



**Legislative Department
Seattle City Council
Memorandum**

Date: July 31, 2013
To: Government Performance and Finance Committee
From: Martha Lester, City Council Central Staff
Subject: **SoDo and Pioneer Square BIAs – for GP&F Committee August 7, 2013**

Proposed legislation to create two Business Improvement Areas (BIAs) – SoDo (South of Downtown) and Pioneer Square – has been submitted to the Council. These two BIAs will be reviewed together by the Government Performance and Finance (GP&F) Committee. For SoDo, it would be a brand new BIA. For Pioneer Square, there is an existing BIA, but the proposal is for a much larger BIA, so the new legislation would disestablish the old BIA and establish the new one.

As you may recall from your recent review of legislation for the Metropolitan Improvement District (MID), there are multiple pieces of legislation and many procedural steps required for BIAs by state law.

To get started, the sponsors of each BIA engaged in planning, conducted outreach, developed a proposal, and circulated petitions to prospective ratepayers. Each of these BIAs has secured petition signatures from prospective ratepayers who would pay at least 60 percent of the BIA assessments.

To begin the City legislative process, each BIA has an “initiation resolution.” In addition, each BIA has a “resolution of intention to establish the BIA.” And to add more fun to the pot, Pioneer Square also has a “resolution of intention to disestablish the old BIA.” These five resolutions will all be introduced on August 5 and on the GP&F Committee agenda for the August 7 committee meeting for discussion and vote. These resolutions get the process underway. Representatives from each of the BIAs will be at the August 7 committee meeting to describe the background, outreach, intent, and scope of the proposed BIA.

Assuming the resolutions are then adopted by the Full Council (anticipated for August 12), we will move to the public hearing step. The focus of the public hearing for each BIA will be a proposed ordinance that would establish that BIA (and, for Pioneer Square, would also disestablish the old BIA). Each ordinance would also:

- describe the BIA assessment schedule (the annual rates assessed for various property use categories);
- describe the programs that would be funded by the assessments;
- establish a Ratepayers Advisory Board; and
- authorize the Department of Finance and Administrative Services (FAS) to contract for program management.

Similar to the MID, which has a ten-year life, the proposed new SoDo BIA would have a five-year life, after which the proponents may recommend that it be extended. The new Pioneer Square BIA, like the existing, smaller Pioneer Square BIA, would be permanent.

The map on page 3 shows the various existing and proposed “Center City” BIAs, so you can see how their geographic boundaries relate to each other.

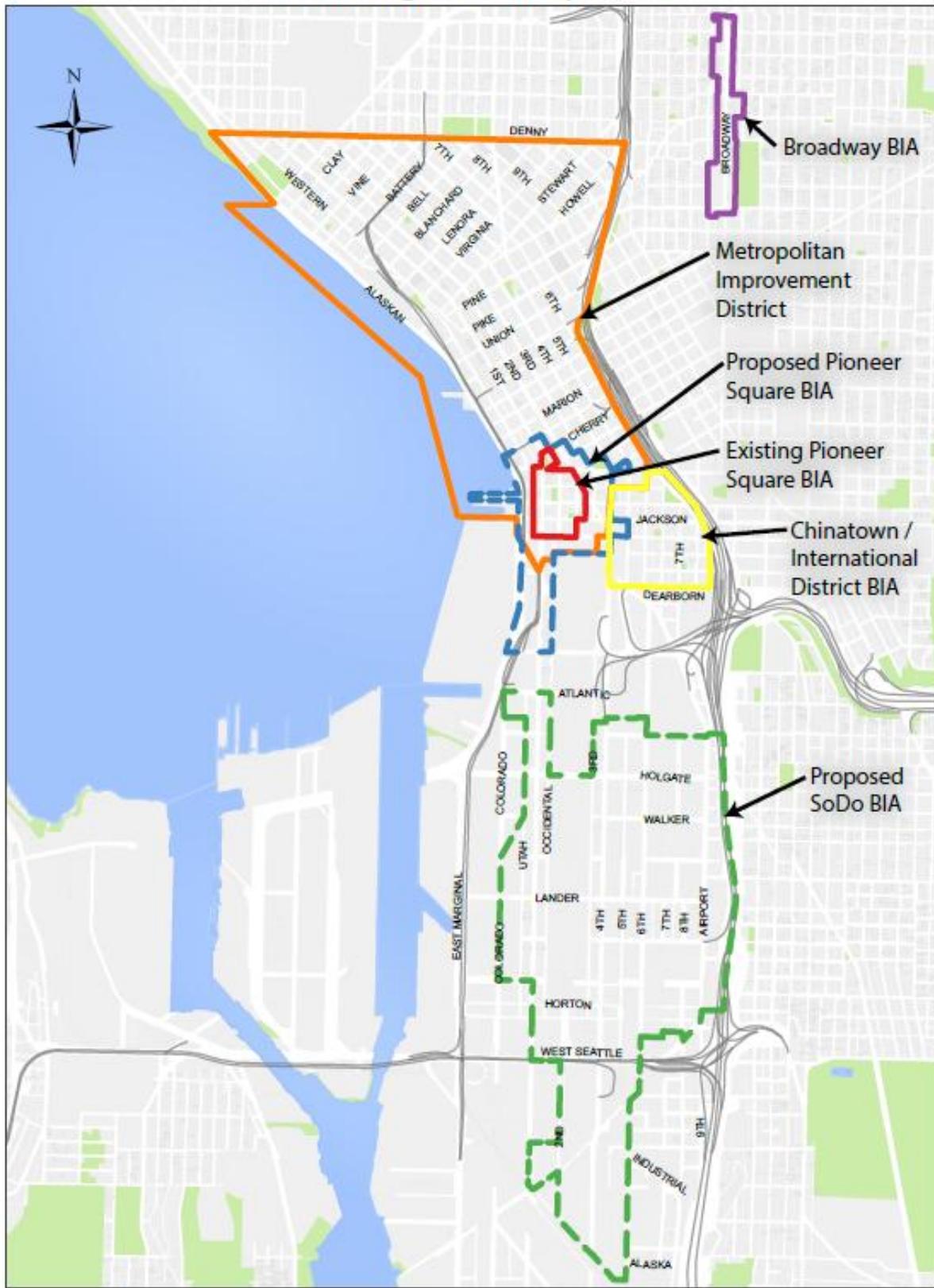
The public hearing for the proposed SoDo and Pioneer Square BIAs will be held as part of the regular GP&F Committee meeting on Wednesday, September 4, at 9:30 a.m. Per state law, the resolutions of

intention to establish (and disestablish), which provide information on the public hearing, will be published in the Daily Journal of Commerce and mailed to all ratepayers.

After the public hearing, there will be time on the September 4 GP&F Committee agenda for Councilmember questions and discussion. We anticipate a committee vote at the September 18 GP&F Committee meeting, and the legislation would then go to Full Council. The proponents are aiming to have the new BIAs take effect on January 1, 2014.

Note that I will be on vacation August 5-20 and therefore will not be at the August 7 GP&F Committee meeting. If you have questions, please forward them to Nate Van Duzer, and I will check in with Nate when I return from vacation.

Center City BIAs Existing and Proposed



0 0.4 0.8 1.6 Miles

BDS
PLANNING & URBAN DESIGN