



You're Invited!
to a presentation on the
Local Improvement District (LID)
Special Benefits Study

Mark your calendar for -
Wednesday, September 15, 2010
5:30 - 7:00 pm
Bellevue City Hall, Room 1E-112
450 110th Avenue NE

Presentation Purpose

To provide an overview of the methodology used to determine the Special Benefits associated with parcels within the proposed Wilburton Local Improvement District (LID). The LID could be formed to provide partial financing for the extension of NE 4th Street from 116th to 120th Avenues NE and widening 120th Avenue NE from the 300 block to the 700 block. A formal presentation by Bob Macaulay, an MAI certified appraiser with Macaulay & Associates, will be followed by a question and answer session.

What you will learn:

- The role a Special Benefits Study plays in the formation of an LID and the determination of its boundary.
- The factors considered in the determination of Special Benefits.
- How Special Benefits are utilized in the estimation of parcel-specific assessments.
- The range of Special Benefits anticipated within the proposed Wilburton LID.
- Next steps in the LID formation process, including timing of the LID formation Public Hearing.

Who Should Attend?

- **Property Owners** within the Wilburton commercial area: Your property may be assessed through the Wilburton LID based on the magnitude of special benefit received from the roadway projects.
- **Tenants** of Wilburton commercial area buildings: Your lease may include a provision that passes a share of an LID assessment on to your business.
- All other interested parties are welcome.

Where to Obtain More Information

Wilburton Connections is a group of high-priority transportation projects in the west section of the Wilburton area, just east of Downtown Bellevue. Together, these projects support increased connectivity between Wilburton, Downtown, and the Bel-Red area. For more information: www.bellevuewa.gov/wilburton-connections.htm

The Mobility and Infrastructure Finance Plan, endorsed by the Bellevue City Council in January 2009, provides a package of funding strategies to implement high priority projects in Downtown, Wilburton, and Bel-Red. LIDs were

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identified as one of those strategies. To read the plan: www.bellevuewa.gov/mobility.htm

A Local Improvement District is a financing mechanism that provides a way for properties that directly benefit from a transportation project to pay a share of the project costs. See the **LID Frequently Asked Questions** page:

www.bellevuewa.gov/mobility-financing.htm.

See the link for the June 2010 Wilburton LID Feasibility Analysis Report. **On September 10 you can also access the August 2010 Special Benefits Study Report from this page.**

The Bellevue City Council is currently scheduled to receive a briefing on the Special Benefits Study outcomes on Monday, September 13, 2010. Council adoption of a resolution of intent to form the LID, tentatively scheduled for

September 20, 2010, will set the date of a public hearing.

Questions and Comments

For LID comments or questions, please contact Eric Miller at (425) 452-6146 or emiller@bellevuewa.gov.

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