



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 2/8/2010 **In control:** Environment and Transportation Committee

On agenda: 4/5/2010 **Final action:** 4/5/2010

Enactment date: 4/7/2010 **Enactment #:** 16789

Title: AN ORDINANCE relating to road fees; setting the mitigation payment system program project list and providing for an updated road mitigation payment system (MPS) fee schedule to reflect the termination of the reciprocal interlocal agreement with the city of Issaquah; amending Ordinance 11617, Section 43 and Attachment B, as amended, and K.C.C. 14.75.040 and Ordinance 11617, Section 49, as amended, and K.C.C. 14.75.100.

Sponsors: Larry Phillips

Indexes: Fees, Interlocal Agreement, Issaquah, City of, Roads

Code sections:

Attachments: 1. 16789.pdf, 2. 2010-0066 fiscal note.doc, 3. 2010-0066 SEPA Exemption Determination.pdf, 4. 2010-0066 transmittal letter.doc, 5. 2010-0066 Staff Report - MPS Fee Change, 6. 2010-0066 hearing notice.doc, 7. 2010-0066 Post Adoption Notice.doc

Date	Ver.	Action By	Action	Result
4/5/2010	1	Metropolitan King County Council	Passed	Pass
2/23/2010	1	Environment and Transportation Committee	Recommended Do Pass Consent	Pass
2/8/2010	1	Metropolitan King County Council	Introduced and Referred	

Clerk 01/25/2010

AN ORDINANCE relating to road fees; setting the mitigation payment system program project list and providing for an updated road mitigation payment system (MPS) fee schedule to reflect the termination of the reciprocal interlocal agreement with the city of Issaquah; amending Ordinance 11617, Section 43 and Attachment B, as amended, and K.C.C. 14.75.040 and Ordinance 11617, Section 49, as amended, and K.C.C. 14.75.100.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 11617, Section 43 and Attachment B, as amended, and K.C.C. 14.75.040 are each hereby amended to read as follows:

A. Fee schedules stating the amount of the MPS fee which residential development shall pay for development subject to MPS fees are set forth in ~~((K.C.C. 14.75.040 F.))~~ subsection E. of this section as described in ~~((K.C.C. 14.75.040))~~ subsection D. ~~((and E.))~~ of this section. Subsequent fee schedules shall be established ~~((pursuant to))~~ in accordance with K.C.C. 14.75.050. All other development shall pay an MPS fee individually calculated by the department, as set forth in K.C.C. 14.75.050_B. The MPS administrative fee, which all developers shall pay, is set forth in K.C.C. 14.75.080 and 14.75.090.

B. For purposes of this chapter, the county is divided into service districts as set forth in Attachment A to Ordinance 13696. In each service district, similar types of residential development shall pay the same MPS fee, unless the amount of the fee is altered because:

1. Unusual circumstances exist and the department adjusts the amount of the fee as provided in ~~((K.C.C. 14.75.040))~~ subsection C. of this section; or
2. The developer submits studies or data showing that the fee as set forth in the applicable schedule or as calculated by the department is in error, as provided in K.C.C. 14.75.150.

C. The department may adjust the standard impact fee as set forth in the fee schedules at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that MPS fees are imposed fairly. The department shall set forth its reasons for adjusting the standard MPS fee in written findings.

D. ~~((The fee schedule in K.C.C. 14.75.040F for residential dwelling units is effective October 28, 2002. E.))~~ The multifamily residential fee shall be determined based on the appropriate single family fee shown ~~((K.C.C. 14.75.040F))~~ in subsection E. of this section multiplied by 0.6. The residential MPS fee for any unincorporated area not within a zone listed on the King County residential fee schedule shall be one hundred eighty-nine dollars.

~~((F.))~~ E. King County residential fee schedule.

Zone	\$Fee	Zone	\$Fee	Zone	\$Fee	Zone	\$Fee
70	\$(24)) <u>23</u>	71	\$(27)) <u>26</u>	75	\$(61)) <u>59</u>	85	\$(1082)) <u>1078</u>

86	\$((330)) <u>325</u>	88	\$((348)) <u>342</u>	89	\$((457)) <u>445</u>	90	\$((865)) <u>831</u>
102	\$((223)) <u>195</u>	108	\$((2125)) <u>2119</u>	113	\$((256)) <u>254</u>	115	\$((451)) <u>449</u>
117	\$((1078)) <u>1077</u>	120	\$((305)) <u>304</u>	121	\$((183)) <u>182</u>	124	\$((130)) <u>129</u>
126	\$((76)) <u>75</u>	128	\$87	129	\$80	132	\$((79)) <u>78</u>
133	\$1	134	\$((4621)) <u>4618</u>	135	\$((3380)) <u>3374</u>	136	\$((4545)) <u>4542</u>
137	\$((4654)) <u>4644</u>	138	\$((3777)) <u>3759</u>	139	\$((3164)) <u>3152</u>	140	\$((1910)) <u>1872</u>
141	\$((1744)) <u>1707</u>	142	\$((1685)) <u>1596</u>	143	\$((1517)) <u>1341</u>	144	\$((791)) <u>656</u>
145	\$((746)) <u>597</u>	146	\$((793)) <u>631</u>	147	\$((617)) <u>403</u>	148	\$((411)) <u>258</u>
149	\$((371)) <u>225</u>	176	\$((42)) <u>40</u>	177	\$((37)) <u>34</u>	178	\$((18)) <u>16</u>
179	\$((11)) <u>10</u>	180	\$((23)) <u>21</u>	181	\$35	182	\$((48)) <u>47</u>
183	\$((60)) <u>59</u>	184	\$((68)) <u>67</u>	185	\$((147)) <u>144</u>	187	\$43
188	\$((51)) <u>50</u>	189	\$((63)) <u>62</u>	190	\$((55)) <u>54</u>	191	\$((69)) <u>68</u>
192	\$((85)) <u>84</u>	194	\$((166)) <u>164</u>	195	\$((137)) <u>134</u>	196	\$((262)) <u>258</u>
199	\$((137)) <u>136</u>	200	\$((81)) <u>78</u>	215	\$((1283)) <u>1282</u>	216	\$((797)) <u>796</u>
223	\$((143)) <u>142</u>	226	\$229	227	\$169	232	\$166
233	\$196	234	\$238	235	\$((178)) <u>177</u>	236	\$200
239	\$((76)) <u>75</u>	240	\$50	241	\$40	242	\$75
243	\$((75)) <u>74</u>	257	\$35	258	\$60	259	\$65
260	\$51	263	\$38	264	\$((2975)) <u>1351</u>	265	\$((889)) <u>588</u>
266	\$((1581)) <u>699</u>	67	\$((1845)) <u>1777</u>	268	\$((1402)) <u>951</u>	269	\$((1082)) <u>778</u>
270	\$((1020)) <u>878</u>	271	\$((1099)) <u>723</u>	272	\$((1023)) <u>616</u>	273	\$((1161)) <u>568</u>
274	\$((2034)) <u>1975</u>	275	\$((4311)) <u>4284</u>	276	\$((2400)) <u>2345</u>	277	\$((1080)) <u>1006</u>
278	\$((1045)) <u>1029</u>	279	\$((1291)) <u>1275</u>	280	\$((558)) <u>545</u>	281	\$((1689)) <u>1650</u>
282	\$((653)) <u>529</u>	283	\$((518)) <u>415</u>	284	\$((513)) <u>467</u>	289	\$((378)) <u>377</u>
290	\$((421)) <u>420</u>	292	\$((866)) <u>865</u>	295	\$5488	296	\$((7535)) <u>7534</u>
297	\$((997)) <u>996</u>	298	\$2928	299	\$((6474)) <u>6473</u>	300	\$((1925)) <u>1923</u>
301	\$((2050)) <u>2048</u>	302	\$((2018)) <u>2017</u>	303	\$((6455)) <u>6454</u>	304	\$((1962)) <u>1960</u>
305	\$((4734)) <u>4732</u>	306	\$((6330)) <u>6328</u>	307	\$((6058)) <u>6056</u>	311	\$((1092)) <u>1091</u>
312	\$((1577)) <u>1576</u>	313	\$((1053)) <u>1052</u>	314	\$((1581)) <u>1580</u>	316	\$((258)) <u>257</u>

317	\$((315)) <u>314</u>	318	\$((524)) <u>523</u>	319	\$((427)) <u>426</u>	320	\$((1207)) <u>1205</u>
321	\$((1402)) <u>1401</u>	325	\$((1374)) <u>1372</u>	326	\$((2295)) <u>2293</u>	327	\$((1901)) <u>1899</u>
328	\$((1256)) <u>1253</u>	331	\$((4748)) <u>4739</u>	333	\$((829)) <u>826</u>	334	\$((1775)) <u>1772</u>
335	\$((1862)) <u>1857</u>	336	\$((4696)) <u>4688</u>	337	\$((6406)) <u>6392</u>	338	\$((5014)) <u>4972</u>
339	\$((5615)) <u>5597</u>	340	\$((3181)) <u>3179</u>	341	\$((3362)) <u>3359</u>	342	\$((3765)) <u>3756</u>
343	\$((1246)) <u>1244</u>	344	\$((2931)) <u>2925</u>	345	\$((3752)) <u>3741</u>	346	\$((3959)) <u>3948</u>
347	\$((1812)) <u>1777</u>	348	\$((2957)) <u>2950</u>	349	\$((2997)) <u>2985</u>	350	\$((1669)) <u>1638</u>
351	\$((650)) <u>649</u>	354	\$((767)) <u>764</u>	355	\$((1606)) <u>1601</u>	356	\$((695)) <u>693</u>
357	\$((1552)) <u>1547</u>	358	\$((2200)) <u>2193</u>	359	\$((1711)) <u>1705</u>	363	\$((2562)) <u>2555</u>
365	\$((617)) <u>611</u>	366	\$((918)) <u>902</u>	367	\$((2775)) <u>2752</u>	369	\$((2932)) <u>2912</u>
370	\$((495)) <u>494</u>	371	\$((556)) <u>555</u>	372	\$((388)) <u>385</u>	373	\$((497)) <u>493</u>
374	\$((181)) <u>179</u>	375	\$((322)) <u>319</u>	376	\$((368)) <u>365</u>	377	\$((251)) <u>248</u>
378	\$((447)) <u>438</u>	379	\$((237)) <u>234</u>	380	\$((218)) <u>214</u>	381	\$((172)) <u>168</u>
382	\$6200	383	\$((5584)) <u>5582</u>	384	\$((4880)) <u>4879</u>	385	\$((5843)) <u>5842</u>
386	\$((5481)) <u>5479</u>	387	\$((5007)) <u>5006</u>	388	\$((7136)) <u>7133</u>	389	\$((4819)) <u>4808</u>
390	\$((3313)) <u>3310</u>	391	\$((3201)) <u>3195</u>	392	\$((3828)) <u>3807</u>	393	\$((4698)) <u>4689</u>
394	\$((4784)) <u>4773</u>	395	\$((2327)) <u>2307</u>	396	\$((4799)) <u>4784</u>	397	\$((3061)) <u>3037</u>
398	\$((3109)) <u>3074</u>	399	\$((2223)) <u>2201</u>	400	\$((2091)) <u>2062</u>	401	\$((1412)) <u>1380</u>
402	\$((1414)) <u>1285</u>	403	\$((1204)) <u>1102</u>	404	\$((1093)) <u>970</u>	405	\$((1124)) <u>944</u>
406	\$((2227)) <u>1987</u>	407	\$((2169)) <u>1790</u>	408	\$((3253)) <u>2810</u>	409	\$((3031)) <u>2699</u>
410	\$((4295)) <u>3346</u>	411	\$((1156)) <u>851</u>	416	\$((3693)) <u>2596</u>	417	\$((2436)) <u>1728</u>
418	\$((2364)) <u>1420</u>	419	\$((1483)) <u>901</u>	424	\$((872)) <u>565</u>	425	\$((836)) <u>493</u>
426	\$((899)) <u>603</u>	427	\$((719)) <u>402</u>	428	\$((1547)) <u>1136</u>	431	\$((991)) <u>912</u>
432	\$((2303)) <u>2131</u>	433	\$((2367)) <u>1715</u>	434	\$((1540)) <u>804</u>	435	\$((1328)) <u>661</u>
436	\$((2293)) <u>1086</u>	437	\$((1222)) <u>786</u>	439	\$((1231)) <u>1204</u>	440	\$((4597)) <u>4550</u>
441	\$((2164)) <u>2035</u>	442	\$((2918)) <u>2878</u>	443	\$((2129)) <u>1993</u>	449	\$((2750)) <u>2700</u>
450	\$((1565)) <u>1546</u>	451	\$((1675)) <u>1384</u>	452	\$((2139)) <u>1981</u>	453	\$((1485)) <u>1108</u>
454	\$((2478)) <u>2367</u>	455	\$((449)) <u>352</u>	456	\$((1412)) <u>523</u>		

Any unincorporated residential fee not otherwise listed in this subsection ((F)) E. is \$189.

SECTION 2. Ordinance 11617, Section 49, as amended, and K.C.C. 14.75.100 are each hereby amended to read as follows:

A. In conjunction with the department's review and update of the Transportation Needs Report ("TNR"), or its successor, element of the King County Comprehensive Plan the department shall do the following:

1. Identify each project that is growth-related and the proportion of each such project that is growth-related;
2. Forecast the total money available from taxes and other public sources for road improvements over the ~~((multi year))~~ multiyear program~~((:))~~;
3. Calculate the amount of MPS fees already paid; and
4. Identify those MPS projects that have been or are being built but whose performance capacity has not been fully utilized.

B. The department shall use this information to prepare a draft MPS project list, which shall comprise:

1. The projects in the TNR, or its successor, in order of priority, that are growth-related and that are capable of being funded with the forecast public money and the MPS fees already paid; and
2. The MPS projects already built or funded under this chapter whose performance capacity has not been fully utilized.

C. The council shall by ordinance establish the MPS project list by adopting, with or without modification, the department's draft list.

D. Once a project is placed on the MPS project list, a fee shall be imposed on every development that impacts the project until the project is removed from the list by one of the following means:

1. The council by ordinance removes the project from the MPS project list, in which case the fees already collected will be refunded if necessary to ensure that the MPS fee remains reasonably related to the traffic impacts of development that have paid an MPS fee. However, a refund shall not be necessary if the council transfers the fees to the budget of another project that the council determines will mitigate essentially

the same traffic impacts; or

2. The capacity created by the project has been fully utilized, in which case the department shall administratively remove the project from the MPS project list.

E. The MPS project list in this subsection E₂ shall be used by the department of transportation in preparing the mitigation payment system program fee schedules and in calculating mitigation payment system program fees.

Jurisdiction	Project Number	Project Name	From	To	MPS Cost
County	B-6	NE 132 ST/NE 128 ST	184 AVE NE	196 AVE NE	\$6,134,000
County	B-9.10	AVONDALE RD	WOOD-DUVALL RD	NE 155 ST	\$8,361,000
County	B-9.20	AVONDALE RD PH III	NE 155 ST	NE 133 ST	\$4,920,000
County	B-9.30	Woodinville-Duvall Rd @ Avondale Rd NE			\$2,806,000
County	B-23	NE UNION HILL RD	198 AVE NE	206 AVE NE	\$11,437,000
County	B-29	AVONDALE RD	REDMOND C/L	AVONDALE PL NE	\$11,089,000
County	B-30	AVONDALE RD PH III	AVONDALE PL NE	NE 132 ST	\$7,544,000
County	B-56.12	NOVELTY HILL RD STAGE 2	AVONDALE RD NE	244 AVE NE	\$20,697,000
County	B-56.20	NOVELTY HILL -EAST- REDMOND	AVONDALE RD NE	REDMOND C/L	\$1,029,000
County	ES-2.50	E LK SAMMAMISH PKWY INTERST	@ INGLEWOOD HILL	@ THOMPSON RD	\$1,641,000
			RD		
County	ES-5.10	SE 56 ST BRIDGE	SE 56 XING	ISSAQUAH CREEK	\$582,000
County	ES-6.20	E LK SAMMAMISH PKWY	SE 56 St	Issaquah Fall City Rd	\$5,794,000
County	ES-6.30	E LK SAMMAMISH PKWY	ISSAQ FALL CITY RD	I-90 on Ramp	\$6,347,000
County	ES-7.30	SUNSET INTERCHANGE I-90 IMPRVMTS			\$2,022,000
County	ES-12.22	ISSQ-PINE LK RD PH I	SE 48 ST	ISSAQUAH FALL	\$5,022,000
		CONSTRUCTION		CITY RD	
County	ES-15.10	ISSQ-FALL CITY RD PH II	ISSQ-PINE LK RD	2300 ' EAST OF ISSQ	\$4,109,000\par
		PINE LK RD			
County	ES-15.42	ISSAQUAH - FALL CITY RD - PHIII	APPROX SE 48 ST	KLAHANIE DR	\$6,993,000
County	ES-48.12	SPAR NORTH LINK STAGE 1	ISSQ-FALL CITY/	GRAND RIDGE MPD	\$20,550,000
			PINE LK		
County	ES-48.22	SPAR SOUTH LINK CONST	GRAND RIDGE MPD	I-90 SUNSET	\$30,232,000
				INTERCHANGE	
County	ES-75.22	SAHALEE WAY CONST	NE 50 ST	SR-202	\$805,000

County	F-24	S 272 ST	SR-99	16 AVE S	\$1,487,000
County	G-6.10	GREEN RIVER BRIDGE PROJECTS	83 AVE S @ GREEN RIV		\$2,179,000
County	G-6.20	EAST VALLEY HIGHWAY	GREEN RIVER BRIDGE	S 277 ST	\$689,000
County	G-6.30	GREEN RIVER OVERFLOW BRIDGE	CROSSING GREEN RIV		\$259,000
County	G-8.40	S 196 ST / S 200 ST CORRIDOR	W VALLEY HWY	ORILLIA RD	\$5,771,000
County	G-85	55 AVE S @ S 277 ST			\$938,000
County	H-36.20	1 AVE S	S 146 ST	S 160 ST	\$433,000
County	H-48	4 AVE SW @ SW 136 ST			\$222,000
County	NC-2	LAKEMONT BLVD EXTENSION	171 AVE SE	NEWPORT WAY	\$9,369,000
County	NC-5.10	ELLIOTT BRIDGE NO: 3166	ON 149 AVE SE	XING CEDAR RVR	\$8,447,000
County	NC-5.20	149 AVE SE	SR-169	ELLIOT BRIDGE	\$5,399,000
County	NC-12.12	COAL CREEK PARKWAY CONSTRUCT	SE 72 ST	RENTON/CL	\$6,398,000
County	NC-58	SE 128 ST @ 164 AVE SE			\$1,011,000
County	N-11.20	100 AVE NE	NE 139 ST	NE 145 ST	\$3,725,000
County	N-12.10	JUANITA-WOODINVILLE WY NE	100 AVE NE	NE 145 ST	\$3,478,000
County	N-16.11	JUANITA-WOODINVILLE WAY NE	NE 145 ST	112 AVE NE	\$1,981,000
County	N-16.20	JUANITA-WOODINVILLE WAY NE	112 AVE NE	I-405	\$3,367,000
County	N-19.20	NE 160 ST	116 AVE NE	124 AVE NE	\$2,028,000
County	N-28.10	NE 124 ST PH II	132 PL NE	WILLOWS RD	\$10,502,000
County	N-28.30	NE 124 ST PH III	WILLOWS RD	SR-202	\$7,293,000
County	N-30.10	NE 124 ST/NE 128 ST	SR 202	172 AVE NE	\$6,201,000
County	N-35.12	WOODINVILLE-DUVALL RD CONST	171 AVE NE	AVONDALE RD	\$9,423,000
County	N-37	WOODINVILLE CBD BYPASS	NE 175 ST	140 AVE NE	\$6,674,000
County	N-39	NE 195 ST	139 AVE NE	WOOD-DUV. @ 149 NE	\$15,759,000
County	N-45.12	124TH AVE NE CONSTRUCT	NE 132 ST	NE 145 ST	\$4,936,000
County	N-61.10	132 PL / AVE NE PHASE I	NE 124 ST	NE 132 ST	\$6,553,000
County	S-85	5 AVE NE @ NE 175 ST			\$2,967,000
County	SC-23	140 PL SE	SR-169	PETROVITSKY RD	\$16,706,000
County	SC-26.12	SE 240 ST	116 AVE SE	138 AVE SE	\$11,963,000
County	SC-34.12	SE 208 ST PH II	116 AVE SE	132 AVE SE	\$9,748,000
County	SC-55.10	140 PL SE/132 AVE SE	SE 176 ST	SE 196 ST	\$16,410,000
County	SC-55.32	140/132 AVE SE PH III CONST	SE 208 ST	SE 224 ST	\$8,815,000
County	SC-55.42	140 PL SE/132 AVE SE PH IV CONST	SE 224 ST	SE 242 ST	\$7,180,000
County	SC-68.23	SE CARR RD DESIGN AND CONSTRUCTION	108 AVE SE	SR-167	\$7,560,000

County	SC-78.12	PETROVITSKY RD PHASE III	143 AVE SE	151 AVE SE	\$6,935,000
County	SC-150.12	SE 212 WY / SE 208 CONST	SR-515	SR-167	\$8,297,000
County	SC-201	140 AVE SE @ PETROVITSKY			\$7,074,000
County	SC-215	SR-515 (BENSON RD) @ PETROVITSKY			\$9,415,000
		Total			\$395,706,000
((Issaquah		FRONT STREET SOUTH	S 2 St	Issq City Limits	\$1,627,636
Issaquah		SE ISSAQUAH BYPASS RD	NE 100 St	NE 116 St	\$16,440,760
Issaquah		MAPLE ST	SR-900	Locust Way	\$7,192,482
Issaquah		MAPLE ST	SR-900	Newport Way	\$2,000,000
Issaquah		SE NEWPORT WAY	Maple St	Lakemont Blvd	\$2,000,000
Issaquah		SE NEWPORT WAY	Locust Way	Sunset Blvd	\$3,597,590
		Total			\$32,858,468))
Newcastle		Newcastle - COAL CREEK PARKWAY	SE 72 ST	RENTON C/L	\$33,947,000
		CONST			
		Total			\$33,947,000
Redmond		WILLOWS ROAD	NE 90 St	NE 95 St	\$1,475,000
Redmond		WILLOWS ROAD	NE 100 St	NE 116 St	\$2,025,000
Redmond		WILLOWS ROAD	NE 116 St	NE 124 St	\$4,260,000
Redmond		West Lake Sammamish Parkway	SR-520	Bel-Red Rd	\$8,100,000
Redmond		West Lake Sammamish Parkway	Leary Way	SR-520 eastbd ramp	\$1,900,000
Redmond		NE 90 STREET	154 Ave NE	160 Ave NE	\$12,500,000
Redmond		UNION HILL ROAD	Avondale Rd	178 Pl NE	\$1,730,000
Redmond		UNION HILL ROAD	178 Pl NE	Redmond City Limits	\$6,500,000
Redmond		160 AVE NE	NE 90 St	Redmond Woodinville Rd	\$12,000,000
Redmond		EAST LAKE SAMMAMISH PKWY	Redmond Way	187 Ave NE	\$7,300,000
Redmond		NE 116 ST	Redmond Woodinville Rd	Avondale Rd	\$12,500,000
Redmond		188 AVE NE	Redmond Way	Union Hill Rd	\$7,300,000
Redmond		185 AVE NE	NE 80 St	Union Hill Rd	\$4,950,000
Redmond		AVONDALE RD - HOV	Union Hill Rd	SR-520	\$1,540,000
Redmond		WILLOWS RD @ NE 116 ST			\$100,000
Redmond		WILLOWS RD @ NE 90 ST			\$565,000
Redmond		UNION HILL RD @ 178 PL NE			\$254,000
Redmond		UNION HILL RD @ AVONDALE RD			\$725,000
Redmond		160 Ave NE	Redmond- Woodinville- Duvall Rd @ 106	NE 124 St	\$3,000,000

		Total			\$88,724,000
Covington	9001	SR-516 Stage 1B			\$1,351,670
Covington	9004	Wax Road/180th Ave. SE	SR 516	262nd Pl	\$7,380,000
Covington	9005	SE 240th St.	SE 180 St.	SE 196 St.	\$720,000
Covington	9006	180th Ave. SE.	SE Wax Rd	SE 256	\$1,110,000
Covington	9013	Covington Way	SE Wax Rd.	164th Pl. SE	\$610,000
Covington	9016	SE 256th St.@148th Ave. SE			\$850,000
Covington	9020	SE 256th St.	148th Ave.	164th Ave.	\$15,171,000
Covington	9021	SE 256th St.	164th Ave.	180th Ave.	\$7,310,000
Covington	9023	164th Ave. SE Phase I and II	SE 256 St.	SE 248th St.	\$1,128,000
Covington	9036	SR-516	Wax Rd.	Jenkins Cr.	\$2,620,000
		Total			\$38,250,670
		Grand Total		\$((589,486,138))	<u>556,627,670</u>