

CITY OF SEATTLE

RESOLUTION 31943

A RESOLUTION to initiate a University District Business Improvement Area.

WHEREAS, the owners and operators of commercial, multifamily residential, and mixed-use properties that are subject to 60 percent of the special assessment that would be assessed upon the establishment of a Parking and Business Improvement Area filed a petition with The City of Seattle pursuant to Chapter 35.87A RCW, and said petition is filed in Clerk File 321659; and

WHEREAS, the City Council has reviewed the petition and letters of support, and determined it is in the best interests of the City to proceed, as permitted by Chapter 35.87A RCW, under the resolution method of creating a Parking and Business Improvement Area instead of the petition method; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. The City Council finds and declares that:

A. Governor’s Proclamation 20-28 prohibits agencies from taking action (as defined in RCW 42.30.020), unless the matter is 1) necessary and routine; or 2) necessary to respond to the COVID-19 public health emergency.

B. This legislation is necessary because allowing Parking and Business Improvement Areas (BIAs) to expire would result in the loss of much needed funding for business district management and improvement, and may also result in staff layoffs.

C. The City Council routinely reviews and approves BIAs.

1 **Section 2.** The City Council of The City of Seattle (“City”) declares its intention to
2 establish a University District Parking and Business Improvement Area (“U. District BIA”) in
3 accordance with Chapter 35.87A RCW.

4 **Section 3.** The U. District BIA shall be within the following boundaries as shown on the
5 map attached to this resolution as Exhibit A, including three additional benefit zones within the
6 U. District BIA boundaries (when a street or alley is named, the area boundary is the centerline
7 of the right-of-way including vacated portions unless otherwise specified in the description):

8 **The U. District Business Improvement Area**

9 From the southwest intersection of Brooklyn Ave NE and NE Ravenna Blvd, proceed
10 West along the northern property line of Parcel #5226300235; then proceed
11 South along the western property line of the same parcel (#5226300235); then proceed
12 East along the southern property line of the same parcel (#5226300235); then proceed
13 East across the centerline of Brooklyn Ave NE toward the southern property line of
14 Parcel #5226300165; then proceed
15 East toward the centerline of the alleyway between Brooklyn Ave NE and University
16 Way NE; then proceed
17 South along the centerline of the alleyway between Brooklyn Ave NE and University
18 Way NE toward NE 55th St at the southeast corner of Parcel # 8714600155; then proceed
19 West along the centerline of NE 55th St to the northwestern corner of Parcel
20 #2862100600; then proceed
21 South along the western property lines of Parcels #2862100600, #2862100590,
22 #2862100585, 2862100580, #2862100575, #2862100570, #2862100560, #2862100550,
23 toward NE 53rd St; then proceed
24 West along the centerline of NE 53rd St toward the southeast corner of NE 53rd St and
25 8th Ave NE; then proceed
26 South along the centerline of 8th Ave NE to the southwest corner of Parcel #2862100795;
27 then proceed
28 East along the southern property line of the same parcel (#2862100795) and Parcel
29 #2862100750 toward 9th Ave NE; then proceed
30 South along the centerline of 9th Ave NE toward the intersection of NE 50th and 9th Ave
31 NE; then proceed
32 West along the centerline of NE 50th St toward the northwest corner of Parcel
33 #0889000005 (University Playground); then proceed
34 South along the western property line of the same parcel (#0889000005); then proceed
35 East along the southern property line of the same parcel (#0889000005) toward the
36 intersection of NE 48th St and 9th Ave NE; then proceed
37 South along the centerline of 9th Ave NE toward the intersection of NE 47th St; then
38 proceed

1 West along the centerline of NE 47th toward the intersection of 7th Ave NE; then
2 proceed
3 South along the centerline of 7th Ave NE toward NE 45th St; then proceed
4 Southwest along the east edge of Interstate-5 toward NE 40th St; then proceed
5 East along the centerline of NE 40th St toward the intersection of Eastlake Ave NE; then
6 proceed
7 Northeast along the centerline of Eastlake Ave NE toward the intersection of NE Campus
8 Pkwy and Roosevelt Way NE; then proceed
9 North along the centerline of Roosevelt Way NE to the intersection of NE 41st St; then
10 proceed
11 East along the centerline of NE 41st St toward the southeast corner of Parcel
12 #1142001825; then proceed
13 North along the centerline of the alleyway between 11th Ave NE and Roosevelt Way NE
14 toward the southwest corner of Parcel #1142001810; then proceed
15 East along the southern property line of the same parcel (#1142001810) toward 11th Ave
16 NE; then proceed
17 East toward the southwest corner of Parcel #1142001725; then proceed
18 East along the southern property line of the same parcel (#1142001725) toward the
19 alleyway between 11th Ave NE and 12th Ave NE; then proceed
20 South toward the southwest corner of Parcel #1142001675; then proceed
21 East along the southern property line of the same parcel (#1142001675) toward the
22 centerline of 12th Ave NE; then proceed
23 South along the centerline of 12th Ave NE toward the intersection of NE 41st St; then
24 proceed
25 East along the centerline of NE 41st St toward the centerline of the alleyway between
26 University Way NE and 15th Ave NE; then proceed
27 North along the centerline of the alleyway between University Way NE and 15th Ave NE
28 toward the intersection of NE 42nd St; then proceed
29 East along the centerline of NE 42nd St toward the intersection of 15th Ave NE; then
30 proceed
31 North toward the intersection of NE 45th St; then proceed
32 East along the centerline of NE 45th St toward the alleyway between 17th Ave NE and
33 18th Ave NE; then proceed
34 North along the centerline in the alleyway between 17th Ave NE and 18th Ave NE
35 toward the intersection of NE 50th St; then proceed
36 West along the centerline of NE 50th St toward the alleyway between 15th Ave NE and
37 16th Ave NE; then proceed
38 North along the centerline of the alleyway between 15th Ave NE and 16th Ave NE
39 toward the intersection of NE 56th St; then proceed
40 West along the centerline of NE 56th St toward the alleyway between 15th Ave NE and
41 University Way NE; then proceed
42 North along the centerline of the alleyway between 15th Ave NE and University Way NE
43 toward the intersection of NE Ravenna Blvd; then proceed
44 West along the centerline of NE Ravenna Blvd to the point of origin at the southwest
45 corner of Brooklyn Ave NE.

1 **The South Ave Cleaning Area**

2 From the intersection of Brooklyn Avenue NE and NE 52nd Street, proceed east along
3 the centerline of NE 52nd Street to the centerline of the alleyway between University
4 Way NE and 15th Avenue NE; then proceed
5 South along the centerline of the alleyway between University Way NE and 15th Ave NE
6 to the centerline of NE 41st Street; then proceed
7 West along the centerline of NE 41st Street to the centerline of the alleyway between
8 Brooklyn Avenue NE and University Way NE; then proceed
9 North along the centerline of the alleyway until the southern property line of the parcel
10 on the southeast corner of NE 43rd Street and Brooklyn Avenue NE (Parcel
11 #1142001140); then proceed
12 West along the southern property line of Parcel #1142001140; then proceed
13 Across Brooklyn Avenue NE and along the southern property line of the property on the
14 southwest corner of the intersection of NE 43th Street and Brooklyn Avenue NE (Parcel
15 # 1142000905); then proceed
16 Along the southern property line of the property on the southeast corner of 12th Avenue
17 NE and NE 43rd Street (Parcel #1142001020) to the centerline of 12th Avenue NE; then
18 proceed
19 North along the centerline of 12th Avenue NE until the centerline of NE 45th Street; then
20 proceed
21 East along the centerline of NE 45th Street to the centerline of the alleyway between 12th
22 Avenue NE and Brooklyn Avenue NE; then proceed
23 North along the centerline of the alleyway between 12th Avenue NE and Brooklyn
24 Avenue NE to the centerline of NE 50th Street; then proceed
25 East along NE 50th Street to the centerline of Brooklyn Avenue NE; then proceed
26 North along the centerline of Brooklyn Avenue NE to the point of origin at the centerline
27 of NE 52nd Street.

28 **The North Ave Cleaning Area**

29 From the intersection of NE Ravenna Boulevard and the alleyway between Brooklyn
30 Avenue NE and University Way NE, proceed east along the centerline of NE Ravenna
31 Boulevard to the centerline of the alleyway between University Way NE and 15th
32 Avenue NE; then proceed
33 South along the centerline of the alleyway between University Way NE and 15th Avenue
34 NE to the centerline of NE 52nd Street; then proceed
35 West along the centerline of NE 52nd Street to the centerline of the alleyway between
36 Brooklyn Avenue NE and University Way NE; then proceed
37 North along the centerline of the alleyway to the point of origin at the centerline of NE
38 Ravenna Boulevard.

39 In case of a conflict between the descriptions of the areas and the map, the descriptions
40 shall control.

41 **Section 4. Programs.** Special assessment revenues shall be used for the following
42 component programs:

1 A. Cleaning and Public Safety;

2 B. Events and Marketing;

3 C. Policy and Advocacy, but not related to land use or zoning changes;

4 D. Economic Development, including efforts to prevent small businesses within the
5 district area from being displaced;

6 E. Urban Vitality, Public Realm, and the Built Environment;

7 F. Planning; and

8 G. Program Management.

9 All such activities are supplemental to street maintenance and law enforcement provided
10 by the City and are not intended to displace any services regularly provided by municipal
11 government.

12 **Section 5.** There shall be an advisory board whose membership is comprised of
13 ratepayers representative of the entire geography and variety of sizes in the U. District BIA,
14 businesses, and business tenants within the U. District BIA, and may include public agencies and
15 residents.

16 **Section 6.** To finance the programs authorized in Section 4 of this resolution, there is
17 proposed a 12-year special assessment to be levied and collected from the owners of business
18 property, multifamily residential property (buildings containing four or more residential units),
19 and mixed-use property (multifamily residential and commercial) located within the boundaries
20 of the U. District BIA described in Section 3 of this resolution. The U. District BIA will annually
21 update records based on data and information from King County and the City. The base
22 assessments in 2020-2021 will be based upon 2019-2020 U. District BIA Assessments from the

1 Department of Finance and Administrative Services, plus an inflation factor of 2.375 percent and
2 a one-time 10 percent increase for program expansion.

3 A. U. District Fund Area Base Formula = $(\$0.25 \times (\text{Established Base Year Total Taxable}$
4 $\text{Value}/\$1000 + \text{CPI Factors}) \times 2.375 \text{ percent} \times 10 \text{ percent increase})$.

5 B. U. District Fund Area New Benefit Formula = $(\$0.275 \times (\text{Established Base Year Total}$
6 $\text{Taxable Value of Property}/\$1,000))$. Total Taxable Value = Land + Improvements. This
7 calculation is called the “New Benefit Formula.”

8 C. South Cleaning Area First Year Assessment = $(\$0.16 \times (\text{Total Lot Square Feet}))$.

9 D. North Cleaning Area First Year Assessment = $(\$0.09 \times (\text{Total Lot Square Feet}))$.

10 E. Greater District Cleaning Area (all other properties outside the South and North
11 Cleaning Areas) First Year Assessment = $(\$0.03 \times (\text{Total Lot Square Feet}))$.

12 F. Modifications or limitations to these assessments are described below.

13 1. If the Total Appraised Value (Land + Improvements) and Total Taxable Value
14 (Land + Improvements) in the King County Assessor’s records are not equal, tax-exempt rates
15 for nonprofits and churches may apply under the following rules:

16 a. If the Total Taxable Value is zero, then calculate the U. District BIA
17 First Year Assessment using the Total Appraised Value of the property at 25 percent of the Base
18 Formula $((\$0.275 \times (\text{Total Appraised Value}/\$1,000)) \times 25 \text{ percent})$. If the property is located
19 within either Cleaning Area, apply the corresponding Cleaning Area Formula at 25 percent.

20 b. If the Total Taxable Value and the Total Appraised Value are not equal,
21 then:

22 1) Apply the full rate of the Base Formula to the Total Taxable
23 Value $(\$0.275 \times (\text{Total Taxable Value}/\$1,000))$ and apply 25 percent of the Base Formula to the

1 the University's presence in the District. This assessment supersedes subsections 6.A through
2 6.E above. The aggregate First Year Assessment for all properties owned by the University of
3 Washington within the U. District BIA will be \$423,115. In subsequent years, the University of
4 Washington's U. District BIA assessment will be subject to the same CPI Factor as other
5 properties within the BIA.

6 1. Properties owned by governmental entities will not be assessed, except as
7 provided in this subsection 6.H.

8 2. Government agencies owning property within the District may contribute to the
9 funding of District services but are not directly charged. The Program Manager may negotiate
10 funding contributions and/or services with relevant governmental agencies, to supplement
11 existing U. District BIA services where appropriate.

12 I. Ratepayers will be assessed by the City for 24 semi-annual installments beginning with
13 the year of the authorization (2020).

14 1. In 2020, properties will be assessed using the First Year Base Assessments for
15 the U. District BIA, Greater District Cleaning Area, South Cleaning Area, and North Cleaning
16 Area as set forth in this Section 6.

17 2. For each year following the first year of authorization, assessments will be
18 calculated using a "CPI Factor" that is based on the Consumer Price Index for All Urban
19 Consumers in Seattle-Tacoma-Bellevue ("CPI-U-Seattle") as published monthly by the U.S.
20 Department of Labor, Bureau of Labor Statistics (available at: [http://www.bls.gov/eag/
21 eag.wa_seattle_msa.htm](http://www.bls.gov/eag/eag.wa_seattle_msa.htm)). For the U. District Fund Area Base Assessment, the CPI Factor will be
22 the lesser of three percent per year or the percentage change in CPI-U-Seattle between

1 September 2020 and September of the year prior to the assessment year. For the North, South,
2 and Greater District Cleaning Areas, the actual CPI shall be used and not limited to three percent.

3 J. “New Benefit Area” shall be added to the assessment roll on an annual basis, and will
4 supersede the previous assessment for that parcel. A New Benefit Area is created when a parcel’s
5 Net Building Square Footage increases as a result of either a new building or significant
6 expansion of an existing building, as recorded by the King County Assessor’s Office. The Base
7 Formula for a New Benefit Area will be calculated using the new King County Assessor’s values
8 in the Base Formula multiplied by the annual CPI Factor in effect, and the corresponding
9 Cleaning Area Formula factor (reflecting the updated Total Lot Square Footage) multiplied by
10 the annual CPI Factor in effect. New BIA assessments will be billed at the next regularly
11 scheduled billing period established by the Department of Finance and Administrative Services.

12 K. Rate Changes. Changes in assessment rates other than as described in this section shall
13 only be authorized by ordinance consistent with RCW 35.87A.140 and with the approval of the
14 BIA Advisory Board and shall not occur more than one time per year.

1 Adopted by the City Council the 27th day of April, 2020,
2 and signed by me in open session in authentication of its adoption this 27th day of
3 April, 2020.



4 _____
5 President _____ of the City Council

6 Filed by me this 27th day of April, 2020.

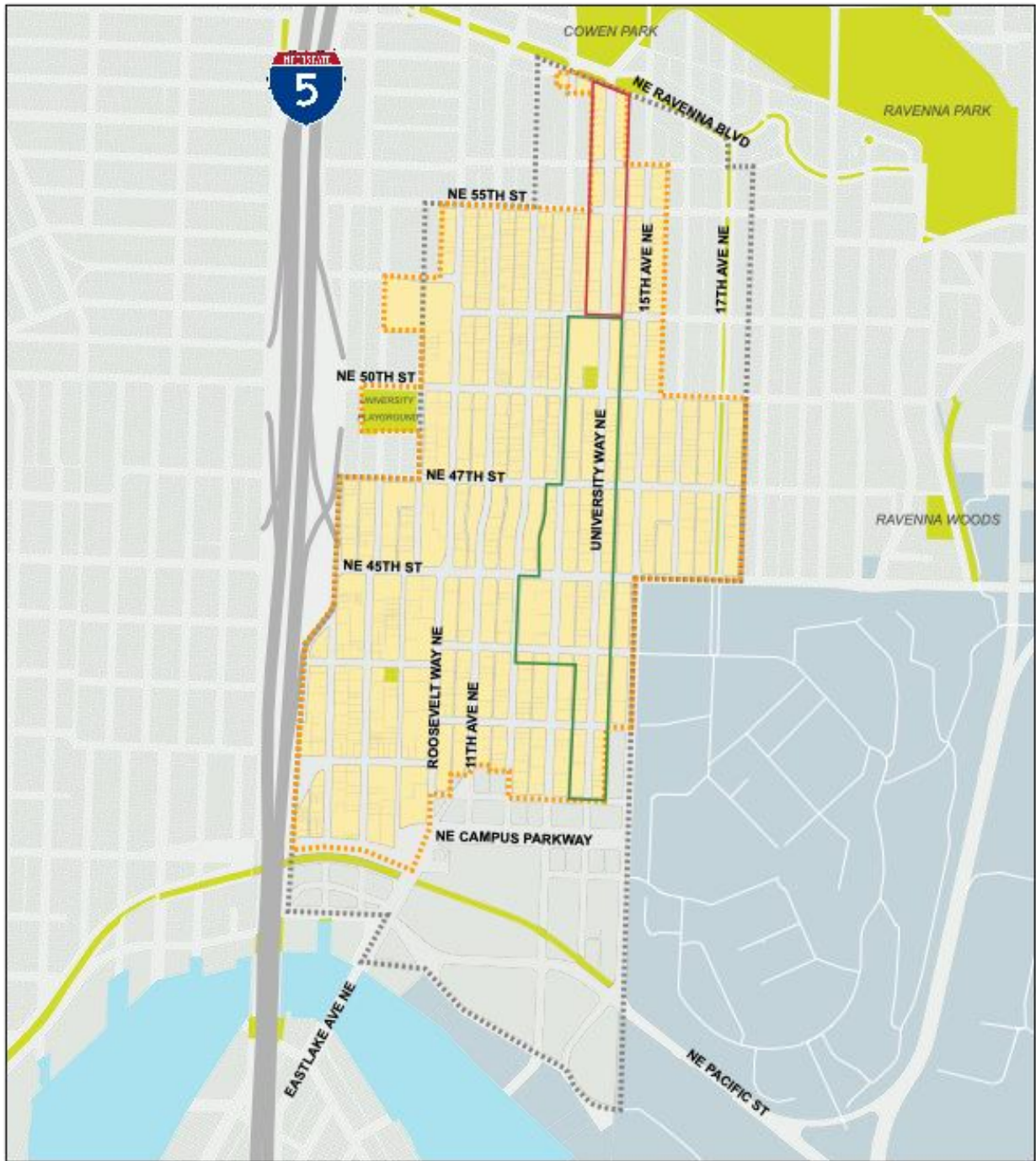


7 _____
8 Monica Martinez Simmons, City Clerk

9 (Seal)

10 Attachments:
11 Exhibit A – University District Business Improvement Area

EXHIBIT A: UDBIA PROPOSED BOUNDARIES



Proposed New U District BIA Boundary

Current BIA Boundary

Proposed BIA Boundary

North Cleaning Area

University of Washington Campus

South Cleaning Area

City of Seattle Parks

0 .125 .25 Miles

