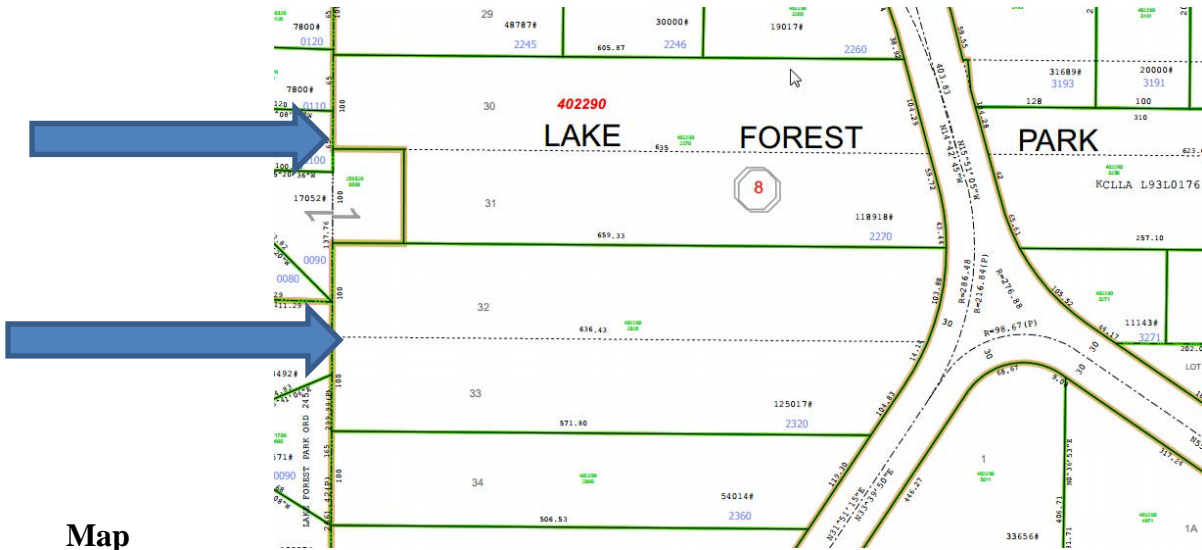
Seattle Public Utilities, as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: Kenmore Reservoir Site

PMA	Size*	Parcel #	Address	Zoning	Short Legal Description
724	118,918	4022902270	19031 40 th PI NE	RS9600	Lake Forest Park Add, block 8, lot 30-31 less W 80 of lot 31"
	125,017	4022902320	19021 40 th PI NE	RS9600	Lake Forest Park Add, block 8, Lot 32-33

Property Location: City of Lake Forest Park. NE ¼ of SW ¼ of Section 03, Township 26 N, Range 04 E., W.M. Near intersection of 40th PI NE and 45th PI NE.

Legal Description: Lots 30,31, 32, and 33, Block 8, First Addition to Lake Forest Park, according to plat recorded in Volume 20 of Plats, page 82, in King County, Washington; EXCEPT the west 80 feet of said Lot 31.



Map

History: Lots 30 and 31 were purchased in 1969. Lots 32 and 33 were condemned in 1972. This parcel was to have a 5 million gallon capacity water reservoir constructed in 1972 to provide storage and fire protection for the service area of Lake Forest Park. A letter in 1979 states that "subsequent developments would change our storage requirements in the North End and cause us to conclude that this facility need not be constructed at this location".

The property was circulated in 2008. City of Lake Forest Park expressed interest in purchasing the property. SPU has received word that they have not identified funding to purchase the property.

6/9/1969 Condemnation ordinance [97853](#), AN ORDINANCE providing for the acquisition by condemnation of land and other property in Block 8, First Addition to Lake Forest Park, for the establishment of the Kenmore Reservoir Site project.

6/26/1969 Acquisition Ordinance [97895](#) AN ORDINANCE relating to the Water Department, authorizing the acquisition of certain property for the site of a water tank to serve the Lake Forest Park area and making an appropriation from the Water Fund therefor.

8/25/1966 Acceptance ORD [98081](#) AN ORDINANCE accepting a deed from Gordon A. Randall to a portion of Lots 30 and 31, Block 8, First Addition to Lake Forest Park, for water reservoir site purposes.

5/19/1972 Court Cause Verdict 728395, Condemnation for Kenmore Reservoir Site as provided in Ord. 97853.

6/5/1972 Condemnation Ordinance [101069](#) relating to condemnation proceedings to acquire land and other property in Block 8, First Addition to Lake Forest Park, for establishment of the Kenmore Reservoir, a municipal water service facility, under Ordinance 97853, King County Cause No. 728395; accepting a condemnation award in connection therewith and providing payment therefor from moneys heretofore appropriated by Ordinance 99490.

11/30/1970 Budget Ordinance [99490](#), AN ORDINANCE adopting a budget for The City of Seattle for the year 1971.

Acquisition Deeds:

6/3/1969 GORDON & JO ANN RANDALL TO CITY. VOL 52 PG 335. Rec. 6519883

Acquisition Fund Source: Water Fund

Development Issues: Mapped streams and steep slopes on property. Distance from public sewer system may be a cost issue.

Current easements, covenants and restrictions: none known

Recommended easements, covenants and restrictions upon Transfer: none

Current King County assessed value:

The value of the land is based upon the value of similar property in the neighborhood, which currently ranges from between \$5 and \$7 per square foot. **Change to state law (RCW 84.40.045 and 84.40.175) by the 2013 Legislature eliminated revaluation of

government owned parcels. The value of the land may be adjusted due to critical area constraints.

Other Maps



RS-9,600 SINGLE FAMILY RESIDENTIAL/
MIN. LOT SIZE 9,600 SQ. FT.



