CITY OF SEATTLE
RESOLUTION 31472

A RESOLUTION to initiate a Pioneer Square Parking and Business Improvement Area.

WHEREAS, the operators of businesses, or mixed use properties that are subject to sixty percent or more of the special assessments that would be assessed upon the establishment of a Business Improvement Area filed a petition with The City of Seattle pursuant to Chapter 35.87A RCW, and said petition is filed in C.F. 313180; 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 and expanded Pioneer Square Parking and Business Improvement Area 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 Pioneer Square Parking and Business Improvement Area in accordance with Chapter 35.87A RCW to be known as the Pioneer Square Business Improvement Area ("PSBIA").

Section 2. The PSBIA 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): Beginning at the intersection of Occidental Avenue South and Railroad Way South, then south along Occidental Avenue South to South Royal Brougham Way, then west along South Royal Brougham Way to the west line of the property parcel known as Washington State DOT land -

former WOSCA terminal (King County Parcel Identification Number 7666206970), then due west to the Inner Harbor line of Elliott Bay (including the entirety of King County Parcel Number 7666207695 known as the Port of Seattle Terminal), then north along the Inner Harbor line to Columbia Street, then northeast along Columbia Street to the alley between 1st Avenue and 2nd Avenue, then southeast along the alley to Cherry Street, then northeast along Cherry Street to the alley between 2nd Avenue and 3rd Avenue, then southeast along the alley to James Street, then northeast along James Street to 3rd Avenue, then southeast along 3rd Avenue to Jefferson Street, then northeast along Jefferson Street to 4th Avenue, then southeast along 4th Avenue to Terrace Street, then northeast along Terrace Street to 5th Avenue, then southeast and south along 5th Avenue to Yesler Way, then west along Yesler Way to 4th Avenue South, then south along 4th Avenue South to South Jackson Street, then east along South Jackson Street to 5th Avenue South, then south along 5th Avenue South to South King Street, then west along South King Street to 4th Avenue South, then west along the south edge of the historic Union Station building, then south and northwest along the east and south edges of the properties adjoining the historic King Street Station (King County parcel numbers 5247801190, 7666202635, 7666204886), then west along the south line of the properties on the south side of South King Street (King County parcel numbers 7666204878, 7953000000) to Occidental Avenue South, and then south along Occidental Avenue South to the point of beginning.

In case of a conflict between the description of the area and the map, the description shall control.

Section 3. Programs. Special Assessment revenues shall be used for the following component programs:

1. Neighborhood and business advocacy
2. Economic development and retail recruitment
3. Marketing and promotion
4. Improving the built environment and pedestrian realm
5. Street civility and public safety
6. Building neighborhood and organizational capacity

The listing of services is illustrative and not exclusive. All such activities are supplemental to street maintenance and law enforcement provided by the City and are not intended to displace any services regularly provided by municipal government.

Section 4. Ratepayers Advisory Board. There shall be an advisory board whose membership is comprised of Ratepayers representative of the variety of locations, sizes and classifications of Ratepayers in the Area.

Section 5. To finance the programs authorized in Section 3, there is levied upon and shall be collected from the operators of business property and mixed-use property (multi-family residential and commercial) located within the boundaries of the Pioneer Square Parking and Business Improvement Area described in Section 2, a special assessment. Ratepayers will be

assessed by the City in annual installments beginning with the base year of the authorization (2014), by applying an annual assessment rate to each ratepayer as described below:

A. Records for the assessment calculation are reported by the ratepayer at the time of collection and are subject to verification by the City of Seattle. These rates are called the "Base Year Rates."

B. Except as provided below, all uses will initially be assessed at $0.20 x Occupied Square Footage.

C. Warehouse/Industrial uses will be assessed at $0.02 x Occupied Square Footage.

D. Parking uses will be assessed at $30 per stall.

E. Group homes/day shelters will be assessed at $0.01 x Occupied Square Footage.

F. Residential uses (other than group homes/day shelters) will not be assessed.

G. Governmental uses, public utilities, Union Station, and King Street Station and related parcels (King County parcel numbers 5247801190, 7666202635, 7666204886), will not be assessed.

H. Ratepayers will be assessed by the City in annual installments beginning with the Base Year Rates (2014). Beginning in January 2015, and each January thereafter, the assessment rate will increase by the lesser of 3% or the change in the Consumer Price Index for All Urban Consumers in Seattle-Tacoma-Bremerton (CPI-U-Seattle) in the previous year, to maintain approximately the same level of services and benefits as in the base year.

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

_____

President _____of the City Council

THE MAYOR CONCURRING:

_____

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2013.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Attachment:

Exhibit A: Pioneer Square BIA Map

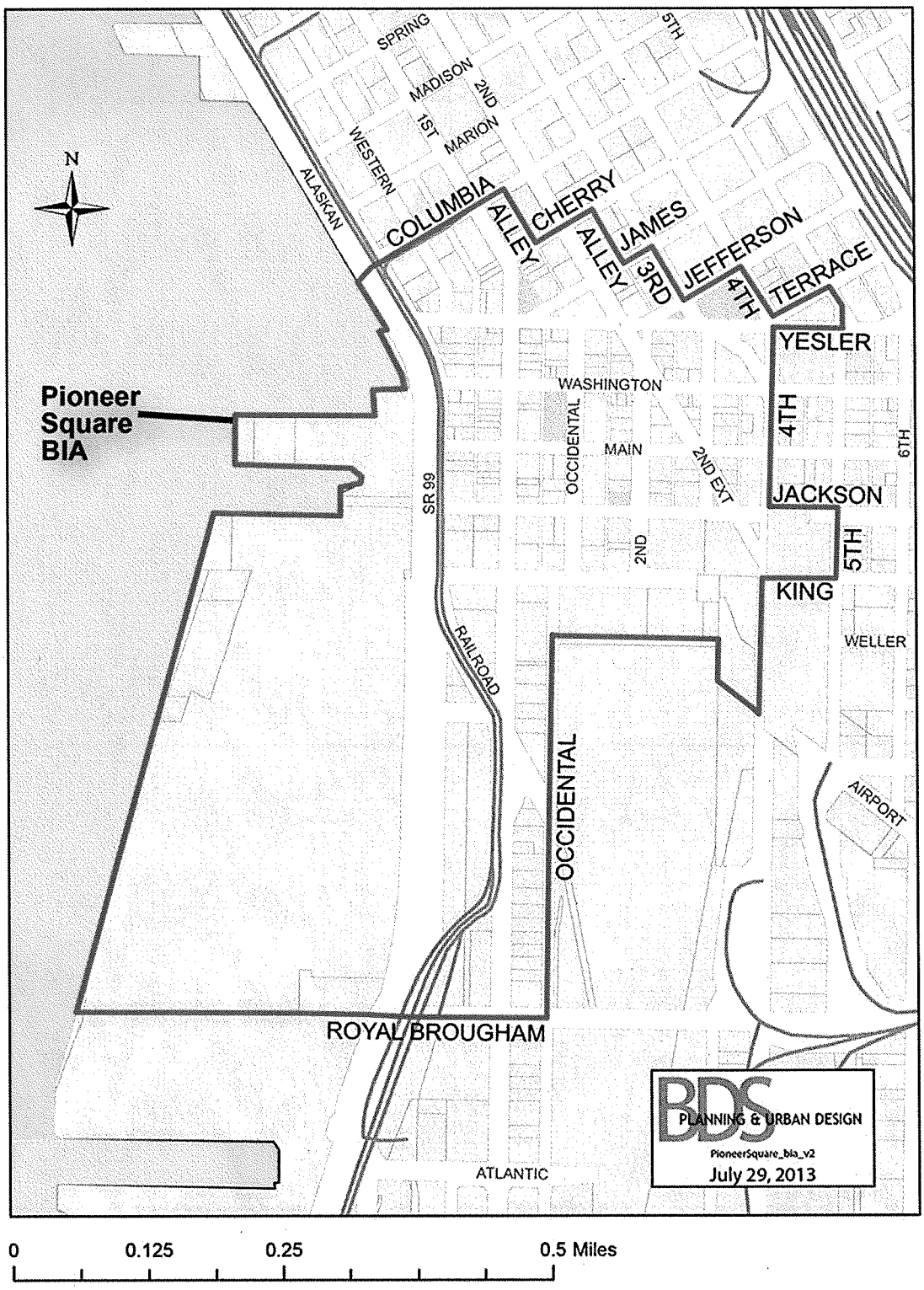

Exhibit A. Pioneer Square BIA

Form revised: December 12, 2012

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 Pioneer Square Parking and Business Improvement Area.

Summary of the Legislation:
This Resolution initiates a new and expanded Pioneer Square Parking and Business Improvement Area (PSBIA) and is the first of two similar pieces of legislation that must be prepared, per RCW 35.87A. A similar Resolution may then follow this one to set a public hearing date and location. After the public hearing has taken place, the Council may introduce an ordinance to create the PSBIA.

Background:
A proposal was put together recommending the continuation and expansion of the current Pioneer Square Parking and Business Improvement Area, which was established in 1983. The current Ratepayers Advisory Board developed a proposal that they believe to be efficient, accountable, and responsive to the area's needs. The Board worked to collect signatures for a petition to form a Business Improvement Area that will allow for the implementation of the PSBIA business plan that would include the following program components:

1. Neighborhood and business advocacy
2. Economic development and retail recruitment
3. Marketing and promotion
4. Improving the built environment and pedestrian realm
5. Street civility and public safety
6. Building neighborhood and organizational capacity

The petitioning effort met the required 60% show of support by the affected ratepayers. The PSBIA is expected to be funded by a special assessment levied on operators of business or mixed use properties within its boundaries. The new PSBIA 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.**

_X_ 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
19810 Pioneer Square Improvement Area	Finance and Administrative Services	Ratepayer Assessments	$ 0	$ 900,000
TOTAL			**$ 0**	**$ 900,000**

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:

Do positions sunset in the future? Not applicable.

Spending/Cash Flow:

Fund Name & #	Department	Budget Control Level*	2013 Expenditures	2014 Anticipated Expenditures
19810 Pioneer Square Improvement Area	Finance and Administrative Services	Not applicable	$ 0	$ 900,000
TOTAL			**$ 0**	**$ 900,000**

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

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 PSBIA 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 23, 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 and expanded Pioneer Square Parking and Business Improvement Area (PSBIA). The existing Pioneer Square Parking and Business Improvement Area (1983 PSBIA) was established in 1983. Over the past several months a proposal was developed by the 1983 PSBIA's Ratepayers Advisory Board and business owners to renew and expand the current business improvement area. A recent petitioning effort resulted in a 60% show of financial support of the proposal by operators of the business and mixed-use (multi-family residential and commercial) property operators. The formation of an expanded PSBIA will continue the excellent work being done by the 1983 PSBIA, bringing high-quality services to a larger portion of the Pioneer Square community.

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 PSBIA will be funded by a special assessment levied on operators of business and mixed-use properties with inflationary increases to allow for consistent levels of service in future years. The expanded PSBIA will continue to 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 PSBIA 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

Michael McGinn, Mayor
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