

CITY OF SEATTLE

RESOLUTION 32141

A RESOLUTION of intention to modify the boundaries of the West Seattle Junction Parking and Business Improvement Area and fix a date and place for a hearing thereon.

WHEREAS, in 1987, through Ordinance 113326, the City established the West Seattle Junction Parking and Business Improvement Area (PBIA), providing for the levy of special assessments upon businesses within the PBIA for the purpose of enhancing conditions for operation of those businesses; and

WHEREAS, in July 1999, through Ordinance 119539, the City increased the original assessment rates for the PBIA; and

WHEREAS, in 2001, through Ordinance 120570, the City clarified the legislation to more accurately describe and implement the intent of the petitioners who requested that the City create the PBIA; and

WHEREAS, in 2005, the City passed Ordinance 121758, increasing the established assessment rates for the PBIA; and

WHEREAS, in 2014, the City passed Ordinance 124528, modifying the assessment rates and boundaries for the PBIA. There has been no subsequent modification to the boundaries; and

WHEREAS, in 2016, the City passed Ordinance 125152, increasing the established assessment rates for the PBIA; and

WHEREAS, on June 14, 2024, the West Seattle Junction Association, which oversees the PBIA, has proposed to expand the BIA boundaries in two specific areas within “Zone B” of the PBIA to reflect commercial development that has occurred in the neighborhood in recent years; and

1 WHEREAS, the City has reviewed the modification area to ensure that it is in accordance with
2 RCW 35.87A.075; and

3 WHEREAS, RCW 35.87A.075 requires the City to adopt a resolution of intention to modify
4 boundaries for parking and business improvement areas specifying the time and place of
5 a public hearing; NOW, THEREFORE,

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

8 Section 1. The City Council declares its intention to modify the boundaries of the West
9 Seattle Junction Parking and Business Improvement Area (PBIA), as follows:

10 A. North expansion: the boundary will expand one block north to SW Dakota Street,
11 along California Ave SW, inclusive of parcels with frontage to California Ave SW, which will
12 add 27 ratepayers to the West Seattle Junction Parking and Business Improvement Area.

13 B. Southeast expansion: the boundary will expand southeast to include two large
14 residential buildings with lower retail on the east side of Fauntleroy Ave SW, which will add five
15 ratepayers to the West Seattle Junction Parking and Business Improvement Area.

16 Section 2. The PBIA’s proposed new boundaries are reflected in Exhibit A to this
17 resolution and described in this section. Exhibit B to this resolution illustrates the current
18 boundaries before the proposed modification. The proposed ordinance modifying the boundaries
19 will amend Section 1 of Ordinance 113326, last amended by Ordinance 124528, as follows:

20 Section 1. District Established. As authorized by RCW Chapter 35.87A, there is hereby
21 established a West Seattle Junction Parking and Business Improvement Area within the
22 boundaries described below and as shown on the map attached as “Exhibit A”. (When a street or

1 alley is named, the area boundary is the centerline of the right-of-way). The District shall have
2 two areas and a parking zone overlay as follows:

3 Zone A

- 4 • Beginning at the intersection of 44th Ave SW and SW Oregon St, proceed east along SW
5 Oregon St to 42nd Ave SW
- 6 • Proceed south along 42nd Ave SW to SW Edmunds St
- 7 • Proceed west along SW Edmunds St to 44th Ave SW
- 8 • Proceed north along 44th Ave SW to SW Oregon St

9 ~~((East: 42nd Avenue S.W. between the center of the right of way and S.W. Oregon extending~~
10 ~~two blocks to the center of the right of way on S.W. Edmunds, to the center right of way on~~
11 ~~42nd Avenue S.W.~~

12 ~~West: 44th Avenue S.W. between the center right of way on S.W. Oregon extending two blocks~~
13 ~~to the center of the right of way on S.W. Edmunds, to the center of the right of way on 44th~~
14 ~~Avenue S.W.~~

15 ~~North: S.W. Oregon between the center right of way on 44th Avenue S.W. extending two short~~
16 ~~blocks to the center of the right of way on 42nd Avenue S.W., to the center of the right of way~~
17 ~~on S.W. Oregon.~~

18 ~~South: S.W. Edmunds between the center of the right of way on 44th Avenue S.W. extending~~
19 ~~two short blocks to the center of the right of way on 42nd Avenue S.W., to the center right of-~~
20 ~~way on S.W. Edmunds.))~~

21 Zone B

- 22 • Beginning at the intersection of Glenn Way SW and SW Oregon St, proceed east along
23 SW Oregon St to the alley between 44th Ave SW and California Ave SW

- 1 • Proceed north along the alley inclusive of parcels on the east side of the ally with
- 2 frontage on California Ave SW to SW Dakota St
- 3 • Proceed east along SW Dakota St to the alley between California Ave SW and 42nd Ave
- 4 SW
- 5 • Proceed south along the alley to SW Genesee St inclusive of parcels on the west side of
- 6 the alley with frontage on California Ave SW
- 7 • Proceed east along SW Genesee St to the alley between 42nd Ave SW and 41st Ave SW
- 8 • Proceed south along the alley to the north property line of parcel #1333100000
- 9 • Proceed east along the north property line of parcel #1333100000 to 41st Ave SW
- 10 • Proceed south on 41st Ave SW to the northwest corner of parcel 0952006850
- 11 • Continue east along the north property line of parcels #0952006850 and #0952006880 to
- 12 40th AV SW
- 13 • Proceed north on 40th Ave SW to the northwest corner parcel #7942040000 then proceed
- 14 north and east along the north property line of parcel #7942040000 to 39th Ave SW
- 15 • Continue north on 39th Ave SW to the north property line of parcel #0952007370 and
- 16 proceed east along the north property line of parcel #0952007370 then proceed south
- 17 along the east property line of parcel #0952007370
- 18 • Continue south crossing Fautleroy Wy SW to the east property line of parcel #
- 19 0952007430
- 20 • Continue south crossing SW Alaska St to the north property line of parcel #6126600235
- 21 • Proceed west along the north property line of parcel #6126600235
- 22 • Proceed south along the western property line of #6126600235

- 1 • Proceed east along the southern property line of #6126600235 to the alley between
- 2 Fauntleroy Way SW and 38th Ave SW
- 3 • Proceed south along the alley between Fauntleroy Way SW and 38th Ave SW to the
- 4 intersection of the alley with SW Edmunds St
- 5 • Proceed west along SW Edmunds St to the intersection of Fauntleroy Way SW and SW
- 6 Edmunds St
- 7 • Proceed south to the south property line of parcel #6126600800 then proceed west along
- 8 the south property line of parcel #6126600800 to the east property line of parcel
- 9 #6126601010
- 10 • Proceed south along the east property line of parcel #6126601010 its south property line
- 11 and proceed west along the south property line to 40th Ave SW
- 12 • Proceed north along 40th Ave SW to SW Edmunds St
- 13 • Proceed west along SW Edmunds St to the east property line of parcel #7579201005
- 14 • Proceed south along the east property line of parcel #7579201005 then west along the
- 15 south property line of parcel #7579201005 to California Ave SW
- 16 • Proceed south along California Ave SW to the south property line of parcel #3902100220
- 17 and proceed east along the south property line to the intersection of Lewis Pl SW and
- 18 Erskine Way SW
- 19 • Proceed northeast along Erskine Way SW to SW Edmunds St
- 20 • Proceed west along SW Edmunds St to the alley between 45th Ave SW and 44th Ave SW
- 21 • Proceed north along the alley between 45th Ave SW and 44th Ave SW to Glenn Way SW
- 22 • Proceed northwest along Glenn Way SW to SW Oregon St

1 ~~((When describing Zone B, the outer boundaries of Zone A abuts the inner boundaries of Zone~~
2 ~~B. East: The eastern lot line of 1-24, block 46, Sparkman and McLean's First Addition, and~~
3 ~~continuing along the eastern lot line of lots 1-15, block 51, Holbrook and Clark's Addition and~~
4 ~~continuing to a line extending from the southern lot line of lot 15, block 51, Holbrook and~~
5 ~~Clark's Addition; continuing eastward along the southern lot line 15, block 52, Holbrook and~~
6 ~~Clark's Addition, to the center of the right-of-way on 41st Avenue S.W., and continuing along~~
7 ~~the center of the right-of-way of 41st Avenue S.W. to a line extending from the northern lot line~~
8 ~~of lot 19, block 53, Holbrook and Clark's Addition; extending eastward to the center of the alley~~
9 ~~between blocks 53 and 54, Holbrook and Clark's Addition, and continuing to the northern lot line~~
10 ~~of lot 20, block 54, Holbrook and Clark's Addition, and extending to the center of the right-of-~~
11 ~~way of 40th Avenue S.W. and continuing along the center of the right-of-way of 40th Avenue~~
12 ~~S.W. to a line extending from the northern lot line of lot 17, block 55, Holbrook and Clark's~~
13 ~~Addition, continuing along the eastern lot line of lots 10-16, block 55, Holbrook and Clark's~~
14 ~~Addition and continuing to a line extending from the northern lot line of lot 10, block 56,~~
15 ~~Holbrook and Clark's First Addition and continuing along the northern lot line of lot 10, block~~
16 ~~57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lots 11-24, block~~
17 ~~57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lot 4, block 2,~~
18 ~~Norris Addition, to a line extending from the southern lot line of lots 1, 2, 3, 4, block 2, Norris~~
19 ~~Addition; and extending to the center of the right-of-way of Fauntleroy Avenue S.W. and~~
20 ~~continuing along the center of the right-of-way of Fauntleroy Avenue S.W. between a line~~
21 ~~extending from the northern lot line of lot 9, block 3, Norris Addition, and extending to the~~
22 ~~southern lot line of lot 4, block 4, Norris Addition.~~

1 ~~South: The southern lot line of lot 4, block 4, Norris Addition, and continuing along the eastern~~
2 ~~lot lines of lots 42-43, block 4, Norris Addition and continuing along the southern lot line of lot~~
3 ~~43, block 4, Norris Addition, and continuing along the western lot line of lots 43-48, block 4,~~
4 ~~Norris Addition, and extending to the center of the right-of-way of S.W. Edmunds, and~~
5 ~~continuing along the center of the right-of-way of S.W. Edmunds to the center of the right-of-~~
6 ~~way of 42nd Avenue S.W. The center of the right-of-way along 42nd Avenue S.W. between the~~
7 ~~center of the right-of-way of S.W. Edmunds, and extending to the center of the right-of-way of~~
8 ~~S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to a line~~
9 ~~extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, and~~
10 ~~continuing along the western lot line of lots 1-6, block 2, Sparkman and McLean's First Addition~~
11 ~~and continuing to the center of the right-of-way of S.W. Genesee.~~

12 ~~The eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot~~
13 ~~line of lot 4, block 6, Scenic Park; and extending to the center of the right-of-way of California~~
14 ~~Avenue S.W., and continuing along the eastern lot line of Lot 1, and halfway through lot 2, block~~
15 ~~5, Kirkwood Addition; and continuing along halfway through lot 2 in a westerly direction, block~~
16 ~~5, Kirkwood Addition, and extending to the center of the right-of-way of Erskine Way S.W., and~~
17 ~~continuing along the center of the right-of-way of Erskine Way S.W. to a line extending from the~~
18 ~~southern lot line of lot 6, block 2, Kirkwood Addition, and continuing along the southern lot line~~
19 ~~of lot 6, block 2, Kirkwood Addition, to the center of the right-of-way of S.W. Edmunds and~~
20 ~~continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the~~
21 ~~eastern lot line of lot 1, block 6 Scenic Park Addition.~~

1 ~~North: The center of the right of way of S.W. Genesee between a line extending from the~~
2 ~~western lot line of lot 1, block 2, Sparkman and McLean's First Addition and continuing to a line~~
3 ~~extending from the eastern lot line of lot 1, block 46, Sparkman and McLean's First Addition.~~
4 ~~West: 44th Avenue S.W. between the center of the right of way of S.W. Oregon and extending~~
5 ~~two blocks to the center of the right of way of S.W. Edmunds, to the center of the right of way~~
6 ~~of 44th Avenue S.W. and continuing along the center of the right of way of S.W. Edmunds to a~~
7 ~~line extending from the western lot line of lot 24, block 3, Central Park Addition, and continuing~~
8 ~~along the western lot line of lots 1-24, block 3, Central Park Addition, and continuing along the~~
9 ~~western lot line of lot 17-24, block 3, Holbrook and Clark's Addition, and extending to the center~~
10 ~~of the right of way of Glenn Way S.W., and continuing along the center of the right of way of~~
11 ~~Glenn Way S.W. to the center of the right of way of 45th Avenue S.W. and the center of the~~
12 ~~right of way of S.W. Oregon and continuing easterly along the center of the right of way of~~
13 ~~S.W. Oregon to the center of the right of way of 44th Avenue S.W.))~~

14 Zone C "Parking"

- 15 ● Beginning at the intersection of Glenn Way SW and SW Oregon St, proceed east along
16 SW Oregon St to the alley between 44th Ave SW and California Ave SW
- 17 ● Proceed north along the alley inclusive of parcels on the east side of the alley with
18 frontage to California Ave SW to the north property line of parcel #7904700106
- 19 ● Proceed east along the north property line of parcel #7904700106 to the north property
20 line of parcel #0952006200
- 21 ● Continue east along the north property line of parcel #0952006200 to the north property
22 line of parcel #0952006070

- 1 • Continue east along the north property line of parcel #0952006070 to the north property
- 2 line of parcel #0952005960
- 3 • Proceed south along the east property line of parcel #0952005960 to the north property
- 4 line of parcel #1333100000, following the alley between 42nd Ave SW and 41st Ave SW
- 5 • Proceed west along the north property line of parcel #1333100000 to 42nd Ave SW
- 6 • Proceed south along 42nd Ave SW to SW Edmunds St
- 7 • Proceed west along SW Edmunds St to the east property line of parcel #7579201005
- 8 • Proceed south along the east property line of parcel #7579201005 then west along the
- 9 south property line of parcel #7579201005 to California Ave SW
- 10 • Proceed south along California Ave SW to the south property line of parcel #3902100220
- 11 and proceed west along the south property line to the intersection of Lewis Pl SW and
- 12 Erskine Way SW
- 13 • Proceed northeast along Erskine Way SW to SW Edmunds St
- 14 • Proceed west along SW Edmunds St to the alley between 45th Ave SW and 44th Ave SW
- 15 • Proceed north along the alley between 45th Ave SW and 44th Ave SW to Glenn Way SW
- 16 • Proceed northwest along Glenn Way SW to SW Oregon St

17 ~~((East: 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds extending~~
18 ~~two blocks to the center of the right-of-way of S.W. Oregon, to the center of the right-of-way of~~
19 ~~42nd Avenue S.W.~~

20 ~~West: Glenn Way S.W. between the center of the right-of-way of S.N. Oregon and a line~~
21 ~~extending from the northern tip of lot line 16, block 3, Holbrook and Clark's Addition, to the~~
22 ~~center of the right-of-way of Glenn Way S.W., and extending from the western lot line of lots~~
23 ~~16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots~~

1 ~~1-24, block 3, Central Park Addition, and extending to the center of the right of way of S.W.~~
2 ~~Edmunds.~~

3 ~~North: S.W. Oregon between the center of the right of way of 45th Avenue S.W., to a line~~
4 ~~extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, to~~
5 ~~the center of the right of way of S.W. Oregon; and continuing along the western lot line of lots 5,~~
6 ~~6, and halfway through lot 4, block 2, Sparkman and McLean's First Addition, and continuing~~
7 ~~halfway through lot 4, block 2, Sparkman and McLean's First Addition, to the center of the right-~~
8 ~~of way of California Avenue S.W. and continuing along the southern lot line of lot 12, block 48,~~
9 ~~Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 13-24,~~
10 ~~block 48, Sparkman and McLean's First Addition to the center of the right of way of S.W.~~
11 ~~Oregon and continuing along the center of the right of way of S.W. Oregon to the center of the~~
12 ~~right of way of 42nd Avenue S.W.~~

13 ~~South: S.W. Edmunds between a line extending from the eastern lot line of lot 22, block 1,~~
14 ~~Central Park Addition, and continuing along the eastern lot line of lots 1, 2, 3, block 6, Scenic~~
15 ~~Fork, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and~~
16 ~~continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and extending to~~
17 ~~the center of the right of way of California Avenue S.W. and continuing along the eastern lot~~
18 ~~line of lot 1, and halfway through lot 2, block 5, Kirkwood Addition, and continuing along in a~~
19 ~~westerly direction halfway through lot 2, block 5, Kirkwood Addition, and extending to the~~
20 ~~center of the right of way of Erskine Way S.W., and continuing along the center of the right of-~~
21 ~~way of Erskine Way S.W, to a line extending from the southern lot line of lot 6, block 2,~~
22 ~~Kirkwood Addition and continuing along the southern lot line of lot 6, block 2, Kirkwood~~
23 ~~Addition, and extending to the center of the right of way of S.W. Edmunds and continuing along~~

1 ~~the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of~~
2 ~~lot 25, block 3, Central Park Addition.))~~

3 Section 3. A map showing the proposed modification to the boundaries of the West
4 Seattle BIA is attached to this resolution as Exhibit A. Exhibit B to this resolution illustrates the
5 current BIA boundaries, before the proposed modification. In case of a conflict between the
6 description of the West Seattle BIA and the map, the description shall control.

7 Section 4. A hearing shall be heard on this matter before the Government, Accountability
8 & Economic Development Committee in the City Council Chambers, City Hall, 600 Fourth
9 Avenue, 2nd Floor, Seattle, Washington 98104 (enter on Fifth Avenue), September 12, 2024 or
10 as soon thereafter as it may be heard. The City Council will hear all protests and receive
11 evidence for or against the proposed action.

12 Section 5. The City Clerk is requested to publish this resolution of intention in a
13 newspaper of general circulation in Seattle and mail a complete copy of this resolution to each
14 ratepayer within the proposed area, each at least ten days prior to the hearing. The notice shall
15 include a statement that a copy of the proposed ordinance, with attachments, may be examined
16 electronically at <https://seattle.legistar.com/>, or in paper form at the Office of the City Clerk, City
17 Hall, 600 Fourth Avenue, 3rd Floor, Seattle, Washington 98104, or will be mailed upon request.

1 Adopted by the City Council the 6th day of August, 2024,
2 and signed by me in open session in authentication of its adoption this 6th day of
3 August, 2024.

4 

5 President _____ of the City Council

6 The Mayor concurred the 9th day of August, 2024.

7 

8 Bruce A. Harrell, Mayor

9 Filed by me this 9th day of August, 2024.

10 

11 Scheereen Dedman, City Clerk

12 (Seal)

- 13 Exhibits:
14 Exhibit A – Proposed West Seattle BIA Boundaries 2024
15 Exhibit B – Current West Seattle BIA Boundaries

Exhibit A: Proposed West Seattle BIA Boundaries 2024

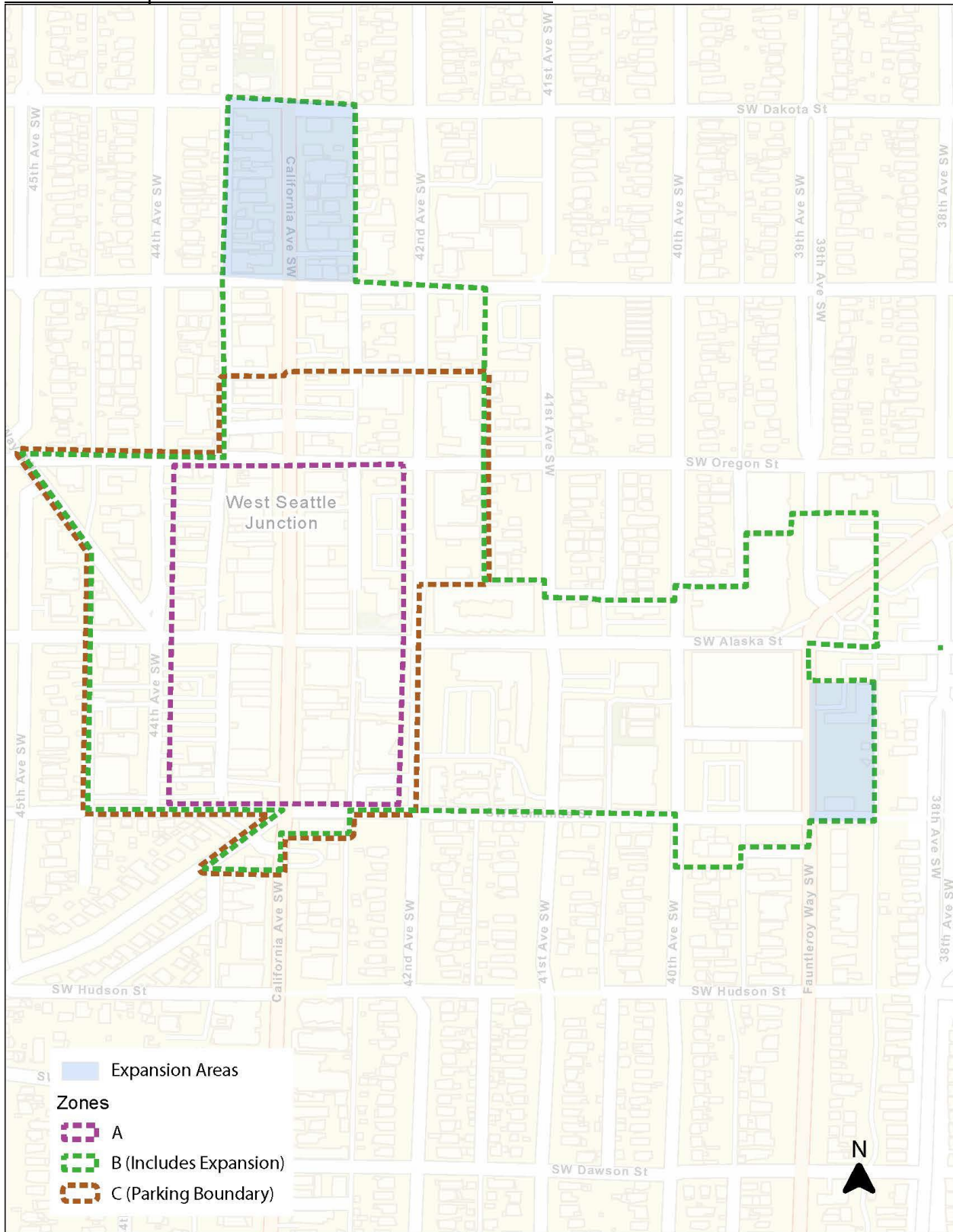


Exhibit B: Current West Seattle BIA Boundaries from Ordinance 124528

Teri Allen
FAS West Seattle BIA Amendment ORD EXH A
January 15, 2014
Version #1



West Seattle BIA Map

This map is for illustrative purposes only and is not intended to modify anything in the legislation.

