



SEATTLE CITY COUNCIL

Legislative Summary

RES 31823

Record No.: RES 31823

Type: Resolution (Res)

Status: Adopted

Version: 1

Ord. no:

In Control: City Clerk

File Created: 06/13/2018

Final Action: 07/20/2018

Title: A RESOLUTION to initiate a SODO Parking and Business Improvement Area.

Notes:

Filed with City Clerk: Date 7/20/2018

Mayor's Signature: 7/20/2018

Sponsors: Harrell

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Ex A - SODO Business Improvement Area

Drafter: danielle.hursh@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:	
1	Mayor	06/19/2018	Mayor's leg transmitted to Council	City Clerk				
1	City Clerk	06/19/2018	sent for review	Council President's Office				
	Action Text:	The Resolution (Res) was sent for review. to the Council President's Office						
	Notes:							
1	Council President's Office	07/05/2018	sent for review	City Council				
	Action Text:	The Resolution (Res) was sent for review. to the City Council						
	Notes:							
1	City Council	07/09/2018	referred	City Council				
1	City Council	07/16/2018	adopted				Pass	
	Action Text:	The Motion carried, the Resolution (Res) was adopted by the following vote, and the President signed the Resolution:						
	Notes:	Motion was made and duly seconded to adopt Resolution 31823.						

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Juarez, Councilmember Mosqueda, Councilmember
O'Brien, Councilmember Sawant

Opposed: 0

1	City Clerk	07/18/2018	submitted for Mayor's signature	Mayor
1	Mayor	07/20/2018	Signed	
1	Mayor	07/20/2018	returned	City Clerk
1	City Clerk	07/20/2018	attested by City Clerk	

Action Text: The Resolution (Res) was attested by City Clerk.

Notes:

CITY OF SEATTLE

RESOLUTION 31823

A RESOLUTION to initiate a SODO Parking and Business Improvement Area.

WHEREAS, the owners and operators of business, multi-family residential, and mixed-use properties within the area and representing 60 percent of the special assessments that would be assessed upon the establishment of a 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 320854; and

WHEREAS, the City Council has reviewed that 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 Business Improvement Area instead of the petition method; NOW, THEREFORE,

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

Section 1. The City Council declares its intention to establish a SODO Parking and Business Improvement Area in accordance with chapter 35.87A RCW to be known as the SODO Business Improvement Area.

Section 2. The SODO Business Improvement Area shall be within the following boundaries as shown on the map attached to this resolution as Exhibit A (when a street or alley is named, the area boundary is the centerline of the right-of-way including vacated portions unless otherwise specified in the description):

Beginning at the intersection of South Atlantic Street and Colorado Avenue South, proceed south along Colorado Avenue South to South Massachusetts Street; then proceed east

1 along South Massachusetts Street to Utah Avenue South; then proceed south along Utah Avenue
2 South to the northern boundary of parcel number 766207214, including all parcels on the east
3 side of Utah Ave South; then proceed west along the northern boundary of parcel number
4 766207214 to the eastern boundary of BNSF property; then proceed southwest along BNSF
5 property line to Colorado Avenue South, including all properties east of the BNSF property line;
6 then proceed south along Colorado Avenue South to South Hanford Street, including all parcels
7 on the east side of Colorado Avenue South; then proceed west along South Hanford Street to
8 East Marginal Way South, including all parcels on the north and south side of South Hanford
9 Street; then proceed south along East Marginal Way South to South Hudson Street, including all
10 parcels on the east side of East Marginal Way South; then proceed west along South Hudson
11 Street to 1st Avenue South; then proceed north along 1st Avenue South to the northern edge of
12 the railroad, near Diagonal Avenue South; then proceed southeast along the northern edge of the
13 railroad to the western boundary of Interstate 5, including all parcels north of the railroad; then
14 proceed north along the western boundary of Interstate 5 to South Royal Brougham Way,
15 including all parcels west of the western boundary of Interstate 5; then proceed west along South
16 Royal Brougham Way to 3rd Avenue South, including all parcels on the south side of South
17 Royal Brougham Way; then proceed south along 3rd Avenue South to South Holgate Street,
18 including all properties on both the west and east sides of 3rd Avenue South; then proceed west
19 along South Holgate Street to Occidental Avenue South, including all parcels on the north and
20 south sides of South Holgate Street; then proceed north along Occidental Avenue South to South
21 Massachusetts Street, including all parcels on the east and west sides of Occidental Avenue
22 South; then proceed north along Occidental Avenue South to South Atlantic Street, including all
23 parcels on the west side of the Occidental Avenue South; then proceed west along South Atlantic
24 Street to 1st Avenue South, including all parcels on the south side of South Atlantic Street; then
25 proceed north along 1st Avenue South to South Royal Brougham Way, including all parcels on
26 the west side of 1st Avenue South; then proceed west along South Royal Brougham Way to East
27 Frontage Road South; then proceed south on East Frontage Road South to South Atlantic Street;
28 then proceed west along South Atlantic Street to Colorado Avenue South.

29 In case of a conflict between the descriptions of the areas and the map, the descriptions
30 shall control.

31 Section 3. Special assessment revenues shall be used for the following component
32 programs:

- 33 A. Transportation;
- 34 B. Safety;
- 35 C. Cleaning; and

1 D. Advocacy, marketing, communications, and business community development within
2 existing zoning.

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

6 Section 4. There shall be a Ratepayers Advisory Board whose membership is comprised
7 of ratepayers representative of the entire geography and variety of sizes in the SODO Business
8 Improvement Area, businesses and business tenants from within the SODO Business
9 Improvement Area, including manufacturing and industrial businesses, and may include public
10 agencies.

11 Section 5. To finance the programs authorized in Section 3 of this resolution, there is
12 proposed a ten-year special assessment to be levied upon and collected from the owners and
13 operators of business property, multi-family residential property (buildings containing four or
14 more residential units), and mixed-use property (multi-family residential and commercial)
15 located within the boundaries of the SODO Business Improvement Area described in Section 2
16 of this resolution. Records for the initial assessment calculations are based on data and
17 information from the King County Assessor's Office for Tax Year 2017/Assessment Year 2016.
18 The SODO Business Improvement Area will update records based on data and information
19 provided by the King County Assessor's Office. Ratepayers will be assessed by The City of
20 Seattle in ten annual installments to be billed semi-annually beginning in the year of
21 authorization (2019), by applying an assessment rate to each ratepayer as described below:

1 A. The assessment rate on each assessable property within the SODO Business
2 Improvement Area will be \$0.50 per \$1,000 of total taxable value except as described in
3 subsections 5.B and 5.C of this resolution.

4 B. Any properties designated by the King County Assessor as “Tax Exempt” that are
5 leased by commercial tenants will be assessed at a rate of \$0.03 per lot square foot.

6 C. Any properties designated by the King County Assessor as “Tax Exempt” that are not
7 leased by commercial tenants may contribute to the funding of SODO Business Improvement
8 Area services but are not directly charged.

9 D. In 2019 and 2020, the assessment will be based on King County Assessor’s Office
10 data and information for Tax Year 2017/Assessment Year 2016.

11 E. All records will be updated every two years using King County Assessor’s Office data
12 and information as described below:

13 1. In 2021 and 2022, the assessment will be based on King County Assessor’s
14 Office data and information for Tax Year 2021/Assessment Year 2020;

15 2. In 2023 and 2024, the assessment will be based on King County Assessor’s
16 Office data and information for Tax Year 2023/Assessment Year 2022;

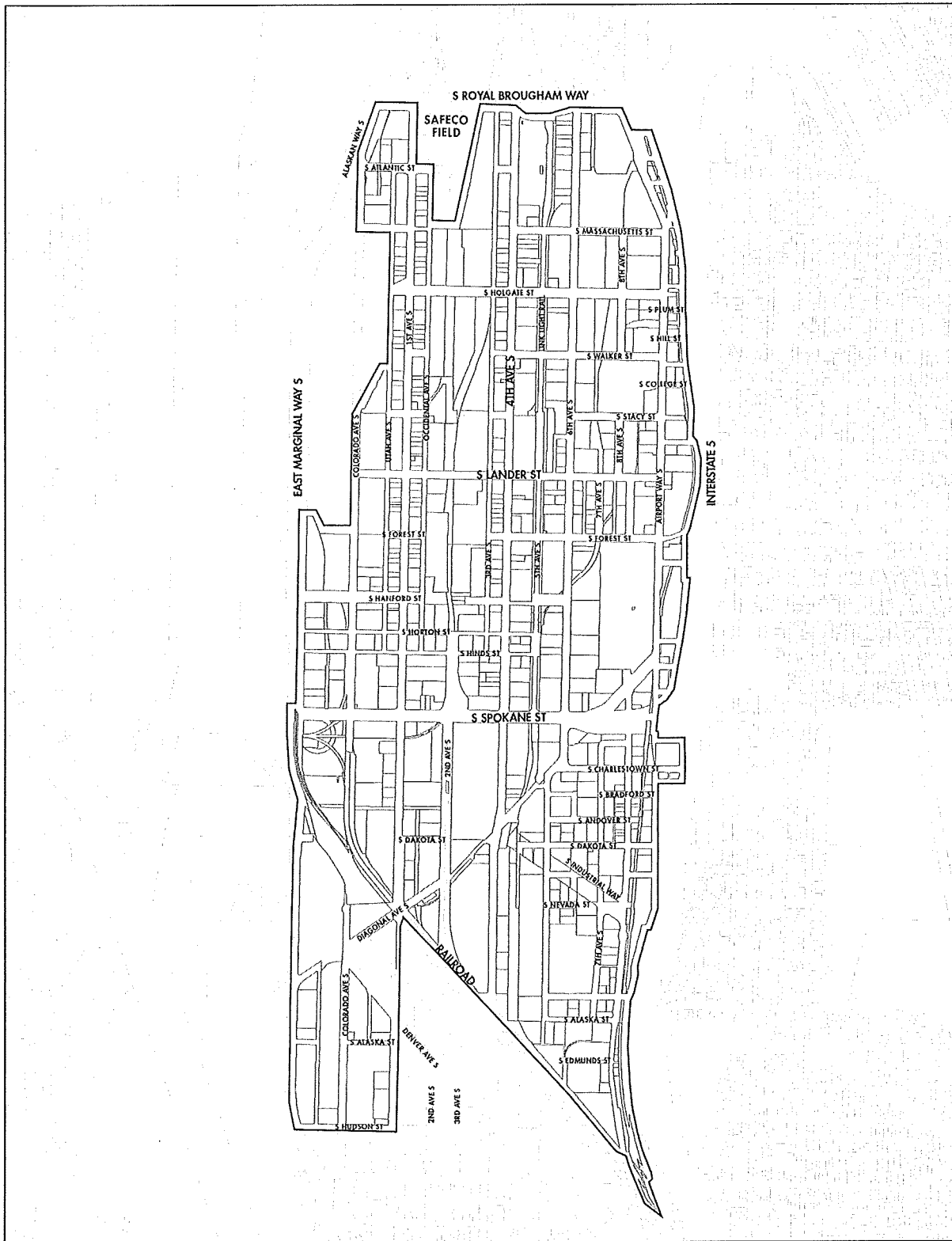
17 3. In 2025 and 2026, the assessment will be based on King County Assessor’s
18 Office data and information for Tax Year 2025/Assessment Year 2024;

19 4. In 2027 and 2028, the assessment will be based on King County Assessor’s
20 Office data and information for Tax Year 2027/Assessment Year 2026.

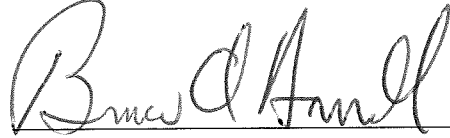
21 F. Changes in assessment rates other than as described in this section shall only be
22 authorized by ordinance consistent with RCW 35.87A.140 with the approval of the Ratepayers
23 Advisory Board and shall not occur more than one time per year.

Exhibit A: SODO Business Improvement Area

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

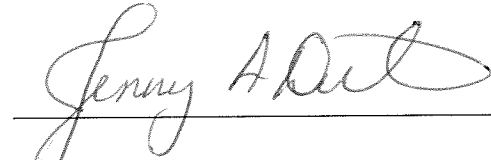


1 Adopted by the City Council the 16th day of July, 2018,
2 and signed by me in open session in authentication of its adoption this 16th day of
3 July, 2018.

4 

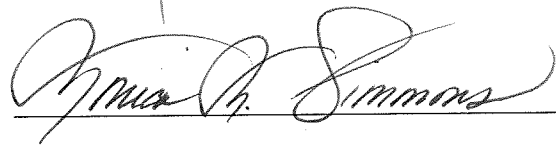
5 President _____ of the City Council

6 The Mayor concurred the 20th day of July, 2018.

7 

8 Jenny A. Durkan, Mayor

9 Filed by me this 20th day of July, 2018.

10 

11 Monica Martinez Simmons, City Clerk

12 (Seal)

13
14 Exhibit:
15 Exhibit A – SODO Business Improvement Area