

July 17, 1998
RID126~2
clerk 7/21/98

Introduced By: Maggi Fimia
Rob McKenna
Proposed No.: 98-461

MOTION NO. **10513**

A MOTION declaring the intention of the King County Council to establish Road Improvement District No. 126 to construct Lakepointe Way Northeast and Northeast Lakepointe Boulevard and setting the date for a public hearing.

WHEREAS, a petition has been filed with the King County council requesting the formation of a road improvement district for the improvement of Lakepointe Way Northeast and Northeast Lakepointe Boulevard in the area known as Kenmore in King County. The petition requests that the payment of the improvement be made by special assessment payable in twenty equal annual installments, and

WHEREAS, the clerk of the King County council referred the above said petition to the director, department of transportation, for his checking and recommendation and to determine the sufficiency of the petition, and

WHEREAS, the property is currently undeveloped but the property owner has committed to providing necessary financial security for the issuance of road improvement district notes and bonds as necessary to finance the costs of constructing the improvements, and

WHEREAS, the roads to be constructed will be located within the city of Kenmore after the incorporation of the city on August 31, 1998, and

WHEREAS, the city of Kenmore has demonstrated support for the projects to be constructed by the county and financed by the road improvement district and has indicated a willingness to enter into an interlocal agreement with King County pursuant to which (1)

1 the county will be permitted to construct the improvements within the city following its
2 incorporation on August 31, 1998, and (2) the city will own, operate, and maintain the
3 roads as public facilities upon completion;

4 WHEREAS, the property owner has provided a special benefits analysis showing a
5 market value of the land without the improvements equal to \$20,345,000 and a market
6 value of the land with the improvements equal to \$57,335,000 for a special benefit as a
7 result of the proposed road improvements equal to \$36,990,000.

8 NOW, THEREFORE BE IT MOVED by the Council of King County:

9 A. It is the intention of the council to establish pursuant to the aforesaid petition
10 and pursuant to chapter 36.88 RCW, a road improvement district in King County to be
11 known and designated as "King County Road Improvement District No. 126" (hereinafter
12 "RID 126"). It is intended that RID 126 shall include all the territory within the boundaries
13 described as follows:

14 Those portions of Government Lots 1 and 2 in Section 11, Township 26 North,
15 Range 4 East, W.M. and of second class shore lands adjoining described as follows:
16 PARCEL A:
17 Beginning at the intersection of the westerly margin of 68th Avenue Northeast with
18 the Southerly margin of the Northern Pacific Railroad right-of-way;
19 Thence South 02°33'43" West along said westerly margin 470 feet to the True
20 Point of Beginning;
21 Thence South 02°33'43" West 768.99 feet;
22 Thence North 80°53'24" West 173.98 feet to the point of curvature of a curve to the
23 left having a radius of 1600 feet;
24 Thence along said curve 753.98 feet through a central angle of 27°00'00";
25 Thence South 72°06'36" West 1017.10 feet;
26 Thence North 01°06'36" East 854.52 feet;
27 Thence North 60°00'44" East 345.97 feet;
28 Thence North 27°39'46" West 82.61 feet;
29 Thence North 60°00'44" East 583.91 feet;
30 Thence North 03°28'26" West 96.93 feet;
31 Thence 00°00'00" due East 58.33 feet;
32 Thence North 11°36'32" East 141.56 feet to a point on a curve to the right having a
33 radius of 5649.65 feet;

1 Thence along said curve 304.86 feet through a central angle of 03°05'30" to the
 2 point of curvature of a curve to the right having a radius of 261.48 feet;
 3 Thence along said curve 15.35 feet through a central angle of 03°21'49";
 4 Thence South 02°33'43" West 175.23 feet;
 5 Thence South 87°26'17" East 290.00 feet to a point on a curve to the left having a
 6 radius of 311.48 feet;
 7 Thence along said curve 159.34 feet through a central angle of 29°18'38";
 8 Thence South 02°33'43" West 190.26 feet;
 9 Thence South 87°26'17" East 58.14 feet;
 10 Thence South 87°26'17" East 41.82 feet;
 11 Thence North 02°33'43" East 94.97 feet;
 12 Thence South 87°25'55" East 59.99 feet;
 13 Thence South 02°33'43" West 150.00 feet;
 14 Thence South 87°26'17" East 145.00 feet;
 15 Thence South 02°33'43" West 138.75 feet;
 16 Thence South 02°33'43" West 630.24 feet to the True Point of Beginning;
 17 Together with the following described parcel:

18 PARCEL C

19 That portion of Government Lot 1 in Section 11, Township 26 North, Range 4 East,
 20 W.M., lying southerly of a line 40 feet southerly of and concentric with the
 21 southerly line of right-of-way of the Northern Pacific Railroad as conveyed by deed
 22 recording no. 13204, records King County, Washington and northeasterly of a tract
 23 conveyed to King County for Northeast 175th street by instrument recorded under
 24 recording no. 5429742, records of said King County;
 25 EXCEPT east 335 feet thereof;
 26 Together with that portion of vacated Northeast 175th Street vacated under Vault
 27 file no. 4246676 and volume 75 of Commissioner's records, page 35, records of
 28 said King County, attaching to said property by operation of law;
 29 EXCEPT that portion of said vacated street, if any, lying westerly of the extension
 30 northerly of the westerly line of METRO tract as conveyed by deed recorded under
 31 recording no. 5671305, records of said King County

32 B. It is the intention of the county council to establish RID 126 for the purposes of
 33 constructing two separate but connecting roadways designated as Lakepointe Way
 34 Northeast from 68th Avenue Northeast to S.R. 522 (also known as Northeast Bothell Way)
 35 and Northeast Lakepointe Boulevard from Lakepointe Way Northeast to a point
 36 approximately 1000 feet southwestly. It is intended that the improvements shall consist
 37 of clearing, grubbing, grading, draining, construction of elevated structures containing
 38 upper level roadways and lower level roadways, curb, gutter, sidewalks, signalization, and

1 any such other work as may be incidental thereto, in accordance with the request on the
2 petition.

3 Said improvements are hereinafter sometimes referred to collectively as the
4 "projects." Lakepointe Way Northeast shall be known as the "Lakepointe Way project"
5 and Northeast Lakepointe Boulevard shall be known as the "Lakepointe Boulevard
6 project."

7 C. The costs and expenses of accomplishing the projects are estimated to be
8 \$26,384,000.00. The Lakepointe Way project is estimated to cost \$13,016,000 and the
9 Lakepointe Boulevard project is estimated to cost \$13,368,000. King County shall
10 contribute a total of \$964,000 to the Lakepointe Way project and contribute nothing to the
11 Lakepointe Boulevard project. The remaining costs and expenses including but not limited
12 to those related to the preliminary and construction engineering, permits, construction,
13 construction contingencies, right-of-way acquisition, interim financing, RID 126
14 administration, bond and legal fees will be borne by and against the property proposed
15 within RID 126. The actual amount of said costs and expenses will be determined after the
16 project has been completed. "Costs and Expenses" of the projects are those costs and
17 expenses described in RCW 36.88.300.

18 It is further the intention of the council that the property owners' share of costs and
19 expenses shall be assessed by an area method of assessment within the boundary of RID
20 126. The actual amount of the final assessment against the land within RID 126 shall
21 include the actual total of such costs and expenses incurred in completing the projects and
22 shall become a lien against the property within RID 126, upon confirmation of the
23 assessment roll by the council. The assessments may be paid in full within 30 days

1 following confirmation of the final assessment roll, or at the option of the owner thereof, in
2 twenty equal, annual installments, together with interest on the diminishing principal at a
3 rate which is one-half of one percent higher than the net effective interest rate on the bonds
4 which will be sold to pay the cost of the improvements within RID 126. Actual
5 assessments may vary from the assessment estimates so long as they do not exceed a figure
6 equal to the increased true and fair value that the projects add to the property in proposed
7 RID 126.

8 D. All persons who wish to object to or otherwise be heard on the creation of
9 proposed RID 126 described herein, on the accomplishment of the projects described
10 herein, or on the assessment of their property for costs and expenses of accomplishing the
11 projects in the manner described herein, are hereby notified to appear and present their
12 objections or testimony at an open public meeting of the King County council to be held in
13 Room 1200 of the King County Courthouse, Seattle, Washington at 1:30 p.m. or soon
14 thereafter on the day of August 24, 1998. At such time and place, the council intends to
15 hear such objections and testimony and to act on the intentions set forth herein.

16 E. The clerk of the council is hereby authorized and directed to give notice of said
17 public hearing by publication and by mailing at the times and in the manner described in
18 RCW 36.88.050.

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F. The department of transportation, road services division is hereby directed to submit to the council at, or prior to the date fixed for said hearing, a diagram or print showing thereon the lots, tracts, and parcels of land and other property which will be specially benefited by proposed RID 126, and the estimated amount of cost and expense of said improvements to be borne by each lot, tract, or parcel of land or property, and also designating all property which is being purchased under contract from the county.

PASSED by a vote of 9 to 0 this 27th day of

July, 1998.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Renee Miller
Chair

ATTEST:

[Signature]
Clerk of the Council

Attachment: None