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CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4152

A RESOLUTION declaring the intention to order a Local Improvement District 261 for street improvements along Northup Way, from approximately 150 feet west of 130th Avenue N.E. to 300 feet east of 140th Avenue N.E.; setting forth the nature and extent thereof, setting a date for hearing objections thereon, and giving notice thereof.

WHEREAS, Northup Way is a vital east/west arterial street in the City of Bellevue; and

WHEREAS, Northup Way suffers from severe congestion and pavement deterioration which needs to be ameliorated as soon as possible; and

WHEREAS, there is a need to widen the existing two lane street to provide a two way left turn lane, as well as two through traffic lanes in each direction; and

WHEREAS, an Environmental Assessment has been completed on the proposed project; and

WHEREAS, properties in the area will be specially benefitted, as will the general public at large; and

WHEREAS, the City desires to express its intent to share equally, with the property owners, the cost and expense of this necessary project; and

WHEREAS, the City would utilize a method of assessment cost sharing that is intended to fairly apportion the project costs to those properties specially benefitted; and

WHEREAS, it is necessary to have a public hearing on the formation of a Local Improvement District to accomplish the foregoing; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. It is the intention of the City Council to order an improvement for that portion of Northup Way from approximately 150 feet west of 130th to 300' east of 140th Avenue N.E., legally described as follows:

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That portion of the Northeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, lying Southerly of the South margin of SR-520, Northup Interchange to JCT. SR-202; AND the North half of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, lying Southerly of the South margin of SR-520, Northup Interchange to JCT. SR -202 EXCEPT the South half of the South half of the Northeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT the South half of the South half of the North half of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT that portion lying Easterly on the following described line; beginning at the Northeast corner of Parcel 2 of Bellevue Short Plat 78-05 recorded under King County Auditor File Number 7802210996; thence Southerly along the East line of said Parcel 2 and the Southerly extension of said line to the centerline of N.E. 21st Street; thence Easterly along the centerline of said N.E. 21st Street to the Northerly extension of the West line of Lot A of Bellevue Short Plat 76-46 recorded under King County Auditor File Number 7611160645; thence Southerly along said Northerly extension and along said West line of said Lot A to the Southwest corner of said Lot A; thence continuing Southerly along the Southerly extension of said Lot A of Bellevue Short Plat 76-46 to the centerline of vacated N.E. 20th Place, vacated under City of Bellevue Ordinance 828; thence Southeasterly along said centerline to the East line of the West 305 feet of the Northeast quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington; thence Southerly along said East line to the South line of the North half of the Southeast quarter of said Northeast quarter of Section 27 and the terminus; of said line AND EXCEPT that portion lying Westerly of the following described line; Beginning at a point on the South line of the North 670 feet of Northeast quarter of the Northeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, which is 415.88 feet East of the Southwest corner of said North 670 feet; thence South 00°01'24" East to the centerline of Northup Way; thence Westerly along said centerline to the West line of the East half of the Northwest quarter of the Southeast quarter of the Northeast quarter of said Section 28; thence Southerly along said West line to the South line of the North half of the Southeast quarter of the Northeast quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, and the terminus of said line.

Section 2. The area described above shall be improved by the construction of a 5 lane road, 60 feet in width, together with necessary grading, regrading, ballasting, filling, compacting, storm sewers, catchbasins, asphalt treated base, asphalt wearing course, curbs, gutters, 6' sidewalks, landscaping, underground wiring, street lighting, traffic signals and other construction features as needed.

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Section 3. Project Costs. The costs of the work described in Section 2 shall be shared equally by the City and the property owners that are specially benefitted. Such costs and expenses shall include the estimates of cost of: a) construction within street intersections, b) all engineering and surveying, c) all legal work, d) property ownership research, e) advertising, mailing, posting and publishing all necessary notices, f) labor or material cost expended on the part of the City Clerk or Treasurer in connection with the improvements, g) acquisition of rights of way, property, easement and other facilities or rights of way, and all other expenses incidental thereto as required or provided by law of the State of Washington and ordinances of the City of Bellevue.

Those improvements attributable to property specially benefitted by the project shall be paid for by means of assessments against the various properties as aforesaid, and through the use of bonds (or in lieu thereof, installment notes), all as provided by statute and ordinance for local improvement districts.

Section 4. Fifty percent of the total costs of the project will be distributed to the properties specially benefitted based on the following method of assessment.

- A. All properties will be charged on a proportional basis, by modified zone-termini for 22.5% of the total project cost.
- B. All properties will be charged on a proportional basis for the remaining 27.5% of the total project cost based on vehicle trips generated from the site based on permitted uses under the Comprehensive Plan and Land Use Code. (Trips generation rates will be based on Institute of Traffic Engineers studies.) When the trips have been determined for each property, they shall be appropriately weighted based on a property's location:
 1. Trips from properties fronting on Northup Way shall have a weight of 1.0. Trips from interior properties that have access to Northup via a long driveway or pipe stem easement shall have a weight of 1.0.
 2. Trips from corner properties shall have a weight of 0.50.
 3. Trips from properties on side streets shall have a weight of 0.1667.

Section 5. All persons who may desire to object thereto are hereby notified to appear and present such objections at a meeting of the City Council, or a committee thereof, to be held in the Municipal Building of


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the City, 11511 Main Street, Bellevue, Washington, at 7:00 o'clock p.m., on the 4th day of April, 1983, which time and place is hereby fixed for hearing all matters relating to said proposed improvements, and all objections thereto, and for determining the method of payment for said improvements. The City administration is directed to give notice of said hearing to all affected property owners within the area described in Section 2 above.

Section 6. The City Manager shall submit to the City Council at or prior to said date, all data and information required by law to be submitted.


PASSED by the City Council this 7th day of March, 1983, and signed in authentication of its passage this 7th day of March, 1983.

(SEAL)



Roy A. Ferguson, Mayor

Attest:



Marie K. O'Connell, City Clerk