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LCM/crd
4/27/88

Establish LID 88-ST-52
156 Avenue N.E.
Improvements

ORDINANCE NO. 1421

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY; ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 88-ST-52, AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; PROVIDING THAT PAYMENT OF THE COSTS OF THE IMPROVEMENT BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE DISTRICT, PAYABLE THROUGH ISSUANCE OF LID 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.

WHEREAS, a petition has been filed with the City Council, signed by the owners of the property aggregating a majority of the area within the proposed district, setting forth the nature and territorial extent of the proposed improvement, the mode of payment and that a sufficient portion of the area within the proposed district is owned by the petitioners as shown by the records in the office of the Auditor of King County (Office of Records and Elections), petitioning for the improvement of 156th Avenue N.E. from N.E. 24th Street to a point approximately 1,550 feet north of the intersection with the Bellevue-Redmond Road by widening the street to a five-lane configuration and upgrading traffic signals at the intersections of 156th Avenue N.E. and N.E. 24th Street and 156th Avenue N.E. and the Bellevue-Redmond Road, and installation of new traffic signals at N.E. 31st Street and at N.E. 36th Street, together with related improvements more specifically described hereinafter, and

WHEREAS, the City Engineer has determined that the petition is sufficient and that the facts set forth therein are true, and

WHEREAS, the City Engineer 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 which 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, the City Council has determined it to be in the best interests of the City and of the owners of the property within the local improvement district that said improvement petitioned for, as hereinafter described, be carried out and that the District be created in connection therewith, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Redmond, Washington, orders the improvement of the following described streets and avenues located within the City of Redmond, unincorporated King County, and the City of Bellevue, Washington:

156th Avenue N.E.:

Construct and install a FIFTY-SIX (56) to SEVENTY-ONE (71) foot wide street, or such greater width as the City Engineer determines is necessary from N.E. 24th Street to a point approximately 1,550 feet north of the intersection with the Bellevue-Redmond Road by grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters and sidewalks, bikeways, retaining walls, landscaping and slope protection, traffic channelization and signalization, storm drainage facilities, water and sewer utilities, illumination, underground power and telephone communications, and upgrading of traffic signals at the intersections of 156th Avenue N.E. and N.E. 24th Street and 156th Avenue N.E. and the Bellevue-Redmond Road and installation of new traffic signals at N.E. 31st Street and at N.E. 36th Street, and as more specifically set forth in the Design Memorandum Extract prepared by Entranco Engineers, Inc., dated January, 1988, together with revisions approved by the

City Engineer, and including acquisition of all required easements and right-of-way, if any are required, together with all related improvements necessary to complete the project in accord with City standards.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the City Engineer, 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. 88-ST-52 of the City of Redmond, Washington ("the District"), the boundaries and territorial extent of which are more particularly described on Exhibit A, a copy of which is attached hereto and incorporated in full by this reference.

Section 3. The total estimated cost and expense of the improvement is declared to be \$1,778,000. The entire cost and expense of the improvement including all labor and materials required to make a complete improvement, all engineering, surveying, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, and all advertising, mailing and publication of notices, accounting, administrative, printing, legal, interest and other expenses incidental thereto, shall be borne by and assessed against the property specially benefited by such improvement included in the District embracing 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. 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. 88-ST-52, 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 Director, 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 referred to hereafter as "LID Warrants." In the alternative, the City hereafter may provide by ordinance for the issuance of other short-term obligations pursuant to Chapter 216, Laws of 1982.

The City is authorized to issue local improvement district bonds for the District which shall bear interests at a rate, and to 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 LID Warrants issued hereunder or other short-term obligations hereafter authorized and not redeemed in cash within twenty days after the expiration of the thirty-day period for the cash payment of assessments without interest 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 the ordinance authorizing issuance and sale of the bonds. 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, 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. There is created and established in the office of the City Finance Director for the District the Local Improvement Fund, District No. 88-ST-52, into which fund shall be

deposited the proceeds from the sale of LID Warrants or other short term obligations drawn against the fund which may be issued and sold by the City and collections pertaining to assessments, and against which fund shall be issued cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvement, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvement.

Section 8. Within fifteen (15) days of the passage of this ordinance there shall be filed with the City Finance Director 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 City Finance Director shall immediately post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

Section 9. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Louis A. Schauble
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY [Signature]

FILED WITH THE CITY CLERK: 4-28-88
PASSED BY THE CITY COUNCIL: 5-3-88
PUBLISHED: 5-08-88
EFFECTIVE DATE: 5-13-88
ORDINANCE NO. 1421

EXHIBIT ALEGAL DESCRIPTION FOR
156TH AVENUE NORTHEAST
LID BOUNDARY

A portion of Section 23, Township 25 North, Range 5 East, W.M. in King County, Washington described as follows:

Commencing at the South One-Quarter corner of said Section 23, said corner being a concrete monument in a case at the intersection of Northeast 24th Street and 156th Avenue Northeast; thence North $01^{\circ}09'24''$ East (Bearings refer to K.C.A.S. Meridian) along the North-South quarter section line of said Section 23, a distance of 646.58 feet to the intersection with the prolonged South Line of Lot 6 of Bellevue Gardens, 3rd Addition as recorded in Volume 21 of Plats on Page 72, records of King County Washington; thence North $89^{\circ}38'59''$ West along said prolonged South Line, a distance of 42.00 feet to the West Right-of-Way Line of 156th Avenue Northeast and the Northeast Corner of Parcel No. 4A of Redmond Short Subdivision No. SS77-38R as recorded under King County Recording Number 7803140836 and the TRUE POINT OF BEGINNING; thence South $01^{\circ}09'24''$ West along said West Right-of-Way Line and East Line of said Parcel No. 4A, a distance of 218.06 feet; thence on a tangent curve to the right, having

a radius of 45.00 feet, through a central angle of $49^{\circ}28'20''$, an arc distance of 38.86 feet; thence South $50^{\circ}37'44''$ West along the Northwesterly Right-of-Way Line of the Bellevue-Redmond Road and the Southeasterly Line of said Parcel No. 4A, a distance of 92.78 feet to the most Southerly Corner of said Parcel No. 4A; thence North $39^{\circ}22'13''$ West along the Southwesterly Line of said Parcel No. 4A, a distance of 183.18 feet to the beginning of Redmond Lot Line Adjustment No. SS-83-13; thence continuing along the Boundary of said Parcel No. 4A with the following courses; North $89^{\circ}39'56''$ West, a distance of 15.08 feet; North $00^{\circ}20'04''$ East, a distance of 8.00 feet; North $89^{\circ}39'56''$ West, a distance of 48.71 feet; North $00^{\circ}20'04''$ East, a distance of 37.28 feet to the South Line of said Parcel No. 4A and the end of said Lot Line Adjustment; thence North $89^{\circ}35'54''$ West, along said South Line, a distance of 189.83 feet to the Southwest Corner of said Parcel No. 4A; thence North $00^{\circ}59'42''$ East along the West Line of said Parcel No. 4A, a distance of 124.99 feet to the Northwest Corner of said Parcel No. 4A and said South Line of Lot 6 of Bellevue Gardens, 3rd Addition; thence North $89^{\circ}38'59''$ West along said South Line, a distance of 156.81 feet to the Southwest Corner of the East One-Half of said Lot 6; thence North $01^{\circ}10'18''$ East along the West Line of the East One-Half of said Lot 6 and along the West Line of the East One-Half of Lot 5 of said Plat of Bellevue Gardens, 3rd Addition, a distance of 623.74 feet to the South Right-of-Way Line of Northeast 28th Street; thence continue North $01^{\circ}10'18''$ East, a distance of 60.01 feet to the North Right-of-Way Line of said Northeast 28th Street; thence continue North $01^{\circ}10'18''$ East along the West Line of the East One-Half of Lot 4 of said Plat, a distance of 252.15 feet to a Corner of Lot 2 of Redmond Short Subdivision No.

SS-82-2 as recorded under King County Recording Number 8202190622; thence South 89°35'28" East along the South Line of said Lot 2, a distance of 71.90 feet to the Southwest Corner of Lot 4 of said Short Subdivision; thence along the Boundary of said Lot 4 with the following courses: North 00°24'32" East a distance of 121.00 feet; South 89°35'28" East, a distance of 32.00 feet; North 00°24'32" East a distance of 274.77 feet; North 45°24'32" East a distance of 94.25 feet; South 89°35'28" East a distance of 70.77 feet; South 44°35'28" East a distance of 194.34 feet; thence South 89°35'28" East, a distance of 242.02 feet to the West Right-of-Way Line of 156th Avenue Northeast; thence continue South 89°35'28" East, a distance of 42.00 feet to the centerline of said 156th Avenue Northeast and the North-South Quarter Section Line of said Section 23; thence North 01°09'24" East along said centerline and North-South Quarter Section Line, a distance of 42.71 feet to the intersection with the prolonged South line of Proposed Evergreen Place, Redmond Division 3; thence South 88°38'16" East along said South Line a distance of 42.00 feet to the East Right-of-Way Line of said 156th Avenue Northeast; thence North 01°09'24" East along said East Right-of-Way Line a distance of 854.75 feet to the intersection with the prolonged South Line of Lot 24 of said proposed Plat; thence South 88°50'36" East along said prolonged South Line and the South Line of said Lot 24, a distance of 350.00 feet to the Southeast Corner of said Lot 24 and the West Right-of-Way Line of 157th Avenue Northeast; thence North 01°09'24" East along the East Line of said Lot 24 and the West Right-of-Way Line of said 157th Avenue Northeast, a distance 221.02 feet to the intersection with the prolonged South Line of Lot 21 of said proposed Plat; thence South 88°52'36" East along said prolonged South Line, a distance of

60.00 feet to the Southwest Corner of said Lot 21; thence continue South $88^{\circ}52'36''$ East along the South Line of said Lot 21, a distance of 102.31 feet to the Southeast Corner of said Lot 21 and a Corner of Lot 28 of said Plat, said corner being a point on a curve, from which the center of said curve bears, South $75^{\circ}47'43''$ East, a distance of 428.50 feet; thence along the Northwesterly Line of said Lot 28 on a curve to the right in a Northeasterly Direction having a radius of 428.50 feet, through a central angle of $25^{\circ}46'17''$, an arc distance of 192.74 feet to a point of reverse curvature; from which the center of said curve bears North $50^{\circ}01'26''$ West, a distance of 300.00 feet; thence continue along said Northwesterly Line on a curve to the left in a Northeasterly Direction, having a radius of 300.00 feet, through a central angle of $38^{\circ}49'10''$, an arc distance of 203.26 feet; thence continue along the West Line of said Lot 28, North $01^{\circ}09'24''$ East, a distance of 264.96 feet to the Northwest Corner of said Lot 28 and the South Line of Evergreen Place, Redmond Division 2, as recorded in Volume 129 of Plats on pages 46 to 50, records of King County, Washington; thence South $88^{\circ}50'36''$ East along the North Line of said Lot 28 and the South Line of said Division 2 a distance of 610.00 feet to the Northeast Corner of said Lot 28 and the West Line of said Division 2; thence South $01^{\circ}07'24''$ West along the East Line of said Lot 28 and the West Line of said Division 2, a distance of 1043.09 feet; thence continue along said East Line of Lot 28 and said West Line of Division 2, South $01^{\circ}04'34''$ West, a distance of 552.23 feet to the Southeast Corner of said Lot 28; thence continue South $01^{\circ}04'34''$ West along the East Line of said proposed Division 3 and the West Line of said Division 2, a distance of 110.00 feet to the Southeast Corner of said proposed Division 3; thence continue South $01^{\circ}04'34''$ West along said West Line of Division 2, a distance of 376.45 feet to the North-

westerly Right-of-Way Line of the Bellevue-Redmond Road; thence South 50°37'44" West along said Northwesterly Right-of-Way Line, a distance of 1215.37 feet to the most Southerly Corner of King County Short Subdivision Number 878055, as recorded under King County Recording Number 7904251020; thence North 39°22'30" West along the Boundary of said Short Subdivision a distance of 199.92 feet; thence continue along said Boundary, South 50°37'44" West a distance of 90.04 feet to the Northeasterly Line of Parcel No. 1 of Bellevue Short Subdivision No. 77-83, as recorded under King County Recording Number 7803210908; thence North 22°41'28" West along the Boundary of said King County Short Subdivision and the Boundary of said Parcel No. 1 a distance of 143.14 feet; thence continue along said boundaries North 00°56'21" East, a distance of 264.98 feet to the South Right-of-Way Line of Northeast 28th Street; thence North 88°05'56" West along said South Right-of-Way Line, a distance of 110.02 feet to the Northwest Corner of said Parcel No. 1; thence continue North 88°05'56" West, a distance of 25.19 feet to the North-South Quarter Section Line of said Section 23; thence South 01°09'24" West, along said North-South Quarter Section Line, a distance of 556.54 feet; thence North 88°50'36" West, a distance of 30.00 feet to a point that is 713.76 feet North of the South Line of said Section 23; thence South 01°09'24" West, a distance of 66.99 feet to said prolonged South Line of Lot 6 of Bellevue Gardens, 3rd Addition; thence North 89°38'59" West along said South Line, a distance of 12.00 feet to the TRUE POINT OF BEGINNING.

Containing an area of 84.74 Acres, more or less.