



# 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:**

Filed with City Clerk:

Date

6/1/2018

Mayor's Signature:

6/1/2018

Sponsors: Juarez

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:**
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**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

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

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

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

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

16 Section 1. Declaration of Intent. It is the intention of the City Council to order  
17 improvements to Seattle’s Central Waterfront, including the construction of a new Alaskan  
18 Way/Elliott Way surface street providing access to and from downtown, new parks, paths, and  
19 access to Elliott Bay (“Improvements”), all as shown in Exhibit C to this resolution, which is  
20 incorporated by reference. It is the intention of the City Council, pursuant to RCW 35.43.040 and  
21 other applicable law, to order the improvement of the properties within the area mapped as  
22 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.

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

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

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

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

<b>Public Hearing Date and Time</b>	<b>Public Hearing Location</b>
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

<b>Public Hearing Date and Time</b>	<b>Public Hearing Location</b>
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.	

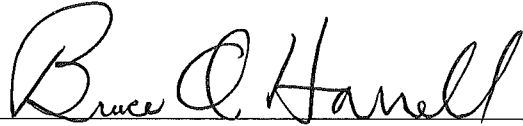
1           Section 5. Application of the City Council’s Rules for Quasi-Judicial Proceedings.

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.

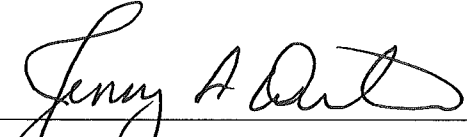
13           Section 7. Section Headings. Section headings in this resolution are used for convenience  
14 only and shall not constitute a substantive portion of this resolution.

1 Adopted by the City Council the 21<sup>st</sup> day of May, 2018,  
2 and signed by me in open session in authentication of its adoption this 21<sup>st</sup> day of  
3 May, 2018.

4 


5 President \_\_\_\_\_ of the City Council

6 The Mayor concurred the 1<sup>st</sup> day of June, 2018.

7 

8 Jenny A. Durkan, Mayor

9 Filed by me this 1<sup>st</sup> day of June, 2018.

10 

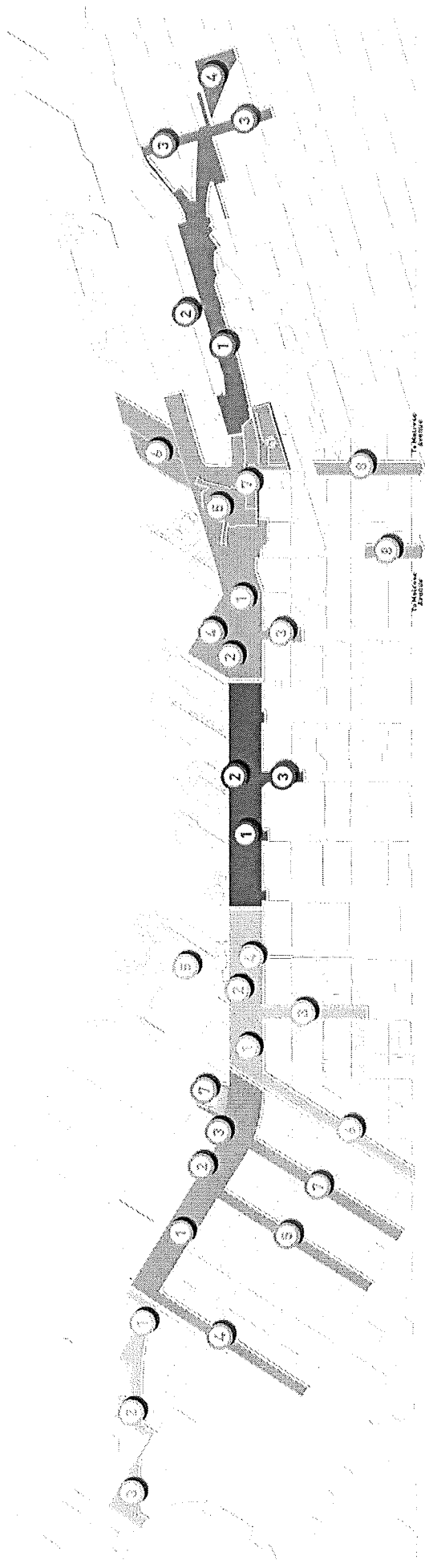
11 for Monica Martinez Simmons, City Clerk

12 (Seal)

- 13 Exhibits:  
14 Exhibit A – Central Waterfront Program Map  
15 Exhibit B – Map of Local Improvement District Area  
16 Exhibit C – Description of LID Improvements



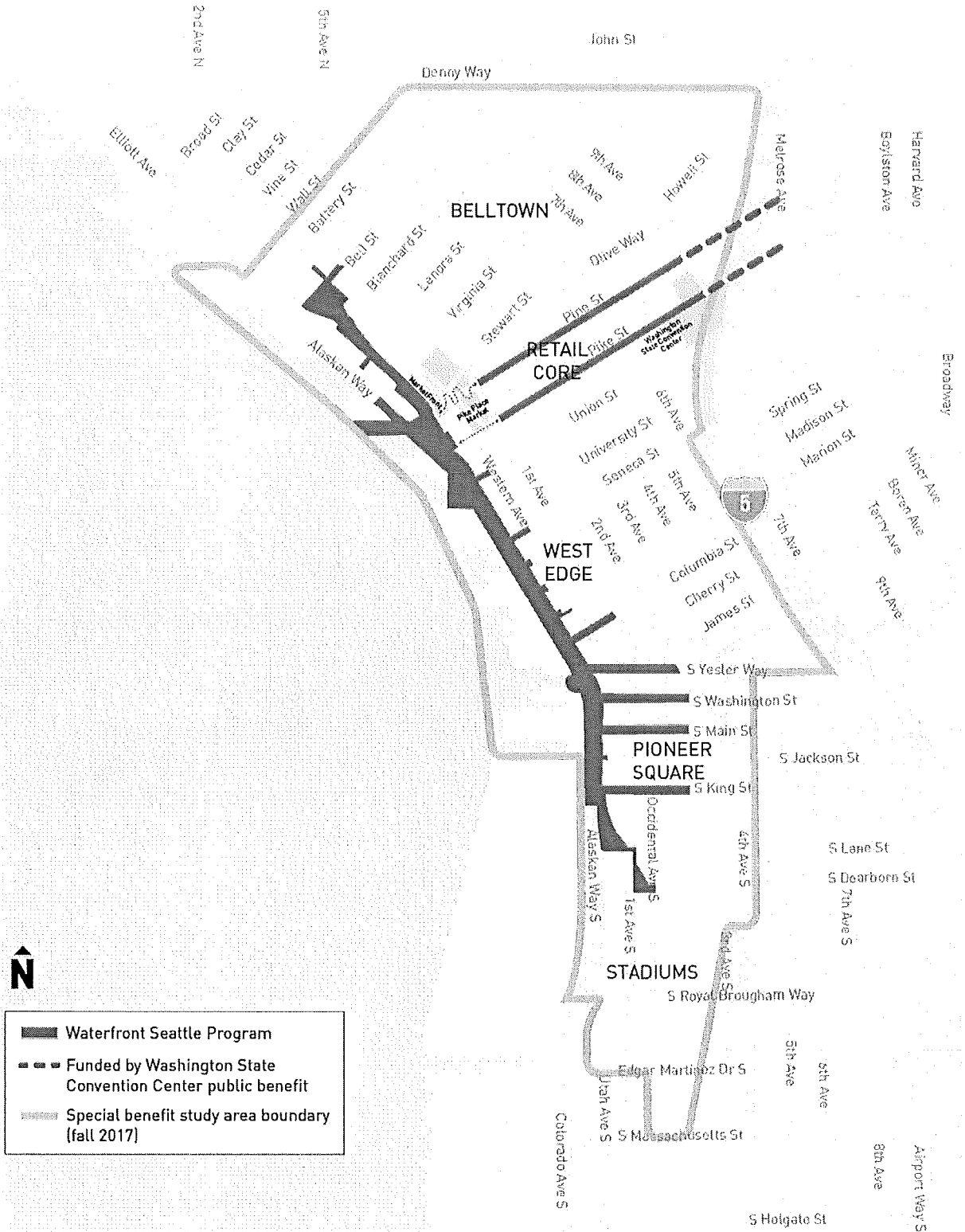
# WATERFRONT SEATTLE PROGRAM



RAILROAD WAY	PIONEER SQUARE	TRANSPODIER	HISTORIC PIERS	CENTRAL PUBLIC SPACE	BELLTOWN
<ul style="list-style-type: none"> <li>1 WATERFRONT</li> <li>2 PIONEER SQUARE</li> <li>3 STADIUMS</li> </ul>	<ul style="list-style-type: none"> <li>1 ALASKAN WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 WASHINGTON ST. BOAT LANDING</li> <li>4 S. KING ST.</li> <li>5 S. MAIN ST.</li> <li>6 S. WASHINGTON ST.</li> <li>7 HABITAT INTERTIDAL ZONE</li> </ul>	<ul style="list-style-type: none"> <li>1 ALASKAN WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 COLUMBIA ST.</li> <li>4 MARION ST. PEDESTRIAN BRIDGE</li> <li>5 COLMAN DOCK TERMINAL REPLACEMENT</li> <li>6 YESLER WAY</li> </ul>	<ul style="list-style-type: none"> <li>1 ALASKAN WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 SENECA ST.</li> </ul>	<ul style="list-style-type: none"> <li>1 ELLIOTT WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 UNION ST.</li> <li>4 WATERFRONT PARK REBUILD</li> <li>5 OCEAN PAVILION</li> <li>6 PIERS 62/63 PHASE 1 REBUILD</li> <li>7 OVERLOOK WALK</li> <li>8 PIKE/PINE STS.</li> </ul>	<ul style="list-style-type: none"> <li>1 ELLIOTT WAY</li> <li>2 LENORA ST. PED BRIDGE RETROFIT</li> <li>3 BELL ST.</li> <li>4 PORTAL PARK</li> </ul>



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.