

The City of Seattle

Resolution 32211

A resolution of intention to modify the boundaries and assessment structure of the Capitol Hill Business Improvement Area and fix a date and place for a hearing thereon.

Recitals:

In 1986, through Ordinance 113029, The City of Seattle established the Capitol Hill Business Improvement Area (CHBIA), providing for the levy of special assessments upon businesses within the CHBIA for the purpose of enhancing conditions for operating those businesses.

In 1991, the City Council passed Ordinance 115998, increasing the original assessment rates for the CHBIA.

In 2001, the City Council passed Ordinance 120303, further increasing the assessment rates for the CHBIA.

In 2014, the City Council passed Ordinance 124514 establishing the current boundaries of the CHBIA.

The CHBIA has experienced significant changes in commercial activity, development patterns, and business operations since the most recent boundary modification and assessment updates, creating a need to better align the district boundaries and assessment structure with current conditions.

The current ratepayers advisory board for the CHBIA has expressed support for the proposed boundary adjustment.

The City has reviewed the proposed modified boundaries and proposed modified assessment structure to ensure that they align with RCW 35.87A.075 and RCW 35.87A.080.

RCW 35.87A.075 and RCW 35.87A.140 each require the City to adopt a resolution of intention to modify boundaries and assessments for business improvement areas specifying the time and place of a public hearing.

On August 21, 2026, the City Council will hold a public hearing regarding its intention to modify boundaries and the assessment structure for the CHBIA. Therefore,

Be it resolved by the City Council of The City of Seattle:

Section 1. The City Council declares its intention to modify the boundaries of the Capitol Hill Business Improvement Area. The City intends to amend Section 1 of Ordinance 113029, last amended by Ordinance 124514, as follows:

Section 1. **District Established.** As authorized by RCW Chapter 35.87A, there is hereby established a Capitol Hill Business Improvement Area within the boundaries described below and 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). The District shall have two areas as follows:

* * *

Area Two

Starting at the intersection of East Roy Street and Broadway East, head south and include all parcels with frontage along Broadway E in their entirety, and,

additionally, the following parcels are included: 6003501340, 6003501330,
6003501320, 6003501325, 6003001385, and 6003001350

At the intersection of East Pike Street and Broadway, proceed west along the
center of the right-of-way

At the intersection of East Pike Street and Harvard Avenue, head north until
Harvard Avenue runs perpendicular to the northernmost extent of the parcel
6003001335

Follow the northern boundary of parcel 6003001335 headed east until the
intersection with parcel 6003001320

Proceed north following the western boundary of parcels 6003001320 and
6003001310, inclusive of parcel 6003001315

From the northwestern point of parcel 6003001310, head north crossing East
Denny Way and proceed north through the alleyway that runs parallel to Harvard
Avenue in between parcels 6003002110 and 6003002046, including all parcels
abutting this alleyway to the east

Continue north through this alleyway until the intersection of this alleyway and
East Thomas Street

At this point on East Thomas Street, proceed west along the center of the right-
of-way of East Thomas St to the intersection of Harvard Ave

At the intersection of Harvard Ave and East Thomas St proceed north along the
center of the right-of-way of Harvard Avenue, excluding parcel 6003502155

At the intersection of Harvard Avenue and East Roy Street, proceed east to the
starting intersection of East Roy Street and Broadway East

~~((East: The eastern lot line of Lots 6, 7, 8, 9 and 10, Block 32, Supplemental Plat, A. Pontius Addition; extending to the eastern lot line of Lots 7, 8, 9, 10, 11 and 12, Block 31, Supplemental Plat, A. Pontius Addition; extending to the eastern lot line of Lots 7, 8, 9, 10, 11 and 12, Block 30, Supplemental Plat, A Pontius Addition; extending to the eastern lot line of Lots 4, 5 and 6, Block 29, Supplemental Plat, A. Pontius Addition; and extending to the eastern lot line of Lot 2, Block 64, John H. Nagle's 2nd Addition and;~~

~~Continuing to the center of the right-of-way of East Thomas Street, and extending eastward to the center of the right-of-way of 10th Avenue East and;~~

~~Continuing along the center of the right-of-way of 10th Avenue East between East Thomas Street and East John Street, and extending westward along the center of the right-of-way of East John Street to a line extending from Lot 6, Block 46, John H. Nagle's Addition and;~~

~~Continuing along the eastern lot line of Lots 1, 2, 3, 4, 5 and 6, Block 46, John H. Nagle's Addition, and extending to the center of the right-of-way of East Denny Way and;~~

~~Continuing along the center of the right-of-way of Nagle Place between East Denny Way and the center line of East Pine Street and;~~

~~Continuing along the eastern lot line of Lots 3, 4, 5 and 6, Block 14, John H. m Nagle's Addition, then continuing east along the northern boundary of King County Parcel Identification Number 6003000416, then continuing south along the eastern boundary of King County Parcel Identification Number 6003000416 to the center line of East Pike Street.~~

~~West: The center of the right-of-way along Harvard Avenue between East Roy Street and a line extending from the southern lot line of Lot 9, Block 33, Supplemental Plat, A. Pontius Addition; and continuing along the southern lot line of Lot 9, Block 33, Supplemental Plat, A. Pontius Addition to its eastern lot line boundary and;~~

~~Continuing along the eastern lot line of Lots 6, 7 and 8, Block 33, Supplemental Plat, A. Pontius Addition, and extending to the eastern lot line of Lots 11 and 12, Block 34, Supplemental Plat, A. Pontius Addition; and continuing along the southern lot line of Lot 11, Block 34, Supplemental Plat, A. Pontius Addition, and continuing to the center of the right-of-way of Harvard Avenue East; and continuing along the center of the right-of-way along Harvard Avenue East to East Harrison Street and;~~

~~Continuing along the center of the right-of-way along East Harrison Street between Harvard Avenue East and a line extending from Lot 6, Block 36, Supplemental Plat, A. Pontius Addition and;~~

~~Continuing along the eastern lot line of Lots 4, 5 and 6, Block 36, Supplemental Plat, A. Pontius Addition; and continuing along the eastern lot line of Lot 3, Block 65, John H. Nagle's 2nd Addition; and extending to the eastern lot line of Lot 6, Block 50, John H. Nagle's 2nd Addition and;~~

~~Continuing along the eastern lot line of Lots 1, 2, 3, 4, 5 and 6, Block 50, John H. Nagle's 2nd Addition; and extending to the eastern lot line of Lots 1, 2, 3, 4, 5 and 6, Block 47, John H. Nagle's Addition; and extending to the eastern lot line of~~

~~1, 2, 3, 4, 5 and 6, Block 34, John H. Nagle's Addition; and extending to the center line of the right of way of East Howell Street and;~~

~~Continuing along the center of the right of way of East Howell Street between a line extending from the eastern lot line of Lot 1, Block 34, John H. Nagle's~~

~~Addition, and the center of the right of way of Harvard Avenue and;~~

~~Continuing along the center of the right of way of Harvard Avenue between East Howell Street and the center line of East Pike Street.~~

~~North: East Roy Street between the center of the right of way of Harvard Avenue East and extending to the northern lot line of Lot 10, Block 32, Supplemental Plat, A. Pontius Addition.~~

~~South: The center of East Pike Street from the center line of Harvard Avenue, extending to a line extending from the eastern lot line of Parcel 6003000416.))~~

A map detailing the proposed modification to the boundaries is attached as Exhibit A. A map of the existing boundaries is attached as Exhibit B.

Section 2. The City Council declares its intention to change the assessment formula of the Capitol Hill Business Improvement Area. The City intends to amend Section 2 of Ordinance 113029, last amended by Ordinance 124514, as follows:

Section 2. Levy of Special Assessments. To finance the activities authorized in Section 8, there is levied and shall be collected a special assessment upon the businesses in the area, determined as follows:

1) The City will levy special assessments for the purpose of operating a Business Improvement Area Program by applying the following rates against "the gross proceeds of the sales" or "the gross income of the business"

as reported for City Business and Occupation or Utility Tax purposes, unless otherwise specified:

(a) All Business, unless exempted, and with the exception of banks, savings and loan, or other financial lending institutions and Seattle Central Community College, shall pay ~~\$2((-00 (Two Dollars)))~~ per \$1,000 ~~((One Thousand Dollars)))~~ annually.

(b) All banks, savings and loan, or other financial lending institutions shall pay a flat rate of ~~((3,500 (Three Thousand Five Hundred Dollars)))~~ \$5,000 annually.

(c) Seattle Central Community College shall pay a flat rate of ~~((1,750 (One Thousand Seven Hundred Fifty Dollars)))~~ \$5,000 annually, which has been agreed upon by the College and the Capitol Hill Business Improvement Area.

2) The total assessment upon any single business site within the area shall not exceed ~~((3,500 (Three Thousand Five Hundred)))~~ \$5,000 annually. A minimum assessment of ~~\$50((-00 (fifty dollars)))~~ will be applied to every business within the boundaries.

3) From 2032 onward, the assessments described in subsections 2.1.b and 2.1.c, and the assessment ceiling described in subsection 2.2 of this ordinance, each increase by \$200 per year.

Section 3. A hearing shall be heard on this matter before the Human Services, Labor, and Economic Development Committee in the City Council Chambers, City Hall, 600 Fourth Avenue, 2nd Floor, Seattle, Washington 98104 (enter on Fifth Avenue), on

Friday, August 21, 2026, at 9:30am, or as soon thereafter as the same may be heard.

The City Council will hear all protests and receive evidence for or against the proposed action.

Section 4. The City Clerk is requested to publish notice of this intention and of the hearing in a newspaper of general circulation in Seattle and mail a complete copy to each ratepayer within the proposed area, each at least ten days prior to the hearing.

Attachments:

Exhibit A – Proposed Boundary Modification

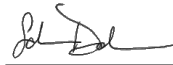
Exhibit B – Existing Boundaries

Adopted by the City Council and signed in open session in authentication of its
adoption on August 4, 2026.



President _____ of the City Council

Attested on August 6, 2026.

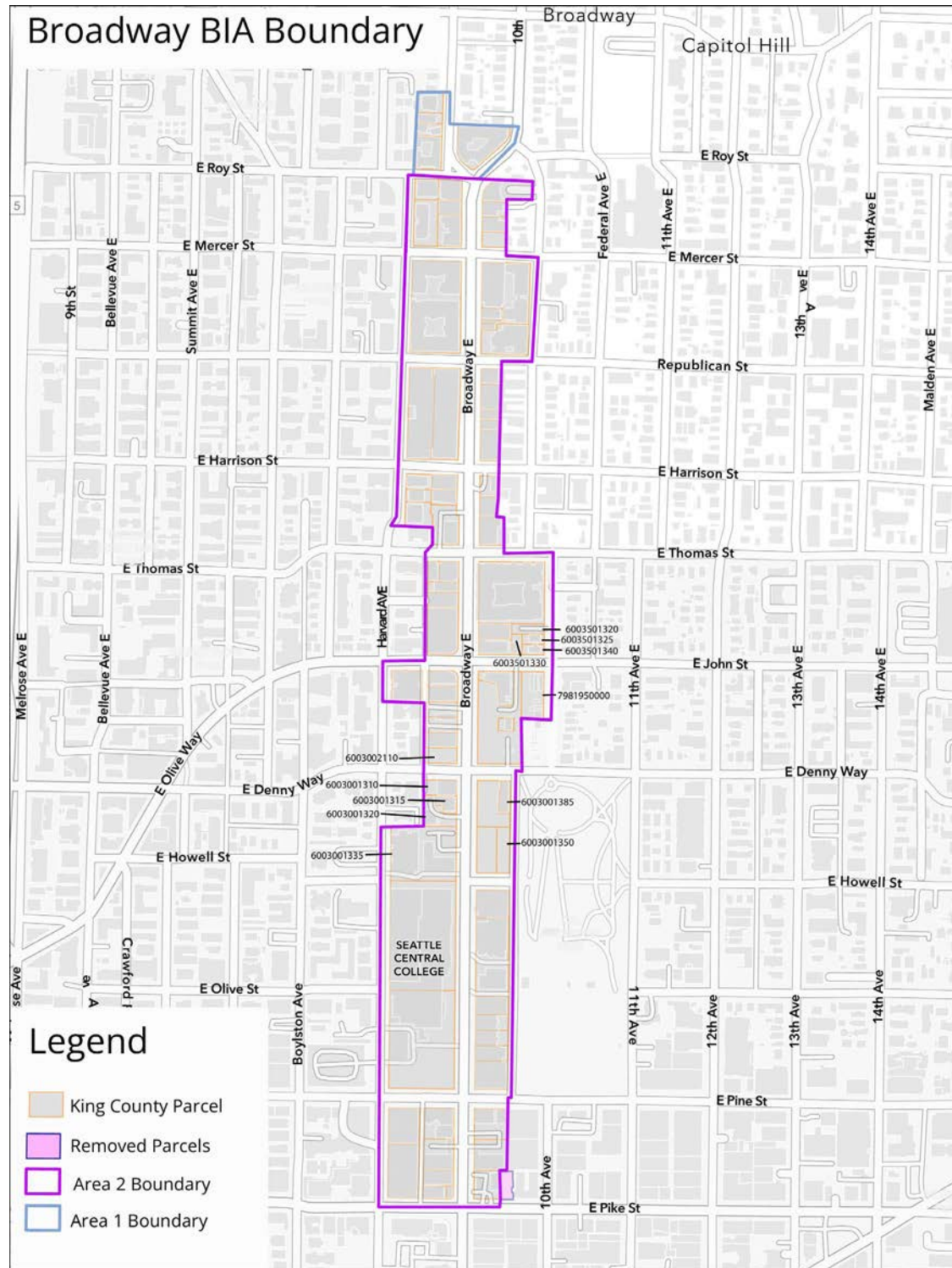


Scheereen Dedman, City Clerk

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Exhibit A. Proposed Boundary Modification

This is the proposed boundary modification to Area 2 of the Capitol Hill Business Improvement Area boundaries



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Exhibit B. Existing Boundaries.

The existing Capitol Hill Business Improvement Area, Area 2 Boundary

