



SEATTLE CITY COUNCIL

Legislative Summary

Res 31812

Record No.: Res 31812

Type: Resolution (Res)

Status: Adopted

Version: 2

Ord. no:

In Control: City Clerk

File Created: 04/06/2018

Final Action: 06/01/2018

Title: A RESOLUTION declaring the intention of the City Council of The City of Seattle to order the construction of the Seattle Central Waterfront Improvement Program, and to create a local improvement district to assess a part of the cost and expense of both carrying out certain of those improvements against the properties specially benefited thereby; notifying all persons who desire to object to such improvements to appear and present their objections; and establishing July 13, 2018, as the date the Council's consideration of the Waterfront Local Improvement District becomes a pending quasi-judicial proceeding.

Notes:

Sponsors: Juarez

Date

Filed with City Clerk: 6/1/2018

Mayor's Signature: 6/1/2018

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Ex A - Central Waterfront Program Map, Ex B – Map of Local Improvement District Area, Ex C – Description of LID Improvements

Drafter: adam.schaefer@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	04/24/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	04/24/2018	sent for review	Council President's Office			
Action Text: The Resolution (Res) was sent for review. to the Council President's Office							
Notes:							

- 1 Council President's Office 04/25/2018 sent for review Civic Development, Public Assets, and Native Communities Committee
- Action Text:** The Resolution (Res) was sent for review. to the Civic Development, Public Assets, and Native Communities Committee
- Notes:**
- 1 City Council 04/30/2018 referred Civic Development, Public Assets, and Native Communities Committee
- Action Text:** The Resolution (Res) was referred. to the Civic Development, Public Assets, and Native Communities Committee
- Notes:**
- 1 Civic Development, Public Assets, and Native Communities Committee 05/02/2018 discussed
- Action Text:** The Resolution (Res) was discussed.
- 1 Civic Development, Public Assets, and Native Communities Committee 05/16/2018 adopt as amended Pass
- Action Text:** The Committee recommends that Full Council adopt as amended the Resolution (Res).
- Notes:**
- In Favor: 2 Chair Juarez, Member González
- Opposed: 0
- 1 City Council 05/21/2018 adopted Pass
- Action Text:** The Resolution (Res) was adopted by the following vote, and the President signed the Resolution:
- Notes:** Councilmember Bagshaw disqualified herself from voting on Resolution 31812, pursuant to the Seattle Ethics Code.
- In Favor: 8 Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant
- Opposed: 0
- Disqualified: 1 Councilmember Bagshaw
- 2 City Clerk 05/23/2018 submitted for Mayor's signature Mayor
- 2 Mayor 06/01/2018 Signed
- Action Text:** The Resolution (Res) was Signed.
- Notes:**
- 2 Mayor 06/01/2018 returned City Clerk
- Action Text:** The Resolution (Res) was returned. to the City Clerk
- Notes:**
- 2 City Clerk 06/01/2018 attested by City Clerk
- Action Text:** The Resolution (Res) was attested by City Clerk.
- Notes:**

CITY OF SEATTLE

RESOLUTION

31812

A RESOLUTION declaring the intention of the City Council of The City of Seattle to order the construction of the Seattle Central Waterfront Improvement Program, and to create a local improvement district to assess a part of the cost and expense of both carrying out certain of those improvements against the properties specially benefited thereby; notifying all persons who desire to object to such improvements to appear and present their objections; and establishing July 13, 2018, as the date the Council's consideration of the Waterfront Local Improvement District becomes a pending quasi-judicial proceeding.

WHEREAS, in January 2011, the Seattle City Council ("Council") adopted Resolution 31264, creating the Central Waterfront Committee (CWC) to oversee development of the waterfront conceptual design and framework plan, to ensure robust and innovative public engagement, to identify public and private funding sources, and to establish the foundation for a lasting civic partnership for the implementation of improvements to Seattle's Central Waterfront with the removal of the Alaskan Way Viaduct; and

WHEREAS, in August 2012, the Council adopted Resolution 31399, which stated support by The City of Seattle ("City") for the Central Waterfront Concept Design and Framework Plan, which was based on broad and inclusive public engagement over two years by the City and the Central Waterfront Committee; and

WHEREAS, Resolution 31399 also endorsed a Central Waterfront Strategic Plan ("Strategic Plan"), which established a funding plan and set of action steps to implement improvements to Seattle's Central Waterfront, including endorsement of a funding strategy which called for leveraging a mix of public, private, and philanthropic sources, including a Waterfront Local Improvement District (LID), to achieve the public's vision for the Central Waterfront; and

WHEREAS, subsequent to endorsement of the Concept Design, Framework Plan, and Strategic Plan for the Central Waterfront, the City established the Central Waterfront Improvement Program in the City's Capital Improvement Plans, including the use of the Local Improvement District to fund a portion of the total program; and

WHEREAS, over the five years since endorsement of the Concept Design, Framework Plan, and Strategic Plan and establishment of the Central Waterfront Improvement Program, the City has invested approximately \$129 million in improvements to the Central Waterfront from a range of local funding sources, and the State of Washington has committed \$193 million toward its completion;

WHEREAS, in September 2017, the Council adopted Resolution 31768, which reaffirmed the overall funding plan for the Central Waterfront improvements, as well as the principles that will guide the implementation of these improvements, and outlined a process for the formation of the LID; NOW, THEREFORE,

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

Section 1. Declaration of Intent. It is the intention of the City Council to order improvements to Seattle's Central Waterfront, including the construction of a new Alaskan Way/Elliott Way surface street providing access to and from downtown, new parks, paths, and access to Elliott Bay ("Improvements"), all as shown in Exhibit C to this resolution, which is incorporated by reference. It is the intention of the City Council, pursuant to RCW 35.43.040 and other applicable law, to order the improvement of the properties within the area mapped as Exhibit B to this resolution, which is incorporated by reference, and those portions of the

1 Improvements designated as Local Improvement District (LID) Improvements, as described in
2 Exhibit C to this resolution (“LID Improvements”).

3 The Improvements shall be in accordance with the plans and specifications prepared by
4 the Seattle Office of the Waterfront and Civic Projects (OWCP), as a division of the Seattle
5 Department of Transportation, and may be modified by the City as long as modification does not
6 affect the purpose of the LID Improvements after formation of the LID.

7 Section 2. Estimated Cost and Expense. The total estimated cost and expense of design
8 and construction of the Improvements is declared to be approximately \$700 million, including
9 the estimated costs of administration, creation, and formation of the LID. The City intends that a
10 portion of the Central Waterfront Improvements shall be funded by the LID. The cost and
11 expense of the LID Improvements, including administrative costs, shall be assessed against the
12 property specially benefited by the LID Improvements, which shall be included in the LID to be
13 established, embracing as nearly as practicable all the property specially benefited by the LID
14 Improvements. The City intends that the balance of the cost and expense of the LID
15 Improvements shall be paid by the City and philanthropic donations from individuals and
16 organizations, consistent with the City’s overall funding plan for the Central Waterfront. Actual
17 assessments may vary from estimated assessments as long as they do not exceed a figure equal to
18 the increased true and fair value the LID Improvements add to the property. In no case shall the
19 City levy a total amount in excess of \$200 million in the confirmed final assessment roll for the
20 LID. The City shall be obligated to deliver the LID improvements once a final assessment roll is
21 established and shall not pursue any future supplemental assessments to cover additional costs
22 accrued during construction.

Section 3. Notice of Public Hearing. The City Clerk, on behalf of the Director of Transportation, is authorized and directed to give notice of the adoption of this resolution and of the date(s), time(s), and place(s) fixed for the public hearing(s), setting forth the nature of the proposed LID Improvements, the total estimated cost, and the estimated benefits of the proposed LID Improvements to the particular lot, tract, or parcel of land for each owner or reputed owner of any lot, tract, parcel of land, or other property within the proposed LID. The City Clerk shall mail such notice at least 15 days before the date fixed for public hearing to the owner or reputed owner of the property, as shown on the rolls of the King County Assessor at the address shown thereon, as required by law.

This resolution also shall be published in its entirety in at least two consecutive issues of the official newspaper of the City, with the date of the first publication at least 15 days before the date fixed for the public hearing(s).

Section 4. Time of Public Hearing and Protest Procedures. The City Council hereby determines that the hearings shall be held before a hearing examiner, with the City Clerk to select and engage the hearing examiner(s) necessary to conduct the hearings herein described and to enter into contracts as necessary for such hearing examiner services.

All persons who may desire to object to the LID Improvements are notified to appear and present those objections at hearings before a hearing examiner to be held on the dates below, which times and places are fixed for hearing all matters relating to the LID Improvements and all objections thereto.

Public Hearing Date and Time	Public Hearing Location
Friday, July 13, 2018 (two sessions) 9:00 a.m. – 1:00 p.m. 2:00 p.m. – 6:00 p.m.	Washington State Convention Center Ballroom 6E 700 Pike Street Seattle, Washington

Public Hearing Date and Time	Public Hearing Location
Tuesday, July 17, 2018 5:00 p.m. – 9:00 p.m.	Seattle City Hall 600 4th Avenue Seattle, Washington
Wednesday, July 18, 2018 5:00 p.m. – 9:00 p.m.	
Saturday, July 28, 2018 9:00 a.m. – 1:00 p.m.	

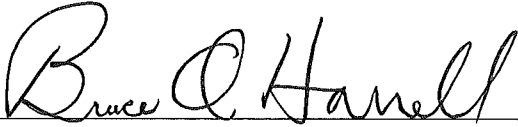
1 Section 5. Application of the City Council's Rules for Quasi-Judicial Proceedings.

2 Notwithstanding provisions relating to matters becoming pending in the City Council's Rules for
3 Quasi-Judicial Proceedings, July 13, 2018, shall be the date the Council's consideration of the
4 LID Improvements becomes a pending quasi-judicial proceeding.

5 Section 6. Submittal of Information. The Director of OWCP, on behalf of the Director of
6 Transportation, is directed to submit and certify to the City Council on or prior to June 1, 2018,
7 an estimate of the cost and expense of the proposed Improvements together with all papers and
8 information about the proposed Improvements, a description of the boundaries of the proposed
9 LID, and a statement of what portion of the cost and expense of the Improvements should be
10 borne by the property within the proposed LID. This information, together with a detailed copy
11 of the preliminary assessment roll and the plans and assessment maps of the proposed
12 Improvements, shall be filed with the City Clerk.

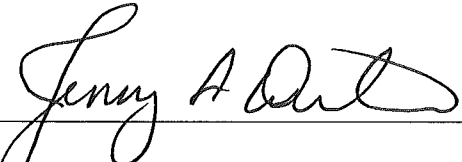
13 Section 7. Section Headings. Section headings in this resolution are used for convenience
14 only and shall not constitute a substantive portion of this resolution.

Adopted by the City Council the 21st day of May, 2018,
and signed by me in open session in authentication of its adoption this 21st day of
May, 2018.

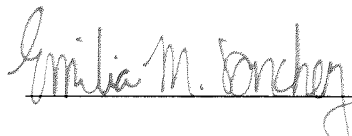


President _____ of the City Council

The Mayor concurred the 1st day of June, 2018.


Jenny A. Durkan, Mayor

Filed by me this 1st day of June, 2018.


for Monica Martinez Simmons, City Clerk

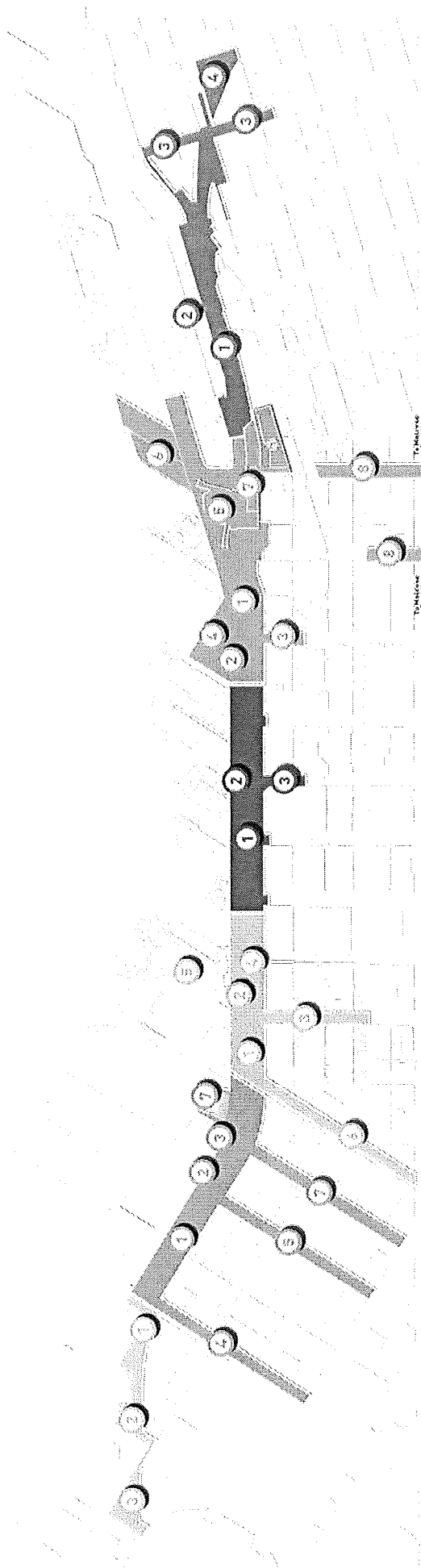
(Seal)

Exhibits:

- Exhibit A – Central Waterfront Program Map
- Exhibit B – Map of Local Improvement District Area
- Exhibit C – Description of LID Improvements

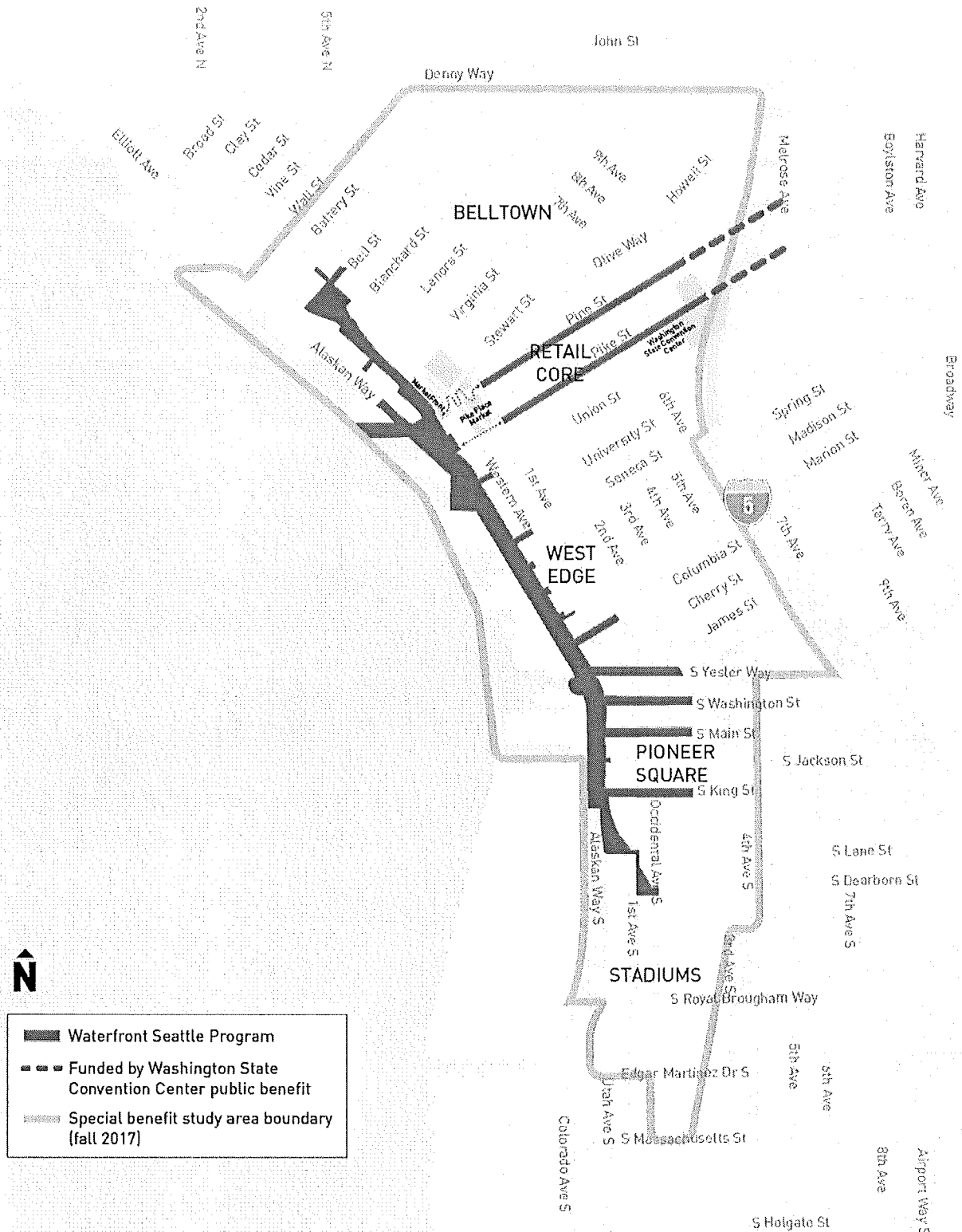
WATERFRONT SEATTLE PROGRAM

Waterfront



RAILROAD WAY		PIONEER SQUARE		TRANSITORY		HISTORIC PIERS		CENTRAL PUBLIC SPACE		BELLTOWN	
1 WATERFRONT	1 ALASKAN WAY	1 ALASKAN WAY	1 ALASKAN WAY	1 ALASKAN WAY	1 ALASKAN WAY	1 ALASKAN WAY	1 ELLIOTT WAY	1 ELLIOTT WAY	1 ELLIOTT WAY	1 ELLIOTT WAY	1 ELLIOTT WAY
2 PIONEER SQUARE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 WATERFRONT PROMENADE	2 LENDRA ST. PED BRIDGE RETROFIT	2 WATERFRONT PROMENADE	2 LENDRA ST. PED BRIDGE RETROFIT	2 LENDRA ST. PED BRIDGE RETROFIT	2 LENDRA ST. PED BRIDGE RETROFIT
3 STADIUMS	3 WASHINGTON ST. BOAT LANDING	3 COLUMBIA ST.	3 COLUMBIA ST.	3 COLUMBIA ST.	3 SENECA ST.	3 SENECA ST.	3 BELL ST.	3 UNION ST.	3 BELL ST.	3 BELL ST.	3 BELL ST.
	4 S. KING ST.	4 MARION ST. PEDESTRIAN BRIDGE	4 MARION ST. PEDESTRIAN BRIDGE	4 MARION ST. PEDESTRIAN BRIDGE			4 WATERFRONT PARK REBUILD	4 WATERFRONT PARK REBUILD	4 PORTAL PARK	4 PORTAL PARK	4 PORTAL PARK
	5 S. MAIN ST.	5 COLMAN DOCK TERMINAL REPLACEMENT	5 COLMAN DOCK TERMINAL REPLACEMENT	5 COLMAN DOCK TERMINAL REPLACEMENT			5 OCEAN PAVILION	5 OCEAN PAVILION			
	6 S. WASHINGTON ST.						6 PIERS 62/63 PHASE 1 REBUILD	6 PIERS 62/63 PHASE 1 REBUILD			
	7 HABITAT INTERTIDAL ZONE						7 OVERLOOK WALK	7 OVERLOOK WALK			
							8 PIKE/PINE STS.	8 PIKE/PINE STS.			

Ex B – Map of Local Improvement District Area
V1



Element	Description
Promenade	A continuous public open space extending along the west side of Alaskan Way from King Street to Pine Street.
Overlook Walk	An elevated pedestrian bridge situated at the terminus of the Pike/Pine corridor, would include several buildings, an elevated lid over the surface street, open space with excellent view amenities, and an accessible pedestrian pathway with many connections between the Pike Place Market and the waterfront.
Pioneer Square Street Improvements	Streetscape and new roadway/ sidewalk improvements to portions of S Main Street, S Washington Street, Yesler Way and S King Street from Alaskan Way/First Avenue east to 2nd Avenue S. The improvements would create pedestrian-friendly links from Pioneer Square to the waterfront.
Union Street Pedestrian Connection	A universally accessible pedestrian link between the new waterfront and Western Avenue. An elevated pedestrian walkway and elevator extends from the southwest corner of Union Street and Western Avenue to the eastern side of Alaskan Way.
Pike/Pine Streetscape Improvements	Pedestrian improvements along Pike and Pine streets from First Avenue to Ninth Avenue, providing enhanced pedestrian access to and from the Pike Place Market and waterfront.
Waterfront Park	A rebuilt pier park located at the base of Union Street, would provide a unique atmosphere for social gathering/performance spaces with excellent view amenities.

STATE OF WASHINGTON -- KING COUNTY

--SS.

362896

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

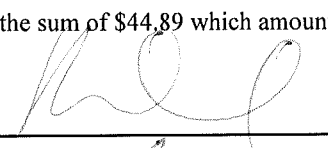
CT:RESOLUTION 31812

was published on

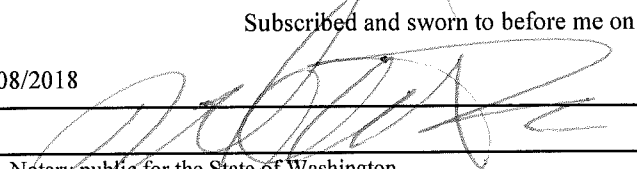
06/08/18

The amount of the fee charged for the foregoing publication is the sum of \$44.89 which amount has been paid in full.




Subscribed and sworn to before me on

06/08/2018


Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on May 21, 2018, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Resolution 31812

A RESOLUTION declaring the intention of the City Council of The City of Seattle to order the construction of the Seattle Central Waterfront Improvement Program, and to create a local improvement district to assess a part of the cost and expense of both carrying out certain of those improvements against the properties specially benefited thereby; notifying all persons who desire to object to such improvements to appear and present their objections; and establishing July 13, 2018, as the date the Council's consideration of the Waterfront Local Improvement District becomes a pending quasi-judicial proceeding.

Date of publication in the Seattle Daily Journal of Commerce, June 8, 2018.

6/8(362896)