

CITY OF SEATTLE
ORDINANCE 127103
COUNCIL BILL 120831

AN ORDINANCE relating to the West Seattle Junction Parking and Business Improvement Area; modifying the boundaries; and amending Ordinance 113326, as previously amended by Ordinances 119539, 120570, 121758, 124528, and 125152.

WHEREAS, in 1987, through Ordinance 113326, the City established the West Seattle Junction Parking and Business Improvement Area (PBIA), providing for the levy of special assessments upon businesses within the PBIA for the purpose of enhancing conditions for operation of those businesses; and

WHEREAS, in 1999, through Ordinance 119539, the City increased the original assessment rates for the PBIA; and

WHEREAS, in 2001, through Ordinance 120570, the City clarified the legislation to more accurately describe and implement the intent of the petitioners who requested that the City create the PBIA; and

WHEREAS, in 2005, the City passed Ordinance 121758, increasing the established assessment rates for the PBIA; and

WHEREAS, in 2014, the City passed Ordinance 124528, increasing the established assessment rates and amending the boundaries for the PBIA; and

WHEREAS, in 2016, the City passed Ordinance 125152, increasing the established assessment rates for the PBIA; and

WHEREAS, on June 14, 2024, the West Seattle Junction Association, which oversees the PBIA, proposed to expand the BIA boundaries in two specific areas within “Zone B” of the

- 1 • Proceed east along SW Genesee St to the alley between 42nd Ave SW and 41st Ave SW
- 2 • Proceed south along the alley to the north property line of parcel #1333100000
- 3 • Proceed east along the north property line of parcel #1333100000 to 41st Ave SW
- 4 • Proceed south on 41st Ave SW to the northwest corner of parcel #0952006850
- 5 • Continue east along the north property line of parcels #0952006850 and #0952006880 to
- 6 40th AV SW
- 7 • Proceed north on 40th Ave SW to the northwest corner parcel #7942040000 then proceed
- 8 north and east along the north property line of parcel #7942040000 to 39th Ave SW
- 9 • Continue north on 39th Ave SW to the north property line of parcel #0952007370 and
- 10 proceed east along the north property line of parcel #0952007370 then proceed south
- 11 along the east property line of parcel #0952007370
- 12 • Continue south crossing Fautleroy Wy SW to the east property line of parcel #
- 13 0952007430
- 14 • Continue south crossing SW Alaska St to the north property line of parcel #6126600235
- 15 • Proceed west along the north property line of parcel #6126600235
- 16 • Proceed south along the western property line of #6126600235
- 17 • Proceed east along the southern property line of #6126600235 to the alley between
- 18 Fautleroy Way SW and 38th Ave SW to SW Edmunds St
- 19 • Proceed south along the alley between Fautleroy Way SW and 38th Ave SW to the
- 20 intersection of the alley with SW Edmunds St
- 21 • Proceed west along SW Edmunds St to the intersection of Fautleroy Way SW and SW
- 22 Edmunds St

- 1 • Proceed south to the south property line of parcel #6126600800 then proceed west along
- 2 the south property line of parcel #6126600800 to the east property line of parcel
- 3 #6126601010
- 4 • Proceed south along the east property line of parcel #6126601010 its south property line
- 5 and proceed west along the south property line to 40th Ave SW
- 6 • Proceed north along 40th Ave SW to SW Edmunds St
- 7 • Proceed west along SW Edmunds St to the east property line of parcel #7579201005
- 8 • Proceed south along the east property line of parcel #7579201005 then west along the
- 9 south property line of parcel #7579201005 to California Ave SW
- 10 • Proceed south along California Ave SW to the south property line of parcel #3902100220
- 11 and proceed east along the south property line to the intersection of Lewis Pl SW and
- 12 Erskine Way SW
- 13 • Proceed northeast along Erskine Way SW to SW Edmunds St
- 14 • Proceed west along SW Edmunds St to the alley between 45th Ave SW and 44th Ave SW
- 15 • Proceed north along the alley between 45th Ave SW and 44th Ave SW to Glenn Way SW
- 16 • Proceed northwest along Glenn Way SW to SW Oregon St

17 ((When describing Zone B, the outer boundaries of Zone A abuts the inner boundaries of Zone
18 B. East: The eastern lot line of 1-24, block 46, Sparkman and McLean's First Addition, and
19 continuing along the eastern lot line of lots 1-15, block 51, Holbrook and Clark's Addition and
20 continuing to a line extending from the southern lot line of lot 15, block 51, Holbrook and
21 Clark's Addition; continuing eastward along the southern lot line 15, block 52, Holbrook and
22 Clark's Addition, to the center of the right-of-way on 41st Avenue S.W., and continuing along
23 the center of the right-of-way of 41st Avenue S.W. to a line extending from the northern lot line

1 ~~of lot 19, block 53, Holbrook and Clark's Addition; extending eastward to the center of the alley~~
2 ~~between blocks 53 and 54, Holbrook and Clark's Addition, and continuing to the northern lot~~
3 ~~line of lot 20, block 54, Holbrook and Clark's Addition, and extending to the center of the right-~~
4 ~~of way of 40th Avenue S.W. and continuing along the center of the right of way of 40th Avenue~~
5 ~~S.W. to a line extending from the northern lot line of lot 17, block 55, Holbrook and Clark's~~
6 ~~Addition, continuing along the eastern lot line of lots 10-16, block 55, Holbrook and Clark's~~
7 ~~Addition and continuing to a line extending from the northern lot line of lot 10, block 56,~~
8 ~~Holbrook and Clark's First Addition and continuing along the northern lot line of lot 10, block~~
9 ~~57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lots 11-24, block~~
10 ~~57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lot 4, block 2,~~
11 ~~Norris Addition, to a line extending from the southern lot line of lots 1, 2, 3, 4, block 2, Norris~~
12 ~~Addition; and extending to the center of the right of way of Fautleroy Avenue S.W. and~~
13 ~~continuing along the center of the right of way of Fautleroy Avenue S.W. between a line~~
14 ~~extending from the northern lot line of lot 9, block 3, Norris Addition, and extending to the~~
15 ~~southern lot line of lot 4, block 4, Norris Addition.~~

16 ~~South: The southern lot line of lot 4, block 4, Norris Addition, and continuing along the eastern~~
17 ~~lot lines of lots 42-43, block 4, Norris Addition and continuing along the southern lot line of lot~~
18 ~~43, block 4, Norris Addition, and continuing along the western lot line of lots 43-48, block 4,~~
19 ~~Norris Addition, and extending to the center of the right of way of S.W. Edmunds, and~~
20 ~~continuing along the center of the right of way of S.W. Edmunds to the center of the right of~~
21 ~~way of 42nd Avenue S.W. The center of the right of way along 42nd Avenue S.W. between the~~
22 ~~center of the right of way of S.W. Edmunds, and extending to the center or the right of way of~~
23 ~~S.W. Oregon and continuing along the center of the right of way of S.W. Oregon to a line~~

1 ~~extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition,~~
2 ~~and continuing along the western lot line of lots 1-6, block 2, Sparkman and McLean's First~~
3 ~~Addition and continuing to the center of the right-of-way of S.W. Genesee.~~

4 ~~The eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot~~
5 ~~line of lot 4, block 6, Scenic Park; and extending to the center of the right-of-way of California~~
6 ~~Avenue S.W., and continuing along the eastern lot line of Lot 1, and halfway through lot 2, block~~
7 ~~5, Kirkwood Addition; and continuing along halfway through lot 2 in a westerly direction, block~~
8 ~~5, Kirkwood Addition, and extending to the center of the right-of-way of Erskine Way S.W., and~~
9 ~~continuing along the center of the right-of-way of Erskine Way S.W. to a line extending from the~~
10 ~~southern lot line of lot 6, block 2, Kirkwood Addition, and continuing along the southern lot line~~
11 ~~of lot 6, block 2, Kirkwood Addition, to the center of the right-of-way of S.W. Edmunds and~~
12 ~~continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the~~
13 ~~eastern lot line of lot 1, block 6 Scenic Park Addition.~~

14 ~~North: The center of the right-of-way of S.W. Genesee between a line extending from the~~
15 ~~western lot line of lot 1, block 2, Sparkman and McLean's First Addition and continuing to a line~~
16 ~~extending from the eastern lot line of lot 1, block 46, Sparkman and McLean's First Addition.~~

17 ~~West: 44th Avenue S.W. between the center of the right-of-way of S.W. Oregon and extending~~
18 ~~two blocks to the center of the right-of-way of S.W. Edmunds, to the center of the right-of-way~~
19 ~~of 44th Avenue S.W. and continuing along the center of the right-of-way of S.W. Edmunds to a~~
20 ~~line extending from the western lot line of lot 24, block 3, Central Park Addition, and continuing~~
21 ~~along the western lot line of lots 1-24, block 3, Central Park Addition, and continuing along the~~
22 ~~western lot line of lot 17-24, block 3, Holbrook and Clark's Addition, and extending to the center~~
23 ~~of the right-of-way of Glenn Way S.W., and continuing along the center of the right-of-way of~~

1 ~~Glenn Way S.W. to the center of the right of way of 45th Avenue S.W. and the center of the~~
2 ~~right of way of S.W. Oregon and continuing easterly along the center of the right of way of~~
3 ~~S.W. Oregon to the center of the right of way of 44th Avenue S.W.))~~

4 Zone C “Parking”

- 5 • Beginning at the intersection of Glenn Way SW and SW Oregon St, proceed east along
6 SW Oregon St to the alley between 44th Ave SW and California Ave SW
- 7 • Proceed north along the alley inclusive of parcels on the east side of the alley with
8 frontage to California Ave SW to the north property line of parcel #7904700106
- 9 • Proceed east along the north property line of parcel #7904700106 to the north property
10 line of parcel #0952006200
- 11 • Continue east along the north property line of parcel #0952006200 to the north property
12 line of parcel #0952006070
- 13 • Continue east along the north property line of parcel #0952006070 to the north property
14 line of parcel #0952005960
- 15 • Proceed south along the east property line of parcel #0952005960 to the north property
16 line of parcel #1333100000, following the alley between 42nd Ave SW and 41st Ave SW
- 17 • Proceed west along the north property line of parcel #1333100000 to 42nd Ave SW
- 18 • Proceed south along 42nd Ave SW to SW Edmunds St
- 19 • Proceed west along SW Edmunds St to the east property line of parcel #7579201005
- 20 • Proceed south along the east property line of parcel #7579201005 then west along the
21 south property line of parcel #7579201005 to California Ave SW

- 1 • Proceed south along California Ave SW to the south property line of parcel #3902100220
- 2 and proceed west along the south property line to the intersection of Lewis Pl SW and
- 3 Erskine Way SW
- 4 • Proceed northeast along Erskine Way SW to SW Edmunds St
- 5 • Proceed west along SW Edmunds St to the alley between 45th Ave SW and 44th Ave SW
- 6 • Proceed north along the alley between 45th Ave SW and 44th Ave SW to Glenn Way SW
- 7 • Proceed northwest along Glenn Way SW to SW Oregon St

8 ~~((East: 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds extending~~
9 ~~two blocks to the center of the right-of-way of S.W. Oregon, to the center of the right-of-way of~~
10 ~~42nd Avenue S.W.~~

11 ~~West: Glenn Way S.W. between the center of the right-of-way of S.N. Oregon and a line~~
12 ~~extending from the northern tip of lot line 16, block 3, Holbrook and Clark's Addition, to the~~
13 ~~center of the right-of-way of Glenn Way S.W., and extending from the western lot line of lots~~
14 ~~16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots~~
15 ~~1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W.~~
16 ~~Edmunds.~~

17 ~~North: S.W. Oregon between the center of the right-of-way of 45th Avenue S.W., to a line~~
18 ~~extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, to~~
19 ~~the center of the right-of-way of S.W. Oregon; and continuing along the western lot line of lots 5,~~
20 ~~6, and halfway through lot 4, block 2, Sparkman and McLean's First Addition, and continuing~~
21 ~~halfway through lot 4, block 2, Sparkman and McLean's First Addition, to the center of the~~
22 ~~right-of-way of California Avenue S.W. and continuing along the southern lot line of lot 12,~~
23 ~~block 48, Sparkman and McLean's First Addition, and continuing along the eastern lot line of~~

1 ~~lots 13-24, block 48, Sparkman and McLean's First Addition to the center of the right-of-way of~~
2 ~~S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to the center of~~
3 ~~the right-of-way of 42nd Avenue S.W.~~

4 ~~South: S.W. Edmunds between a line extending from the eastern lot line of lot 22, block 1,~~
5 ~~Central Park Addition, and continuing along the eastern lot line of lots 1, 2, 3, block 6, Scenic~~
6 ~~Fork, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and~~
7 ~~continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and extending to~~
8 ~~the center of the right-of-way of California Avenue S.W. and continuing along the eastern lot~~
9 ~~line of lot 1, and halfway through lot 2, block 5, Kirkwood Addition, and continuing along in a~~
10 ~~westerly direction halfway through lot 2, block 5, Kirkwood Addition, and extending to the~~
11 ~~center of the right-of-way of Erskine Way S.W., and continuing along the center of the right-of-~~
12 ~~way of Erskine Way S.W, to a line extending from the southern lot line of lot 6, block 2,~~
13 ~~Kirkwood Addition and continuing along the southern lot line of lot 6, block 2, Kirkwood~~
14 ~~Addition, and extending to the center of the right-of-way of S.W. Edmunds and continuing along~~
15 ~~the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of~~
16 ~~lot 25, block 3, Central Park Addition.))~~

17 Section 2. The untitled map representing "Exhibit A" attached to Ordinance 113326,
18 amended through Ordinance 124528 as "West Seattle BIA" map (attached to this ordinance as
19 "Exhibit B"), is replaced with a new Exhibit A, "West Seattle BIA 2024" map, attached to this
20 ordinance. In case of a conflict between the description of the West Seattle PBIA boundaries and
21 the map, the description shall control.

1 Section 3. This ordinance shall take effect as provided by Seattle Municipal Code
2 Sections 1.04.020 and 1.04.070.

3 Passed by the City Council the 24th day of September, 2024,
4 and signed by me in open session in authentication of its passage this 24th day of
5 September, 2024.

6 

7 President _____ of the City Council

Approved / returned unsigned / vetoed this 3rd day of October, 2024.

8 

9 Bruce A. Harrell, Mayor

10 Filed by me this 3rd day of October, 2024.

11 

12 Scheereen Dedman, City Clerk

13 (Seal)

14 Exhibits:
15 Exhibit A – Proposed West Seattle BIA Boundaries 2024
16 Exhibit B – Current West Seattle BIA Boundaries

Exhibit A: Proposed West Seattle BIA Boundaries 2024



