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## City of Maple Valley 2019 Legislative Priorities

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### **Transportation Funding: SR169**

The City of Maple Valley is pursuing funding to improve State Route 169 within the City of Maple Valley limits. There are two projects identified on the City's 6-year Transportation Improvement Program. In addition there are serious capacity and safety deficiencies outside the city limits that need to be addressed long term. State Route 169 is a highway of statewide significance (HSS). It is the main commute route for the cities of Maple Valley, Black Diamond, Enumclaw and portions of unincorporated King County. With the projected growth within Black Diamond, things are projected to continue to decline. The City is seeking \$5M in state funding for T-36 and T-39.

- T-36: State Route 169 Widening from 228th Avenue SE to SE 244th Street
- T-39: State Route 169 Widening from Witte Road SE to SE 240th Street
- Outside City Limits: From Maple Valley City Limits to Jones Road

### **Support the Efforts of the Southeast Area Legislative (SEAL) Transportation Coalition**

The City of Maple Valley joins the South East Area Legislative Transportation Coalition (SEAL TC) in requesting funding to widen Highway 18 from the Issaquah Hobart Road to Raging River. This stretch of Highway 18 experiences lane reductions causing increased congestion and safety concerns, including an increased likelihood of head-on collisions. WSDOT estimates that widening this stretch of Highway 18 will cost approximately \$285 million.

### **Capital Funding: Legacy Site Infrastructure \$2 Million 50/50 Match**

In order to increase economic opportunities within the City of Maple Valley (*jobs, infrastructure enhancement, and community amenities*) as well as increase the general fund revenues for the State of Washington, the City of Maple Valley is requesting funding to provide access and utilities to the City of Maple Valley's 51-acre property located in the heart of the city called the Legacy Site. The City is anticipating a future public/private partnership with a developer to bring employment space, local retail, and recreational space in order to create a vibrant

gathering place (or city center) in our community. The request of \$2 million dollars will help us provide the necessary access and utilities to serve this important site.

## **Condo Law Reform**

Washington State's laws regarding condominium construction create significant disincentives and impediments for builders to undertake new condominium construction projects. As a result, new condominium construction has all but ground to a complete halt. We urge Legislators and the Governor to begin to remediate these shortcomings in state law at the earliest opportunity in the 2019 legislative session by approving proposals to:

- Significantly narrow the definition of actionable damages in condominium construction defect litigation filed against builders (by requiring a demonstration of actual damage, not merely potential/prospective damages)
- Modify statutory condominium construction warranties to more closely mirror the treatment of constructing new single-family homes and apartments
- Protect volunteer members of Homeowner Association (HOA) boards of directors from being sued if they exercised reasonable business judgment in declining to file construction defect litigation against a builder, and
- Require builders be provided with notice of defect and a timely opportunity for consultation (without waiving any purchaser rights or remedies) before initiating condominium construction defect litigation.

## **Support Association of Washington Cities Legislative Priorities**

## **Support Sound Cities Association Legislative Priorities**