

CITY OF SEATTLE

RESOLUTION 32158

A RESOLUTION granting conceptual approval to install, maintain, and operate a below-grade pedestrian tunnel under and across Boren Avenue North, north of Denny Way; as proposed by Onni Boren Ave Seattle LLC, as part of the construction of 121 Boren Avenue North, in the South Lake Union neighborhood.

WHEREAS, Onni Boren Ave Seattle LLC (“Onni”) applied for permission to construct, maintain, and operate a below-grade private pedestrian tunnel under and across Boren Avenue North, north of Denny Way (“Pedestrian Tunnel”); and

WHEREAS, the purpose of the Pedestrian Tunnel is to allow residents to move between the buildings located at 1120 Denny Way and 121 Boren Avenue North; and

WHEREAS, in making a recommendation, the Director of the Seattle Department of Transportation (“Director”) considered the plans and application materials submitted by Onni to construct the Pedestrian Tunnel and recommends that conceptual approval be granted; NOW, THEREFORE,

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

Section 1. The City Council finds that the pedestrian tunnel that would run under and across Boren Avenue North, north of Denny Way, as proposed by Onni Boren Avenue Seattle LLC, is in accordance with and in the public interest.

Section 2. As conditions for obtaining permission to construct the pedestrian tunnel, Onni Boren Avenue Seattle LLC shall:

A. Provide engineering and utility plans for additional review and permitting by the Seattle Department of Transportation (“SDOT”), which the Director will circulate to other City

1 departments and any public and private utilities affected by the installation of the pedestrian
2 tunnel;

3 B. Provide a surety bond, covenant agreement, and public liability insurance naming the
4 City as an additional insured or self-insurance, as approved by the City's Risk Manager;

5 C. Pay all City permit fees;

6 D. Obtain all other necessary permits;

7 E. Maintain and inspect the pedestrian tunnel; and

8 F. Remove the pedestrian tunnel and restore the right-of-way to in as good condition for
9 public use as existed prior to construction of the pedestrian tunnel and in at least as good
10 condition in all respects as the abutting portions of the public place as required by SDOT right-
11 of-way restoration standards upon expiration of the term permit, or at the direction of the
12 Director or City Council in accordance with the provisions of the term permit ordinance.

13 Section 3. After this resolution is adopted, SDOT will present to the Council a draft term
14 permit ordinance identifying the conditions under which permission may be granted for the use
15 of the right-of-way for the pedestrian tunnel. Permission to use the right-of-way is subject to the
16 Council's decision to approve, deny, or modify the draft term permit ordinance presented by the
17 Director.

18 Section 4. As recommended by the Director and the Mayor, conceptual approval for
19 construction of the pedestrian tunnel, is granted.

1 Adopted by the City Council the 28th day of January, 2025,
2 and signed by me in open session in authentication of its adoption this 28th day of
3 January, 2025.

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5 President _____ of the City Council

6 The Mayor concurred the 30th day of January, 2025.

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8 Bruce A. Harrell, Mayor

9 Filed by me this 30th day of January, 2025.

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11 Scheereen Dedman, City Clerk

12 (Seal)