



**Legislative Department
Seattle City Council
Memorandum**

Date: February 19, 2015
To: Finance and Culture Committee
From: Martha Lester, City Council Central Staff
Subject: University District BIA – for Finance and Culture Committee February 25, 2015

In late 2014, the Mayor submitted to the Council proposed legislation to create a new and expanded University District Parking and Business Improvement Area (BIA). The legislation would disestablish the existing BIA and establish the new BIA. Four items were submitted:

- Resolution 31563: initiation resolution
- Resolution 31564: resolution of intention to disestablish existing BIA
- Resolution 31565: resolution of intention to establish new BIA
- Council Bill (C.B.) 118302: ordinance to disestablish existing BIA, and to establish new BIA including boundaries, programs, assessment rates, and more

At its January 14 meeting, the Finance and Culture (F&C) Committee took the first step by reviewing and recommending adoption of the three resolutions. In part, the resolutions set the date, time, and place of the public hearing on the proposal. The Full Council adopted the three resolutions on January 20. As required by state law, the resolutions were then mailed to all existing and proposed ratepayers.

On Wednesday, February 25, at its regular 2 p.m. meeting, the F&C Committee will hold the public hearing on C.B. 118302, which would establish the new BIA and disestablish the existing BIA. At that meeting, after the public hearing, there will be time for Councilmember questions and discussion.

Additional discussion, consideration of possible amendments, and a vote on C.B. 118302 will occur at a future F&C Committee meeting. Several potential amendments are listed on page 2.

If you have any questions, or would like additional information, please let me know.

Background on University District BIA

The existing University District BIA was established by Ordinance 118412 in 1996. It extends from N.E. Campus Parkway on the south to N.E. 52nd Street on the north, and is generally a block or two wide, mostly centered on University Way N.E. and extending to Brooklyn Avenue N.E. for a couple of blocks. The assessments are based on square footage, number of hotel rooms, number of apartment units, or number of parking spaces. This BIA has been amended three times by ordinance to increase assessment rates.

Over the past several years, the University of Washington and a variety of businesses, institutions, residents, and others have worked together to plan for the future of the University District. One result of these efforts is a proposal to replace the existing BIA with a new and expanded BIA. The legislation now before the Finance and Culture Committee would accomplish that goal.

Legislation to Establish New BIA

As you may recall from recent activity with other BIAs, there are multiple pieces of legislation and multiple procedural steps required by state law. The City Council already adopted the three resolutions that started the process.

Now before the F&C Committee is C.B. 118302, which, among other things, would:

- disestablish the existing BIA;
- establish a new five-year BIA;
- set the boundaries of the three component areas of the new BIA (see map on page 3) – the “U District Fund Area,” the “North Ave Cleaning Area,” and the “South Ave Cleaning Area”;
- list the programs for which BIA assessment revenue will be used;
- establish the assessment rates for various properties for the three component areas within the BIA;
- outline the membership and duties of a Ratepayers Advisory Board to be appointed by the FAS Director; and
- authorize the FAS Director to contract with a local non-profit entity to act as Program Manager, and state the Council’s intent that the FAS Director contract with the U District Partnership as the initial Program Manager.

Potential Amendments

Several potential amendments have been mentioned by Councilmembers and are listed below. I will provide proposed amendment language for these (and possibly additional issues) for consideration at the next F&C Committee meeting.

- Re-order the list of programs on which BIA assessment revenue may be spent so that “cleaning and public safety” is listed first.
- Add explanation or examples of activities for some program categories.
- Require that the assessment revenue from the two Cleaning Areas be spent for cleaning in those areas.
- Cap UW representation on the Ratepayers Advisory Board.
- Require that the Ratepayers Advisory Board include one or more residential ratepayers.
- Require that the Ratepayers Advisory Board include a small business representative (might be non-voting if the small business representative is a tenant and thus not a ratepayer).

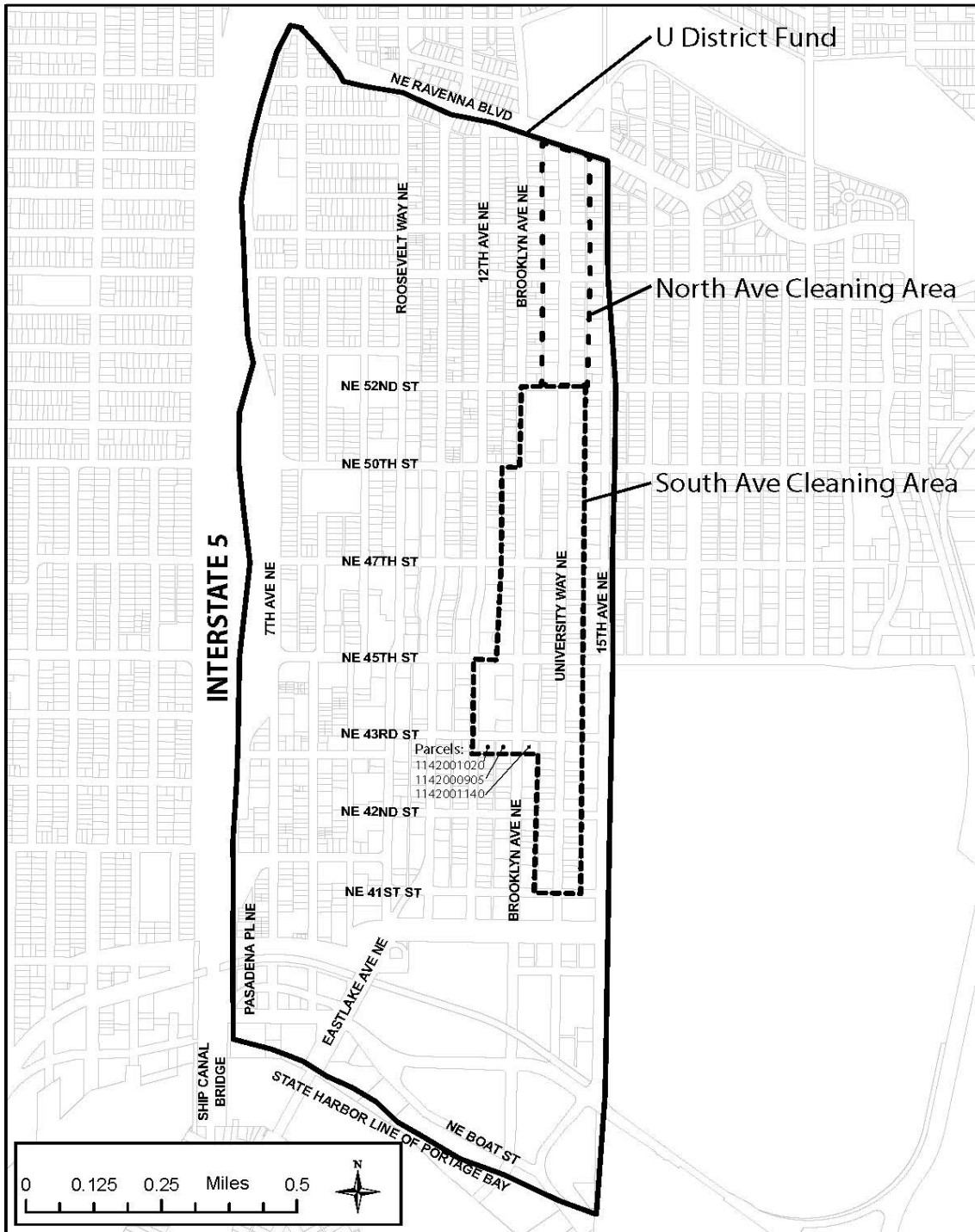


Exhibit A to C.B. 118302: University District Business Improvement Area
 Representing the boundaries of the new and expanded BIA.

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