



# King County

Department of Local Services  
**Road Services Division**

## DEPARTMENT OF LOCAL SERVICES ROAD SERVICES DIVISION COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2698

December 21, 2020

**Petition to Vacate:** Portions of Avondale Rd NE and NE Woodinville-Duvall Rd.

**Vacation File:** V-2698

**Petitioners:** AnMarco/ Cottage Lake Retail, LLC

**Recommendation:** The County Road engineer has determined that the subject portion of right-of-way remains useful to the county road system and the vacation petition should be denied.

Petitioner AnMarCo/Cottage Lake Retail, LLC, submitted a petition on December 22, 2015 for the vacation of portions of Avondale Rd. NE and NE Woodinville-Duvall Rd. The subject right-of-way is opened and improved road right-of-way. A site map is attached as Exhibit A.

Petitioner has proposed an exchange of property for the vacation area in lieu of compensation under KCC 14.40.020. Petitioner is seeking the vacation of a total area of approximately 2,949 square feet. The proposed vacation area is adjacent to two properties, 162870-0126 and 072606-9019. As an exchange, Petitioner proposes to convey to the County a total of approximately 5,976 square feet from three properties: 26 square feet from parcel 162870-0126; 1,060 square feet from parcel 162870-0127; and 4,890 square feet from parcel 072626-9019. Cottage Lake Retail, LLC is the owner of all three properties.

The petition was initiated prior to the adoption of the current county code on road vacations. However, this report is submitted pursuant to the current King County Code section 14.40.0104 B.

B.1 - The right-of-way proposed to be vacated has been examined and it is recommended that it not be vacated or abandoned and that the petition denied.

B.2 - Woodinville-Duvall Road NE and Avondale Road NE are currently in use as Principal Arterials in the county road network.

B.3 - The portions of Woodinville-Duvall Road NE and Avondale Road NE Petitioner seeks to vacate serve as shoulder to the improved road surface as well as holding utility and road related fixtures.

B.4 - The subject right-of-way is needed as part of the county transportation system of the present and the future and it is advisable to preserve the full area for future transportation use. As Principal Arterials, Road Services (Roads) can anticipate modification of the intersection in the future. Such modification could use all of the existing right-of-way plus the acquisition of additional property.

County Road Engineer – V-2698  
AnMarco/Cottage Lake Retail LLC  
December 21, 2020  
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B.5 - The public will not benefit from the vacation of the county right-of-way. If this area were to be vacated, Roads can anticipate having to re-acquire this area plus acquisition of additional property to serve the needs of the traveling public. Such future acquisition would come at a higher cost to the County.

B.6 - Roads obtained from the King County Assessor's Office a determination of the value of the vacation area. If the vacation were to occur without an exchange of property, then adding the vacation area of approximately 938 square feet to parcel 162870-0126 would result in no change in the value of the property.

If the vacation were to occur without an exchange of property, then the Assessor's Office determined that adding the vacation area of approximately 2,011 square feet to parcel 072606-9013 would increase the value of the Petitioner's property by \$32,176. The valuation as applied to the County Code and compensation model prepared by the County Office of Performance Strategy and Budget (PSB) is attached. The result under the PSB model for this section of unopened and unmaintained section of County right-of-way is a charge of \$22,388. See attached calculation spreadsheet.

Pursuant to KCC 14.40.020(B), the county road engineer may propose, and the council may accept real property of equal or greater value in lieu of cash compensation. While the County Road Engineer's recommendation remains that this petition be denied, should the Hearing Examiner recommend, and Council approve the vacation of this right-of-way, then the County Road Engineer recommends that the County accept the proposed exchange of property executed by the delivery of a deed from Petitioner as compensation for the vacation.

B.7 - The subject right-of-way does serve as access to Petitioner's abutting properties. Access easements would not be needed by any non-Petitioning properties.

B.8 - If the road vacation is approved, Puget Sound Energy and King County Metro Transit would require easements.

B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$100 filing fee.

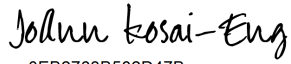
B.10 - The County right-of-way subject to this petition does not abut a body of sale or fresh water.

B.11 - All property owners with property abutting the right-of-way to be vacated are petitioners to this vacation petition.

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.

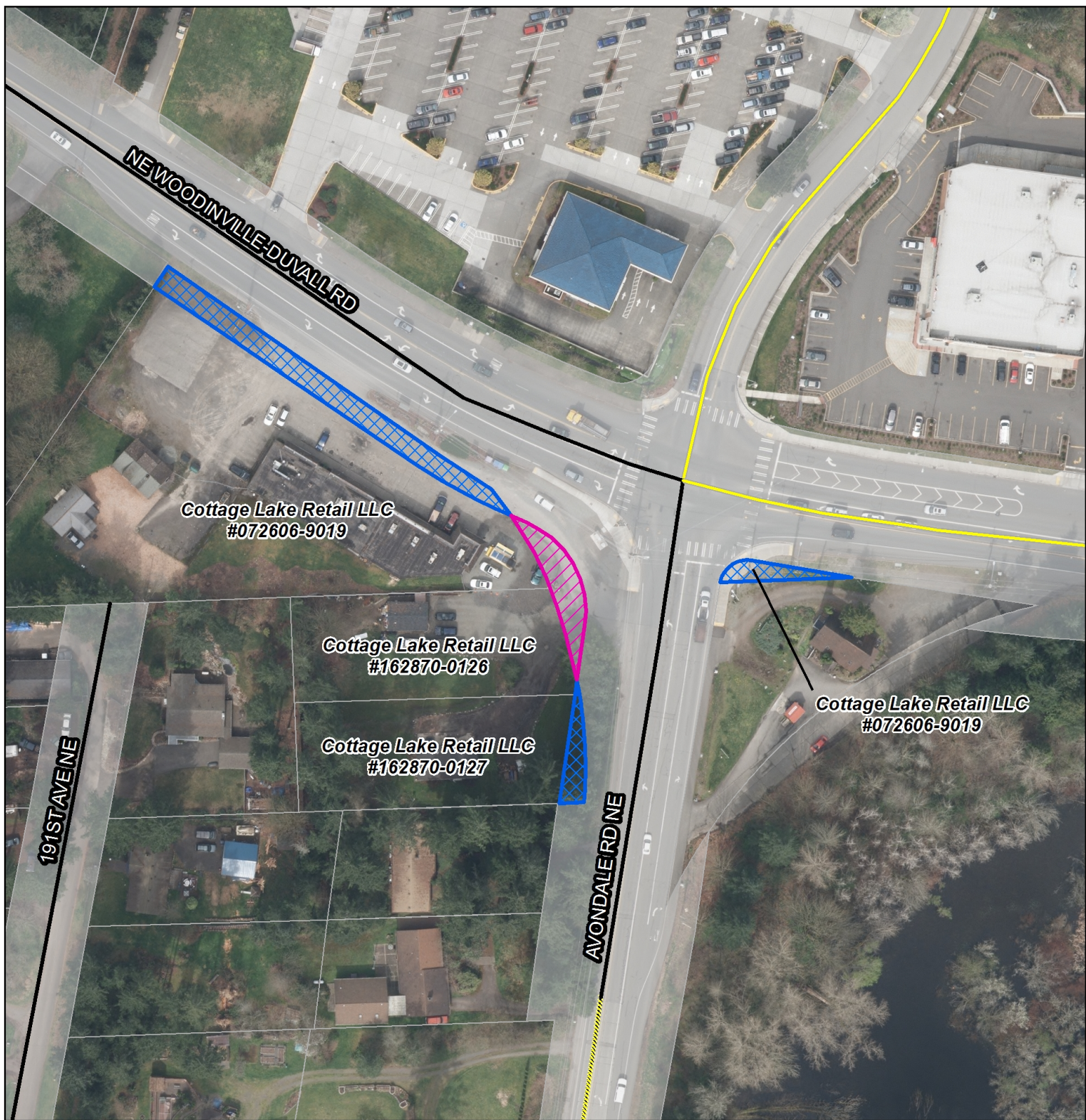
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In conclusion, the subject right-of-way is useful to the county transportation system and serves an essential role in the public road network. The proposed property exchange would not mitigate the loss to the county transportation system that would result from the vacation of this useful portion of county road right-of-way. Therefore, it is recommended that petition V-2698 to vacate portions of NE Woodinville-Duvall Road and Avondale Road NE be denied.

DocuSigned by:  
  
0EB2763B582D47B...  
JoAnn Kosai-Eng, P.E.  
County Road Engineer

DocuSigned by:  
  
449DE71A6745480...  
Tricia Davis, Director  
Road Services Division

Attachments: Exhibit A Map of vacation area  
Compensation spreadsheets.






# PROPOSED RIGHT-OF-WAY VACATION

*For Informational Use Only*

## Avondale Road NE and NE Woodinville-Duvall Road

AnMarCo  
Vacation File V-2698  
SE 7-26-6

-  Vacation Area
-  Deed Take - ROW Swap
-  KC Maintained ROW

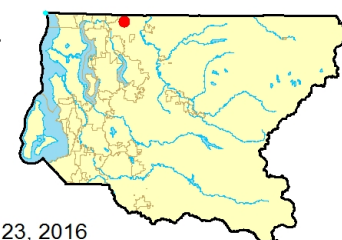
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King County



King County Overview Map



May 23, 2016

40 20 0 40 80 120 Feet



**VALUATION OF ROADS RIGHT-OF-WAY**  
Based on PSB Response to Proviso

V-2698

Parcel # 162870-0126  
Cottage Lake Retail, LLC

NE Woodinville-Duvall Rd and Avondale Rd NE

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
<b>Subtract:</b> Transfer of Liability or Risk	\$ 162	\$ 16	0
<b>Subtract:</b> Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract:</b> Management and Maintenance Costs	\$ 8,957	0	\$ 4,096
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (9,120)</b>	<b>\$ (16)</b>	<b>\$ (4,096)</b>

**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	\$ -	See below *	Varies per parcel
"Mileage" of parcel		0.01	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	938	Square footage of vacation area
Parcel size in lineal feet		68	
Parcel size in "road mileage"		0.012878788	

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

Parcel 162870-0126 value pre-vacation	\$196,000
Parcel 162870-0126 value post-vacation	\$196,000
Value of vacation area	\$0

**VALUATION OF ROADS RIGHT-OF-WAY**  
Based on PSB Response to Proviso

V-2698

Parcel # 072606-9019  
Cottage Lake Retail, LLC

NE Woodinville-Duvall Rd and Avondale Rd NE

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 32,176	\$ 32,176	\$ 32,176
<b>Subtract:</b> Transfer of Liability or Risk	\$ 162	\$ 16	0
<b>Subtract:</b> Expected Property Taxes	\$ 668	\$ 668	\$ 668
<b>Subtract:</b> Management and Maintenance Costs	\$ 8,957	0	\$ 4,096
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ 22,388</b>	<b>\$ 31,491</b>	<b>\$ 27,411</b>

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Parcel size in "road mileage"		0.012878788	

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

Parcel 072606-9019 value pre-vacation	\$1,179,900
Parcel 072606-9019 value post-vacation	\$1,212,076
Value of vacation area	\$32,176