

RESOLUTION NO. R- 2731

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN ON BEHALF OF THE CITY OF KIRKLAND, AS AN AFFECTED PROPERTY OWNER, A PETITION NOW CIRCULATING AMONG OWNERS OF PROPERTY WITHIN THE CENTRAL BUSINESS DISTRICT REQUESTING FORMATION OF A LOCAL IMPROVEMENT DISTRICT FOR OFF-STREET PARKING.

WHEREAS, there is presently circulating among owners of real property within the Central Business District a petition to create Local Improvement District for acquisition and construction of off-street parking facility within the Central Business District; and

WHEREAS, certain of the properties within the proposed LID are owned by the City of Kirkland; and

WHEREAS, the City Council of the City of Kirkland believes that the property owned by the City may receive benefit as a result of construction of the proposed off-street parking facility, now, therefore,

BE IT RESOLVED by the City Council of the City of Kirkland as follows:


Section 1. The City Manager is hereby authorized and directed to sign on behalf of the City of Kirkland, as an owner of property within the described boundaries of a proposed Local Improvement District, that certain petition, a copy of which is attached to the original of this resolution, and identified as: "Petition to Create Local Improvement District for Acquisition and Construction of Off-Street Parking Facility Within the Central Business District."

ADOPTED by majority vote of the Kirkland City Council in regular open meeting on the 16th day of June, 1980.

SIGNED IN AUTHENTICATION THEREOF on the 16th day of June, 1980.


MAYOR

ATTEST:


Director of Administration & Finance
(ex officio City Clerk)

PETITION TO CREATE LOCAL IMPROVEMENT DISTRICT FOR
ACQUISITION AND CONSTRUCTION OF OFF-STREET PARKING
FACILITY WITHIN THE CENTRAL BUSINESS DISTRICT

TO: City Council for City of Kirkland
Kirkland, Washington

Petition pursuant to RCW Chapter 35.43 is hereby made for the formation of a local improvement district within the area specifically described in Exhibit A to this petition and by this reference incorporated herein, to provide for acquisition and construction of an off-street parking facility having a capacity of approximately 60 parking stalls, all as hereinafter set forth.

This petition has been signed by and is submitted to the City of Kirkland by the owners of real property within the proposed district aggregating a majority (1) of the lineal frontage of the improvement requested, and (2) of the area within the proposed district.

1. IMPROVEMENTS

1. Acquisition of necessary real property located on Lake Street between Commercial Avenue and Central Way for construction of an off-street parking facility having a capacity of approximately 60 parking stalls.

2. Construction and improvements to said real property as may be necessary or required in the construction of said off-street parking facility, including demolition of existing structures, if any, reconstruction and improvement of sidewalks immediately adjacent to said property along Lake Street and Commercial Avenue, and relocation as may be necessary or desirable of the existing north-south alley within Block 104, Burke and Farrar's addition to Kirkland, including such improvements and reconstruction as may be necessary as a result of such relocation, together with asphalt paving surfacing, storm drainage, wood bollards for pedestrian separation, decorative lighting, sidewalks, curbs and landscaping as are necessary and required for the construction and completion of said parking lot, together with all work necessary in connection therewith.

II. COSTS TO BE INCLUDED

There shall be included in the cost and expense of the local improvement district for assessment against the property in the district to pay for the same or in part thereof:

1. All studies, planning, design, environmental assessments or environmental impact statements done or performed since September 1, 1978, which will directly benefit or would have otherwise been required to be accomplished in the course of the completion of the improvements proposed by this petition.

2. All costs and expenditures incurred or required to meet the requirements of the State Environmental Policy Act and Ordinance No. 2319 of the City of Kirkland.

3. All costs of construction or improvements authorized for the district including all costs and expenses incurred for the acquisition of land for said off-street parking facility.

4. The estimated costs and expense of all engineering and surveying necessary for the improvements done under the supervision of the City Engineer.

5. The estimated cost and expense in ascertaining the ownership of lots or parcels of land included in the assessment district.

6. The estimated cost and expense of advertising, mailing and publishing of all necessary notices.

7. The estimated cost and expense of accounting, clerical labor and of books and blanks extended or used on the part of the City of Kirkland and the City of Kirkland Treasurer in connection with the improvements, the assessment roll and the collection of said assessment roll.

8. All costs of the acquisition of rights-of-way, property, easements or other facilities or rights-of-way, whether by eminent domain, purchase, gift or in any other manner.

9. All costs for legal, financial and appraisal services and any other expenses incurred by the City for the district or in the formation thereof, or by the City in connection with the construction or improvement, and in the financing thereof, including the issuance of warrants and/or bonds.

III. METHOD OF DETERMINING ASSESSMENTS

The entire cost and expense shall be borne by an assessment against the properties specially benefited by such improvements, to be included within the local improvement district for which this petition requests establishment. The method of assessment may be any method which will fairly reflect the special benefits to the properties being assessed, which method

may take into account in such manner as is fair and equitable as to each separate specially benefited property within the district, the number, if any, of improved off-street parking stalls existing on said property at the time of the filing of this petition and the establishment of primary and secondary zones based upon the proximity of said specially benefited parcels to the off-street parking facility to be constructed pursuant to this petition.

The following exhibits are attached to this petition and incorporated herein:

- Exhibit A - Legal description of the proposed local improvement district.
- Exhibit B - Detailed description of the improvements set forth in paragraph 1.
- Exhibit C - Legal description of individual parcel numbers, that is, each individual ownership parcel of land identifying it by a parcel number.
- Exhibit D - Signature page for petition, including identification of property owner, address of property owner, parcel number as described in Exhibit C owned by said property owner, and the signature of said property owner.

centerline of the alley between Block 214 and Block 215 of said subdivision. Thence southerly to a point on the east boundary of Lot 6, Block 215, Kirkland Addition to the City of Seattle, said point being 5 feet south of the northeast corner of said lot 6. Thence running westerly to a point on the east margin of First Street, said point being 10 feet south of the northwest corner of said Lot 6, Block 215, Kirkland Addition to the City of Seattle. Thence southwesterly to the northeast corner of Lot 8, Block 216, Kirkland Addition to the City of Seattle. Thence along the northern boundary of said lot to the northwest corner thereof. Thence along the easterly margin of the alley in said block to the southwest corner of Lot 10, thereof. Thence to a point on the south marginal line of Central Way located 111.31 feet south $89^{\circ}18'45''$ east of the intersection of the south margin of Central Way and the west margin of Market Street, and the true point of beginning.

1815A/bk

EXHIBIT A

LEGAL DESCRIPTION - LID NO. 119, ASSESSMENT DISTRICT

Beginning in the southeast quarter of Section 6, Township 25, Range 5, E.W.M. at a point 111.31 ft. south 84°18'45" east of the intersection of the easterly margin of Market Street and the southerly margin of Central Way within the City of Kirkland and the true point of beginning. Thence south 3°13'45" west 100 feet. Thence north 77°51'15" east 337.26 feet. Thence south 22°21' west to the north margin line of King County ferry slip, County road No. 1178, also known as Kirkland Avenue in the City of Kirkland. Thence running to a point on the south margin line of said King County ferry slip, said point being south 48°25'15" west a distance of 108.05 feet from the intersection of the south margin line of King County ferry slip and the west margin line of Lake Street in the City of Kirkland. Thence south 19°19'36" west 139 feet. Thence north 70°40'24" east 100.01 feet to a point on the west margin line of Lake Street. Thence running to a point on the east margin line of Lake Street, said point being south 18°28'11" east of the northwest corner of Lot 1, Allen's Post Office tracts unrecorded. Thence north 38°20'30" east 79.5 feet. Thence north 1°39'30" west 79.08 feet. Thence north 89°30' east to the southwest corner of Lot 1 Burke & Farrar's Kirkland Business Center Addition Division No. 25. Thence to the northwest corner of said Lot. Thence northeasterly to a point on the west marginal line of Kirkland Avenue which is the south boundary of Lot 51, Block 106, Burke & Farrar's Kirkland Division No. 26 unrecorded, said point being 11 feet easterly of the southwest corner of said Lot 51. Thence north 0°21' west to a point on the north boundary of Lot 98, Block 107, Burke & Farrar's Kirkland Division No. 26 unrecorded, said point being 117.81 feet north 70°4'15" east of the northwest corner of said Block 107. Thence to the intersection of the centerlines of Second Place and Central Way within the City of Kirkland. Thence running northerly along the centerline of said Second Place to its intersection with the centerline of Third Avenue. Thence along the centerline of Third Avenue to its intersection with the centerline of Second Street. Thence southwesterly to the northeast corner of Lot 1 Block 214 Kirkland Addition to the City of Seattle, thence along the northern boundary of said Block 214 88 feet more or less. Thence southerly parallel to the westerly boundary of said Lot 1 a distance of 84 feet. Thence south 88°36' west 73 feet. Thence south 1°24" east 26 feet to the centerline of the vacated alley in Block 214 Kirkland Addition. Thence south 88°36' west 197.03 feet to the

EXHIBIT A

IMPROVEMENTS

1. Acquisition of necessary real property located on Lake Street between Commercial Avenue and Central Way for construction of an off-street parking facility having a capacity of approximately 60 parking stalls.

2. Construction and improvements to said real property as may be necessary or required in the construction of said off-street parking facility, including demolition of existing structures, if any, reconstruction and improvement of sidewalks immediately adjacent to said property along Lake Street and Commercial Avenue, and relocation as may be necessary or desirable of the existing north-south alley within Block 104, Burke and Farrar's Addition to Kirkland, including such improvements and reconstruction as may be necessary as a result of such relocation, together with asphalt paving surfacing, storm drainage, wood bollards for pedestrian separation, decorative lighting, sidewalks, curbs and landscaping as are necessary and required for the construction and completion of said parking lot, together with all work necessary in connection therewith.

EXHIBIT B

PARCEL #

LEGAL DESCRIPTION

(20)

BURKE & FARRAR ADD. TO KIRKLAND, DIV.
26, Block 107, Lots 89-96 tgw por
86,87,97,98 & vacated alley.

EXHIBIT D - To Petition to create local improvement district for acquisition and construction of off-street parking facility within the Central Business District.

The undersigned as owner of the parcel or parcels of real property described and designated below, joins in the petition to the City of Kirkland (copy of which is attached and by this reference incorporated herein) submitted pursuant to RCW Chapter 35.43 requesting formation of a local improvement district within the Kirkland Central Business District for the acquisition and construction of off-street parking facility having a capacity of 60 vehicle stalls on property to be acquired located on Lake Street between Commercial Avenue and Central Way, all as described in said petition.

A	C	D
<u>Property Owner</u>	<u>Parcel Number**</u>	<u>Signature of Property Owner*</u>
_____	()	_____
B		_____
<u>Address</u>		_____
_____		_____
_____		_____

* Signature is required for each individual with an ownership interest in the parcel.

* To determine your parcel number, refer to Exhibit C which contains a legal description for each parcel.