

CITY OF SEATTLE

RESOLUTION 31944

A RESOLUTION of intention to establish a University District Parking and Business Improvement Area and fix a date and place for a hearing thereon.

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; and

WHEREAS, the City Council introduced and adopted Resolution 31943 on April 27, 2020, initiating the University District Parking and Business Improvement Area; and

WHEREAS, the City Council wishes to declare its intent to establish a University District Parking and Business Improvement Area, and to set a public hearing for the public and all affected persons to consider its establishment; 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.

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

4 C. The City Council routinely reviews and approves BIAs.

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

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

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

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

1 West along the centerline of NE 50th St toward the northwest corner of Parcel
2 #0889000005 (University Playground); then proceed
3 South along the western property line of the same parcel (#0889000005); then proceed
4 East along the southern property line of the same parcel (#0889000005) toward the
5 intersection of NE 48th St and 9th Ave NE; then proceed
6 South along the centerline of 9th Ave NE toward the intersection of NE 47th St; then
7 proceed
8 West along the centerline of NE 47th toward the intersection of 7th Ave NE; then
9 proceed
10 South along the centerline of 7th Ave NE toward NE 45th St; then proceed
11 Southwest along the east edge of Interstate-5 toward NE 40th St; then proceed
12 East along the centerline of NE 40th St toward the intersection of Eastlake Ave NE; then
13 proceed
14 Northeast along the centerline of Eastlake Ave NE toward the intersection of NE Campus
15 Pkwy and Roosevelt Way NE; then proceed
16 North along the centerline of Roosevelt Way NE to the intersection of NE 41st St; then
17 proceed
18 East along the centerline of NE 41st St toward the southeast corner of Parcel
19 #1142001825; then proceed
20 North along the centerline of the alleyway between 11th Ave NE and Roosevelt Way NE
21 toward the southwest corner of Parcel #1142001810; then proceed
22 East along the southern property line of the same parcel (#1142001810) toward 11th Ave
23 NE; then proceed
24 East toward the southwest corner of Parcel #1142001725; then proceed
25 East along the southern property line of the same parcel (#1142001725) toward the
26 alleyway between 11th Ave NE and 12th Ave NE; then proceed
27 South toward the southwest corner of Parcel #1142001675; then proceed
28 East along the southern property line of the same parcel (#1142001675) toward the
29 centerline of 12th Ave NE; then proceed
30 South along the centerline of 12th Ave NE toward the intersection of NE 41st St; then
31 proceed
32 East along the centerline of NE 41st St toward the centerline of the alleyway between
33 University Way NE and 15th Ave NE; then proceed
34 North along the centerline of the alleyway between University Way NE and 15th Ave NE
35 toward the intersection of NE 42nd St; then proceed
36 East along the centerline of NE 42nd St toward the intersection of 15th Ave NE; then
37 proceed
38 North toward the intersection of NE 45th St; then proceed
39 East along the centerline of NE 45th St toward the alleyway between 17th Ave NE and
40 18th Ave NE; then proceed
41 North along the centerline in the alleyway between 17th Ave NE and 18th Ave NE
42 toward the intersection of NE 50th St; then proceed
43 West along the centerline of NE 50th St toward the alleyway between 15th Ave NE and
44 16th Ave NE; then proceed
45 North along the centerline of the alleyway between 15th Ave NE and 16th Ave NE
46 toward the intersection of NE 56th St; then proceed

1 West along the centerline of NE 56th St toward the alleyway between 15th Ave NE and
2 University Way NE; then proceed
3 North along the centerline of the alleyway between 15th Ave NE and University Way NE
4 toward the intersection of NE Ravenna Blvd; then proceed
5 West along the centerline of NE Ravenna Blvd to the point of origin at the southwest
6 corner of Brooklyn Ave NE.

7 **The South Ave Cleaning Area**

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

34 **The North Ave Cleaning Area**

35 From the intersection of NE Ravenna Boulevard and the alleyway between Brooklyn
36 Avenue NE and University Way NE, proceed east along the centerline of NE Ravenna
37 Boulevard to the centerline of the alleyway between University Way NE and 15th
38 Avenue NE; then proceed
39 South along the centerline of the alleyway between University Way NE and 15th Avenue
40 NE to the centerline of NE 52nd Street; then proceed
41 West along the centerline of NE 52nd Street to the centerline of the alleyway between
42 Brooklyn Avenue NE and University Way NE; then proceed
43 North along the centerline of the alleyway to the point of origin at the centerline of NE
44 Ravenna Boulevard.

1 In case of a conflict between the descriptions of the areas and the map, the descriptions
2 shall control.

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

5 A. Cleaning and Public Safety;

6 B. Events and Marketing;

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

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

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

11 F. Planning; and

12 G. Program Management.

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

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

20 **Section 6.** To finance the programs authorized in Section 4 of this resolution, there is
21 proposed a 12-year special assessment to be levied and collected from the owners of business
22 property, multifamily residential property (buildings containing four or more residential units),
23 and mixed-use property (multifamily residential and commercial) located within the boundaries

1 of the U. District BIA described in Section 3 of this resolution. The U. District BIA will annually
2 update records based on data and information from King County and The City of Seattle
3 (“City”). The base assessments in 2020-2021 will be based upon the 2019-2020 U. District BIA
4 Assessments from the Department of Finance and Administrative Services, plus an inflation
5 factor of 2.375 percent and a one-time 10 percent increase for program expansion.

6 A. U. District Fund Area Base Formula = $(\$0.25 \times (\text{Established Base Year Total Taxable}$
7 $\text{Value}/\$1000 + \text{CPI Factors}) \times 2.375 \text{ percent} \times 10 \text{ percent increase})$.

8 B. U. District Fund Area New Benefit Formula = $(\$0.275 \times (\text{Established Base Year Total}$
9 $\text{Taxable Value of Property}/\$1,000))$. Total Taxable Value = Land + Improvements. This
10 calculation is called the “New Benefit Formula.”

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

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

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

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

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

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

1 Formula will be calculated using the Total Appraised Value upon 100 percent completion of the
2 building and/or authorization of the MFTE.

3 H. For the properties where the Property Taxpayer on record is “UNIVERSITY OF
4 WASHINGTON,” unique circumstances require an assessment reflecting the unique nature of
5 the University’s presence in the District. This assessment supersedes subsections 6.A through
6 6.E above. The aggregate First Year Assessment for all properties owned by the University of
7 Washington within the U. District BIA will be \$423,115. In subsequent years, the University of
8 Washington’s U. District BIA assessment will be subject to the same CPI Factor as other
9 properties within the BIA.

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

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

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

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

21 2. For each year following the first year of authorization, assessments will be
22 calculated using a “CPI Factor” that is based on the Consumer Price Index for All Urban
23 Consumers in Seattle-Tacoma-Bellevue (“CPI-U-Seattle”) as published monthly by the U.S.

1 Department of Labor, Bureau of Labor Statistics (available at: <http://www.bls.gov/eag/>
2 [eag.wa_seattle_msa.htm](http://www.bls.gov/eag/wa_seattle_msa.htm)). For the U. District Fund Area Base Assessment, the CPI Factor will be
3 the lesser of three percent per year or the percentage change in CPI-U-Seattle between
4 September 2020 and September of the year prior to the assessment year. For the North, South
5 and Greater District Cleaning Areas, the actual CPI shall be used and not limited to three percent.

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


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

18 **Section 7.** A hearing shall be held on this matter before the Community Economic
19 Development Committee in the City Council Chamber, City Hall, 600 Fourth Avenue, 2nd
20 Floor, Seattle, Washington, 98104 on May 27, 2020, at 9:30 a.m., or as soon thereafter as the
21 same may be heard. Due to the COVID-19 civil emergency declared by the City and the State of
22 Washington, persons who wish to participate in or attend the hearing may be required to do so
23 remotely. The City will provide instructions in the meeting agenda on how to participate

1 remotely. In addition, persons desiring to submit written evidence to the City Council may send
2 it to udistrictbia@seattle.gov by May 26, 2020, by 5 p.m. The City Council will hear all protests
3 and receive all evidence for or against the proposed action.

4 **Section 8.** The City Clerk is requested to publish this resolution of intention in a
5 newspaper of general circulation in Seattle and mail a complete copy of this resolution to each
6 prospective ratepayer within the proposed area, at least ten days prior to the hearing. The notice
7 shall include a statement that a copy of the proposed ordinance, with attachments, may be
8 examined electronically at <http://www.seattle.gov/cityclerk>, or will be mailed upon request.

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.

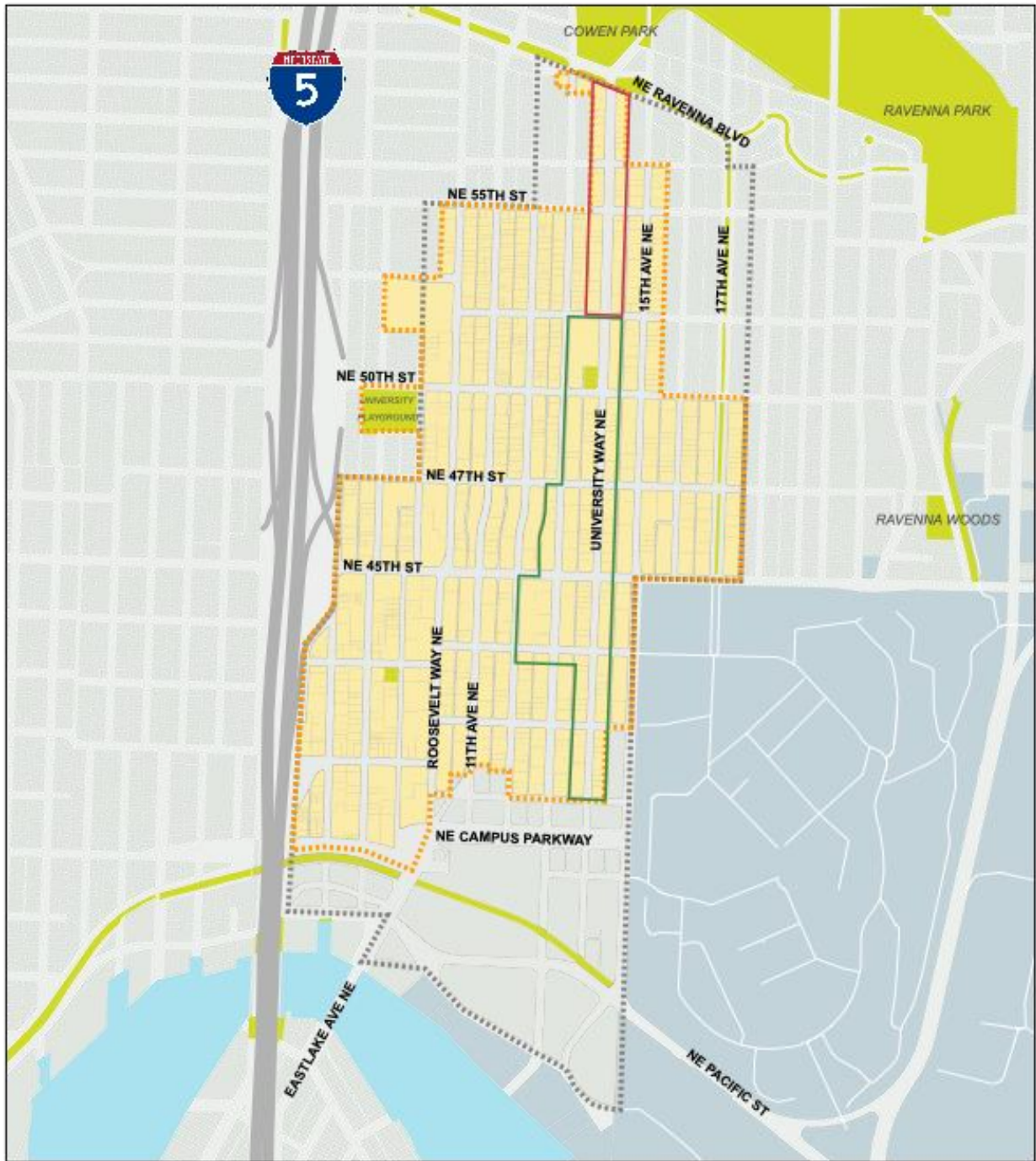


7 _____
8 Monica Martinez Simmons, City Clerk

9 (Seal)

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

EXHIBIT A: UDBIA PROPOSED BOUNDARIES



Proposed New U District BIA Boundary

