



Marine View Drive Local Improvement District (LID)

Community Meeting - September 15, 2026

Agenda

Introductions

Purpose

Benefits of Water Main

LID Program Overview

Timeline & Process

Summary of Costs & Grants

Next Steps

Questions

Contacts & Resources

Tonight is about information, questions, and next steps.

1

Understand the proposal

What is being considered and where the water main would run.

2

Understand the LID process

How the City of Tacoma forms a Local Improvement District and how property owners pay into it.

3

Ask questions

Share concerns, clarify costs and learn what happens next.

Benefits of Water Main Contd.



Clean, Reliable
Water!



Affordable Rates

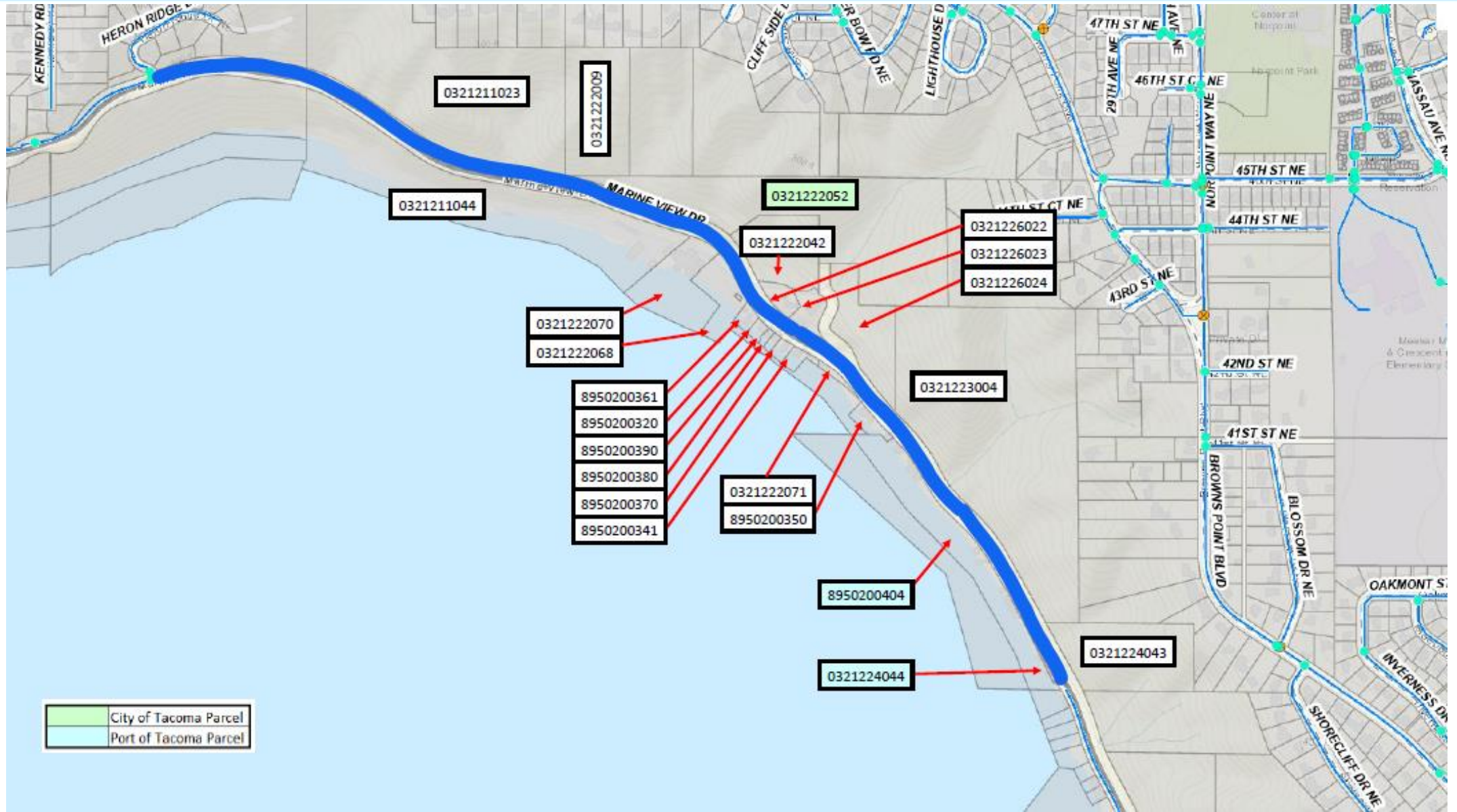


Fire Hydrants



Development
Opportunities

Benefits of Water Main



LID Program Overview



- What is an LID?
 - A LID is a financial instrument that provides a long-term financing for public infrastructure.
- What is the process?
 - Determine if the proposed LID is supported by a majority of the total assessments.
 - Request the governing bodies to schedule a public hearing.
 - Public Hearing conducted by the Hearing Examiner
 - Action on the Hearing Examiners recommendation by the City Council
 - Design and construction
 - Hearing to confirm the assessments
 - Financing
- Assessment methods available
 - Zone & Termini
 - Modified Zone & Termini
 - Special Benefit Study
- Cost of the project
 - \$7,210,000

Timeline & Process



- **Formation – 5 months**

- Determining if project has at least 50% support
- TPU Board Resolution
- Tacoma City Council Resolution
- Formation Hearing
- Recommendation of the Hearing Examiner
- Ordinance for consideration by the City Council

- **Design & Permits – 1 year**

- SEPA
- Shoreline Permit
- Design
- Coordination with the Washington State Department of Transportation
- Advertise the project for Public Bid

Timeline & Process Contd.



- **Construction – 8 months**

- Construction of the watermain & laterals
- Testing of watermain
- Structures may be connected to the water main (see details)
- Restoring the pavement

- **Confirmation of the Final Project Costs – 1.5 years**

- Releases by the Washington Departments of Revenue, Labor & Industries and Employment Security
- Hire an Appraiser to prepare a Special Benefit Study
- Request the City Council to schedule a hearing to confirm the final assessments
- Hearing to confirm the final assessments
- Recommendation of the Hearing Examiner
- Ordinance for consideration by the City Council
- 30-day Interest Free Notice

Summary of Costs & Grants



***Estimated project cost: \$7,210,000 million**

Cost Category	When paid	Who handles it
Water main – LID assessment*	Annual x 20 years	LID / property owner assessment
Service line + meter – LID supplemental	Annual x 20 years	LID / property owner assessment
System development charge	One time	Tacoma Water
Customer property-side pipe	One time	Contractor
Well decommissioning	One time	Contractor

Next Steps



- Owners to sign either Advisory Survey No. 8691-A 'FOR' or 8691-B 'NOT INTERESTED'
- Staff will determine which option has majority support
- Owners will be contacted about the outcome for either Option 'A' or 'B'
- If Option 'A' receives majority support Tacoma Water will develop a web site providing up to date information
- Documents will be prepared to move the LID through the legislative process

Questions?

Do I have to connect to Tacoma Water?



No. Property owners would not be required to connect if the project moves forward.

However, properties included in the LID would be responsible for their share of the project costs.

CONNECTION OPTIONS

1

Connect during construction

Pay for the service line, meter and property-side work needed to connect.

2

Install service line now, meter later

Move the service line out of the paved street area and wait to install the meter.

3

Connect later

Possible, but future work could cost more if the street must be cut and restored.

Contacts & Resources



Public Works

LID Administrator

Ralph Rodriguez
rrodrig1@tacoma.gov
(253) 591-5522

Tacoma Water

Customer Experience

Katie Belin
kbelin@tacoma.gov
(253) 651-2331

Learn more:
MyTPU.org/MarineViewDrive

THANK YOU

APPENDIX

Example of Annual Installments

Example of Annual Installments for a water main in Marine View Drive from 4710 Marine View Drive to Heron Ridge Drive NE ⁽¹⁾

12-Inch ductile iron water main

Parcel No.	Owner	Site Address	Estimated Assessment ⁽²⁾	Estimated Interest ⁽³⁾	1st Annual Assmt. 2029	2nd Annual Assmt. 2030	3rd Annual Assmt. 2031	4th Annual Assmt. 2032	5th Annual Assmt. 2033
03-21-21-1-044	Tyee Properties LLC	5618 Marine View Drive	\$1,389,922	5.00%	\$138,992.19	\$135,517.39	\$132,042.58	\$128,567.78	\$125,092.97
03-21-22-2-070	5420 Marine View Drive LLC	5420 Marine View Drive	\$351,879	5.00%	\$35,187.90	\$34,308.20	\$33,428.50	\$32,548.80	\$31,669.11
03-21-22-2-068	5410 Marine View Drive LLC	5410 Marine View Drive	\$149,549	5.00%	\$14,954.86	\$14,580.98	\$14,207.11	\$13,833.24	\$13,459.37
895020-036-1	5328 Marine View Drive LLC	5328 Marine View Drive	\$44,865	5.00%	\$4,486.46	\$4,374.30	\$4,262.13	\$4,149.97	\$4,037.81
895020-032-0	Kristan K & Karen J Overby	5318 Marine View Drive	\$34,308	5.00%	\$3,430.82	\$3,345.05	\$3,259.28	\$3,173.51	\$3,087.74
895020-039-0	Kristan K Overby	5316 Marine View Drive	\$34,308	5.00%	\$3,430.82	\$3,345.05	\$3,259.28	\$3,173.51	\$3,087.74
895020-038-0	Steven M & Jeanine T Crowley	5314 Marine View Drive	\$34,308	5.00%	\$3,430.82	\$3,345.05	\$3,259.28	\$3,173.51	\$3,087.74
895020-037-0	Gregory R Rankos & Deanna D Rankos	5310 Marine View Drive	\$44,865	5.00%	\$4,486.46	\$4,374.30	\$4,262.13	\$4,149.97	\$4,037.81
895020-034-1	Debra S Tone	5302 Marine View Drive	\$44,865	5.00%	\$4,486.46	\$4,374.30	\$4,262.13	\$4,149.97	\$4,037.81
03-21-22-2-071	Chris K Bucholz	5220 Marine View Drive	\$175,939	5.00%	\$17,593.95	\$17,154.10	\$16,714.25	\$16,274.40	\$15,834.55
895020-035-0	David M Shattuck	5118 Marine View Drive	\$44,865	5.00%	\$4,486.46	\$4,374.30	\$4,262.13	\$4,149.97	\$4,037.81
895020-040-4	Port of Tacoma Real Estate Department	4720-5110 Marine View Drive	\$95,007	5.00%	\$9,500.73	\$9,263.21	\$9,025.70	\$8,788.18	\$8,550.66
03-21-22-4-044	Port of Tacoma Real Estate Department	4710 Marine View Drive	\$175,939	5.00%	\$17,593.95	\$17,154.10	\$16,714.25	\$16,274.40	\$15,834.55
03-21-22-4-043	Jaren Reed	4715 Marine View Drive	\$197,932	5.00%	\$19,793.19	\$19,298.36	\$18,803.53	\$18,308.70	\$17,813.87
03-21-22-3-004	Stanley J Sweeting	5111 Marine View Drive	\$923,682	5.00%	\$92,368.23	\$90,059.02	\$87,749.82	\$85,440.61	\$83,131.41
03-21-22-6-024	Vitaliy A Piekhotin & Irina V Piekhotin	5117 Marine View Drive	\$140,752	5.00%	\$14,075.16	\$13,723.28	\$13,371.40	\$13,019.52	\$12,667.64
03-21-22-6-023	Karen L & RJH Rajaonarivelo	5313 Marine View Drive	\$26,391	5.00%	\$2,639.09	\$2,573.11	\$2,507.14	\$2,441.16	\$2,375.18
03-21-22-6-022	Vicki L Thompson	5317 Marine View Drive	\$23,752	5.00%	\$2,375.18	\$2,315.80	\$2,256.42	\$2,197.04	\$2,137.66
03-21-22-2-042	Vitaliy A Piekhotin & Irina V Piekhotin	5421 Marine View Drive	\$307,894	5.00%	\$30,789.41	\$30,019.67	\$29,249.94	\$28,480.20	\$27,710.47

Example of Annual Installments Contd.



Example of Annual Installments for a water main in Marine View Drive from 4710 Marine View Drive to Heron Ridge Drive NE ⁽¹⁾

12-Inch ductile iron water main

Parcel No.	Owner	Site Address	Estimated Assessment ⁽²⁾	Estimated Interest ⁽³⁾	1st Annual Assmt. 2029	2nd Annual Assmt. 2030	3rd Annual Assmt. 2031	4th Annual Assmt. 2032	5th Annual Assmt. 2033
03-21-22-2-052	City of Tacoma - GG C/O Real Property Services	5119 Marine View Drive	\$549,811	5.00%	\$54,981.09	\$53,606.56	\$52,232.03	\$50,857.51	\$49,482.98
03-21-22-2-009	Nabil & Amira Morcos	5631 Marine View Drive	\$483,834	5.00%	\$48,383.36	\$47,173.77	\$45,964.19	\$44,754.61	\$43,545.02
03-21-21-1-023	Nabil & Amira Morcos	5801 Marine View Drive	\$1,935,334	5.00%	\$193,533.43	\$188,695.10	\$183,856.76	\$179,018.42	\$174,180.09

⁽¹⁾ The example is only for the 1st five years of annual installments and not for full 20 years

⁽²⁾ The estimated assessment was determined through a feasibility study performed by an appraiser to determine the amount of special benefit the property receives from the proposed improvement and noted on the Advisory Survey and does not include additional work owners may request. Additional work requested by property owners may be added to their individual LID assessment and financed over time.

⁽³⁾ Interest is an estimate only for the purpose of providing an example of possible annual Installments. The actual interest rate will be determined when the long term LID Bonds are sold. In 2011 rates for 10-year financing was 4.35%, in 2016 rates for 10, 15 & 20 year financing was 3.25%, In 2019 rates for 28-year financing was 3.625%. Interest is calculated on simple interest basis and is NOT compounded.

Example of Annual Installments for 28-year term

Example of Annual Installments for a water main in Marine View Drive from 4710 Marine View Drive to Heron Ridge Drive NE ⁽¹⁾

12-Inch ductile iron water main

Parcel No.	Owner	Site Address	Estimated Assessment ⁽²⁾	Estimated Interest ⁽³⁾	1st Annual Assmt. 2029	2nd Annual Assmt. 2030	3rd Annual Assmt. 2031	4th Annual Assmt. 2032	5th Annual Assmt. 2033
03-21-21-1-044	Tyee Properties LLC	5618 Marine View Drive	\$1,389,922	5.50%	\$126,085.77	\$123,355.57	\$120,625.37	\$117,895.16	\$115,164.96
03-21-22-2-070	5420 Marine View Drive LLC	5420 Marine View Drive	\$351,879	5.50%	\$31,920.45	\$31,229.26	\$30,538.07	\$29,846.88	\$29,155.69
03-21-22-2-068	5410 Marine View Drive LLC	5410 Marine View Drive	\$149,549	5.50%	\$13,566.19	\$13,272.43	\$12,978.68	\$12,684.92	\$12,391.17
895020-036-1	5328 Marine View Drive LLC	5328 Marine View Drive	\$44,865	5.50%	\$4,069.86	\$3,981.73	\$3,893.60	\$3,805.48	\$3,717.35
895020-032-0	Kristan K & Karen J Overby	5318 Marine View Drive	\$34,308	5.50%	\$3,112.24	\$3,044.85	\$2,977.46	\$2,910.07	\$2,842.68
895020-039-0	Kristan K Overby	5316 Marine View Drive	\$34,308	5.50%	\$3,112.24	\$3,044.85	\$2,977.46	\$2,910.07	\$2,842.68
895020-038-0	Steven M & Jeanine T Crowley	5314 Marine View Drive	\$34,308	5.50%	\$3,112.24	\$3,044.85	\$2,977.46	\$2,910.07	\$2,842.68
895020-037-0	Gregory R Rankos & Deanna D Rankos	5310 Marine View Drive	\$44,865	5.50%	\$4,069.86	\$3,981.73	\$3,893.60	\$3,805.48	\$3,717.35
895020-034-1	Debra S Tone	5302 Marine View Drive	\$44,865	5.50%	\$4,069.86	\$3,981.73	\$3,893.60	\$3,805.48	\$3,717.35
03-21-22-2-071	Chris K Bucholz	5220 Marine View Drive	\$175,939	5.50%	\$15,960.22	\$15,614.63	\$15,269.03	\$14,923.44	\$14,577.84
895020-035-0	David M Shattuck	5118 Marine View Drive	\$44,865	5.50%	\$4,069.86	\$3,981.73	\$3,893.60	\$3,805.48	\$3,717.35
895020-040-4	Port of Tacoma Real Estate Department	4720-5110 Marine View Drive	\$95,007	5.50%	\$8,618.52	\$8,431.90	\$8,245.28	\$8,058.66	\$7,872.04
03-21-22-4-044	Port of Tacoma Real Estate Department	4710 Marine View Drive	\$175,939	5.50%	\$15,960.22	\$15,614.63	\$15,269.03	\$14,923.44	\$14,577.84
03-21-22-4-043	Jaren Reed	4715 Marine View Drive	\$197,932	5.50%	\$17,955.25	\$17,566.46	\$17,177.66	\$16,788.87	\$16,400.07
03-21-22-3-004	Stanley J Sweeting	5111 Marine View Drive	\$923,682	5.50%	\$83,791.18	\$81,976.80	\$80,162.43	\$78,348.05	\$76,533.67
03-21-22-6-024	Vitaliy A Piekhotin & Irina V Piekhotin	5117 Marine View Drive	\$140,752	5.50%	\$12,768.18	\$12,491.70	\$12,215.23	\$11,938.75	\$11,662.27
03-21-22-6-023	Karen L & RJH Rajaonarivelo	5313 Marine View Drive	\$26,391	5.50%	\$2,394.03	\$2,342.19	\$2,290.36	\$2,238.52	\$2,186.68
03-21-22-6-022	Vicki L Thompson	5317 Marine View Drive	\$23,752	5.50%	\$2,154.63	\$2,107.97	\$2,061.32	\$2,014.66	\$1,968.01
03-21-22-2-042	Vitaliy A Piekhotin & Irina V Piekhotin	5421 Marine View Drive	\$307,894	5.50%	\$27,930.39	\$27,325.60	\$26,720.81	\$26,116.02	\$25,511.22

Annual Installment Example Contd.



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12-Inch ductile iron water main

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03-21-22-2-052	City of Tacoma - GG C/O Real Property Services	5119 Marine View Drive	\$549,811	5.50%	\$49,875.70	\$48,795.72	\$47,715.73	\$46,635.74	\$45,555.76
03-21-22-2-009	Nabil & Amira Morcos	5631 Marine View Drive	\$483,834	5.50%	\$43,890.62	\$42,940.23	\$41,989.84	\$41,039.46	\$40,089.07
03-21-21-1-023	Nabil & Amira Morcos	5801 Marine View Drive	\$1,935,334	5.50%	\$175,562.47	\$171,760.92	\$167,959.37	\$164,157.82	\$160,356.27

⁽¹⁾ The example is only for the 1st five years of annual installments and not for full 28 years

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Water Service Construction Charges



Installation of Services and Meters on New Mains			
Type of Installation	1/1/2027	1/1/2028	1/1/2029
3/4" Service Stub	\$925	\$950	\$975
5/8" Meter Only	<u>\$425</u>	<u>\$450</u>	<u>\$475</u>
Total	\$1,350	\$1,400	\$1,450
1" Service Stub	\$1,700	\$1,750	\$1,800
5/8" Meter Only	<u>\$425</u>	<u>\$450</u>	<u>\$475</u>
Total	\$2,125	\$2,200	\$2,275
1" Service Stub	\$1,700	\$1,750	\$1,800
3/4" Meter Only	<u>\$475</u>	<u>\$500</u>	<u>\$525</u>
Total	\$2,175	\$2,250	\$2,325
1" Service Stub	\$1,700	\$1,750	\$1,800
1" Meter Only	<u>\$675</u>	<u>\$700</u>	<u>\$725</u>
Total	\$2,375	\$2,450	\$2,525
2" Service Stub	\$4,725	\$4,875	\$5,000
5/8" Meter Only	<u>\$425</u>	<u>\$450</u>	<u>\$475</u>
Total	\$5,150	\$5,325	\$5,475
2" Service Stub	\$4,725	\$4,875	\$5,000
1" Meter Only	<u>\$675</u>	<u>\$700</u>	<u>\$725</u>
Total	\$5,400	\$5,575	\$5,725
2" Service Stub	\$4,725	\$4,875	\$5,000
1.5" Meter Only	<u>\$950</u>	<u>\$975</u>	<u>\$1,000</u>
Total	\$5,675	\$5,850	\$6,000

References



- **Tacoma Water Utility Rates (2026)**

- Meter size: 5/8" Monthly Charge = \$ 31.97
- Winter Rate \$2.977/CCF
- Summer Tier 1 \$2.977/CCF
- Summer Tier 2 (over 5CCF) = \$3.721/CCF
 - 1 CCF = 749 gals

- **Example Residential Monthly Utility Bill**

- Average Winter Bill (6 CFF) = \$49.83
- Average Summer Bill (9 CCF)= \$61.74

- **2027 Rate Proposal**

- 5.6% increase or \$2.99 monthly

- **Payment Assistance Programs Available**

END