



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2727

July 6, 2020

Petition to Vacate: Portion of NE 113th Street//Henderson Road

Vacation file: V-2727

Petitioners: GHR, LLC and Michael Ritter

Recommendation: The County Road engineer has determined that the subject portion of right-of-way is useless to the county road system and should be vacated.

Petitioners GHR, LLC submitted a petitioner for the vacation of a portion of NE 113th Street//Henderson Road on May 28, 2019. Petitioner Michael Ritter subsequently joined the petition. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Redmond area of unincorporated King County. See site map attached as Exhibit A.

Pursuant to King County Code section 14.40.0104 B, the following report is submitted.

KCC 14.40.0104 B. - The petition has been reviewed and determined to be valid. Petitioners own the majority of the lineal footage of the frontage of the right-of-way proposed for vacation.

B.1 - The portion of right-of-way proposed to be vacated has been examined and it is recommended that it should be vacated and abandoned.

B.2 - NE 113th Street is not in use as a road nor is it in use by the traveling public. No records have been located indicating use, improvement or maintenance of the area by King County. The subject right-of-way was dedicated as Henderson Road in the Burke & Farrar's Kirkland Addition Division No. 24, as recorded in Volume 21 of Plats at Page 51.

B.3 - NE 113th Street is an unopen and unmaintained county road right-of-way.

B.4 - The portion of right-of-way subject to this petition is not needed as part of the county transportation system of the future and it is not advisable to preserve the subject portion of the right-of-way for future transportation use.

B.5 - The public will benefit from the vacation of the right-of-way. The subject vacation area is not necessary or useful to the county road system and the public will benefit from the incorporation of the right-of-way into the Petitioners' property returning this area to the public tax rolls.

B.6 - Roads obtained from the King County Assessor's Office a determination of the value for the vacation area associated with each Petitioners' property.

GHR, LLC
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Regarding parcel number 124310-0045, owned by Petitioner GHR, LLC, the Assessor's Office determined that adding 25,409 square feet to the property would result in a \$18,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$13,530 to Petitioner should this 25,409 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 124310-0090, owned by Petitioner Michael Ritter, the Assessor's Office determined that adding 16,080 square feet to the property would result in a \$26,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$21,361 to Petitioner should this 16,080 square foot area of unopened undeveloped right-of-way be vacated.

It is the recommendation of the County Road Engineer and the Director of Road Services that, consistent with the application of the PSB compensation model as applied to this road vacation petition, the subject portion of right-of-way be vacated with the condition of payment of \$13,530 as to Petitioner GHR, LLC and parcel number 124310-0045 and \$21,361 as to Petitioner Michael Ritter and parcel number 124310-0090.

B.7 - The subject portion of right-of-way does not serve as access to any property. No access easements are required.

B.8 - Comcast has identified infrastructure within the vacation area and will require an easement. Therefore, it is recommended that an easement from Petitioner(s) in favor of Comcast be a requirement of final approval of the road vacation petition.

B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.


B.10 - The right-of-way to be vacated does not abut a body of salt or fresh water.


B.11 - No property owners abut the portion of right-of-way proposed to be vacated who are not petitioners to this vacation.

B.12 - Under KCC 14.40.0106, discretion was exercised, and petitioner is not charged any fees or costs in association with this Petition beyond the filing fee. As no additional fees were assessed under 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2727 seeking to vacate this portion of NE 113th Street//Henderson Road should be approved.

APPROVED:

DocuSigned by:

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JoAnn Kosai-Eng, P.E.
County Road Engineer

DocuSigned by:

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Rick Brater, P.E., Director
Road Services Division

VALUATION OF ROADS RIGHT-OF-WAY

V-2727

Parcel # 124310-0045

Based on PSB Response to Proviso

GHR, LLC

NE 113th Street//Henderson Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 18,000	\$ 18,000	\$ 18,000
Subtract: Transfer of Liability or Risk	\$ 2,021	\$ 202	0
Subtract: Expected Property Taxes	\$ 374	\$ 374	\$ 374
Subtract: Management and Maintenance Costs	\$ 111,567	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (95,962)	\$ 17,424	\$ 13,530

ANNUAL UPDATES:

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. The Office of Risk Management Services has developed a complete methodology for this calculation.
- 2) General Fund and Roads Fund property tax rates. <https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 18,000	See below *	Varies per parcel
"Mileage" of parcel		0.16	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.59	per 1,000 AV; 2020 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.82	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 108,900,000	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,813	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	25409	Square footage of vacation area
Parcel size in lineal feet		846.97	
Parcel size in "road mileage"		0.160410985	

*** Value of vacation area from Assessor's Office:**

Parcel 124310-0045 value pre-vacation	\$1,035,000
Parcel 124310-0045 value post-vacation	\$1,053,000
Value of vacation area	\$18,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2727

Parcel # 124310-0090

Based on PSB Response to Proviso

Michael Ritter

NE 113th Street//Henderson Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 26,000	\$ 26,000	\$ 26,000
Subtract: Transfer of Liability or Risk	\$ 1,279	\$ 128	0
Subtract: Expected Property Taxes	\$ 542	\$ 542	\$ 542
Subtract: Management and Maintenance Costs	\$ 70,605	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (46,426)	\$ 25,330	\$ 21,361

ANNUAL UPDATES:

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. The Office of Risk Management Services has developed a complete methodology for this calculation.
- 2) General Fund and Roads Fund property tax rates. <https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 26,000	See below *	Varies per parcel
"Mileage" of parcel		0.10	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.59	per 1,000 AV; 2020 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.83	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 108,900,000	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,813	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	16080	Square footage of vacation area
Parcel size in lineal feet		536	
Parcel size in "road mileage"		0.101515152	

*** Value of vacation area from Assessor's Office:**

Parcel 124310-0045 value pre-vacation	\$520,000
Parcel 124310-0045 value post-vacation	\$546,000
Value of vacation area	\$26,000

PROPOSED RIGHT-OF-WAY VACATION V-2727



Vacation File: V-2727
 NE 113th St, Henderson Rd
 NW 32-26-06
 ROW Area (Approximate):
 40563 Square Feet
 0.93 Acres



- Road Vacation Approved
- Road Vacation Pending
- Petitioner Parcel
- Parcels
- Roadlog - Unincorporated, Maintained Streets
- King County Right of Way

