

CITY OF SEATTLE
RESOLUTION 31469

A RESOLUTION to initiate a five-year SoDo (South of Downtown) Parking and Business Improvement Area.

WHEREAS, the owners of property that are subject to 60 percent or more of the special assessments that would be assessed upon the establishment of a SoDo Parking and Business Improvement Area (SoDo BIA) filed a petition with The City of Seattle pursuant to Chapter 35.87A RCW, and said petition is filed in C.F. 313179; and

WHEREAS, upon reviewing the petition, the City Council determined it is in the best interests of the City to proceed, as permitted by RCW 35.87A.030, under the Resolution method of creating a new SoDo BIA instead of the petition method; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The City Council of the City of Seattle declares its intention to establish a SoDo (South of Downtown) Parking and Business Improvement Area ("SoDo BIA") in accordance with Chapter 35.87A RCW.

Section 2. The SoDo BIA shall be within the following boundaries as shown on the map attached as Exhibit A (when a street or alley is named, the area boundary is the centerline of the right-of-way including vacated portions unless otherwise specified in the description):

From the intersection of South Atlantic Street and Colorado Avenue South, proceed south along Colorado Avenue South to the southwest corner of property parcel number 766207050; then proceed east along the south line of property parcel number 766207050 to Utah Avenue

1 South; then proceed south along Utah Avenue South to South Walker Street; then proceed
2 southwest along the northwest line of property parcel number 7666207214 to Colorado Avenue
3 South; then proceed south on Colorado Avenue South to South Hanford Street; then proceed east
4 along South Hanford Street to 1st Avenue South; then proceed south along 1st Avenue South to
5 South Spokane Street; then proceed east along South Spokane Street to 2nd Avenue South; then
6 proceed south along 2nd Avenue South to South Dakota Street; then proceed west along South
7 Dakota Street to 1st Avenue South; then proceed south along 1st Avenue South to Diagonal Way
8 South; then proceed northeast along Diagonal Way South to 2nd Avenue South; then proceed
9 south along 2nd Avenue South to the Railroad Right-of-Way; then proceed southeast along the
10 Railroad Right-of-Way to the southwest corner of property parcel number 2024049006; then
11 proceed east along the south line of property parcel number 2024049006 to 6th Avenue South;
12 then proceed north along 6th Avenue South, crossing over South Spokane Street, continuing on
13 6th Avenue South to the north line of property parcel number 7666203810; then proceed east
14 along the north line of property parcel number 7666203810 to the property parcel number
15 7666203850; then proceed north along the northwest line of property parcel number 7666203850
16 to where its northwest corner abuts the property parcel number 7666203785; then proceed east
17 along the north line of property parcel number 7666203850 to 8th Avenue South; then proceed
18 south along 8th Avenue South to Airport Way South; then proceed northeast along Airport Way
19 South to South Horton Street; then proceed east along South Horton Street to Interstate-5; then
20 proceed north along Interstate-5 to South Massachusetts Street (includes full property parcel
21 number 7666202860 in the northeast corner); then proceed west along South Massachusetts
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1 Street to 6th Avenue South; then proceed north along 6th Avenue South to the northeast corner of
2 property parcel number 7666204640; then proceed east along the north property line of property
3 number 7666204640 to the northwest corner of this property; then proceed south along the
4 northwest line of property parcel number 7666204640 to the point where it lines up to the west
5 with the north line of property parcel number 7666204625; then proceed west, crossing over 5th
6 Avenue South, and continuing along the north line of property parcel number 7666204625 to 4th
7 Avenue South; then proceed south along 4th Avenue South to the north line of property parcel
8 number 7666204990; then proceed west along the north line of property parcel number
9 7666204990 to 3rd Avenue South; then proceed south along 3rd Avenue South to South Holgate
10 Street; then proceed west along South Holgate Street to Occidental Avenue South; then proceed
11 north along Occidental Avenue South to South Atlantic Street; then proceed west along South
12 Atlantic Street to Colorado Avenue South.
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15 In case of a conflict between the description of the area and the map, the description shall
16 control.
17

18 **Section 3. Programs.** Special Assessment revenues shall be used for the following
19 component programs:
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- 21 1. Advocacy
- 22 2. Security
- 23 3. Cleaning
- 24 4. Transportation
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- 1 5. Marketing
- 2 6. Business Development
- 3 7. Communications and Networking

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5 The listing of services is illustrative and not exclusive. All such services are supplemental to
6 street maintenance and law enforcement provided by the City and are not intended to displace
7 any services regularly provided by the City. The total estimated cost over the five-year special
8 assessment period is \$2,849,000.

9
10 **Section 4.** Ratepayers Advisory Board. There shall be an advisory board comprised of
11 Ratepayers representative of the varying sizes, and locations, and types of property owners and
12 businesses within the geographic area of the SoDo BIA.

13
14 **Section 5.** Levy of Special Assessments. To finance the programs authorized in Section
15 3, there is proposed to be levied upon and shall be collected from the owners of property located
16 within the boundaries of the SoDo BIA described in Section 2, a special assessment. Ratepayers
17 will be assessed by the City in five annual installments to be billed semi-annually beginning with
18 the base year of the authorization (2014), by applying an assessment rate to each Ratepayer as
19 described below:
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- 22 A. In 2014 and 2015, the assessment rate on each property within the SoDo BIA will
23 be \$0.50 per \$1,000 of total taxable value based on 2013 King County records;
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B. In 2016, 2017, and 2018, the assessment rate will be \$0.50 per \$1,000 of total taxable value based on 2015 King Country records;

C. Property owned and operated by a governmental organization and public utilities will not be assessed.

1 Adopted by the City Council the ____ day of _____, 2013, and
2 signed by me in open session in authentication of its adoption this _____ day
3 of _____, 2013.

4 _____
5 President _____ of the City Council

6
7 THE MAYOR CONCURRING:

8
9 _____
10 Michael McGinn, Mayor

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12 Filed by me this ____ day of _____, 2013.

13
14 _____
15 Monica Martinez Simmons, City Clerk

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17 (Seal)

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19 Attachment:

20 Exhibit A – SoDo BIA map
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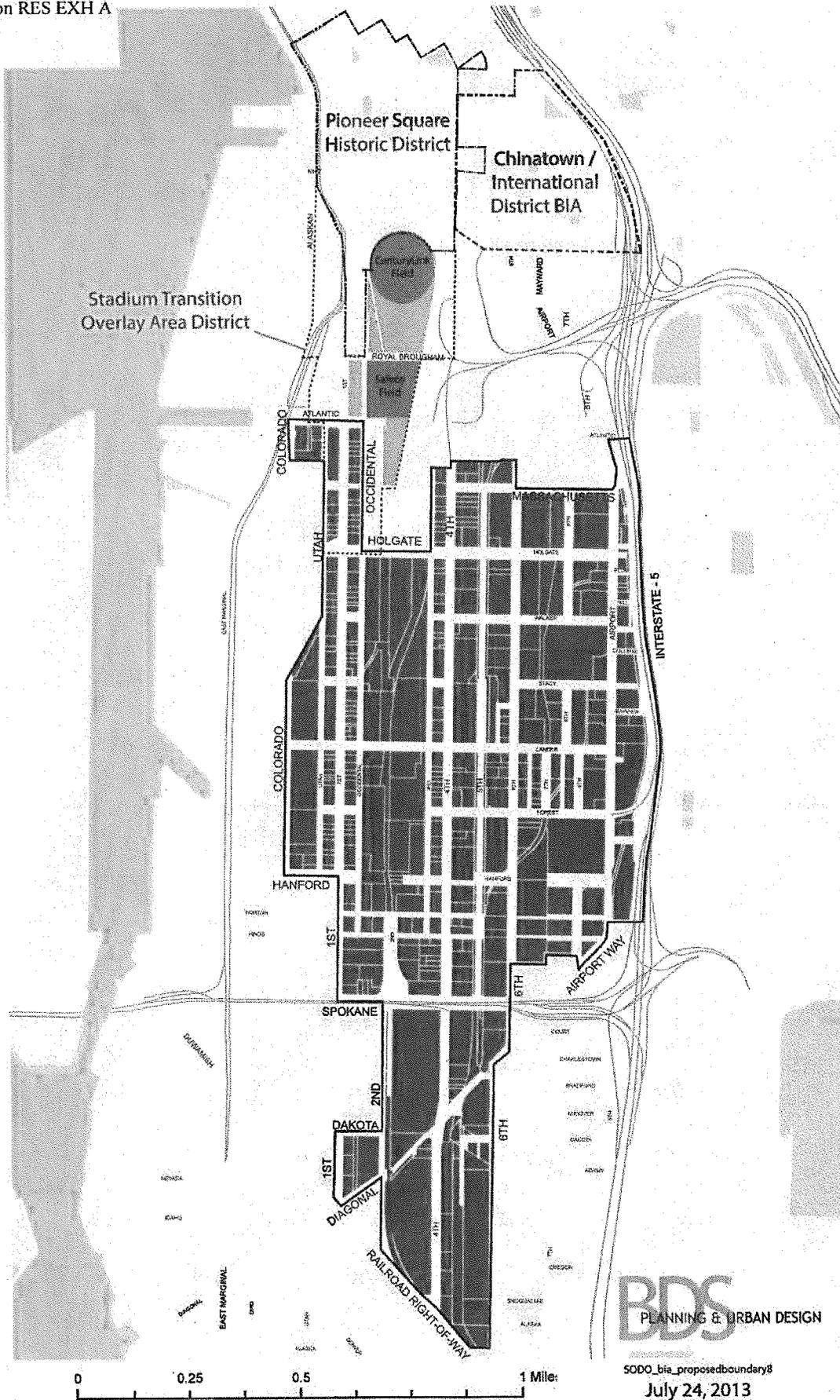


Exhibit A. SoDo BIA

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Finance and Administrative Services	Teri Allen/684-5226	Jennifer Devore/615-1328

Legislation Title: A RESOLUTION to initiate a five-year SoDo (South of Downtown) Parking and Business Improvement Area.

Summary of the Legislation:

This Resolution is the first of two similar resolutions that must be prepared, per RCW 35.87A, to form a new SoDo Parking and Business Improvement Area (SoDo BIA). The second resolution set a public hearing date and location. After the public hearing has taken place, the Council may introduce an ordinance to create the new SoDo BIA.

Background:

A proposal was put together recommending the formation of a new SoDo BIA. The local business owners developed a proposal that they believe to be efficient, accountable, and responsive to the area's needs. The group worked to collect signatures for a petition to form a Business Improvement Area that will allow for the implementation of the SoDo business plan that would include the following program components:

1. Advocacy
2. Security
3. Cleaning
4. Transportation
5. Marketing
6. Business Development
7. Communications and Networking

The petitioning effort resulted in an approximate 60% show of support by more than 250 of the affected ratepayers. This meets the required demonstration of 60% financial support from the responsible ratepayers.

The SoDo BIA will be funded by a special assessment levied owners of property located within the boundaries. The new SoDo BIA will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the ratepayers in the area covered by the improvement district.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

Appropriations:

Fund Name and Number	Department	Budget Control Level*	2013 Appropriation	2014 Anticipated Appropriation
TOTAL				

Appropriations Notes: No appropriation authority is required to expend these funds.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Department	Revenue Source	2013 Revenue	2014 Revenue
198XX SoDo Business Improvement Area	Finance and Administrative Services	Ratepayer Assessments	\$ 0	\$ 500,000
TOTAL			\$ 0	\$500,000

Revenue/Reimbursement Notes: None.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position Title and Department	Position # for Existing Positions	Fund Name & #	PT/FT	2013 Positions	2013 FTE	2014 Positions*	2014 FTE*
TOTAL							

Position Notes: None.

Do positions sunset in the future? Not applicable.

Spending/Cash Flow:

Fund Name & #	Department	Budget Control Level*	2013 Expenditures	2014 Anticipated Expenditures

19855 Metropolitan Improvement Area	Finance and Administrative Services	Not applicable	\$0	\$ 500,000
TOTAL			\$ 0	\$ 500,000

Spending/Cash Flow Notes: The Department of Finance and Administrative Services (FAS) will collect the SoDo BIA's assessments from its ratepayers. FAS holds the funds solely for the purpose of reimbursing the SoDo BIA, which would actually administer staffing, projects, and other costs associated with the SoDo BIA.

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None. The SoDo BIA is established as a revenue-neutral program.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None. Improvement area services are in addition to, and not a replacement of, basic City services, and are funded by assessments on the properties that benefit from the services. If the legislation is not passed, the services under the improvement area will not be provided.
- e) **Is a public hearing required for this legislation?** No.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?** No.
- g) **Does this legislation affect a piece of property?** Yes.
- h) **Other Issues:** None.

List attachments to the fiscal note below: None.



City of Seattle
Office of the Mayor

July 16, 2013

Honorable Sally Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached Resolution that will initiate the process to establish a new SoDo (South of Downtown) Parking and Business Improvement Area (SoDo BIA). Over the past several months, a proposal was developed by local property owners to form a new business improvement area. A recent petitioning effort resulted in a 60% show of financial support of the proposal by the owners of property from the responsible ratepayers. The formation of the SoDo BIA will bring high-quality services to the SoDo neighborhood, enhancing the economic vitality.

Subsequent to the passage of this initiation Resolution by the City Council, a second Resolution will follow, declaring the date, time and location of a public hearing. That second Resolution will show how the SoDo BIA will be funded by a special assessment levied on the owners of property, with inflationary increases to allow for consistent levels of service in future years. The new SoDo BIA will be overseen by a Ratepayers Advisory Board, which will be broadly representative of the ratepayers within the improvement area.

In light of the strong ratepayer support for forming the SoDo BIA during the petitioning process, we anticipate ratepayers will support this initiative. Thank you for your consideration of this legislation. Should you have questions, please contact Teri Allen at 684-5226, or Fred Podesta at 386-0041.

Sincerely,

Michael P. McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council