

RESOLUTION No. 31283

A RESOLUTION stating the intent of the City of Seattle to make a decision by February 2012 whether to call for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and stating the City's intent to withdraw its designation of this area as a Potential Annexation Area in the City's Comprehensive Plan if a decision is made not to hold an annexation election in 2012.

Introduced:	<u>3.14.11</u>	By:	
Referred:	<u>3.14.11</u>	To:	<u>Regional Development + Sustainability</u>
Referred:		To:	
Reported:			
Passed:	<u>March 28, 2011</u>	Signed:	<u>[Signature]</u> <u>3/18/11</u>
Filed:	<u>4.5.11</u>	Published:	<u>Title</u>

US5171

Richard Conlin

3/18/11 - substitute version
2 for version 1

2-1


(Yes: Conlin, O'Brien; No: bodden)

Final vote: 2 (Conlin, O'Brien) - 1 (bodden)
Adopt as Amended

March 28, 2011 Full Council Adopted as Amended
8-1 (No: bodden)



**Legislative Department
Office of City Clerk
Memorandum**

Date: April 5, 2011
To: Councilmembers
From: Laurel Humphrey 
Subject: Mayor's Non-Concurrence - Resolution 31283
RE - North Highline Annexation

On April 5, 2011, Mayor McGinn returned to this office without his concurrence, *Resolution No. 31283, Stating the intent of the City of Seattle to make a decision by February 2012 whether to call for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and stating the City's intent to withdraw its designation of this area as a Potential Annexation Area in the City's Comprehensive Plan if a decision is made not to hold an annexation election in 2012.*

The Council adopted this Resolution on March 28, 2011.

The absence of the Mayor's concurrence, when requested, does not invalidate a Resolution, and no further action is required of Council for this Resolution.

The Mayor did not provide a message containing his reason(s) for declining to sign the Resolution.

RESOLUTION 31283

A RESOLUTION stating the intent of the City of Seattle to make a decision by February 2012 whether to call for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and stating the City's intent to withdraw its designation of this area as a Potential Annexation Area in the City's Comprehensive Plan if a decision is made not to hold an annexation election in 2012.

WHEREAS, the Washington State Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban and urbanized areas within Potential Annexation Areas from county governance to city governance; and

WHEREAS, the North Highline Annexation Area is within the City of Seattle's Potential Annexation Area adopted pursuant to Seattle City Council Ordinance 122313; and

WHEREAS, the City Council has determined that, based on current information, it may be in the best interest and general welfare of the City of Seattle and the North Highline Annexation Area to annex certain unincorporated territory lying generally south of the existing City of Seattle corporate boundary, referenced as the North Highline Annexation Area and shown on Exhibit A to this resolution; and

WHEREAS, the City of Tukwila has requested the City of Seattle meet to discuss its overlapping Potential Annexation Area with Tukwila, which may impact Seattle's ability to adhere to the necessary timeline for a November 2011 annexation election; and

WHEREAS, the City is faced with significant financial challenges and it is difficult for the City to commit to providing the appropriate level of services for the North Highline Annexation Area if the City proceeds with annexation at this time; and

WHEREAS, this resolution is not intended to block or obstruct the City of Burien from pursuing annexation of that portion of the North Highline Area designated by Burien as a Potential Annexation Area, should the City of Burien decide to do so at any time; and

WHEREAS, the City has an obligation to the people in the North Highline Annexation Area to reduce the uncertainty about their future and it is committed to making a decision in February 2012; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:



1 Section 1. The best interest and general welfare of the City of Seattle may be served by
2 the annexation of contiguous unincorporated territory to the City of Seattle, referenced as the
3 North Highline Annexation Area and shown on Exhibit A to this resolution.

4 Section 2. The City of Seattle shall meet with the City of Tukwila to discuss its
5 overlapping Potential Annexation Area.

6 Section 3. The City Council requests the Executive to verify its financial projections and
7 submit an updated financial report on providing services to the North Highline Annexation Area
8 by December 31, 2011. The City Council will provide a list of questions regarding the
9 Executive's report submitted on January 18, 2011, *Analysis of the Potential Annexation of North*
10 *Highline into the City of Seattle* by April 30, 2011.

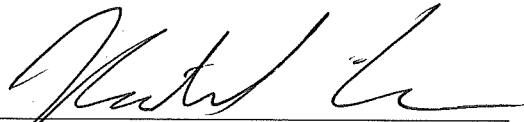
11 Section 4. The City Council commits to making a final decision as to whether to proceed
12 with an annexation election by February 28, 2012 and to withdraw its Potential Annexation Area
13 designation if it decides not to proceed with an annexation election in the North Highline
14 Annexation Area in 2012.

15 Section 5. If the City of Burien chooses to initiate an annexation election, it is the intent
16 of the City Council that the City will not object or stand in the way.

17 Section 6. If the City of Burien does not initiate an election or is not
18 successful in an election, it is the intent of the City Council that the City of Seattle will
19 consult with the City of Burien to coordinate activities in 2012.



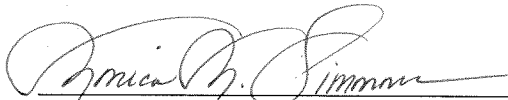
1
2 Adopted by the City Council the 28th day of March, 2011, and
3 signed by me in open session in authentication of its adoption this 28th day
4 of March, 2011.

5
6 
President _____ of the City Council

7 THE MAYOR CONCURRING:

8 **Returned Unsigned**
by Mayor
Michael McGinn, Mayor

9
10 Filed by me this 5th day of April, 2011.

11
12 
13 City Clerk

14 (Seal)

15 Exhibit A: Map of North Highline Annexation Area.
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North Highline Potential Annexation Area

Potential Annexation Boundaries

City of Seattle

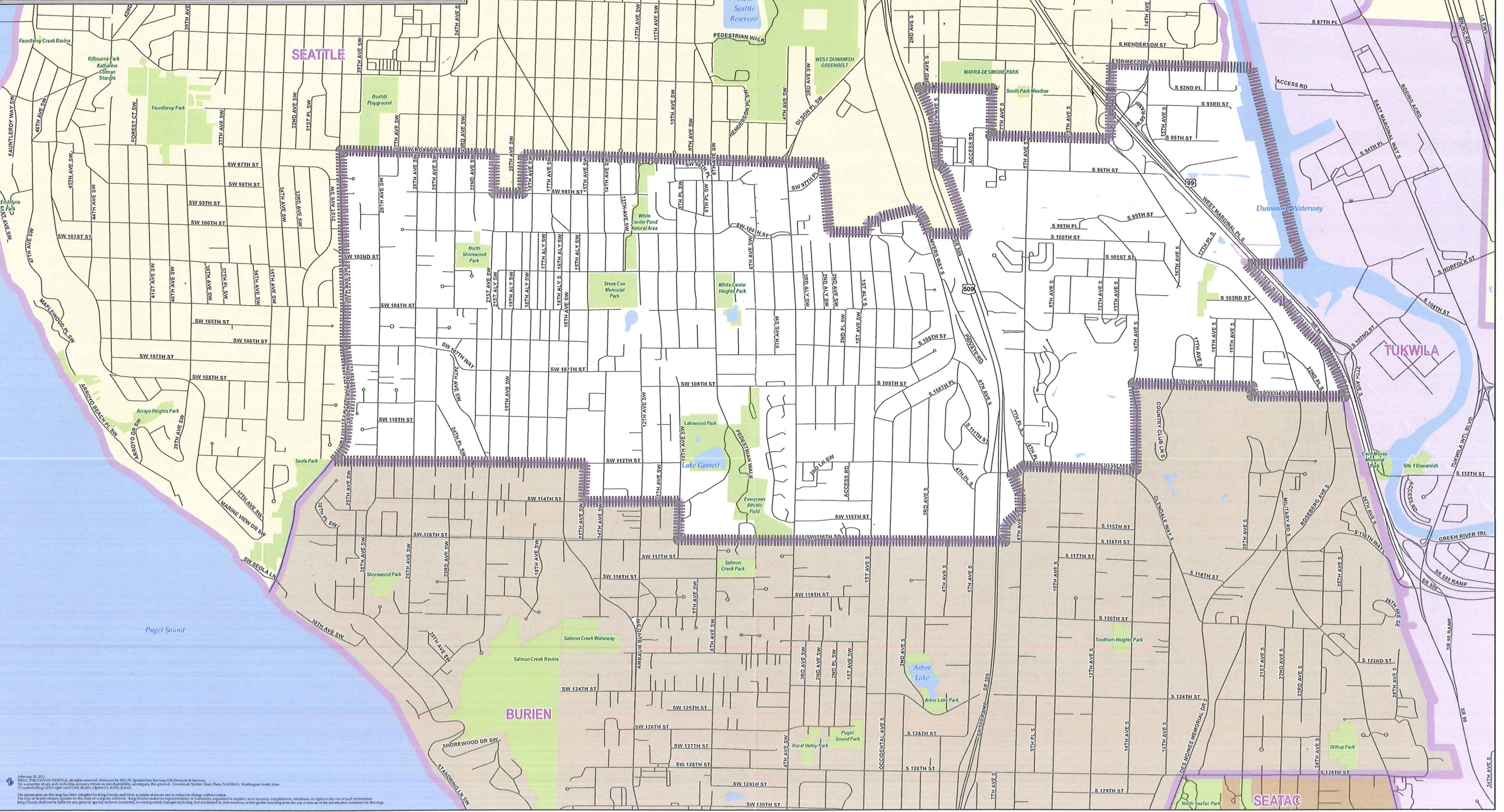
Park

Waterbody

Seattle - Proposed Annexation Area

City Boundary

0 250 500 1000
Feet



February 25, 2011
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Christa Valles/45336	

Legislation Title:

A RESOLUTION stating the intent of the City of Seattle to make a decision by February 2012 whether to call for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and stating the City's intent to withdraw its designation of this area as a Potential Annexation Area in the City's Comprehensive Plan if a decision is made not to hold an annexation election in 2012.

Summary of the Legislation:

This resolution would delay a decision on whether to hold an annexation election in North Highline until February 2012.

Background: Seattle designated North Highline a potential annexation area in 2006, along with the City of Burien. Burien annexed the southern portion of North Highline in 2010 but agreed to allow Seattle to pursue annexation of the northern portion, without interference from Burien, through the end of 2011. The City of Seattle, by approving this resolution, will be delaying its decision until February 2012.

X **This legislation does not have financial implications.**
This resolution does not have fiscal implications.





Seattle City Council

Divided Report for Resolution 31283

Establishing a deadline for the City Council to determine whether to hold an annexation election in North Highline

On March 18, 2011, the Regional Development and Sustainability Committee voted 2-1 in favor of passage of Resolution 31283. This resolution, which is a substitute, would commit the City Council to making a decision on whether to hold an annexation election in North Highline by February 28, 2012. Councilmembers Conlin and O'Brien voted in favor. Councilmember Godden voted against.

Report by Majority (Conlin, O'Brien)

We voted to recommend passage of Resolution 31283 for the following reasons:

- We support the annexation of North Highline by Seattle. We believe it is a good fit for Seattle and that Seattle can, in fact, afford to provide services in the area. Unfortunately, we understand our colleagues are concerned about the cost of annexation and need more time to make a decision. This resolution would provide additional time for the City but would commit us to making a decision no later than February 28, 2012.
- The City of Tukwila has designated a PAA in its comprehensive plan that overlaps with a portion of Seattle's North Highline PAA. It would be helpful to work out any conflicts with Tukwila over the area in question prior to Seattle passing a Notice of Intent to Annex resolution.
- We are also concerned about Seattle's fiscal situation and hope that the City will have greater certainty in early 2012 about the City's future financial health.

Report by Minority (Godden)

The City Council has actively considered this issue on and off for years. For many of those years, I supported keeping Seattle's options open regarding the potential annexation of North Highline. Unfortunately, I don't think that, at this time, Seattle can afford to annex the area without compromising current City service levels. Therefore, I voted against a substitute resolution that delays a Council decision on this issue as I don't envision Seattle's budget will dramatically improve in the interim. I oppose further stalling for the following reasons:

- The City Council committed to making a decision in 2011 and, I believe, should stick with its commitment. The 2011 deadline to make a decision is consistent with an understanding between Seattle and Burien that was never formally approved but has been followed "in good faith." This resolution would violate the good faith aspect of our informal agreement with Burien.

City Hall, 600 Fourth Avenue, Floor 2, PO Box 34025, Seattle, WA 98124-4025

(206) 684-8888, Fax: (206) 684-8587, TTY: (206) 233-0025,

E-Mail Address: council@seattle.gov Internet Address: <http://www.cityofseattle.net/council>

An EEO employer. Accommodations for people with disabilities provided upon request.



- It's wrong to continue to keep residents of North Highline in limbo and it's unfair to pretend it is okay to block anyone else from making progress on this issue simply because we cannot make up our minds. The residents of North Highline deserve better. Postponing a decision indefinitely is not a fair course of action.
- State statutes allow either Seattle or Burien to access \$5 million in sales tax revenue to help pay for annexation costs, but this offer is only good until 2015. By further delaying our decision, we risk losing the tax credit, not only for Seattle but for Burien as well.
- The City Council has amassed much of the information it needs to make a decision. We know annexation will cost millions of dollars. We can disagree over the order of magnitude and quibble over the exact bottom line, but we will never have irrefutable information on costs and we must make a decision based on the best available estimates. It is unlikely additional information will surface between now and February or that our budget situation will dramatically improve in that time frame.
- If, after years of study, we are still unable to commit, we need to get out of the way and clear the path for a potential annexation by the City of Burien. An annexation by the City of Burien may make more sense for the people of North Highline. The City of Burien currently shares many of the same Special Service Districts with North Highline, it has the same school district and library district, and transition to Burien may prove less disruptive than if Seattle tried to annex the area.

Because we have had this gentle person's agreement with Burien, that city has faithfully kept hands off until now. At this point, I would see no reason for Burien not to step up and take steps to annex North Highline as they best see fit.



RESOLUTION

31283

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WHEREAS, the Washington State Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban and urbanized areas within Potential Annexation Areas from county governance to city governance; and

WHEREAS, the North Highline Annexation Area is within the City of Seattle's Potential Annexation Area adopted pursuant to Seattle City Council Ordinance 122313; and

WHEREAS, the City Council has determined that, based on current information, it may be in the best interest and general welfare of the City of Seattle and the North Highline Annexation Area to annex certain unincorporated territory lying generally south of the existing City of Seattle corporate boundary, referenced as the North Highline Annexation Area and shown on Exhibit A to this resolution; and

WHEREAS, the City of Tukwila has requested the City of Seattle meet to discuss its overlapping Potential Annexation Area with Tukwila, which may impact Seattle's ability to adhere to the necessary timeline for a November 2011 annexation election; and

WHEREAS, the City is faced with significant financial challenges and it is difficult for the City to commit to providing the appropriate level of services for the North Highline Annexation Area if the City proceeds with annexation at this time; and

WHEREAS, the City has an obligation to the people in the North Highline Annexation Area to reduce the uncertainty about their future and it is committed to making a decision in February 2012; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The best interest and general welfare of the City of Seattle may be served by the annexation of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area and shown on Exhibit A to this resolution.

THIS VERSION IS NOT ADOPTED



1 Section 2. The City of Seattle shall meet with the City of Tukwila to discuss its
2 overlapping Potential Annexation Area.

3 Section 3. The City Council requests the Executive to verify its financial projections and
4 submit an updated financial report on providing services to the North Highline Annexation Area
5 by December 31, 2011. The City Council will provide a list of questions regarding the
6 Executive's report submitted on January 18, 2011, *Analysis of the Potential Annexation of North*
7 *Highline into the City of Seattle* by April 30, 2011.
8

9 Section 4. The City Council commits to making a final decision as to whether to proceed
10 with an annexation election by February 28, 2012 and to withdraw its Potential Annexation Area
11 designation if it decides not to proceed with an annexation election in the North Highline
12 Annexation Area in 2012.

13 Adopted by the City Council the ____ day of _____, 2011, and
14 signed by me in open session in authentication of its adoption this ____ day
15 of _____, 2011.
16

17
18 President _____ of the City Council
19 THE MAYOR CONCURRING:

20 _____
21 Michael McGinn, Mayor

22 Filed by me this ____ day of _____, 2011.
23

24
25 _____
26 City Clerk
(Seal)

27 Exhibit A: Map of North Highline Annexation Area
28

THIS VERSION IS NOT ADOPTED



RESOLUTION _____

A RESOLUTION calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and generally lying in an area south of the corporate boundaries of Seattle, west of the corporate boundaries of Tukwila (but not including unincorporated territory lying along the western bank of the Duwamish River and north of S Director Street or a line extended eastward from the eastern terminus of S Director Street), north of the corporate boundaries of Burien, and east of Seola Beach Drive and 30th Avenue SW.

WHEREAS, the Washington State Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban and urbanized areas within Potential Annexation Areas from county governance to city governance; and

WHEREAS, the City Council has determined that, based on current information, it would be in the best interest and general welfare of the City of Seattle and the North Highline Annexation Area to annex certain unincorporated territory lying generally south of the existing City of Seattle corporate boundary, referenced as the North Highline Annexation Area and shown on Exhibit A to this resolution; and

WHEREAS, the North Highline Annexation Area is within the City of Seattle's Potential Annexation Area adopted pursuant to Seattle City Council Ordinance 122313; and

WHEREAS, the City of Seattle may decide to withdraw this resolution or may need to delay annexation if: (1) negotiations with special districts or King County result in an unfavorable resolution of associated issues from the City's perspective; (2) the State revokes the sales and use tax that Seattle is currently entitled to impose under RCW 82.14.415 that diverts \$5 million annually from state sales taxes to the City to offset municipal service costs for newly annexed areas; or (3) the City Council otherwise determines that best interest and general welfare of the City of Seattle would not be served by the annexation; and

WHEREAS, assuming the Boundary Review Board process proceeds in a timely fashion and the City does not encounter a reason to withdraw this resolution, the City Council intends to call for an annexation election in the North Highline Annexation area in November 2011; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The best interest and general welfare of the City of Seattle would be served by the annexation of contiguous unincorporated territory to the City of Seattle, referenced as the

1 North Highline Annexation Area and shown on Exhibit A to this resolution, and generally lying
2 in an area south of the corporate boundaries of Seattle, west of the corporate boundaries of
3 Tukwila (but not including unincorporated territory lying along the western bank of the
4 Duwamish River and north of S Director Street or a line extended eastward from the eastern
5 terminus of S Director Street), north of the corporate boundaries of Burien, and east of Seola
6 Beach Drive and 30th Avenue SW.

7
8 Section 2. By passing this resolution, the City of Seattle is taking the initial necessary
9 step to hold an annexation election in the North Highline Annexation Area, but the City reserves
10 the right to withdraw this resolution should the City later determine it is not in the City's best
11 interest and general welfare.

12
13 Section 3. As nearly as can be determined, the number of voters residing in the North
14 Highline Annexation Area is 7,105.

15 Section 4. The City Council calls for an election to be held pursuant to Chapter 35.13
16 RCW to submit the proposal for annexation to the voters of the North Highline Annexation Area.

17 Section 5. In addition to seeking the proposed annexation, the City may seek approval
18 from the voters in the North Highline Annexation Area for all property in that area to be taxed at
19 the same rate and on the same basis as property currently within the City of Seattle is taxed to
20 pay for the City's outstanding debt.

21
22 Section 6. The cost of the annexation election shall be paid by the City of Seattle.

23 Section. 7. The City Clerk shall file a certified copy of this resolution with the King
24 County Council and the Washington State Boundary Review Board for King County.

Section. 8. Following completion of the steps identified in King County Countywide Planning Policy LU-32, the Executive shall file with the Washington State Boundary Review Board for King County a Notice of Intention hereof as required by RCW 36.93.090.

Adopted by the City Council the ____ day of _____, 2011, and signed by me in open session in authentication of its adoption this ____ day of _____, 2011.

President _____ of the City Council

THE MAYOR CONCURRING:

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

City Clerk

(Seal)

Exhibit A: Map of North Highline Annexation Area

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Christa Valles/45336	

Legislation Title:

A RESOLUTION calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and generally lying in an area south of the corporate boundaries of Seattle, west of the corporate boundaries of Tukwila (but not including unincorporated territory lying along the western bank of the Duwamish River and north of S Director Street or a line extended eastward from the eastern terminus of S Director Street), north of the corporate boundaries of Burien, and east of Seola Beach Drive and 30th Avenue SW.

Summary of the Legislation:

This resolution indicates the City of Seattle's interest in holding an annexation election in the North Highline area. The City Council is required to pass an "Intent to Annex Resolution" to initiate a review of the proposed annexation area by the King County Boundary Review Board (BRB).

Background: Seattle designated North Highline a potential annexation area in 2006, along with the City of Burien. Burien annexed the southern portion of North Highline in 2010 but agreed to allow Seattle to pursue annexation of the northern portion, without interference from Burien, through the end of 2011.

X This legislation has financial implications.

This Intent to Annex resolution sends a strong message that the City wants to annex North Highline and commits the City to submitting a Notice of Intent to Annex application to the BRB. The "Intent to Annex" resolution itself does not impact the City's budget in 2011 but there will be financial implications for the City in 2012 or 2013 (depending on the date of annexation) and beyond if the following occurs subsequent to this resolution: 1) BRB approves an annexation election in North Highline; 2) Council passes another resolution to place an election on the ballot in North Highline in 2011; and 3) North Highline residents vote to annex to Seattle. Seattle will need to annex North Highline prior to the conclusion of 2015 to qualify for \$5 million in state sales tax "credit" (per RCW 82.14.415).

What is the financial cost of not implementing the legislation?

The City will not incur any financial cost for not implementing this legislation.

Does this legislation affect any departments besides the originating department?

If the City moves forward with annexing North Highline, every City department will be impacted and will likely request additional budget resources to deal with issues associated with annexation.

Other Issues: (Include long-term implications of the legislation.)

The City Budget Office conducted an analysis of potential costs associated with annexing North Highline. The estimate included a Best Case and Worst Case scenario. Using the low-end expenditure estimates and the high-end revenue estimates (less gambling tax revenue), Council Central Staff developed an Alternative Case scenario that is based on numerous assumptions and is only as good as these assumptions hold.

THIS VERSION IS NOT ADOR-12

On-going Operating Costs		One-Time Costs	
Low-end on-going expenditure estimates	19,154,446	Low-end one-time expenditure estimates	5,869,111
Increment for medic (or other costs)	1,400,000	Increment for fire station life-safety improvements	2,400,000
Contingency	1,000,000	Contingency	2,000,000
		Police training Costs	4,000,000
Total Expenditures	-21,554,446	Total Expenditures	-14,269,111
Best Case Scenario Revenues less gambling tax revenues	16,895,034	One-time revenues	1,200,000
Gap	-4,659,412	Gap	-13,069,111

The assumptions used to develop the above estimate are as follows:

1. The City receives \$5 million in state sales tax revenue.
2. The City can provide an adequate level of service to North Highline based on the City Budget Office's low-end expenditure estimates.
3. On-going and one-time expenditures related to the transition do not include \$39 million in deferred arterial street maintenance in North Highline or \$37 million for non-arterial paving.
4. The City chooses not to grandfather in the two card rooms in North Highline, reducing revenues by \$450,000. (At the time of this writing, it is unclear whether this is even an option.)
5. One-time expenditure estimates are for a fixed point in time; specifically, the first year or two of annexation.
6. The Executive's methodology, approach, and underlying assumptions for the low and high range revenue and expenditure estimates are sound.
7. The City can manage expectations in North Highline and can hold service levels to those provided for in the lower-range.
8. King County does not provide any financial assistance to Seattle.
9. Approximately \$2 million in contingency is added to the low-end on-going annual expenditures and \$4 million is added to the low end one-time expenditures.

The above alternative case scenario contrasts with CBO's Best and Worst Case scenarios as follows:

Financial Estimates (In millions \$)

	Best Case Scenario		Alternative Case Scenario		Worst Case Scenario	
	On-going	One-time	On-going	One-time	On-going	One-time
Revenues	17.4	1.2	16.9	1.2	11.9	1.2
Expenditures	(19.2)	(5.9)	(21.5)	(14.3)	(28.7)	(92.5)
Gap	(1.8)	(4.7)	(4.6)	(13.1)	(16.8)	(91.3)

FILED
CITY OF SEATTLE
2011 MAY 13 PM 3:12
CITY CLERK

STATE OF WASHINGTON – KING COUNTY

--SS.

269824
CITY OF SEATTLE, CLERKS OFFICE

No. 31273-89

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

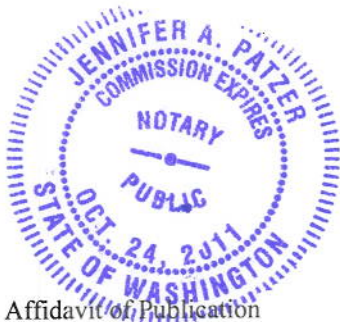
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:RES 31273, 79-80, 83-86, 88-89

was published on

04/15/11

The amount of the fee charged for the foregoing publication is the sum of \$ 150.15, which amount has been paid in full.



Affidavit of Publication

David C. Cline

Subscribed and sworn to before me on
04/15/11 *[Signature]*

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

RESOLUTION NO. 31273

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Avalon Ballard LLC for new multifamily rental housing constructed as part of a mixed-use project on property situated at 1400 NW Market Street, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Seattle Municipal Code Chapter 5.73.

RESOLUTION NO. 31278

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Brook I LLC for new multifamily rental housing constructed as part of a mixed-use project on property situated at 708 6th Avenue North, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Seattle Municipal Code Chapter 5.73.

RESOLUTION NO. 31279

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and H2O Apartments, LLC for new multifamily rental housing constructed as part of a mixed-use project on property situated at 201 West Harrison Street, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Seattle Municipal Code Chapter 5.73.

RESOLUTION NO. 31280

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and RDMSRMB230, LLC for new multifamily rental housing constructed as part of a mixed-use project on property situated at 230 Broadway Avenue East, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Seattle Municipal Code Chapter 5.73.

RESOLUTION NO. 31283

A RESOLUTION stating the intent of the City of Seattle to make a decision by February 2012 whether to call for the annexation, by election, of contiguous unincorporated territory to the City of Seattle, referenced as the North Highline Annexation Area, and stating the City's intent to withdraw its designation of this area as a Potential Annexation Area in the City's Comprehensive Plan if a decision is made not to hold an annexation election in 2012.

RESOLUTION NO. 31284

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and RDMSRMT101, LLC for new multifamily rental housing constructed as part of a mixed-use project on property situated at 101 Taylor Avenue North, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Seattle Municipal Code Chapter 5.73.

RESOLUTION NO. 31285

A RESOLUTION authorizing the Director of Housing to enter into a Multifamily Housing Limited Property Tax Exemption Agreement between the City of Seattle and Essex Queen Anne, LLC for new multifamily rental housing constructed as part of a mixed-use project on property situated at 100 Republican Street, Seattle, Washington, under Seattle's Multifamily Housing Property Tax Exemption Program, Seattle Municipal Code Chapter 5.73.

RESOLUTION NO. 31286

A RESOLUTION granting conceptual approval of a pedestrian bridge crossing over Montlake Boulevard Northeast and a pedestrian bridge crossing over Northeast Pacific Place connecting the Link Light Rail University of Washington Station with the University of Washington Triangle Garage clock, the main University of Washington (UW) campus, and the Burke-Gilman trail; known as the Montlake Triangle Project, as proposed by Central Puget Sound Regional Transit Authority (Sound Transit); and replacing the conceptual approval granted by Resolution 31124.

RESOLUTION NO. 31288

A RESOLUTION setting the public hearing on the petition of 4700 California Avenue LLC for the vacation of a subterranean portion of the alley in Block 1, Scenic Park Addition in the West Seattle Junction area of Seattle; pursuant to Chapter 35.79 Revised Code of Washington (RCW) and Seattle Municipal Code (SMC) 15.62 (Clerk File 309496).

RESOLUTION NO. 31289

A RESOLUTION retiring introduced and referred Council Bills, Resolutions, and Clerk Files which have received no further action.

Date of publication in the Seattle Daily Journal of Commerce, April 15, 2011.

4/15(269824)