

MEMORANDUM

To: Affordable Housing, Neighborhoods & Finance Committee
From: Aly Pennucci, Legislative Analyst
Date: September 15, 2016
Subject: CB 118747 - Ballard Business Improvement Area (BIA)

On September 7 the Affordable Housing, Neighborhoods, and Finance (AHNF) Committee had an initial discussion and conducted a public hearing on Council Bill (CB) 118747, which would establish a Business Improvement Area (BIA) in Ballard. At that meeting, the committee made three amendments to the bill: two technical corrections and one amendment to specifically allow for the inclusion of business tenants or representatives from multi-family residential buildings on the BIA advisory board. This memorandum summarizes an additional amendment sponsored by CM Herbold.

The Committee will discuss and potentially vote on CB 118747 at the meeting on September 21.

Proposed amendment:

Planning and outreach for the proposed Ballard BIA preceded adoption of Resolution 31657, which amended BIA policies. Consequently, some elements of the proposed BIA are inconsistent with current policy. This amendment would add three recitals to the bill acknowledging this point and noting the expectation that future proposals or modifications for BIAs will be more consistent with BIA policies.

Sponsor: CM Herbold

WHEREAS, chapter 35.87A RCW authorizes the City to establish business improvement areas to provide special benefits to business and property owners within a defined geographic area through the imposition of special assessments; and

[WHEREAS, on April 25, 2016, the City Council adopted Resolution 31657, adopting updated policies regarding the establishment and management of Business Improvement Areas to address the increased complexity, number and size of BIAs, combined with a goal for a wider variety of ratepayers and services, and to require additional analysis during the development of BIAs and expanded policies to govern the quality of proposals; and](#)

WHEREAS, planning and outreach for the proposed Ballard BIA preceded adoption of Resolution 31657, which amended BIA policies. Consequently, some elements of the proposed BIA are inconsistent with current policies; and

WHEREAS, Council expects future proposals to establish or modify a BIA shall be developed and analyzed to be more consistent with the policies adopted in Resolution 31657; and

WHEREAS, the owners of businesses, multi-family residential, and mixed-use properties located within the area and representing nearly 60 percent of the special assessments levied by this ordinance filed a petition with The City of Seattle to establish a new Ballard Parking and Business Improvement Area (Ballard Business Improvement Area) pursuant to chapter 35.87A RCW, a copy of which is filed in C.F. 319875; and

cc: Kirstan Arestad, Central Staff Executive Director
Ketil Freeman, Supervising Analyst