

City of Tukwila

Washington

Ordinance No. 2260

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ORDERING THE IMPROVEMENT OF URBAN ACCESS FOR THE SOUTHCENTER AREA, WITHIN THE CITY, ALL IN ACCORDANCE WITH RESOLUTION OF INTENTION NO. 1698; ESTABLISHING THE KLICKITAT LOCAL IMPROVEMENT DISTRICT (LID NO. 33) AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; DESCRIBING THE METHOD OF ASSESSMENT; PROVIDING THAT PAYMENT FOR THE IMPROVEMENT BE MADE BY SPECIAL ASSESSMENT UPON THE PROPERTY IN THE DISTRICT, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS OR OTHER SHORT-TERM OBLIGATIONS REDEEMABLE IN CASH AND LOCAL IMPROVEMENT DISTRICT BONDS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Resolution of Intention No. 1698, adopted on October 26, 2009, the City Council of the City of Tukwila, Washington, declared its intention to order the improvement of urban access for the Southcenter area, within the City; and November 16, 2009, at the City Council Meeting beginning at 7:00 p.m., local time, at Tukwila City Hall, 6200 Southcenter Boulevard, Tukwila, Washington, is fixed as the time and place for hearing all matters relating to the proposed improvement, method of assessment, and all objections thereto, and for determining the method of payment for the improvement; and

WHEREAS, the Public Works Director caused an estimate to be made of the cost and expense of the proposed improvement and certified that estimate to the City Council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed Local Improvement District (the "District"), and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed district; and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land, and other property that will be specially benefited by the proposed improvement and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property; and

WHEREAS, due notice of the above hearing was given in the manner provided by law, and the hearing was held by the City Council on the date and at the time above mentioned, and objections to the proposed improvement were heard; and

WHEREAS, all objections to the proposed improvement and/or method of assessment have been duly considered by the City Council, and all persons appearing at such hearings and wishing to be heard were heard; and

WHEREAS, the City Council has determined it to be in the best interests of the City that the improvement as hereinafter described be carried out and the District be created in connection therewith;

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

Section 1. The City Council of the City of Tukwila, Washington, orders the construction of improvements to urban access for the Southcenter area as described in Exhibit A attached hereto and by this reference incorporated herein. All of the foregoing shall be in accordance with the plans and specifications therefore prepared by the Public Works Director, and may be modified by the City Council as long as such modification does not affect the purpose of the improvement.

Section 2. There is created and established a local improvement district, to be called Local Improvement District No. 33, of the City of Tukwila, Washington (the "District"), the boundaries of the District being more particularly described in Exhibit B attached hereto and by this reference incorporated herein.

Section 3. The total estimated cost and expense of the improvement, to be funded by the District, is declared to be \$10,500,000.00, a portion of the costs and expense shall be borne by and assessed against the property specially benefited by the improvement included in the District, which embraces as nearly as practicable all property specially benefited by such improvement.

Section 4. In accordance with the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments, which may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 5.

A. Local improvement district warrants may be issued in payment of the cost and expense of the improvement herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund, District No. 33, hereinafter created and referred to as the Local Improvement Fund and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the City Finance Officer, as issuing officer, and to be redeemed in cash and/or by local improvement district bonds herein authorized to be issued, such interest-bearing warrants to be hereinafter referred to as "revenue warrants." In anticipation of the issuance of bonds to finance the cost and expense of the improvement herein ordered to be assessed, the City may provide by ordinance for the issuance of short-term obligations pursuant to Chapter 39.50 RCW or may (without the need for additional Council action) utilize one or more interfund loans. If the City authorizes expenditures to be made for these improvements (other than for any cost or expense expected to be borne by the City) prior to the date that any short-term obligations or local improvement district bonds are issued to finance the improvement, from proceeds of interfund loans or other funds that are not and are not reasonably expected to be reserved, allocated on a long-term basis, or otherwise set aside to pay the cost of the improvement herein ordered to be assessed against the property specially benefited thereby, the City declares its official intent that those expenditures, to the extent not reimbursed with prepaid special benefit assessments, are to be reimbursed from proceeds of short-term obligations or local improvement district bonds that are expected to be issued for the improvement in a principal amount of approximately \$10,500,000.00.

B. The City is authorized to issue local improvement district bonds for the district that shall bear interest at a rate, and be payable on or before a date, to be hereafter fixed by ordinance. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder or other short-term obligations hereafter authorized and not redeemed in cash within 20 days after the expiration of the 30-day period for the cash payment without interest of assessments on the assessment roll for the District. The bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within the district, payable in annual installments, with interest at a rate to be hereafter fixed by ordinance under the mode of

"payment by bonds" as defined by law and the ordinances of the City. The exact form, amount, date, interest rate and denominations of such bonds shall be hereafter fixed by ordinance of the City Council. Such bonds shall be sold in such manner as the City Council shall hereafter determine.

Section 6. In all cases where the work necessary to be done in connection with the making of said improvement is carried out pursuant to contract upon competitive bids (and the City shall have and reserves the right to reject any and all bids), the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund.

Section 7. The Local Improvement Fund for the District is created and established in the office of the Finance Director. The proceeds from the sale of revenue warrants or other short-term obligations drawn against the fund that may be issued and sold by the City, and the collections of special assessments, interest and penalties hereon, shall be deposited in the Local Improvement Fund. Cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvement and against cash warrants in payment for all other items of expense in connection with the improvement shall be issued against the Local Improvement Fund.

Section 8. Within 15 days of the passage of this ordinance there shall be filed with the Finance Officer the title of the improvement and District number, a copy of the diagram or print showing the boundaries of the District and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The Finance Officer immediately shall post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

Section 9. All appeals arising from this ordinance shall be within the jurisdiction of the Tukwila Hearing Examiner.

Section 10. 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 11. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force and effect five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 16TH day of November, 2009.

ATTEST/AUTHENTICATED:

Christy O'Flaherty
Christy O'Flaherty, CMC

Jim Haggerton
Jim Haggerton, Mayor

APPROVED AS TO FORM BY:

[Signature]
Office of the City Attorney

Filed with the City Clerk: 11-11-09
Passed by the City Council: 11-16-09
Published: 11-19-09
Effective Date: 11-24-09
Ordinance Number: 2260

Attachment: Exhibit A - Project Description
Exhibit B - LID Boundary

CITY OF TUKWILA
ORDINANCE NO. 2260
EXHIBIT A
PROJECT DESCRIPTION
TUKWILA URBAN ACCESS IMPROVEMENT PROJECT
(Local Improvement District # 33)

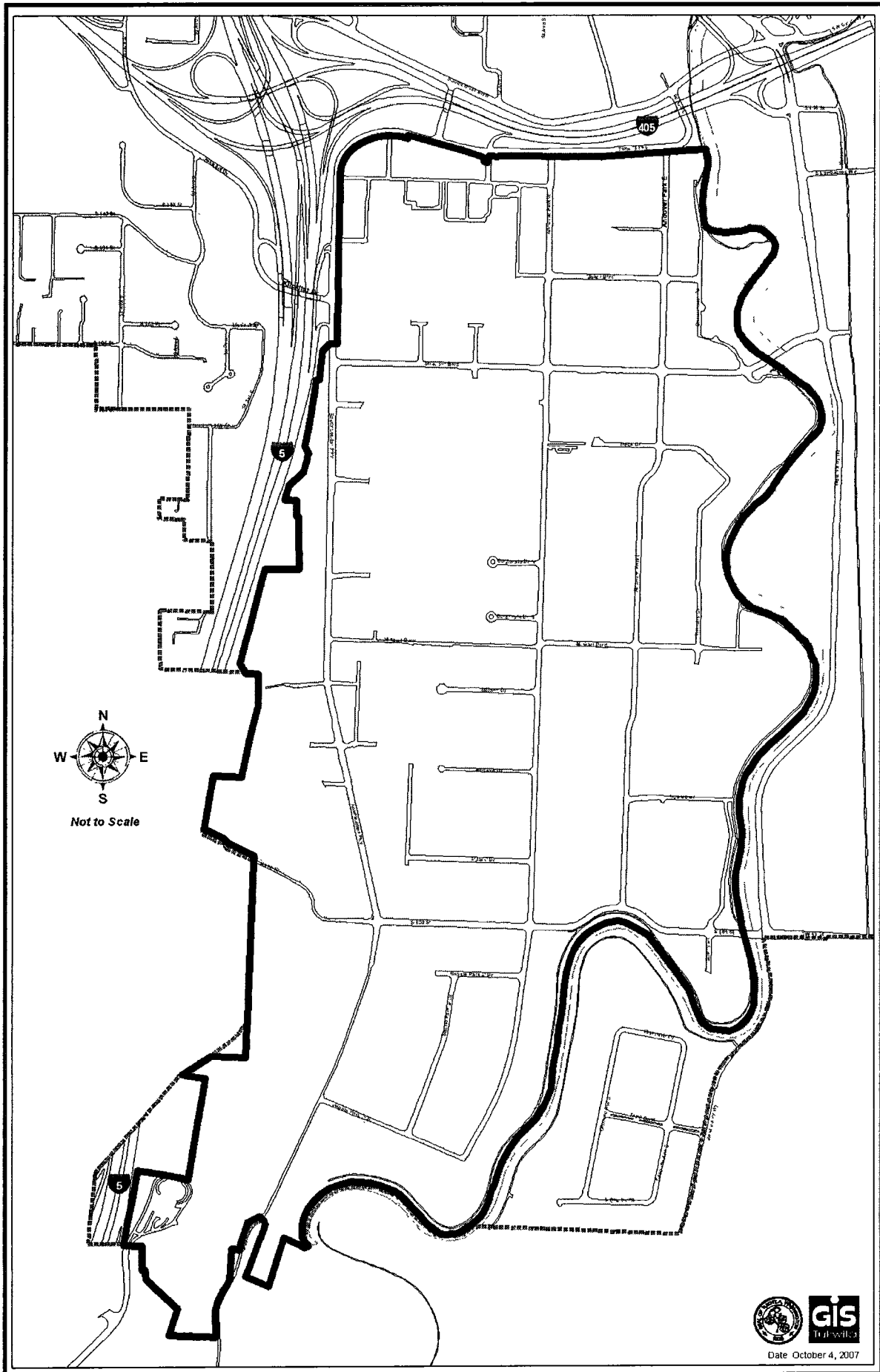
The Tukwila Urban Access Improvement Project consists of a grade separated structure using a partial lid over Southcenter Parkway, removing left turn/through conflicting movements. The roadway will be widened on Southcenter Parkway with southbound lanes depressed under a lid structure accommodating both 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
ORDINANCE NO. 2260

EXHIBIT B

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



SUMMARY OF
Ordinance No. 2260

City of Tukwila, Washington

On November 16, 2009 the City Council of the City of Tukwila, Washington, adopted Ordinance No. 2260, the main points of which are summarized by its title as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ORDERING THE IMPROVEMENT OF URBAN ACCESS FOR THE SOUTHCENTER AREA, WITHIN THE CITY, ALL IN ACCORDANCE WITH RESOLUTION OF INTENTION NO. 1698; ESTABLISHING THE KLUCKITAT LOCAL IMPROVEMENT DISTRICT (LID NO. 33) AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; DESCRIBING THE METHOD OF ASSESSMENT; PROVIDING THAT PAYMENT FOR THE IMPROVEMENT BE MADE BY SPECIAL ASSESSMENT UPON THE PROPERTY IN THE DISTRICT, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS OR OTHER SHORT-TERM OBLIGATIONS REDEEMABLE IN CASH AND LOCAL IMPROVEMENT DISTRICT BONDS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Approved by the City Council at a Regular Meeting thereof on November 16, 2009.



Christy O'Flaherty, CMC, City Clerk

Published Seattle Times: November 19, 2009.



City of Tukwila

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Tukwila City Council will hold a public hearing on Monday, **November 16, 2009** beginning at 7 00 p m in the Council Chambers at Tukwila City Hall, 6200 Southcenter Blvd , Tukwila, WA to consider the following:

AN ORDINANCE OF THE CITY OF TUKWILA, WASHINGTON, ORDERING THE IMPROVEMENT OF URBAN ACCESS FOR THE SOUTHCENTER AREA, WITHIN THE CITY, ALL IN ACCORDANCE WITH RESOLUTION OF INTENTION NO. 1698; ESTABLISHING THE KLICKITAT LOCAL IMPROVEMENT DISTRICT (LID NO. 33) AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; DESCRIBING THE METHOD OF ASSESSMENT; PROVIDING THAT PAYMENT FOR THE IMPROVEMENT BE MADE BY SPECIAL ASSESSMENT UPON THE PROPERTY IN THE DISTRICT, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS OR OTHER SHORT TERM OBLIGATIONS REDEEMABLE IN CASH AND LOCAL IMPROVEMENT DISTRICT BONDS.

If adopted, the Ordinance will form Local Improvement District No 33 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.

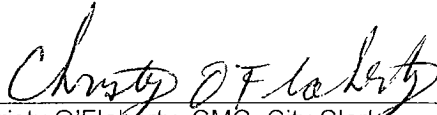
The cost of all labor and material required to make a complete improvement, including legal, engineering, administrative, printing, costs of acquisition, and all other expenses of every kind is approximately \$10,500,000 00, and will be paid from the special assessments against the property specially benefited by the improvements within 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 27th 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 Ordinance ordering the improvement of urban access for the Southcenter Area (LID 33), all in accordance with Resolution No. 1698, 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 29, 2009.



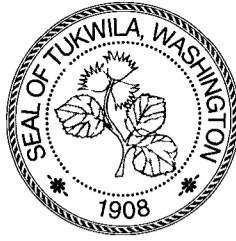
Cyndy Knighton

*The Public Hearing notice was published in the Seattle Times on October 29, 2009 and November 5, 2009 and was also posted in the lobby of City Hall and placed on the City's website and faxed to community organizations.

Ownership	Street #	Street Name/PO Box #	City	State	Zip Code
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	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
Danellie LLC	4664	95TH AVE NE	YARROW	WA	98004
Davidson, Donald E	1199	SUMMIT DR	LAGUNA	CA	92651
Eltz Properties Washington c/o Metzler	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	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
GWI Realty LLC		PO BOX 88698	SEATTLE	WA	98138
GWI 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

Ownership	Street #	Street Name/PO Box #	City	State	Zip Code
Highland Park Properties LLC		E 2280 SPENCER LAKE RD	SHELTON	WA	98584
Hill Investment Company		PO BOX 700	MERCER	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	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	NY	11042
Klein Harris	5360	LANSDOWNE LN	MERCER	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	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	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	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	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	CA	92660
Red Dot Corporation	495	ANDOVER PARK BLVD E	TUKWILA	WA	98188
Regency Centers LP		PO BOX 790830	SAN ANTONIO	TX	78279

Ownership	Street #	Street Name/PO Box #	City	State	Zip Code
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 PTNRSHP		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	CA	94111
Southcenter Corp. Square	1911	SECOND AVE STE 1570	SEATTLE	WA	98101
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		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	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



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

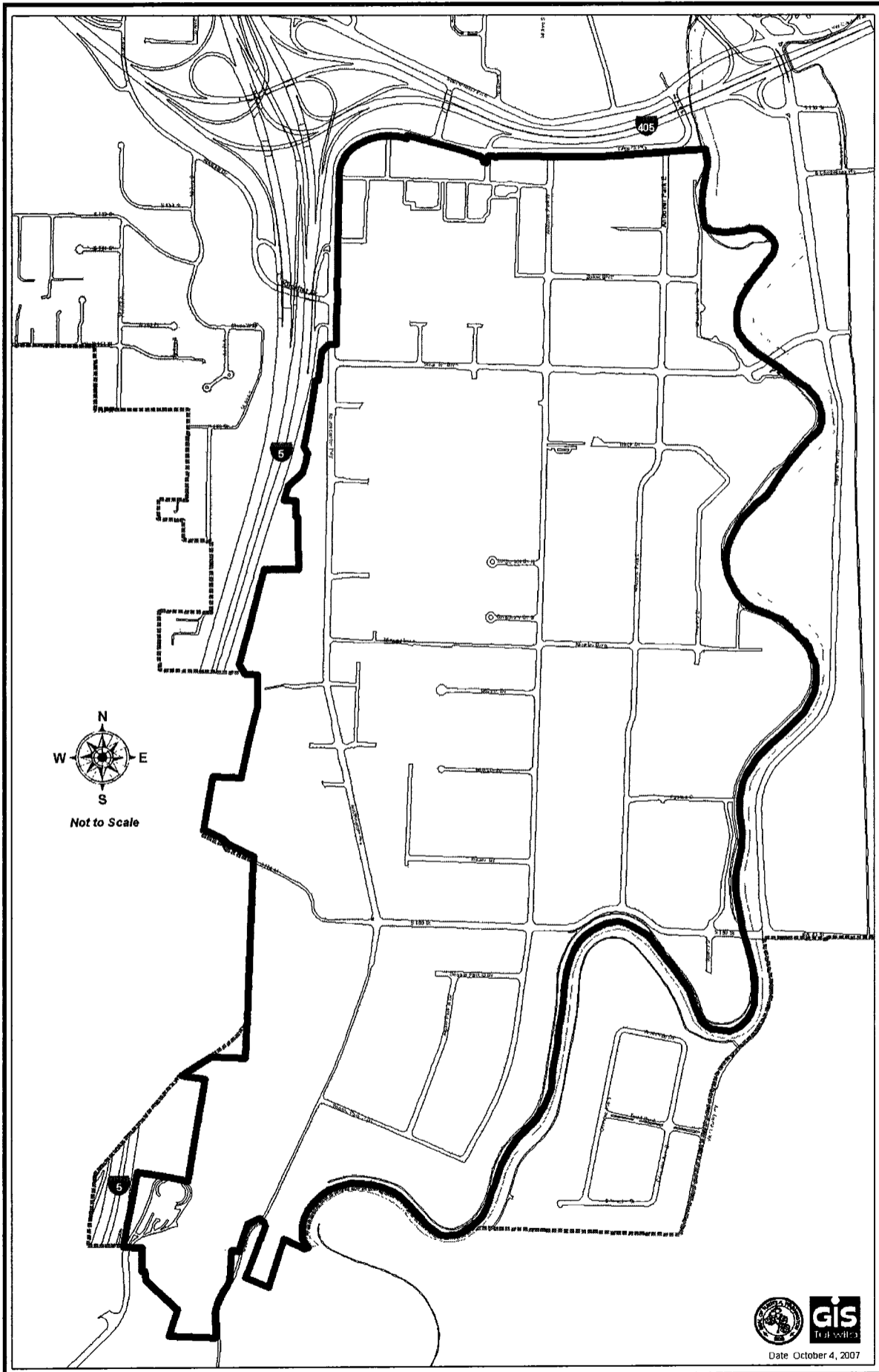
EXHIBIT A
PROJECT DESCRIPTION
TUKWILA URBAN ACCESS IMPROVEMENT PROJECT
(Local Improvement District # 33)

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.

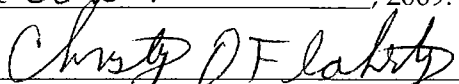
The cost of all labor and material required to make a complete improvement, including legal, engineering, administrative, printing, costs of acquisition, and all other expenses of every kind is approximately \$10,500,000.00, and will be paid from the special assessments against the property specially 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.

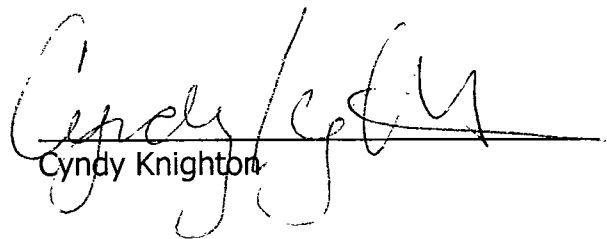
Tukwila City Hall is wheelchair accessible. The City strives to accommodate people with disabilities. Reasonable accommodations are available at the public hearing with advance notice. This notice is also available in alternate formats for individuals with disabilities. Please contact the City Clerk's 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

GWJ REALTY LLC
PO BOX 88698
SEATTLE WA 98138

GWJ 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

COUNCIL AGENDA SYNOPSIS



Initials				ITEM NO.
Meeting Date	Prepared by	Mayor's review	Council review	
09/14/09	for BG <i>[initials]</i>	<i>ral</i>	<i>gmh</i>	Cow 3 + 4.A
09/21/09	for BG <i>[initials]</i>	<i>ral</i>	<i>gmh</i>	
10/26/09	for BG <i>[initials]</i>	<i>ral</i>	<i>gmh</i>	SPC 2

ITEM INFORMATION

CAS NUMBER: **09-129** ORIGINAL AGENDA DATE: **SEPTEMBER 14, 2009**

AGENDA ITEM TITLE **New Resolution of Intent to Form a Local Improvement District (LID) for the Tukwila Urban Center Access (Klickitat) Project superseding Resolution No. 1690**

CATEGORY Discussion Motion Resolution Ordinance Bid Award Public Hearing Other
 Mtg Date 09/14/09 Mtg Date Mtg Date 10/26/09 Mtg Date Mtg Date Mtg Date 10/26/09 Mtg Date

SPONSOR Council Mayor Adm Svcs DCD Finance Fire Legal P&R Police PW

SPONSOR'S SUMMARY **The Preliminary Assessment Roll was completed on September 8, 2009 and presented to City Council on September 21, 2009 during the Public Hearing for the Resolution of Intent to Form LID #33 and Resolution No. 1690 was approved. Notices for the Public Hearing on the Ordinance to Form LID #33 along with the Preliminary Assessment Roll were mailed on September 30, 2009. On October 2, 2009, a technical error in Resolution No. 1690 was discovered which will delay the LID process. In order to correct the problem, the City must re-do the Resolution of Intent process prior to beginning the Ordinance to Form a LID process. Council is asked to approve a new Resolution.**

REVIEWED BY COW Mtg. CA&P Cmte F&S Cmte Transportation Cmte
 Utilities Cmte Arts Comm. Parks Comm. Planning Comm.

DATE: **09/08/09 & 10/5/09**

RECOMMENDATIONS:

SPONSOR/ADMIN. **Public Works**

COMMITTEE **Unanimous Approval; Forward to Committee of the Whole**

COST IMPACT / FUND SOURCE

EXPENDITURE REQUIRED	AMOUNT BUDGETED	APPROPRIATION REQUIRED
\$0.00	\$0.00	\$0.00

Fund Source:

MTG. DATE	RECORD OF COUNCIL ACTION
09/14/09	Forward to Next Regular Meeting
09/21/09	Approve Resolution No. 1690
10/26/09	
MTG. DATE	ATTACHMENTS
09/14/09	Informational Memorandum dated 09/02/09 (revised after TC)
	Draft Resolution
	Project Schedule
	Minutes from the Transportation Committee meeting of 09/08/09
09/21/09	Resolution No. 1690 in Final Form
10/26/09	Informational Memorandum dated 10/20/09
	Resolution
	Project Schedule
	Minutes from the Transportation Committee meeting of 10/05/09



INFORMATIONAL MEMORANDUM

TO: Mayor Haggerton
City Council

FROM: *JH*
Public Works Director

DATE: October 20, 2009

SUBJECT: Tukwila Urban Center Access (Klickitat) Project
Project No. 84-RW19
Resolution of Intent to Form Local Improvement District (LID)

ISSUE

Resolution of Intent to Form LID #33 for the Tukwila Urban Center (TUC) Access Project, repeal Resolution No. 1690.

BACKGROUND

In 2005, the City began taking steps toward forming a Local Improvement District (LID) as part of the overall TUC Access project funding package upon recommendation by the Transportation Improvement Board (TIB). Forming a LID involves many different steps that must be taken in very specific order and adhere to very specific notification requirements. The first step is adoption of a Resolution of Intent to Form a LID followed by adoption of an Ordinance to Form the LID. Property owners must be notified in a prescribed manner throughout the process.

The Preliminary Assessment Roll was completed on September 8, 2009 and presented to City Council on September 21, 2009 during the Public Hearing for the Resolution of Intent to Form Local Improvement District #33 and Resolution No. 1690 was approved. Council gave direction to staff to mail notices for the Public Hearing on the Ordinance to Form LID #33 along with the Preliminary Assessment Roll as quickly as possible so that property owners could carefully review the information. The notices were mailed on September 30, 2009. On October 2, 2009, a technical error in Resolution No. 1690 was discovered which will delay the LID process. In order to correct the problem, the City must re-do the Resolution of Intent process prior to beginning the Ordinance to Form a LID process.

DISCUSSION

The technical error in Resolution No. 1690 was establishing the date of the Public Hearing for the Ordinance to Form LID #33. Resolution No. 1690 erroneously set the date of the Ordinance Public Hearing to be the date of the Resolution of Intent to Form's public hearing (September 21, 2009). The date should have been October 19, 2009. Because of the very strict notification requirements, a new public hearing date of November 16, 2009 was selected and is included in the new Resolution being considered.

Without the LID, the funding package for the TUC Access project is incomplete. Without the rest of the funding in place, over \$8 million in awarded grants will become unavailable for use and returned to the granting agency. Projects unable to go to construction this year or next year will have their funding cancelled. Additionally, over \$2.5 million in impact fees already collected for this project may need to be refunded.

RECOMMENDATION

The Council is being asked to approve the Resolution of Intent to Form a LID for the TUC Access (Klickitat) Project, repeal Resolution No. 1690, and consider this item at the October 26, 2009 Committee of the Whole meeting with a Public Hearing and at the subsequent Special Meeting that same evening.

Attachments: Resolution of Intent to Form Local Improvement District #33
Project Schedule



City of Tukwila

Washington

Resolution No. _____

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 _____ day of _____, 2009.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, CMC, City Clerk

Joan Hernandez, Council President

APPROVED AS TO FORM BY:

Office of the City Attorney

Filed with the City Clerk: _____
Passed by the City Council: _____
Resolution Number: _____

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

CITY OF TUKWILA
RESOLUTION OF INTENTION NO. _____

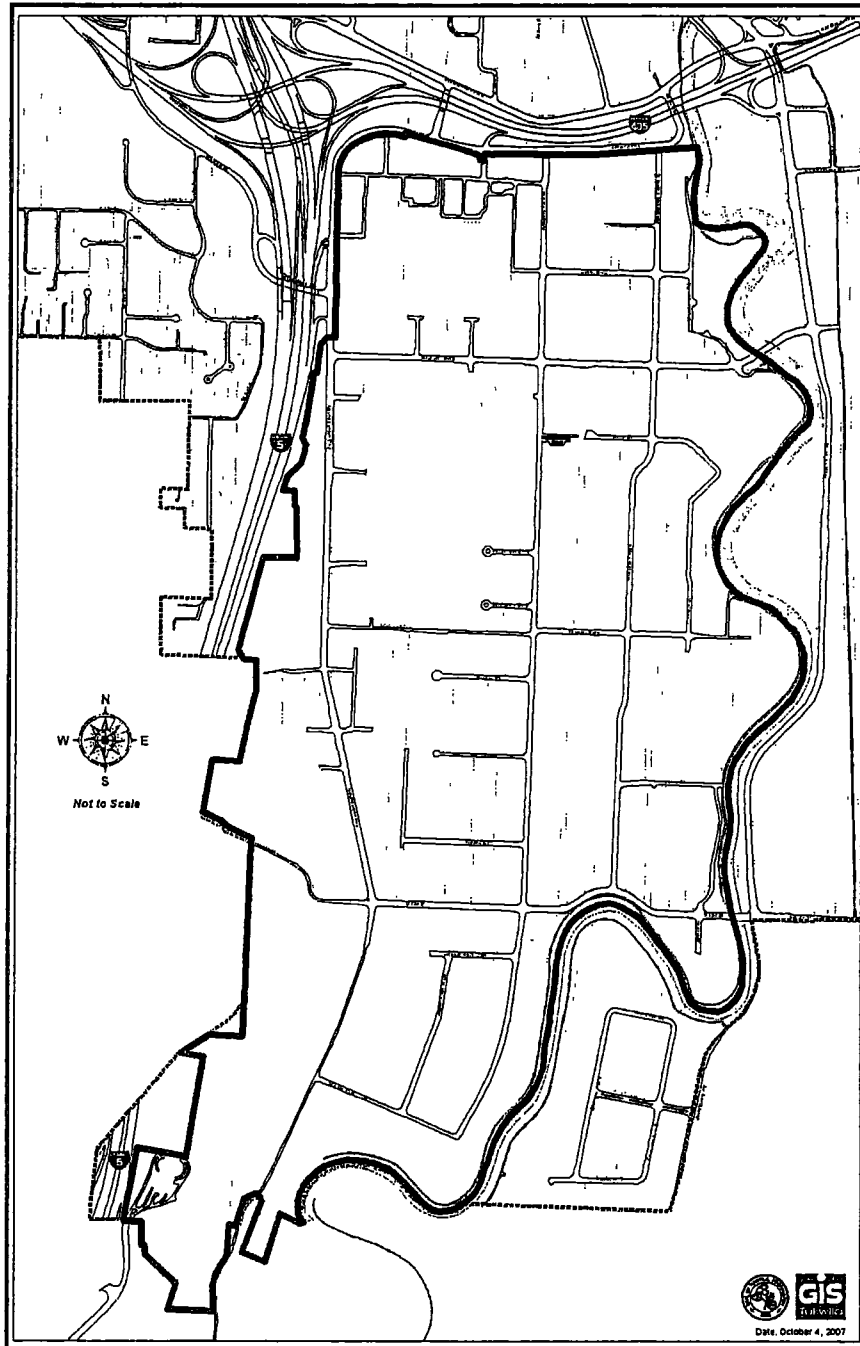
EXHIBIT A
PROJECT DESCRIPTION
TUKWILA URBAN ACCESS IMPROVEMENT PROJECT
(Local Improvement District # 33)

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. _____

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



**Tukwila Urban Center Access (Klickitat)
Project Schedule**

Complete	Date	Description
✓	5/7/07	Environmental Approval: ECS Accepted by FHWA
✓	5/24/07	Design Substantial Completion: 100% Shelf-Ready Plans completed
✓	7/16/09	Right-of-Way: Possession and Use Agreement from Legacy Partners
✓	8/17/09	Transportation Committee: LID schedule and steps
✓	8/24/09	Committee of the Whole: LID Schedule and Process
✓	8/25/09	WSDOT: ROW certification, limited access revision, channelization plans
✓	8/28/09	Open House: For property owners, businesses and tenants
✓	9/3/09	Open House: For property owners, businesses and tenants
✓	9/4/09	Notification to Property Owners For Public Hearing on Resolution to Form LID
✓	9/8/09	Transportation Committee: Resolution of Intent to Form LID
✓	9/14/09	Committee of the Whole: Resolution of Intent to Form LID
	10/1/09-10/7/09	Right-of-Way: Possession and Use Agreement from Doubletree (originals needed)
✓	9/21/09	Regular Council: Public Hearing & Adoption of Resolution of Intent to Form LID
✓	10/2/09	Notification to Property Owners For Public Hearing on Ordinance to Form LID
✓	10/5/09	Transportation Committee: Revised Resolution of Intent to Form LID
	10/26/09	COW & Regular Council: Public Hearing & Adoption of Resolution of Intent to Form LID (revised)
	11/2/09	WSDOT: Submit for Channelization Plan approval (target date)
	11/2/09	WSDOT: Submit for ROW Certification (target date)
	11/9/09	Committee of the Whole: Ordinance to Form LID
	11/16/09	Regular Council: Public Hearing & Adoption of Ordinance Forming LID #33
	11/23/09 or later	WSDOT: ROW Certification approved (3 week process from submittal)
	11/30/09 or later	Transportation Improvement Board: Construction Prospectus submittal & approval
	11/30/09 or later	WSDOT: Channelization Plans Approval
	12/1/09-12/24/09	Finalize PS&E Documents
	12/28/09-1/15/10	Advertise for Construction Bid: 3 week time period (required by federal funds)
	1/15/10	Bids Due with Bid Opening
	January 2010	Transportation Improvement Board: Updated Cost Estimate submitted for approval prior to award of contract
	Jan - Feb 2010	Transportation Committee, City Council (C.O.W. and Regular): Award of Contract
	Feb - March 2010	Notice to Proceed to successful bidder
	March - Nov 2010	Construction of project
	November 15, 2010	Roadway open to traffic, substantial completion of construction



TRANSPORTATION COMMITTEE
Meeting Minutes

October 5, 2009 - 5:00 p.m. – Conference Room 1

PRESENT

Councilmembers: De'Sean Quinn, Chair; Dennis Robertson and Verna Griffin
Staff: Bob Giberson, Frank Iriarte, Robin Tischmak, Cyndy Knighton, Jaimie Reavis, Peter Lau,
Gail Labanara, Mike Ronda, Derek Speck, Nick Olivas, Jack Pace, Don Tomaso and Kimberly
Matej
Guest: Chuck Parrish

CALL TO ORDER: Committee Chair Quinn called the meeting to order at 5:02 p.m.

I. PRESENTATIONS

No presentations.

II. BUSINESS AGENDA

A. TIB Phase II & III and Annual Traffic Signal Purchase

Staff is seeking full Council approval to purchase six traffic signal control cabinets from Western Systems in the amount of \$120,947.13.

Funding for this purchase is budgeted in the 104 Arterial Street Fund. Two of the four cabinets will be utilized in the TIB Phase II and III project. The remaining four cabinets will be purchased as part of the Annual Traffic Signal Program and utilized for expansion of the City's Intelligent Transportation System (ITS) which provides real-time remote signal and closed circuit television.

The purchase of the cabinets will enable ITS control and the following intersections:

- Tukwila International Boulevard and South 130th
- Tukwila International Boulevard and South 132nd
- Tukwila International Boulevard and South 144th
- Tukwila International Boulevard and South 112th
- Tukwila International Boulevard and South Boeing Access Road
- East Marginal Way and Interurban Avenue South

In regards to project priority and funding, staff explained the importance of this purchase relative to traffic signal timing plans in the Urban Center, in relation to event specific timing plans and evacuation routes.
UNANIMOUS APPROVAL. FORWARD TO OCTOBER 12 COW FOR DISCUSSION.

B. Tukwila Urban Center Access Project (Klickitat) – Ordinance to Form a Local Improvement District

Staff is seeking full Council approval of an ordinance to form Local Improvement District (LID) #33 for the Tukwila Urban Center Access Project (Klickitat).

On September 28, the City Council adopted Resolution No. 1690, an Intent to Form a Local Improvement District. A public hearing on the resolution was held on September 21, at that time, the preliminary assessment roll was presented. Based on this information, staff was prepared to move forward with a draft ordinance for Committee review and subsequent forwarding to the October 12 COW, as well as a public hearing regarding the ordinance tentatively scheduled for October 19.

Unfortunately, the resolution did not include the public hearing date for the ordinance. This technical error will require the Resolution of Intent to be redone with the required information. This error will delay full

Council consideration of the ordinance until the process has been noticed correctly. However, the Committee is still able to act on the draft ordinance agenda item at this meeting.



Cyndy Knighton will distribute an updated timeline for the LID process once dates for the new resolution and appropriate public hearings are scheduled.

It is anticipated that issues regarding the final assessment roll will be heard by the Hearing Examiner. In response to this, Committee members noted the importance of full Council understanding of appropriate information sharing for the public hearing on the draft ordinance relative to LID formation. **UNANIMOUS APPROVAL. FORWARD TO A FUTURE COW FOR DISCUSSION.**

C. Walk & Roll Program – Design Report Update

Jaime Reavis provided an informational update to Committee on a design and engineering report being conducted by Pertect Engineering for the bicycle routes and sidewalk segments relative to the City’s Walk & Roll Plan.

The draft report discusses potential options and interim improvements, suggesting recommendations and feasibility for trails, bike lanes, shared lanes (including sharrows), bicycle boulevards and sidewalk segments.

Staff anticipates report completion by the end of the year. The consultant report will be available to full Council once edits are finished. The next step will be for the consultant to conduct preliminary design work on identified options. Recommendations will be based on phased approaches dependent on scheduled road improvements. **INFORMATION ONLY.**

III. MISCELLANEOUS

Meeting adjourned at 5:39 p.m.

Next meeting: Monday, October 19, 2009 – 5:00 p.m. – Conference Room 1

Committee Chair Approval

Minutes by KAM. Reviewed by BG and JR.