

**CITY OF SEATTLE**  
**ORDINANCE** 127029  
**COUNCIL BILL** 120769

AN ORDINANCE granting the Board of Regents of the University of Washington permission to continue maintaining and operating an existing vehicular and pedestrian skybridge over and across the alley between 11th Avenue Northeast and 12th Avenue Northeast, north of Northeast 43rd Street; repealing Section 7 of Ordinance 119161; and providing for the acceptance of the permit and conditions.

WHEREAS, by Ordinance 96899, The City of Seattle (“City”) granted General Insurance Company of America permission to construct, maintain, and operate a vehicular and pedestrian skybridge over and across the alley between 11th Avenue Northeast and 12th Avenue Northeast, north of Northeast 43rd Street; and

WHEREAS, by Ordinance 119161, the City renewed this permission to General Insurance Company of America; and

WHEREAS, by Ordinance 123234, the City transferred the permit from General Insurance Company of America to the Board of Regents for the University of Washington; and

WHEREAS, since the adoption of Ordinance 119161, The City of Seattle has established a practice for the length of permit to be one 15-year term, renewable for one successive 15-year term; and

WHEREAS, reflective of this change the Board of Regents of the University of Washington has submitted an application to the Director of Transportation to renew the permission granted by Ordinance 119161 as amended by Ordinance 123234 for a 15-year term; and

WHEREAS, the permission authorized by Ordinance 119161 as amended by Ordinance 123234 was due for renewal on August 14, 2018; and

1 WHEREAS, the purpose of the vehicular and pedestrian skybridge is to connect the two parking  
2 garages across the alley in King County Parcel 1142000425; and

3 WHEREAS, the obligations of Ordinance 119161 remain in effect after the ordinance term  
4 expires until the encroachment is removed, or the Board of Regents of the University of  
5 Washington is relieved of the obligations by the Seattle Department of Transportation  
6 Director, or the Seattle City Council passes a new ordinance to renew the permission  
7 granted; and

8 WHEREAS, the Board of Regents of the University of Washington has satisfied all the terms of  
9 the original authorizing ordinance and the Director of Transportation recommends that  
10 the term permit be renewed for 15 years subject to the terms identified in this ordinance;

11 NOW, THEREFORE,

12 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

13 Section 1. **Permission.** Subject to the terms and conditions of this ordinance, The City of  
14 Seattle (“City”) grants permission (also referred to in this ordinance as a permit) to the Board of  
15 Regents of the University of Washington, and its successors and assigns as approved by the  
16 Director of the Seattle Department of Transportation (“Director”) according to Section 14 of this  
17 ordinance (the party named above and each such approved successor and assign are referred to as  
18 “Permittee”), to maintain and operate an existing vehicular and pedestrian skybridge over and  
19 across the alley between 11th Avenue Northeast and 12th Avenue Northeast, north of Northeast  
20 43rd Street. The vehicular and pedestrian skybridge is adjacent in whole or in part to the  
21 properties legally described as:

22 Lots 5 through 8, and Lots 13 through 19, all in Block 4, Brooklyn Addition, Volume 7  
23 of Plats, page 32, records of King County, Washington.

1           Section 2. **Term.** The permission granted to the Permittee is for a final renewed term of  
2 15 years starting on the effective date of this ordinance, and ending at 11:59 p.m. on last day of  
3 the fifteenth year. This is the final term authorized in Ordinance 119161, subject to the right of  
4 the City to require the removal of the vehicular and pedestrian skybridge or to revise by  
5 ordinance any of the terms and conditions of the permission granted by this ordinance. The  
6 Permittee shall submit any application for a new permission no later than one year prior to the  
7 expiration of the then-existing term. Any application for a new permit for the existing vehicular  
8 and pedestrian skybridge is subject to the procedures detailed in SDOT Director’s Rule 02-2021  
9 or any successor Director’s Rules.

10           Section 3. **Protection of utilities.** The permission granted is subject to the Permittee  
11 bearing the expense of any protection, support, or relocation of existing utilities deemed  
12 necessary by the owners of the utilities, and the Permittee being responsible for any damage to  
13 the utilities due to the construction, repair, reconstruction, maintenance, operation, or removal of  
14 the vehicular and pedestrian skybridge and for any consequential damages that may result from  
15 any damage to utilities or interruption in service caused by any of the foregoing.

16           Section 4. **Removal for public use or for cause.** The permission granted is subject to use  
17 of the street right-of-way or other public place (collectively, “public place”) by the City and the  
18 public for travel, utility purposes, and other public uses or benefits. The City expressly reserves  
19 the right to deny renewal, or terminate the permission at any time prior to expiration of the initial  
20 term or any renewal term, and require the Permittee to remove the vehicular and pedestrian  
21 skybridge, or any part thereof or installation on the public place, at the Permittee’s sole cost and  
22 expense in the event that:

1           A. The City Council determines by ordinance that the space occupied by the vehicular  
2 and pedestrian skybridge is necessary for any public use or benefit or that the vehicular and  
3 pedestrian skybridge interferes with any public use or benefit; or

4           B. The Director determines that use of the vehicular and pedestrian skybridge has been  
5 abandoned; or

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

10           A City Council determination that the space is needed for, or the vehicular and pedestrian  
11 skybridge interferes with, a public use or benefit is conclusive and final without any right of the  
12 Permittee to resort to the courts to adjudicate the matter.

13           Section 5. **Permittee’s obligation to remove and restore.** If the permission granted is  
14 not renewed at the expiration of a term, or if the permission expires without an application for a  
15 new permission being granted, or if the City terminates the permission, then within 90 days after  
16 the expiration or termination of the permission, or prior to any earlier date stated in an ordinance  
17 or order requiring removal of the vehicular and pedestrian skybridge, the Permittee shall, at its  
18 own expense, remove the vehicular and pedestrian skybridge and all of the Permittee’s  
19 equipment and property from the public place and replace and restore all portions of the public  
20 place that may have been disturbed for any part of the vehicular and pedestrian skybridge in as  
21 good condition for public use as existed prior to construction of the vehicular and pedestrian  
22 skybridge and in at least as good condition in all respects as the abutting portions of the public

1 place as required by Seattle Department of Transportation (SDOT) right-of-way restoration  
2 standards.

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

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

17 Section 6. **Repair or reconstruction.** The vehicular and pedestrian skybridge shall  
18 remain the exclusive responsibility of the Permittee and the Permittee shall maintain the  
19 vehicular and pedestrian skybridge in good and safe condition for the protection of the public.  
20 The Permittee shall not reconstruct or repair the vehicular and pedestrian skybridge except in  
21 strict accordance with plans and specifications approved by the Director. The Director may, in  
22 the Director's judgment, order the vehicular and pedestrian skybridge reconstructed or repaired  
23 at the Permittee's cost and expense: because of the deterioration of the vehicular and pedestrian

1 skybridge; because of the installation, construction, reconstruction, maintenance, operation, or  
2 repair of any municipally owned public utilities; or for any other cause.

3       **Section 7. Failure to correct unsafe condition.** After written notice to the Permittee and  
4 failure of the Permittee to correct an unsafe condition within the time stated in the notice, the  
5 Director may order the vehicular and pedestrian skybridge be removed at the Permittee's  
6 expense if the Director deems that the vehicular and pedestrian skybridge creates a risk of injury  
7 to the public. If there is an immediate threat to the health or safety of the public, a notice to  
8 correct is not required.

9       **Section 8. Continuing obligations.** Notwithstanding termination or expiration of the  
10 permission granted, or removal of the vehicular and pedestrian skybridge, the Permittee shall  
11 remain bound by all of its obligations under this ordinance until the Director has issued a  
12 certification that the Permittee has fulfilled its removal and restoration obligations under Section  
13 5 of this ordinance, or the Seattle City Council passes a new ordinance to renew the permission  
14 granted and/or establish a new term. Notwithstanding the issuance of that certification, the  
15 Permittee shall continue to be bound by the obligations in Section 9 of this ordinance and shall  
16 remain liable for any unpaid fees assessed under Section 15 and Section 17 of this ordinance.

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

10           B. Anything that has been done or may at any time be done by the Permittee by reason of  
11 this ordinance; or

12           C. The Permittee failing or refusing to strictly comply with every provision of this  
13 ordinance; or arising out of or by reason of the vehicular and pedestrian skybridge or this  
14 ordinance in any other way.

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

1 enforceable only to the extent of the negligence of the Permittee or the Permittee’s agents,  
2 contractors, or employees.

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

9           A. Construction, reconstruction, modification, operation, maintenance, use, existence, or  
10 removal of the vehicular and pedestrian skybridge, as well as restoration of any disturbed areas  
11 of the public place in connection with removal of the vehicular and pedestrian skybridge;

12           B. The Permittee’s activity upon or the use or occupation of the public place described in  
13 Section 1 of this ordinance; and

14           C. Claims and risks in connection with activities performed by the Permittee by virtue of  
15 the permission granted by this ordinance.

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

22           Minimum limits of liability shall be \$5,000,000 per Occurrence; \$10,000,000 General  
23 Aggregate; \$5,000,000 Products/Completed Operations Aggregate, including Premises



1 Operations; Personal/Advertising Injury; Contractual Liability. Coverage shall include “The City  
2 of Seattle, its officers, officials, employees and agents” as additional insureds for primary and  
3 non-contributory limits of liability subject to a Separation of Insureds clause.

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

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

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

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

8           Section 12. **Performance bond.** Within 60 days after the effective date of this ordinance,  
9 the Permittee shall deliver to the Director for filing with the City Clerk a sufficient bond in the  
10 amount determined by the Director, executed by a surety company authorized and qualified to do  
11 business in the State of Washington, conditioned with a requirement that the Permittee shall  
12 comply with every provision of this ordinance and with every order the Director issues under this  
13 ordinance. The Permittee shall ensure that the bond remains in effect until the Director has issued  
14 a certification that the Permittee has fulfilled its removal and restoration obligations under  
15 Section 5 of this ordinance. The City may waive bond requirements for any public entity  
16 permittee for which the City has determined that the City’s interest will be adequately protected.  
17 If at any time during the term granted by this ordinance the City determines that a bond is  
18 necessary to adequately protect the City’s interests, the Director shall notify the Permittee of the  
19 new requirements in writing. The Permittee shall provide the bond to the Director within 60 days  
20 after notification.

21           Section 13. **Adjustment of insurance and bond requirements.** The Director may adjust  
22 minimum liability insurance levels and surety bond requirements during the term of this  
23 permission. If the Director determines that an adjustment is necessary to fully protect the

1 interests of the City, the Director shall notify the Permittee of the new requirements in writing.  
2 The Permittee shall, within 60 days of the date of the notice, provide proof of the adjusted  
3 insurance and surety bond levels to the Director.

4       **Section 14. Consent for and conditions of assignment or transfer.** When the Property  
5 is transferred, the permission granted by this ordinance shall be assignable and transferable by  
6 operation of law pursuant to Section 20 of this ordinance. Continued occupation of the right-of-  
7 way constitutes the Permittee’s acceptance of the terms of this ordinance, and the new owner  
8 shall be conferred with the rights and obligations of the Permittee by this ordinance. Other than a  
9 transfer to a new owner of the Property, the Permittee shall not transfer, assign, mortgage, pledge  
10 or encumber the same without the Director’s consent, which the Director shall not unreasonably  
11 refuse. The Director may approve assignment or transfer of the permission granted by this  
12 ordinance to a successor entity only if the successor or assignee has provided, at the time of the  
13 assignment or transfer, the bond and certification of insurance coverage required under this  
14 ordinance; and has paid any fees due under Section 15 and Section 17 of this ordinance. Upon  
15 the Director’s approval of an assignment or transfer, the rights and obligations conferred on the  
16 Permittee by this ordinance shall be conferred on the successors and assigns. Any person or  
17 entity seeking approval for an assignment or transfer of the permission granted by this ordinance  
18 shall provide the Director with a description of the current and anticipated use of the vehicular  
19 and pedestrian skybridge.

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 vehicular and  
22 pedestrian skybridge during construction, reconstruction, repair, annual safety inspections, and at  
23 other times deemed necessary by the City. An inspection or approval of the vehicular and

1 pedestrian skybridge by the City shall not be construed as a representation, warranty, or  
2 assurance to the Permittee or any other person as to the safety, soundness, or condition of the  
3 vehicular and pedestrian skybridge. Any failure by the City to require correction of any defect or  
4 condition shall not in any way limit the responsibility or liability of the Permittee.

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

7           A. Describes the physical dimensions and condition of all load-bearing elements;

8           B. Describes any damages or possible repairs to any element of the vehicular and  
9 pedestrian skybridge;

10          C. Prioritizes all repairs and establishes a timeframe for making repairs; and

11          D. Is stamped by a professional structural engineer licensed in the State of Washington.

12       A report meeting the foregoing requirements shall be submitted within 60 days after the  
13 effective date of the ordinance; subsequent reports shall be submitted every two years, provided  
14 that, in the event of a natural disaster or other event that may have damaged the vehicular and  
15 pedestrian skybridge, the Director may require that additional reports be submitted by a date  
16 established by the Director. The Permittee has the duty of inspecting and maintaining the  
17 vehicular and pedestrian skybridge. The responsibility to submit structural inspection reports  
18 periodically or as required by the Director does not waive or alter any of the Permittee's other  
19 obligations under this ordinance. The receipt of any reports by the Director shall not create any  
20 duties on the part of the Director. Any failure by the Director to require a report, or to require  
21 action after receipt of any report, shall not waive or limit the obligations of the Permittee. The  
22 Permittee shall pay the City the amounts charged by the City to review the inspection reports  
23 submitted by the Permittee.

1           Section 17. **Annual fee.** Beginning on the effective date of this ordinance the Permittee  
2 shall pay an Issuance Fee, and annually thereafter, the Permittee shall promptly pay to the City,  
3 upon statements or invoices issued by the Director, an Annual Renewal Fee, and an Annual Use  
4 and Occupation Fee of \$14,955.47, or as adjusted annually thereafter, for the privileges granted  
5 by this ordinance.

6           Adjustments to the Annual Use and Occupation Fee shall be made in accordance with a  
7 term permit fee schedule adopted by the City Council and may be made every year. In the  
8 absence of a schedule, the Director may only increase or decrease the previous year's fee to  
9 reflect any inflationary changes so as to charge the fee in constant dollar terms. This adjustment  
10 will be calculated by adjusting the previous year's fee by the percentage change between the two  
11 most recent year-end values available for the Consumer Price Index for the Seattle-Tacoma-  
12 Bellevue Area, All Urban Consumers, All Products, Not Seasonally Adjusted. Permittee shall  
13 pay any other applicable fees, including fees for reviewing applications to renew the permit after  
14 expiration of the first term. All payments shall be made to the City Finance Director for credit to  
15 the Transportation Fund.

16           Section 18. **Compliance with other laws.** The Permittee shall construct, maintain, and  
17 operate the vehicular and pedestrian skybridge in compliance with all applicable federal, state,  
18 County and City laws and regulations. Without limitation, in all matters pertaining to the  
19 vehicular and pedestrian skybridge, the Permittee shall comply with the City's laws prohibiting  
20 discrimination in employment and contracting including Seattle's Fair Employment Practices  
21 Ordinance, SMC Chapter 14.04, and Fair Contracting Practices Code, SMC Chapter 14.10 (or  
22 successor provisions).

1           **Section 19. Acceptance of terms and conditions.** The Permittee shall provide evidence  
2 of insurance coverage required by Section 10 of this ordinance, the bond as required by Section  
3 12 of this ordinance, and the covenant agreement required by Section 20 of this ordinance within  
4 60 days after the effective date of this ordinance. Continued occupation of the right-of-way  
5 constitutes the Permittee’s acceptance of the terms of this ordinance.

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

21           **Section 21. Repeal of Section 7 in Ordinance 119161.** Section 7 of Ordinance 119161 is  
22 repealed.

