



SEATTLE CITY COUNCIL

Legislative Summary

CB 119006

Record No.: CB 119006

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125350

In Control: City Clerk

File Created: 05/23/2017

Final Action: 07/21/2017

Title: AN ORDINANCE granting Bender Development LP and Bender Equities Inc. permission to construct, maintain, and operate a plaza over and across East Howe Street, south of Yale Place East and west of Eastlake Avenue East for a ten-year term, renewable for two successive ten-year terms; specifying the conditions under which this permit is granted; and providing for the acceptance of the permit and conditions.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: amy.gray@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	06/13/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	06/13/2017	sent for review	Council President's Office			
Action Text: The Council Bill (CB) was sent for review. to the Council President's Office							
Notes:							
1	Council President's Office	06/16/2017	sent for review	Sustainability and Transportation Committee			
Action Text: The Council Bill (CB) was sent for review. to the Sustainability and Transportation Committee							
Notes:							

- 1 Full Council 06/26/2017 referred Sustainability and Transportation Committee
- 1 Sustainability and Transportation Committee 07/07/2017 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 2 Chair O'Brien, Alternate Herbold
Opposed: 0
- 1 Full Council 07/17/2017 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 8 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien
Opposed: 0
- 1 City Clerk 07/19/2017 submitted for Mayor's signature Mayor
- 1 Mayor 07/21/2017 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 07/21/2017 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 07/21/2017 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE

ORDINANCE 125350

COUNCIL BILL 119006

AN ORDINANCE granting Bender Development LP and Bender Equities Inc. permission to construct, maintain, and operate a plaza over and across East Howe Street, south of Yale Place East and west of Eastlake Avenue East for a ten-year term, renewable for two successive ten-year terms; specifying the conditions under which this permit is granted; and providing for the acceptance of the permit and conditions.

WHEREAS, Inhabit Eastlake, LLC filed a petition with the Seattle City Council to vacate a subterranean portion of East Howe Street (Clerk File No. 313430) to allow the Petitioner to share a below-grade connection for a parking garage and shared utility infrastructure for the development project located at 1903 Yale Place East and 1823 Eastlake Avenue East, and the Seattle City Council approved the vacation petition on December 15, 2014; and

WHEREAS, as a condition of the vacation petition, Inhabit Eastlake, LLC is required to construct and maintain a plaza over and across East Howe Street, south of Yale Place East and Eastlake Avenue East, including lighting, an art sculpture, hand rails, seating cubes, seat walls, a prow structure, retaining wall, landscaping, non-standard paving, and seat lighting; and

WHEREAS, Inhabit Eastlake, LLC transferred ownership of the development project located at 1903 Yale Place East and Eastlake Avenue to Bender Development LP and Bender Equities Inc. on November 18, 2016, and Bender Development LP and Bender Equities Inc. assumed responsibility for the vacation petition and plaza; and

WHEREAS, the adoption of this ordinance is the culmination of the approval process for the plaza to legally occupy a portion of the public right-of-way; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. **Permission.** Subject to the terms and conditions of this ordinance, the City of Seattle (“City”) grants permission (also referred to in this ordinance as a permit) to Bender Development LP and Bender Equities Inc., and its successors and assigns as approved by the Director of the Seattle Department of Transportation (“Director”) according to Section 14 of this ordinance (the party named above and each such approved successor and assign is referred to as “Permittee”), to construct, maintain, and operate a plaza, including lighting, an art sculpture, hand rails, seating cubs, seat walls, a prow structure, retaining wall, landscaping, non-standard paving, and seat lighting and related appurtenances, (collectively referred to as “plaza”); over and across East Howe Street, south of Yale Place East and west of Eastlake Avenue East, adjacent in whole or in part to the property legally described as:

THAT PORTION OF EAST HOWE STREET, ALSO KNOWN AS BLOOMFIELD STREET, HILTON ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 3 OF PLATS, PAGE 157, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A PUNCHED 5/8" BRASS PLUG IN CONCRETE IN CAST IRON CASE, DOWN 0.80' FEET, 5.00 FEET SOUTHERLY OF THE CENTERLINE OF EAST HOWE STREET, AS IT RUNS EAST, AND THE CENTERLINE OF EASTLAKE AVENUE EAST;

THENCE SOUTH 12°48'31" EAST, ALONG THE CENTERLINE OF EASTLAKE AVENUE EAST, A DISTANCE OF 10.46 FEET TO THE CENTERLINE OF EAST HOWE STREET AS IT RUNS WEST;

THENCE NORTH 88°58'36" WEST, ALONG THE CENTERLINE OF SAID EAST HOWE STREET, A DISTANCE OF 40.44;

THENCE SOUTH 12°48'35" WEST, A DISTANCE OF 15.45 FEET TO THE NORTH LINE OF LOT 1, BLOCK 3, OF SAID HILTON ADDITION, BEING 1.82" WEST OF THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°58'36" WEST, A DISTANCE OF 76.86 FEET;

THENCE NORTH 60°27'03" WEST, A DISTANCE OF 62.82 FEET TO THE NORTH LINE OF SAID EAST HOWE STREET;

THENCE SOUTH 88°58'36" EAST, ALONG SAID LINE, A DISTANCE OF 124.67 FEET;

1 THENCE SOUTH 12°48'35" WEST, A DISTANCE OF 30.90 FEET TO THE TRUE
2 POINT OF BEGINNING;

3
4 THE UPPER LIMIT OF VERTICAL SPACE CONTAINED WITHIN THIS
5 DESCRIPTION SHALL BE AN ELEVATION OF 50.00 FEET;

6
7 THE LOWER LIMIT OF VERTICAL SPACE CONTAINED WITHIN THIS
8 DESCRIPTION SHALL BE TO THE LOWEST LIMIT OF LEGAL OWNERSHIP;

9
10 SAID ELEVATIONS DESCRIBED HEREIN ARE EXPRESSED IN TERMS OF THE
11 NORTH AMERICAN VERTICLE DATUM OF 1988 (NAVD 88) AS OF THE DATE OF
12 THIS INSTRUMENT AND ARE BASED ON CITY OF SEATTLE BENCHMARK NUMBER
13 "SNV-5117", BEING A 2" BRASS CAP, 0.5' SOUTH AND EAST OF THE INTERSECTION
14 OF BACK OF SIDEWALKS AT THE SOUTHWEST QUADRANT OF THE INTERSECTION
15 OF EASTLAKE AVENUE EAST AND FAIRVIEW AVENUE EAST, HAVING AN
16 ELEVATION OF 37.54 FEET;

17
18 SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

19
20 The Permittee is required to install signage indicating that this plaza is public right of
21 way and open for public use.

22 Section 2. **Term.** The permission granted to Permittee is for a term of ten years starting
23 on the effective date of this ordinance and ending at 11:59 p.m. on the last day of the tenth year.
24 Upon written application made by the Permittee at least 180 days before expiration of the term,
25 the Director or the City Council may renew the permit twice, each time for a successive ten-year
26 term, subject to the right of the City to require the removal of the plaza or to revise by ordinance
27 any of the terms and conditions of the permission granted by this ordinance. The total term of the
28 permission, including renewals, shall not exceed 30 years. The Permittee shall submit any
29 application for a new permission no later than 180 days prior to the expiration of the then-
30 existing term.

31 Section 3. **Protection of utilities.** The permission granted is subject to the Permittee
32 bearing the expense of any protection, support, or relocation of existing utilities deemed
33 necessary by the owners of the utilities, and the Permittee being responsible for any damage to

1 the utilities due to the construction, repair, reconstruction, maintenance, operation, or removal of
2 the plaza and for any consequential damages that may result from any damage to utilities or
3 interruption in service caused by any of the foregoing.

4 Section 4. **Removal for public use or for cause.** The permission granted is subject to use
5 of the street right-of-way or other public place (collectively, public place) by the City and the
6 public for travel, utility purposes, and other public uses or benefits. The City expressly reserves
7 the right to deny renewal, or terminate the permission at any time prior to expiration of the initial
8 term or any renewal term, and require the Permittee to remove the plaza, or any part thereof or
9 installation on the public place, at the Permittee's sole cost and expense in the event that:

10 (a) the City Council determines by ordinance that the space occupied by the plaza is
11 necessary for any public use or benefit or that the plaza interferes with any public use or
12 benefit; or

13 (b) the Director determines that use of the plaza has been abandoned; or

14 (c) the Director determines that any term or condition of this ordinance has been
15 violated, and the violation has not been corrected by the Permittee by the compliance date
16 after a written request by the City to correct the violation (unless a notice to correct is not
17 required due to an immediate threat to the health or safety of the public).

18 A City Council determination that the space is needed for, or the plaza interferes with, a public
19 use or benefit is conclusive and final without any right of the Permittee to resort to the courts to
20 adjudicate the matter.

21 Section 5. **Permittee's obligation to remove and restore.** If the permission granted is
22 not renewed at the expiration of a term, or if the permission expires without an application for a
23 new permission being granted, or if the City terminates the permission, then within 90 days after

1 the expiration or termination of the permission, or prior to any earlier date stated in an ordinance
2 or order requiring removal of the plaza, the Permittee shall, at its own expense, remove the plaza
3 and all of the Permittee's equipment and property from the public place and replace and restore
4 all portions of the public place that may have been disturbed for any part of the plaza in as good
5 condition for public use as existed prior to construction of the plaza and in at least as good
6 condition in all respects as the abutting portions of the public place as required by Seattle
7 Department of Transportation (SDOT) right-of-way restoration standards.

8 Failure to remove the plaza as required by this section is a violation of Chapter 15.90 of
9 the Seattle Municipal Code (SMC) or successor provision; however, applicability of Chapter
10 15.90 does not eliminate any remedies available to the City under this ordinance or any other
11 authority. If the Permittee does not timely fulfill its obligations under this section, the City may
12 in its sole discretion remove the plaza and restore the public place at the Permittee's expense,
13 and collect such expense in any manner provided by law.

14 Upon the Permittee's completion of removal and restoration in accordance with this
15 section, or upon the City's completion of the removal and restoration and the Permittee's
16 payment to the City for the City's removal and restoration costs, the Director shall then issue a
17 certification that the Permittee has fulfilled its removal and restoration obligations under this
18 ordinance. Upon prior notice to the Permittee and entry of written findings that it is in the public
19 interest, the Director may, in the Director's sole discretion, conditionally or absolutely excuse the
20 Permittee from compliance with all or any of the Permittee's obligations under this section.

21 Section 6. **Repair or reconstruction.** The plaza shall remain the exclusive responsibility
22 of the Permittee and the Permittee shall maintain the plaza in good and safe condition for the
23 protection of the public. The Permittee shall not reconstruct or repair the plaza except in strict

1 accordance with plans and specifications approved by the Director. The Director may, in the
2 Director's judgment, order the plaza reconstructed or repaired at the Permittee's cost and expense
3 because of: the deterioration or unsafe condition of the plaza; the installation, construction,
4 reconstruction, maintenance, operation, or repair of any municipally-owned public utilities; or
5 for any other cause.

6 **Section 7. Failure to correct unsafe condition.** After written notice to the Permittee and
7 failure of the Permittee to correct an unsafe condition within the time stated in the notice, the
8 Director may order the plaza be closed or removed at the Permittee's expense if the Director
9 deems that the plaza have become unsafe or create a risk of injury to the public. If there is an
10 immediate threat to the health or safety of the public, a notice to correct is not required.

11 **Section 8. Continuing obligations.** Notwithstanding termination or expiration of the
12 permission granted, or closure or removal of the plaza, the Permittee shall remain bound by all of
13 its obligations under this ordinance until the Director has issued a certification that the Permittee
14 has fulfilled its removal and restoration obligations under Section 5 of this ordinance.

15 Notwithstanding the issuance of that certification, the Permittee shall continue to be bound by
16 the obligations in Section 9 of this ordinance and shall remain liable for any unpaid fees assessed
17 under Section 17 of this ordinance.

18 **Section 9. Release, hold harmless, indemnification, and duty to defend.** The
19 Permittee, by accepting the terms of this ordinance, releases the City, its officials, officers,
20 employees, and agents from any and all claims, actions, suits, liability, loss, costs, expense,
21 attorneys' fees, or damages of every kind and description arising out of or by reason of the plaza
22 or this ordinance, including but not limited to claims resulting from injury, damage, or loss to the
23 Permittee or the Permittee's property.

1 The Permittee agrees to at all times defend, indemnify, and hold harmless the City, its
2 officials, officers, employees, and agents from and against all claims, actions, suits, liability,
3 loss, costs, expense, attorneys' fees, or damages of every kind and description, excepting only
4 damages that may result from the sole negligence of the City, that may accrue to, be asserted by,
5 or be suffered by any person or property including, without limitation, damage, death or injury to
6 members of the public or to the Permittee's officers, agents, employees, contractors, invitees,
7 tenants, tenants' invitees, licensees, or successors and assigns, arising out of or by reason of:

8 (a) the existence, condition, construction, reconstruction, modification, maintenance,
9 operation, use, or removal of the plaza or any portion thereof, or the use, occupation, or
10 restoration of the public place or any portion thereof by the Permittee or any other person or
11 entity;

12 (b) anything that has been done or may at any time be done by the Permittee by reason of
13 this ordinance; or

14 (c) the Permittee failing or refusing to strictly comply with every provision of this
15 ordinance; or arising out of or by reason of the plaza or this ordinance in any other way.

16 If any suit, action, or claim of the nature described above is filed, instituted, or begun
17 against the City, the Permittee shall upon notice from the City defend the City, with counsel
18 acceptable to the City, at the sole cost and expense of the Permittee, and if a judgment is
19 rendered against the City in any suit or action, the Permittee shall fully satisfy the judgment
20 within 90 days after the action or suit has been finally determined, if determined adversely to the
21 City. If it is determined by a court of competent jurisdiction that Revised Code of Washington
22 (RCW) 4.24.115 applies to this ordinance, then in the event claims or damages are caused by or
23 result from the concurrent negligence of the City, its agents, contractors, or employees, and the

1 Permittee, its agents, contractors, or employees, this indemnity provision shall be valid and
2 enforceable only to the extent of the negligence of the Permittee or the Permittee's agents,
3 contractors, or employees.

4 Section 10. **Insurance.** For as long as the Permittee exercises any permission granted by
5 this ordinance and until the Director has issued a certification that the Permittee has fulfilled its
6 removal and restoration obligations under Section 5 of this ordinance, the Permittee shall obtain
7 and maintain in full force and effect, at its own expense, insurance and/or self-insurance that
8 protects the Permittee and the City from claims and risks of loss from perils that can be insured
9 against under commercial general liability (CGL) insurance policies in conjunction with:

10 (a) Construction, reconstruction, modification, operation, maintenance, use, existence, or
11 removal of the plaza or any portion thereof, as well as restoration of any disturbed
12 areas of the public place in connection with removal of the plaza;

13 (b) The Permittee's activity upon or the use or occupation of the public place described in
14 Section 1 of this ordinance; and

15 (c) Claims and risks in connection with activities performed by the Permittee by virtue of
16 the permission granted by this ordinance.

17 Minimum insurance requirements are CGL insurance written on an occurrence form at least as
18 broad as the Insurance Services Office (ISO) CG 00 01. The City requires insurance coverage to
19 be placed with an insurer admitted and licensed to conduct business in Washington State or with
20 a surplus lines carrier pursuant to chapter 48.15 RCW. If coverage is placed with any other
21 insurer or is partially or wholly self-insured, such insurer(s) or self-insurance is subject to
22 approval by the City's Risk Manager.

1 Minimum limits of liability shall be \$2,000,000 per Occurrence; \$4,000,000 General
2 Aggregate; \$2,000,000 Products/Completed Operations Aggregate, including Premises
3 Operations; Personal/Advertising Injury; Contractual Liability. Coverage shall include the “City
4 of Seattle, its officers, officials, employees and agents” as additional insureds for primary and
5 non-contributory limits of liability subject to a Separation of Insureds clause.

6 Within 60 days after the effective date of this ordinance, the Permittee shall provide to
7 the City, or cause to be provided, certification of insurance coverage including an actual copy of
8 the blanket or designated additional insured policy provision per the ISO CG 20 12 endorsement
9 or equivalent. The insurance coverage certification shall be delivered or sent to the Director or to
10 SDOT at an address as the Director may specify in writing from time to time. The Permittee shall
11 provide a certified complete copy of the insurance policy to the City promptly upon request.

12 If the Permittee is self-insured, a letter of certification from the Corporate Risk Manager
13 may be submitted in lieu of the insurance coverage certification required by this ordinance, if
14 approved in writing by the City’s Risk Manager. The letter of certification must provide all
15 information required by the City’s Risk Manager and document, to the satisfaction of the City’s
16 Risk Manager, that self-insurance equivalent to the insurance requirements of this ordinance is in
17 force. After a self-insurance certification is approved, the City may from time to time
18 subsequently require updated or additional information. The approved self-insured Permittee
19 must provide 30 days’ prior notice of any cancellation or material adverse financial condition of
20 its self-insurance program. The City may at any time revoke approval of self-insurance and
21 require the Permittee to obtain and maintain insurance as specified in this ordinance.

1 In the event that the Permittee assigns or transfers the permission granted by this
2 ordinance, the Permittee shall maintain in effect the insurance required under this section until
3 the Director has approved the assignment or transfer pursuant to Section 14 of this ordinance.

4 Section 11. **Contractor insurance.** The Permittee shall contractually require that any
5 and all of its contractors performing work on any premises contemplated by this permit name the
6 “City of Seattle, its officers, officials, employees and agents” as additional insureds for primary
7 and non-contributory limits of liability on all CGL, Automobile and Pollution liability insurance
8 and/or self-insurance. The Permittee shall also include in all contract documents with its
9 contractors a third-party beneficiary provision extending to the City construction indemnities and
10 warranties granted to the Permittee.

11 Section 12. **Performance bond.** Within 60 days after the effective date of this ordinance,
12 the Permittee shall deliver to the Director for filing with the City Clerk a sufficient bond
13 executed by a surety company authorized and qualified to do business in the State of Washington
14 that is: in the amount of \$110,000, and conditioned with a requirement that the Permittee shall
15 comply with every provision of this ordinance and with every order the Director issues under this
16 ordinance. The Permittee shall ensure that the bond remains in effect until the Director has issued
17 a certification that the Permittee has fulfilled its removal and restoration obligations under
18 Section 5 of this ordinance. An irrevocable letter of credit approved by the Director in
19 consultation with the City Attorney’s Office may be substituted for the bond. In the event that
20 the Permittee assigns or transfers the permission granted by this ordinance, the Permittee shall
21 maintain in effect the bond or letter of credit required under this section until the Director has
22 approved the assignment or transfer pursuant to Section 14 of this ordinance.

1 Section 13. **Adjustment of insurance and bond requirements.** The Director may adjust
2 minimum liability insurance levels and surety bond requirements during the term of this
3 permission. If the Director determines that an adjustment is necessary to fully protect the
4 interests of the City, the Director shall notify the Permittee of the new requirements in writing.
5 The Permittee shall, within 60 days of the date of the notice, provide proof of the adjusted
6 insurance and surety bond levels to the Director.

7 Section 14. **Consent for and conditions of assignment or transfer.** The permission
8 granted by this ordinance shall not be assignable or transferable by operation of law; nor shall the
9 Permittee transfer, assign, mortgage, pledge or encumber the same without the Director's
10 consent, which the Director shall not unreasonably refuse. The Director may approve assignment
11 or transfer of the permission granted by this ordinance to a successor entity only if the successor
12 or assignee has accepted in writing all of the terms and conditions of the permission granted by
13 this ordinance; has provided, at the time of the acceptance, the bond and certification of
14 insurance coverage required under this ordinance; and has paid any fees due under Section 15
15 and Section 17 of this ordinance. Upon the Director's approval of an assignment or transfer, the
16 rights and obligations conferred on the Permittee by this ordinance shall be conferred on the
17 successors and assigns. Any person or entity seeking approval for an assignment or transfer of
18 the permission granted by this ordinance shall provide the Director with a description of the
19 current and anticipated use of the plaza.

20 Section 15. **Inspection fees.** The Permittee shall, as provided by SMC Chapter 15.76 or
21 successor provision, pay the City the amounts charged by the City to inspect the plaza during
22 construction, reconstruction, repair, annual safety inspections, and at other times deemed
23 necessary by the City. An inspection or approval of the plaza by the City shall not be construed as a

1 representation, warranty, or assurance to the Permittee or any other person as to the safety,
2 soundness, or condition of the plaza. Any failure by the City to require correction of any defect or
3 condition shall not in any way limit the responsibility or liability of the Permittee.

4 Section 16. **Inspection reports.** The Permittee shall submit to the Director, or to SDOT
5 at an address specified by the Director, an inspection report that:

6 (a) describes the physical dimensions and condition of all load-bearing elements;

7 (b) describes any damages or possible repairs to any element of the plaza;

8 (c) prioritizes all repairs and establishes a timeframe for making repairs; and

9 (d) is stamped by a professional structural engineer licensed in the State of

10 Washington.

11 In the event of a natural disaster or other event that may have damaged the plaza, the Director
12 may require that additional reports be submitted by a date established by the Director. The
13 Permittee has the duty of inspecting and maintaining the plaza. The responsibility to submit
14 structural inspection reports periodically or as required by the Director does not waive or alter
15 any of the Permittee's other obligations under this ordinance. The receipt of any reports by the
16 Director shall not create any duties on the part of the Director. Any failure by the Director to
17 require a report, or to require action after receipt of any report, shall not waive or limit the
18 obligations of the Permittee.

19 Section 17. **Annual fee.** Beginning on the effective date of this ordinance, and annually
20 thereafter, the Permittee shall promptly pay to the City, upon statements or invoices issued by the
21 Director, an annual fee of \$5,121.76, or as adjusted annually thereafter, for the privileges granted
22 by this ordinance.

1 Adjustments to the annual fee shall be made in accordance with a term permit fee
2 schedule adopted by the City Council and may be made every year. In the absence of a schedule,
3 the Director may only increase or decrease the previous year's fee to reflect any inflationary
4 changes so as to charge the fee in constant dollar terms. This adjustment will be calculated by
5 adjusting the previous year's fee by the percentage change between the two most recent year-end
6 values available for the Consumer Price Index for the Seattle-Tacoma-Bremerton Area, All
7 Urban Consumers, All Products, Not Seasonally Adjusted. All payments shall be made to the
8 City Finance Director for credit to the Transportation Operating Fund.

9 Section 18. **Compliance with other laws.** Permittee shall construct, maintain, and
10 operate the plaza in compliance with all applicable federal, state, County and City laws and
11 regulations. Without limitation, in all matters pertaining to the plaza, the Permittee shall comply
12 with the City's laws prohibiting discrimination in employment and contracting including
13 Seattle's Fair Employment Practices Ordinance, Chapter 14.04, and Fair Contracting Practices
14 code, Chapter 14.10 (or successor provisions).

15 Section 19. **Acceptance of terms and conditions.** The Permittee shall deliver to the
16 Director its written signed acceptance of the terms of this ordinance within 60 days after the
17 effective date of this ordinance. The Director shall file the written acceptance with the City
18 Clerk. If no such acceptance is received within that 60-day period, the privileges conferred by
19 this ordinance shall be deemed declined or abandoned and the permission granted deemed lapsed
20 and forfeited. The Permittee shall not commence construction of the plaza prior to the Permittee
21 delivering its written signed acceptance of the terms of this ordinance and providing the bond
22 and certification of insurance coverage required by this ordinance as well as the covenant
23 agreement required by Section 20 of this ordinance.

1 Section 20. **Obligations run with the Property.** The obligations and conditions
2 imposed on the Permittee by and through this ordinance are covenants that run with the land and
3 bind subsequent owners of the property adjacent to the plaza and legally described in Section 1
4 of this ordinance (the “Property”), regardless of whether the Director has approved assignment or
5 transfer of the permission granted herein to such subsequent owner(s). At the request of the
6 Director, Permittee shall provide to the Director a current title report showing the identity of all
7 owner(s) of the Property and all encumbrances on the Property. The Permittee shall, within 60
8 days of the effective date of this ordinance, and prior to conveying any interest in the Property,
9 deliver to the Director upon a form to be supplied by the Director, a covenant agreement
10 imposing the obligations and conditions set forth in this ordinance, signed and acknowledged by
11 the Permittee and any other owner(s) of the Property and recorded with the King County
12 Recorder’s Office. The Director shall file the recorded covenant agreement with the City Clerk.
13 The covenant agreement shall reference this ordinance by its ordinance number. At the request of
14 the Director, Permittee shall cause encumbrances on the Property to be subordinated to the
15 covenant agreement.

16 Section 21. **Section titles.** Section titles are for convenient reference only and do not
17 modify or limit the text of a section.

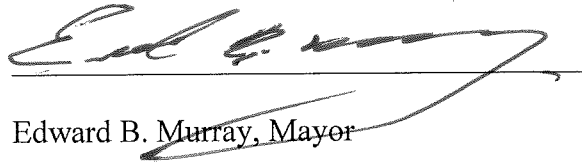
1 Section 22. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 17th day of July, 2017,
5 and signed by me in open session in authentication of its passage this 17th day of
6 July, 2017.

7 

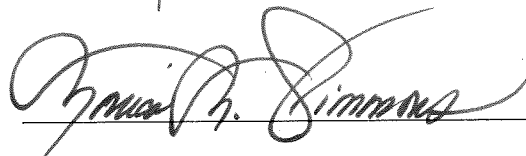
8 President _____ of the City Council

9 Approved by me this 21st day of July, 2017.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 21st day of JULY, 2017.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)