



City of Tukwila

Washington

Ordinance No. 2401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF COMMUNITY RENEWAL AS AUTHORIZED BY RCW CHAPTER 35.81; PROVIDING FOR CONDEMNATION, APPROPRIATION, TAKING OF LAND AND PROPERTY RIGHTS NECESSARY THEREFORE; PROVIDING FOR PAYMENT THEREOF AND DIRECTING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW AND FOR SAID CONDEMNATION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, State law allows for the creation of Community or Urban Renewal Areas to revitalize blighted neighborhoods, address crime and depreciation of property values, and increase job creation and economic growth; and

WHEREAS, in August 1998 the City adopted the Pacific Highway Revitalization Plan ("Plan") by Ordinance No. 1848; and

WHEREAS, the City updated that Plan in January 2000, by Ordinance No. 1898; and

WHEREAS, the City's Plan designated urban renewal areas, as depicted on Exhibit A hereto ("Urban Renewal Area"), and the goal of the Plan was to "improve and sustain residential neighborhood quality and livability" and to "redevelop and reinvigorate the Pacific Highway corridor"; and

WHEREAS, some businesses in the City's Urban Renewal Area consume an excessive proportion of City revenues because of extra services required for police and other forms of public services; thus, a primary goal of this action is to reduce crime and revitalize the neighborhood; and

WHEREAS, the Plan indicates that site acquisition will be guided by the following criteria: sites whose current use is considered undesirable (e.g., a business or housing that has threatened public safety or has been associated with illegal activity); sites at

key locations (highly visible, strategically located such as those at intersections); sites that are constrained (creation of larger parcels for redevelopment); or sites that are needed for a public purpose; and

WHEREAS, the sites delineated in this ordinance meet the guiding criteria for acquisition as outlined by the Plan; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, and taken pursuant to RCW Section 35.81.080, subject to the making or paying of just compensation to the owners thereof;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Condemnation Authorized. The land and property rights within the City of Tukwila, King County, Washington, generally described in Exhibit B and depicted on Exhibit C hereto, are hereby authorized for condemnation for purposes of Community Renewal as authorized by RCW Chapter 35.81 and the City's Pacific Highway Revitalization Plan, and subject to the payment of just compensation to the owners thereof. Nothing in this ordinance obligates the City to acquire the properties described herein.

Section 2. Costs and Expenses; City Administrator Authorized. The cost and expense of acquiring the property rights described in this ordinance shall be paid from the City's General Fund or other funds as may be appropriate. The City Administrator or his designee is hereby authorized to negotiate with, make offers to and execute agreements with the owners of said land or property interests, for the purposes of: obtaining property interests, entering into lease agreements with property owners (lease-backs) between the time of acquisition and the start of construction, making or paying just compensation, and approving the payment of just compensation as negotiated with said owners or as ordered by a court of competent jurisdiction.

Section 3. City Attorney Authorized. In the absence of negotiated purchases with the affected property owners, the City Attorney or her designee is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate and take the property necessary to carry out the provisions of this ordinance. In so doing, the depictions of the property rights condemned herein shall be in a format more precise than those general descriptions and depictions set forth in Exhibits B and C hereto. The City Attorney or her designee is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including the payment of just compensation as agreed to with the owners, or as ordered by a court of competent jurisdiction.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to

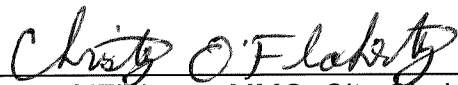
other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

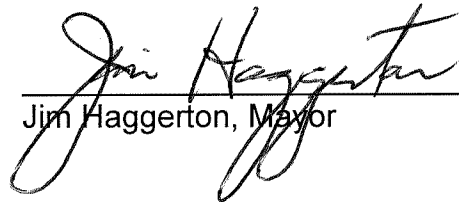
Section 6. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Special Meeting thereof this 22nd day of April, 2013.

ATTEST/AUTHENTICATED:

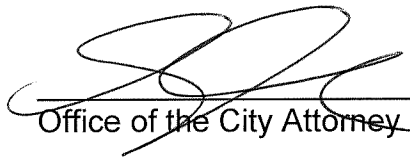


Christy O'Flaherty, MMC, City Clerk



Jim Haggerton, Mayor

APPROVED AS TO FORM BY:

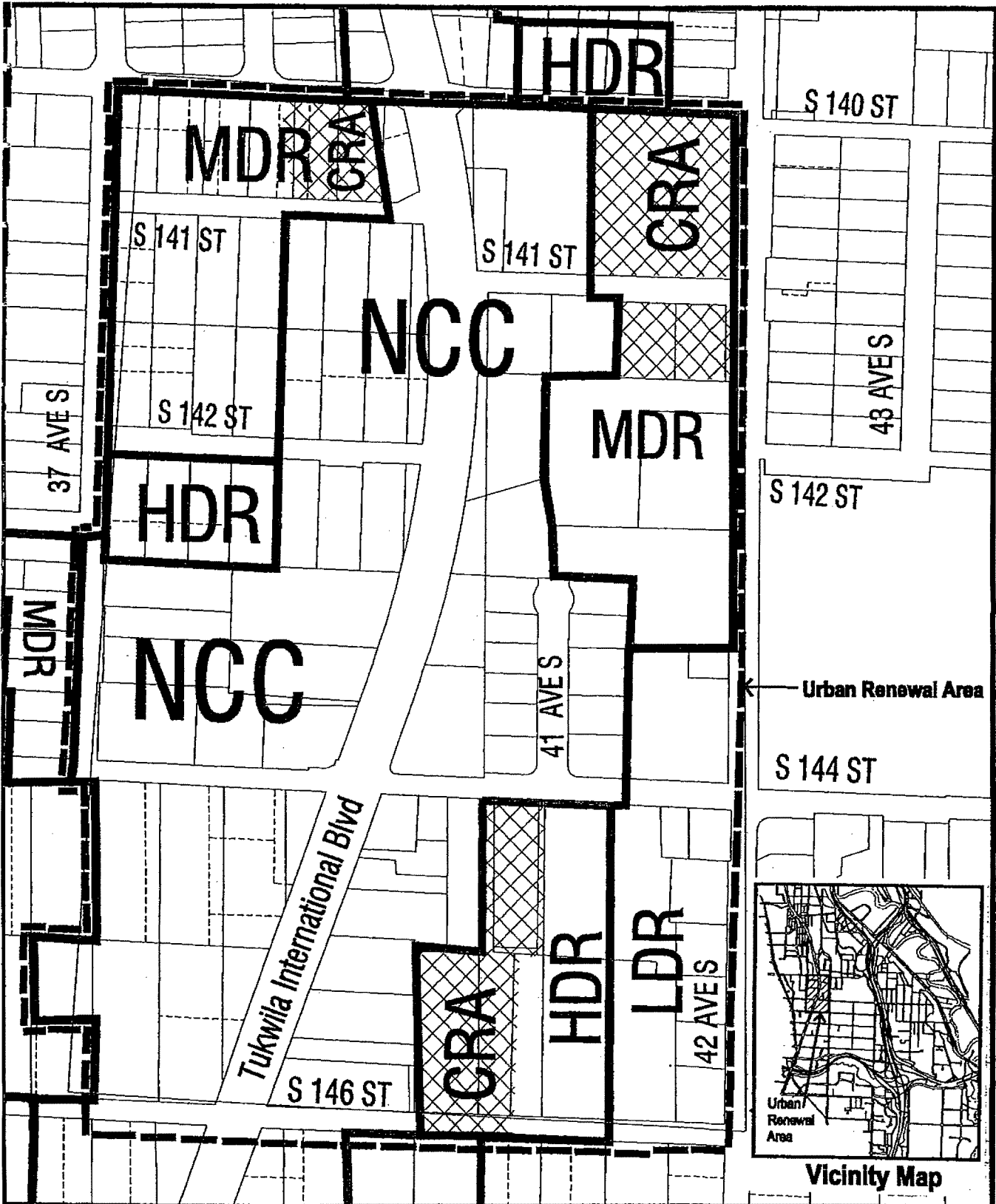


Office of the City Attorney

Filed with the City Clerk: 4-17-13
Passed by the City Council: 4-22-13
Published: 4-25-13
Effective Date: 4-30-13
Ordinance Number: 2401

Attachments:

- Exhibit A – Tukwila International Boulevard Urban Renewal Area—Zoning Map
- Exhibit B – General Property Descriptions
- Exhibit C – Potential Property Purchases (Map)



Tukwila International Boulevard
Urban Renewal Area

Figure A1

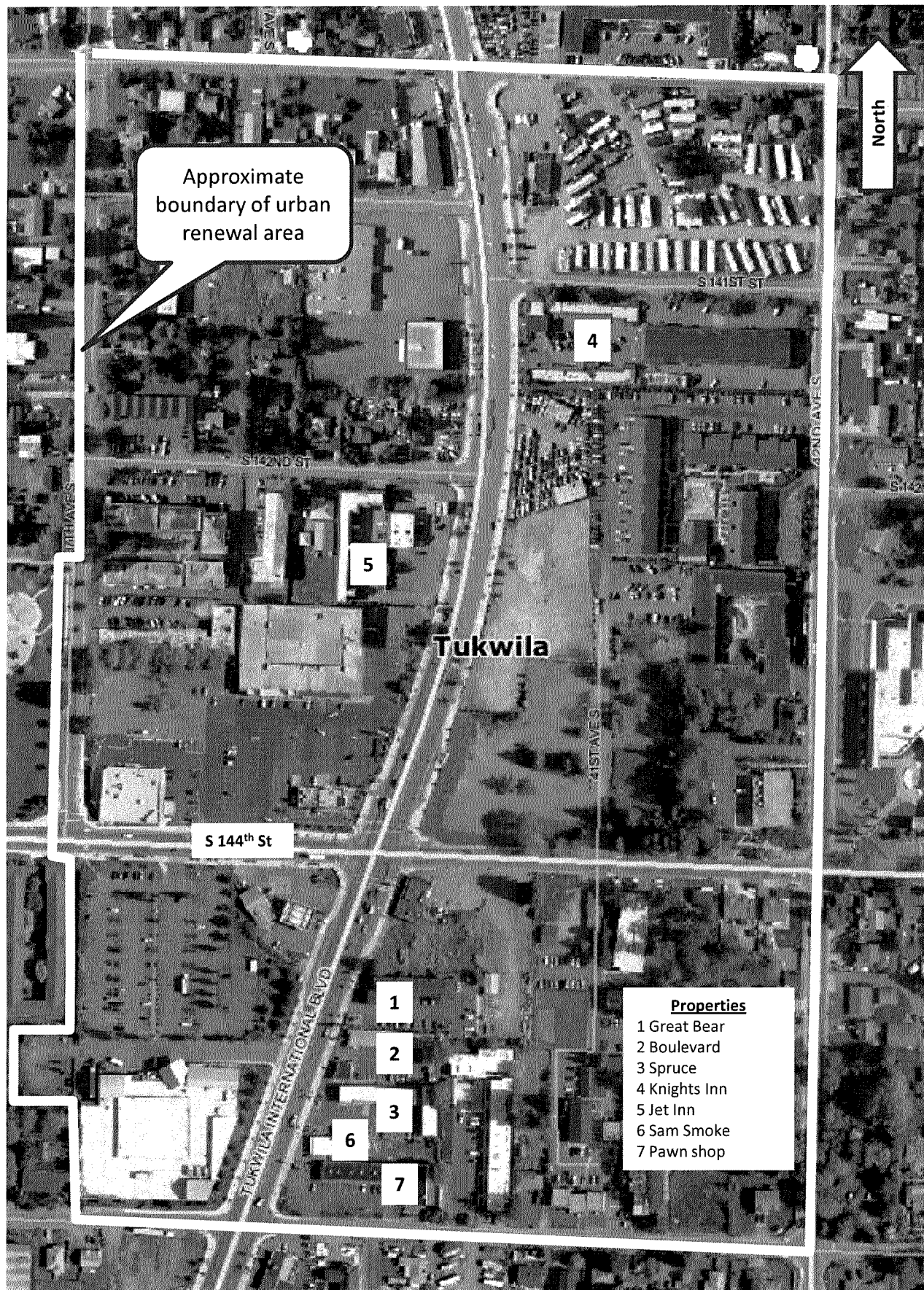
City of Tukwila Zoning Map



North 11/99

Exhibit B – General Property Descriptions

Property Name	Property Address	KC Parcel No.	Property Type	Description
Boulevard Motel	14440 Tukwila International Blvd.	0040000190	Motel	Full Property Acquisition
Great Bear Motel	14420 Tukwila International Blvd.	0040000175	Motel	Full Property Acquisition
Spruce Motel	14442 Tukwila International Blvd.	0040000252	Motel	Full Property Acquisition
Knight's Inn Motel	14110 Tukwila International Blvd.	161000335 and 161000355	Motel	Full Property Acquisition
Jet Inn Motel	3747 S. 142 nd St.	1610000270	Motel	Full Property Acquisition
Pawn Shop	3920 S. 146 th St.	0040000254	Business	Full Property Acquisition
Sam Smoke Shop	14452 Tukwila International Blvd.	0040000253	Business	Full Property Acquisition



Potential Property Purchases

City of Tukwila Public Notice of Ordinance Adoption for Ordinance 2401.

On April 22, 2013 the City Council of the City of Tukwila, Washington, adopted the following ordinance, the main points of which are summarized by title as follows:

Ordinance 2401: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF COMMUNITY RENEWAL AS AUTHORIZED BY RCW CHAPTER 35.81; PROVIDING FOR CONDEMNATION, APPROPRIATION, TAKING OF LAND AND PROPERTY RIGHTS NECESSARY THEREFORE; PROVIDING FOR PAYMENT THEREOF AND DIRECTING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW AND FOR SAID CONDEMNATION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this ordinance will be provided upon request.

Christy O'Flaherty, MMC, City Clerk

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