

City of Tukwila

Washington

Resolution No. 1698

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, DECLARING THE INTENT OF THE CITY COUNCIL TO CONSIDER THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT, TO BE KNOWN AS LOCAL IMPROVEMENT DISTRICT NO. 33, FOR THE PURPOSE OF IMPROVING URBAN ACCESS FOR THE SOUTHCENTER AREA; AND SETTING A PUBLIC HEARING DATE TO CONSIDER THE FORMATION OF LOCAL IMPROVEMENT DISTRICT NO. 33; AND SUPERSEDING RESOLUTION NO. 1690.

WHEREAS, the City Council of the City of Tukwila intends to order the improvements described in Exhibit A, attached hereto and incorporated by this reference as if set forth in full; and

WHEREAS, the Council desires to form a local improvement district (LID) for the purpose of making said improvements fully described in Exhibit A; and

WHEREAS, the date, time and place of a public hearing to consider the proposed local improvement district and improvements should be established;

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

Section 1. Declaration of Intent to Form LID. The City Council hereby declares its intent to form Local Improvement District No. 33 pursuant to the resolution method established in RCW 35.43.140 for the Tukwila Urban Access Improvement Project improvements, more particularly described in Exhibit A, attached hereto and incorporated by this reference as if set forth in full. All of the foregoing improvements shall be in accordance with the plans and specifications therefor prepared by the City and may be modified by the City as long as that modification does not affect the purpose of the improvements. Pursuant to RCW 35.43.140, the nature and territorial extent of the improvement are set forth on Exhibit A.

Section 2. Cost of Improvements. The cost and expense of all labor and material required to make a complete improvement, including legal, engineering, administrative, printing, costs of acquisition, and all other expenses of every kind, is approximately \$10,500,000.00, and shall be paid from the special assessments against the property specially benefited by the improvements and from other funds legally available to the City for such improvements. A local improvement district shall be established embracing as near as may be all the property specially benefited by such improvement and such specially benefited property shall be assessed to pay all of the cost of such improvement under the mode of payment of bonds.

Section 3. Public Hearing. A public hearing shall be conducted before the Tukwila City Council in the City Council Chambers located at City Hall, 6200 Southcenter Boulevard, Tukwila, Washington, on the 16th day of November, 2009 at the hour of 7:00 p.m., then and there to present their objections thereto, if any they have. NOTICE IS HEREBY GIVEN THAT THE ACTUAL ASSESSMENTS FOR THE LOCAL

IMPROVEMENT DISTRICT MAY VARY FROM ASSESSMENT ESTIMATES SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE THE IMPROVEMENT ADDS TO THE PROPERTY.

Section 4. Benefit Area. The City Engineer of the City of Tukwila is hereby directed to submit to the City Council at or prior to the day of the hearing, the estimated cost and expense of the proposed improvements together with a diagram or print showing thereon the lots, tracts, or parcels of lands or other property which will be especially benefited thereby.

Section 5. Notices. The City Clerk is hereby directed to have this resolution published in two consecutive issues of the official newspaper of the City, with the first publication to be at least 15 days before the day fixed for the hearing. In addition, the City Clerk is hereby directed to give notice of the hearing upon formation of the Local Improvement District by mail at least 15 days before the day fixed for the hearing to the owners of all lots, tracts, and parcels of land or other property to be specially benefited by the proposed improvement, as shown on the rolls of the County Assessor, directed to the address thereon shown. The notice shall set forth the nature of the proposed improvement, the estimated cost, the estimated benefits to the particular lot, tract or parcel, and the method of assessment described in Section 3 of this resolution.

Section 6. Resolution Superseded. This resolution supersedes Resolution No. 1690, which was passed by the City Council on September 21, 2009, making it null and void.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Special Meeting thereof this 26TH day of October, 2009.

ATTEST/AUTHENTICATED:

Christy O'Flaherty
Christy O'Flaherty, CMC, City Clerk

Joan Hernandez
Joan Hernandez, Council President

APPROVED AS TO FORM BY:

Bob C. Sturtevant for Shelly Kerstake
Office of the City Attorney

Filed with the City Clerk: 10-21-09
Passed by the City Council: 10-26-09
Resolution Number: 1698

Attachments: Exhibit A, Project Description
Exhibit B, LID Boundary Map

PUBLISHED IN ITS ENTIRETY OCTOBER 29, 2009 AND NOVEMBER 5, 2009

CITY OF TUKWILA
RESOLUTION OF INTENTION NO. 1698

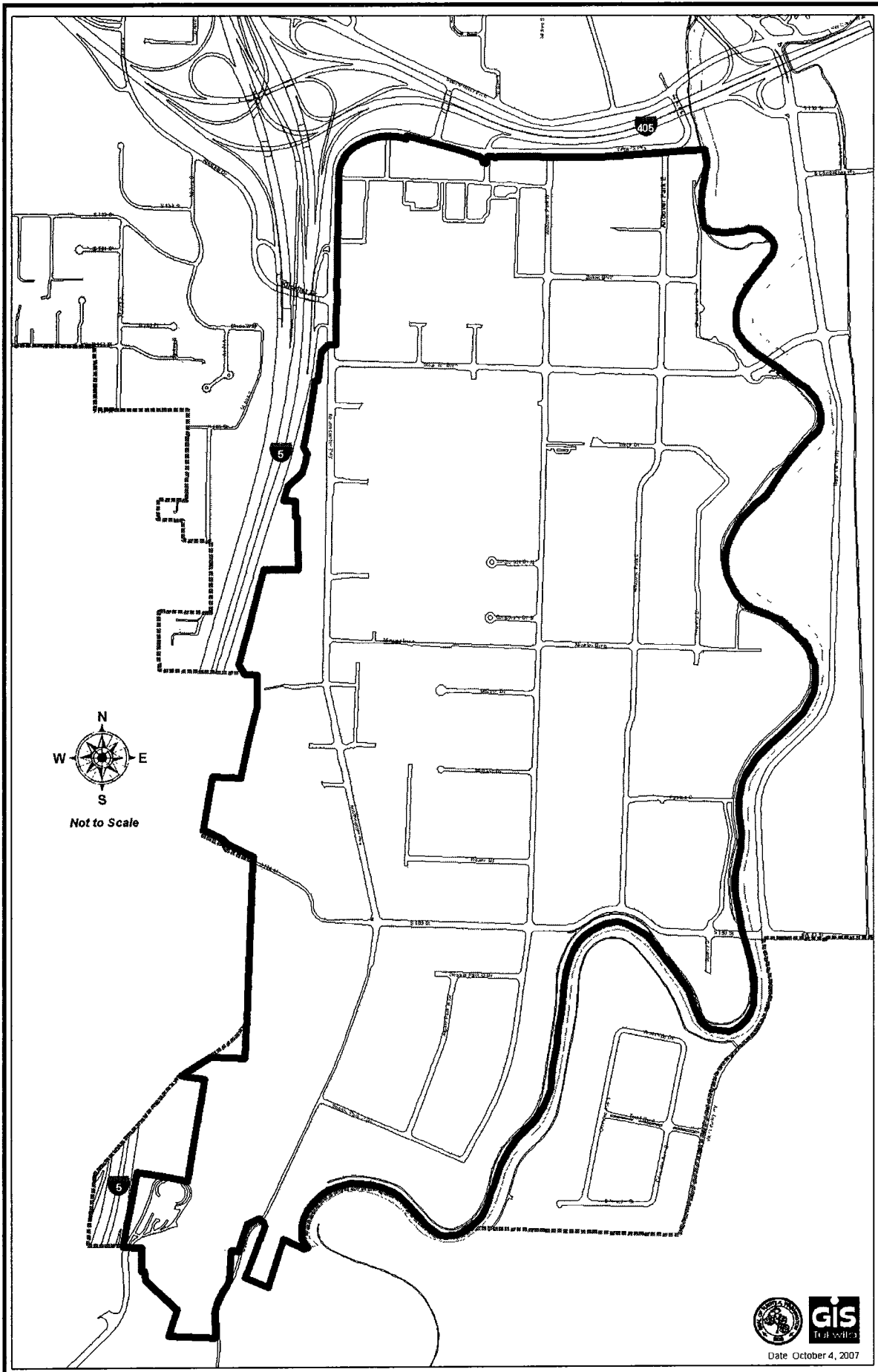
EXHIBIT A
PROJECT DESCRIPTION
TUKWILA URBAN ACCESS IMPROVEMENT PROJECT
(Local Improvement District # 33)

The Tukwila Urban Access Improvement Project consists of a grade separated structure using a partial lid over Southcenter Parkway, removing left turn/through conflicting movements. The roadway will be widened on Southcenter Parkway with southbound lanes depressed under a lid structure accommodating both northbound and eastbound left turns with Klickitat Drive. Sidewalks will be included on the east side of the street as well as one new signal and interconnection of three signals to the City's Traffic Operation Control System.

Included in all the preceding are: legal requirements, permits, licenses, reviews, and any and all other matters necessary for a complete improvement in accordance with City standards.

CITY OF TUKWILA
RESOLUTION OF INTENTION NO. 1698

EXHIBIT B
LID BOUNDARY
TUKWILA URBAN ACCESS IMPROVEMENT PROJECT
(Local Improvement District # 33)





City of Tukwila

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Tukwila City Council will hold a public hearing on **Monday, October 26, 2009** beginning at 7:00 p.m. in the Council Chambers at Tukwila City Hall, 6200 Southcenter Blvd., Tukwila, WA to consider the following:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, DECLARING THE INTENT OF THE CITY COUNCIL TO CONSIDER THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT, TO BE KNOWN AS LOCAL IMPROVEMENT DISTRICT NO. 33 FOR THE PURPOSE OF IMPROVING URBAN ACCESS FOR THE SOUTHCENTER AREA; AND SETTING A PUBLIC HEARING DATE TO CONSIDER THE FORMATION OF LOCAL IMPROVEMENT DISTRICT NO. 33, AND SUPERSEDING RESOLUTION #1690.

If adopted, the Resolution will express the City Council's intent to form Local Improvement District No. 33 pursuant to the resolution method established in RCW 35.43.140 for the Tukwila Urban Access Improvement Project improvements which will consist of a grade separated structure using a partial lid over Southcenter Parkway, removing left turn/through conflicting movements. The roadway will be widened on Southcenter Parkway with southbound lanes depressed under a lid structure accommodating both northbound and eastbound left turns with Klickitat Drive. Sidewalks will be included on the east side of the street as well as one new signal and interconnection of three signals to the city's Traffic Operation Control system, including compliance with legal requirements; permits; licenses; reviews; and any and all other matters necessary for a complete improvement.

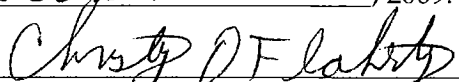
The cost of all labor and material required to make a complete improvement, including legal, engineering, administrative, printing, costs of acquisition, and all other expenses of every kind is approximately \$10,500,000.00, and will be paid from the special assessments against the property specially benefited by the improvements by formation of a Local Improvement District embracing as near as may be all the property specially benefited by such improvement and such specially benefited property shall be assessed to pay all of the cost of such improvement under the mode of payment of bonds.

The actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the assessed property, and the estimated benefits of the particular lot, tract, or parcel.

All interested persons are invited to be present to voice approval, disapproval, or opinions on this issue. For those unable to attend in person, you may submit written testimony to the City Clerk's office until 5:00 p.m. on the day of the meeting.

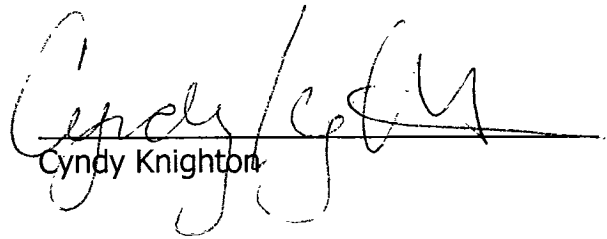
Tukwila City Hall is wheelchair accessible. The City strives to accommodate people with disabilities. Reasonable accommodations are available at the public hearing with advance notice. This notice is also available in alternate formats for individuals with disabilities. Please contact the City Clerk's Office at (206) 433-1800 or TDD (206) 248-2933 if we can be of assistance.

Dated this 6TH day of October, 2009.


Christy O'Flaherty, CMC, City Clerk

CERTIFICATION OF MAILING

I, **Cyndy Knighton, Senior Engineer**, City of Tukwila, Public Works Department, do hereby certify that I sent notices regarding the public hearing on the Resolution of intent to form Local Improvement District #33, superseding Resolution #1690, to owners of lots, tracts, and parcels of land or other property to be specially benefited by the proposed improvement, as shown on the rolls of the County Assessor, directed to the address thereon shown (address list is attached). Said mailing occurred on October 8, 2009.



Cyndy Knighton

*The Public Hearing notice was published in the Seattle Times on October 8, 2009 and October 15, 2009 and was also posted in the lobby of City Hall and placed on the City's website and faxed to community organizations.

1006 ANDOVER ASSOCIATES
9844 40TH AVE S
SEATTLE WA 98118

790 ANDOVER LLC
PO BOX 287
MEDINA WA 98039

A 4 LLC
117 E LOUISA ST #230
SEATTLE WA 98102

AMB PROPERTY CORP.
60 STATE ST STE 1200 C/O RE TAX
BOSTON MA 02109

AMC FAMILY LLC
PO BOX 2720
PORTLAND OR 98207

AMERISTAR
585 POINT SAN PEDRO RD
SAN RAFAEL CA 94901

ANDOVER PLAZA LLC
1501 N 200TH ST
SHORELINE WA 98133

ANDOVER PROPERTY MANAGEMENT
415 BAKER BLVD #200
TUKWILA WA 98188

ANDOVER WEST LLC % POWELL, D
PO BOX 97070
KIRKLAND WA 98083

ARGUS GROUP LTD
225 108TH AVE NE #520
BELLEVUE WA 98004

BAKER SQUARE LLC
1501 N 200TH ST
SHORELINE WA 98133

BANASKY, HOWARD V
600 ANDOVER PARK E
TUKWILA WA 98188

BANK OF AMERICA
PO BOX 34029/LEEDE
SEATTLE WA 98124

BCRP RIVERVIEW PLAZA LLC
248 HOMER AVE
PALO ALTO CA 94301

BETA HOLDINGS LTD
18827 BOTHELL WAY NE
BOTHELL WA 98011

BLUE DOG PROPERTY TRUST
2235 FARADAY AVE SUITE O
CARLSBAD CA 92008

BOEING OREGON MASABI TRUST
1325 4TH AVE SUITE #1940
SEATTLE WA 98101

BUI, VIEN & TONNU, THANH-THIE
12613 38TH AVE SE
EVERETT WA 98208

BUTY, FRANK C
1150 ALKI AVE SW #4
SEATTLE WA 98116

CASTELLO LAND CO INC
PO BOX 40629
BELLEVUE WA 98015

CENTER PLACE SHOPPING CTR
810 3RD AVE SUITE 140
SEATTLE WA 98104

CENTER PLACE SHOPPING CTR
635 ANDOVER PK W #107
TUKWILA WA 98188

CENVEO INC TAX DEPT
PO BOX 420
STAMFORD CT 06094

CHA SOUTHCENTER LLC
16500 SOUTHCENTER PKWY
TUKWILA WA 98188

CHEN TING-WEI
4894 BEACON AVE S
SEATTLE WA 98108

CHEN, BOB
512 STRANDER BLVD
TUKWILA WA 98188

CHEVRON TEXACO
PO BOX 1392
BAKERSFIELD CA 93302

CIRCUIT CITY STORES 3336
PO BOX 42304
RICHMOND VA 23242

CITY OF SEATTLE
PO BOX 34018
SEATTLE WA 98124

CITY OF TUKWILA
6200 SOUTHCENTER BLVD
TUKWILA WA 98188

CLPF-TUKWILA LP
10655 NE 4TH ST #300
BELLEVUE WA 98004

UPLAND DR. BUSINESS PARK
340 UPLAND DR
TUKWILA WA 98188

COSTCO WHOLESALE CORP
999 LAKE DRIVE
ISSAQUAH WA 98027

CRIM INVESTMENTS INC
PO BOX 1146
EDMONDS WA 98020

DANELLE LLC
4664 95TH AVE NE
YARROW POINT WA 98004

DAVIDSON, DONALD E
1199 SUMMIT DR
LAGUNA BEACH CA 92651

ELTZ PROPERTIES WASHINGTON C/O
METZLER REALTY ADVISORS
700 FIFTH AVE 6175
SEATTLE WA 98104

ETHAN ALLEN HOME INTERIORS
20120 72ND AVE S
KENT WA 98032

FEDERATED DEPT STORES INC
7 W 7TH ST
CINCINNATI OH 45202

FIDELITY NORTHWEST ASSOC
4211 HOLLY LN
MERCER ISLAND WA 98040

FIRST INTER BNK-KIRKLAND
PO BOX 2609
CARLSBAD CA 92018

GARFIELD - SOUTHCENTER LLC
388 PEARL ST
EUGENE OR 97401

G-FORE ASSOCIATES LLC
5906 MONT BLANC PL NW
ISSAQUAH WA 98027

GIBSON PROPERTIES LLC
PO BOX 88909
SEATTLE WA 98138

GOODWIN KELLY CO
PO BOX 58388
TUKWILA WA 98188

GRAY CAT COLLECTIVE LLC
5430 45TH AVE W
SEATTLE WA 98199

GRE MANAGEMENT SERVICES INC
4240 ROCKLIN RD #9
ROCKLIN CA 95677

GREEN RIVER FLOOD CONTROL
201 S JACKSON STE 600
SEATTLE WA 98104

GW REALTY LLC
PO BOX 88698
SEATTLE WA 98138

GW REALTY LLC
18700 SOUTHCENTER PKWY
TUKWILA WA 98188

HAYEK, HUSSEIN A
1015 ANDOVER PARK W
TUKWILA WA 98188

HD DEVELOPMENT OF MARYLAND INC
PO BOX 105842
ATLANTA GA 30339

HEARTLAND AUTO SERVICES
11308 DAVENPORT ST
OMAHA NE 68154

HIGHLAND PARK PROPERTIES LLC
495 ANDOVER PARK BLVD E
TUKWILA WA 98188

HILL INVESTMENT COMPANY
PO BOX 700
MERCER ISLAND WA 98040

HOME ELECTRIC COMPANY
3414 NE 55TH
SEATTLE WA 98105

HOSPITALITY INVESTMENTS
2650 CEDAR SPRINGS RD #850
DALLAS TX 75201

HOUGHTON HARBOR LLC
1233 ANDOVER PARK E
TUKWILA WA 98188

IPTN NORTH AMERICA INC'S
1015 ANDOVER PARK W
TUKWILA WA 98188

JENKINS PROPERTIES INC
PO BOX 53290
BELLEVUE WA 98015

JOHN C RADOVICH LLC
2835 82ND AVE SE STE 300
MERCER ISLAND WA 98040

KING CO HOUSING AUTHORITY
600 ANDOVER PARK W
TUKWILA WA 98188

KING COUNTY
500 KC ADMIN BLDG
SEATTLE WA 98104

KIR TUKWILA 050 LLC/KIMCO
3333 NEW HYDE PK RD STE 100
NEW HYDE PARK NY 11042

KLEIN HARRIS
5360 LANSDOWNE LN
MERCER ISLAND WA 98040

KMBR LLC B % CASCADE CONTAINER
1232 ANDOVER PARK W
TUKWILA WA 98188

KOHL'S PROPERTY TAX DEPARTMENT
PO BOX 2148
MILWAUKEE WI 93201

KOHN JENS M AND LYNN M
14915 237TH PL SE
ISSAQUAH WA 98027

LA PIANTA LLC
PO BOX 88028
TUKWILA WA 98188

LA TERRA LIMITED PARTNERSHIP
PO BOX 88028
TUKWILA WA 98188

LEE ALBERT APPLIANCE
1476 ELLIOTT AVE W
SEATTLE WA 98119

LEGACY PARTNERS I TUKWILA
4000 E 3RD AVE #600
FOSTER CITY CA 94404

LEUTHOLD, DONALD W
7275 W MERCER WAY
MERCER ISLAND WA 98040

LEVITZ TUKWILA LLC
1311 MAMARONECK AVE STE 260
WHITE PLAINS NY 10605

LILY POINTE INVESTMENTS
4128 W AMES LK DR NE
REDMOND WA 98053

LINCOLN CENTER HOLDINGS
2310 130TH AVE NE STE B-103
BELLEVUE WA 98005

LOWE'S HIW INC
101 ANDOVER PARK E #200
TUKWILA WA 98188

M & M MANAGEMENT LLC
21631 SE 8TH ST
SAMMAMISH WA 98074

M & P COMPANY
PO BOX 1083
EDMONDS WA 98020

M3 PROPERTIES LLC
555 S RENTON VILLAGE PL #100
RENTON WA 98055

MADISON INVESTMENTS LLC
PO BOX 1922
BOZEMAN MT 59771

MASAO C/O SC4 LLC
117 E LOUISA #230
SEATTLE WA 98102

MATSUMI LLC % ROBERT SCHOFI
4212 HUNTS POINT DR
BELLEVUE WA 98004

MCDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OH 43218

MEDICAL CENTERS CO LLC
411 STRANDER BLVD STE 107
TUKWILA WA 98188

MINKLER INVESTMENTS
2731 77TH AVE SE #206
MERCER ISLAND WA 98040

MOCK CATHERINE A
8706 183RD AVE SW
ROCHESTER WA 98579

MVI TUKWILA 2 LLC
3007 WEBSTER POINT RD NE
SEATTLE WA 98105

NATIONWIDE LIFE INS
ONE NATIONWIDE PLAZA
COLUMBUS OH 43215

OB FIFE PROPERTY II LLC
PO BOX 726
BELLEVUE WA 98009

OCM ESCROW ADMINISTRATION
KEY BANK REAL ESTATE CAPITAL
911 MAIN ST STE 1500
KANSAS CITY MO 64105

OPEN FRAME LLC
PO BOX 88198
TUKWILA WA 98188

PANKRATZ FOREST INDUSTRIES INC
PO BOX 58388
TUKWILA WA 98188

PARK EAST REAL ESTATE
921 TERRY AVE
SEATTLE WA 98104

PARKWAY SQUARE
PO BOX 5003
BELLEVUE WA 98009

PEARL, ALVIN S. AND CAROLE R.
4304 HUNTS POINT RD
BELLEVUE WA 98004

PETSCHL, WILLIAM J
1150 ANDOVER PARK E
TUKWILA WA 98188

PHILLIPS JAMES W MR AND MRS
PO BOX 603
MEDINA WA 98039

PIETROMONACO/PB LLC
7900 SE 28TH ST STE #310
MERCER ISLAND WA 98040

POLICH FAMILY TRUST
415 BAKER BLVD #200
TUKWILA WA 98188

PUGET SOUND ENERGY/ELEC
PO BOX 90868
BELLEVUE WA 98009

R2R INVESTMENTS LLC
7979 S 180TH ST
KENT WA 98032

RAINBOW ASSOCIATES LTD
22820 148TH SE
KENT WA 98042

RAMOS PROPERTIES LLC
133 SW 158TH ST
BURIEN WA 98166

REALTY ASSOCIATES FUND VII
1301 DOVE ST #860
NEWPORT BEACH CA 92660

RED DOT CORPORATION
495 ANDOVER PARK BLVD E
TUKWILA WA 98188

REGENCY CENTERS LP
PO BOX 790830
SAN ANTONIO TX 78279

ROFFE & ASSOCIATES
415 BAKER BLVD #200
TUKWILA WA 98188

ROSELLINI, ALBERT D
5936 6TH AVE S
SEATTLE WA 98108

RWP LLC
7312 SE CURTIS DR
SNOQUALMIE WA 98065

SADE, PAUL AND ELEANOR
585 POINT SAN PEDRO RD
SAN RAFAEL CA 94901

SCHOENBACHLER ENT LLC
9253 E SANDS DR
SCOTTSDALE AZ 85255

SECURITY CAPITAL INDUSTRIAL
2235 FARADAY AVE STE O
CARLSBAD CA 92008

SEGALE, MARIO A
PO BOX 88028
TUKWILA WA 98188

SFP B LP LTD PTNRSHIP
PO BOX 5350
BEND OR 97708

SIZZLING PLATTER OF WASH
348 EAST 6400 S #200
MURRAY UT 84107

SKARBO PETER R
5311 PHINNEY AVE N
SEATTLE WA 98103

SOUTHCENTER CORP. SQUARE
150 CALIFORNIA ST
SAN FRANCISCO CA 94111

SRO PROPERTIES INC
1411 4TH AVE #1315
SEATTLE WA 98101

STRANDER ASSOCIATES LLC
1650 S 244TH PL
DES MOINES WA 98198

TANAKA HOLDING LLC
1105 PORTER WAY
MILTON WA 98354

TARGET CORPORATION T 0627
PO BOX 9456
MINNEAPOLIS MN 55440

TR5 LLC
117 E LOUISA #230
SEATTLE WA 98102

TRI-LAND CORPORATION
1325 4TH AVE SUITE #1940
SEATTLE WA 98101

TRIPLE H DEVELOPMENT
1006 SPRAGUE ST
EDMONDS WA 98020

TUKWILA TT LLC
3300 MAPLE VALLEY HWY
RENTON WA 98058

TUKWILA VIEW ESTATES LLC
117 E LOUISA #230
SEATTLE WA 98102

TUPPER LYNN
8100 SW 10TH ST STE 4000
PLANTATION FL 33324

UNION PACIFIC RAILROAD
1416 DODGE ST #325
OMAHA NE 68179

UNION PACIFIC RAILROAD
1400 DOUGLAS STOP 1640
OMAHA NE 68179

US BANK CORPORATE PROPS
2800 E LAKE ST
MINNEAPOLIS MN 55406

VILLAGE PARTNERS SOUTHCENTER
1420 5TH AVE #2200
SEATTLE WA 98101

WA CITIES INSURANCE AUTHORITY
14900 INTERURBAN AVE S #210
SEATTLE WA 98168

WACO ENTERPRISE
PO BOX 88216
TUKWILA WA 98188

WALTON CWWA SOUTHCENTER 4 L
4678 WORLD PARKWAY CIR
ST LOUIS MO 63134

WALTON CWWA TUKWILA 1 LLC
4678 WORLD PARKWAY CIR
ST LOUIS MO 63134

WEA SOUTHCENTER LLC
11601 WILSHIRE BLVD
LOS ANGELES CA 90025

WELLS FARGO BANK
PO BOX 2069
CARLSBAD CA 92018

WESTFIELD CORPORATION INC
PO BOX 130940
CARLSBAD CA 92013

WIG PROPERTIES LLC-SS
4811 134TH PL SE
BELLEVUE WA 98006

WINNERS 3 LLC
117 E LOUISA #230
SEATTLE WA 98102

WOLVERINE PROPERTIES LLC
415 BAKER BLVD #200
TUKWILA WA 98188