

**CITY OF SEATTLE**  
**ORDINANCE** 126590  
COUNCIL BILL 120300

AN ORDINANCE, granting permission to 2001 Sixth L.L.C. to continue operating and maintaining a utility tunnel under the alley between 5th Avenue and 6th Avenue, north of Virginia Street; repealing Section 8 of Ordinance 119437; and providing acceptance of the permit and conditions.

WHEREAS, by Ordinance 119437, The City of Seattle granted Clise Properties, Inc. permission to construct, maintain, and operate a utility tunnel in the alley between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue, north of Virginia Street; and

WHEREAS, 2001 Sixth L.L.C. purchased the property located at 2001 6<sup>th</sup> Avenue and 2000 5<sup>th</sup> Avenue in August 2007, and assumed ownership of the utility tunnel; and

WHEREAS, Ordinance 119437 was amended and renewed by Ordinance 123511; and

WHEREAS, the permission authorized by Ordinance 123511 was due for renewal on February 5, 2021; and

WHEREAS, since the adoption of Ordinance 119437, the City of Seattle has established a practice for the length of a permit to one 15-year term, renewable for one successive 15-year term; and

WHEREAS, reflective of this change, 2001 Sixth L.L.C. submitted an application to the Director of Transportation to renew the permission granted by Ordinance 119437 for a 15-year term; and

WHEREAS, the obligations of Ordinance 119437 remain in effect after the ordinance term expires until the encroachment is removed, or 2001 Sixth L.L.C. is relieved of the obligations by the Seattle Department of Transportation Director, or the Seattle City Council passes a new ordinance to renew the permission granted; and

1 WHEREAS, 2001 Sixth L.L.C. satisfied all the terms of the original authorizing ordinance and  
2 the Director of Transportation recommends that the term permit be renewed for 15 years  
3 subject to the terms identified in this ordinance; NOW, THEREFORE,

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

5 Section 1. **Permission.** Subject to the terms and conditions of this ordinance, the City of  
6 Seattle (“City”) grants permission (also referred to in this ordinance as a permit) to 2001 Sixth  
7 L.L.C. and its successors and assigns as approved by the Director of the Seattle Department of  
8 Transportation (“Director”) according to Section 14 of this ordinance (the party named above  
9 and each such approved successor and assign are referred to as “Permittee”), to continue  
10 maintaining and operating an existing utility tunnel under and across the alley between 5<sup>th</sup>  
11 Avenue and 6<sup>th</sup> Avenue, north of Virginia Street. The utility tunnel is adjacent in whole or in  
12 part to the properties legally described as:

13 Lots 1, 2 & 3 (less portion for street), Block 15 of Addition to town of  
14 Seattle, as laid off by Heirs of Sarah A. Bell, deceased (commonly known  
15 as Heirs of Sarah A. Bell’s Addition to the City of Seattle), as per plat  
16 recorded in Volume I of plats, page 103, records of King County,  
17 Washington.

18 Section 2. **Term.** The permission granted to the Permittee is for a term of 15 years  
19 starting on the effective date of this ordinance and ending at 11:59 p.m. on the last day of the  
20 fifteenth year. Upon written application made by the Permittee at least one year before  
21 expiration of the term, the Director or the City Council may renew the permit once, for a  
22 successive 15-year term, subject to the right of the City to require the removal of the utility  
23 tunnel, or to revise by ordinance any of the terms and conditions of the permission granted by  
24 this ordinance. The total term of the permission, including renewals, shall not exceed 30 years.  
25 The Permittee shall submit any application for a new permission no later than one year before the

1 then-existing term expires. Any new application would be subject to the fees and criteria in  
2 place at the time of the new application.

3       Section 3. **Protection of utilities.** The permission granted is subject to the Permittee  
4 bearing the expense of any protection, support, or relocation of existing utilities deemed  
5 necessary by the owners of the utilities, and the Permittee being responsible for any damage to  
6 the utilities due to the construction, repair, reconstruction, maintenance, operation, or removal of  
7 the utility tunnel and for any consequential damages that may result from any damage to utilities  
8 or interruption in service caused by any of the foregoing.

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

16       A. The City Council determines by ordinance that the space occupied by the utility tunnel  
17 is necessary for any public use or benefit or that the utility tunnel interferes with any public use  
18 or benefit; or

19       B. The Director determines that use of the utility tunnel has been abandoned; or

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

1 A City Council determination that the space is needed for, or the utility tunnel interferes with, a  
2 public use or benefit is conclusive and final without any right of the Permittee to resort to the  
3 courts to adjudicate the matter.

4       **Section 5. Permittee’s obligation to remove and restore.** If the permission granted is  
5 not renewed at the expiration of a term, or if the permission expires without an application for a  
6 new permission being granted, or if the City terminates the permission, then within 90 days after  
7 the expiration or termination of the permission, or prior to any earlier date stated in an ordinance  
8 or order requiring removal of the utility tunnel, the Permittee shall, at its own expense, remove  
9 the utility tunnel and all of the Permittee’s equipment and property from the public place and  
10 replace and restore all portions of the public place that may have been disturbed for any part of  
11 the utility tunnel in as good condition for public use as existed prior to construction of the utility  
12 tunnel and in at least as good condition in all respects as the abutting portions of the public place  
13 as required by Seattle Department of Transportation (SDOT) right-of-way restoration standards.

14       Failure to remove the utility tunnel as required by this section is a violation of Chapter  
15 15.90 of the Seattle Municipal Code (SMC) or successor provision; however, applicability of  
16 Chapter 15.90 does not eliminate any remedies available to the City under this ordinance or any  
17 other authority. If the Permittee does not timely fulfill its obligations under this section, the City  
18 may in its sole discretion remove the utility tunnel and restore the public place at the Permittee’s  
19 expense, and collect such expense in any manner provided by law.

20       Upon the Permittee’s completion of removal and restoration in accordance with this  
21 section, or upon the City’s completion of the removal and restoration and the Permittee’s  
22 payment to the City for the City’s removal and restoration costs, the Director shall then issue a  
23 certification that the Permittee has fulfilled its removal and restoration obligations under this

1 ordinance. Upon prior notice to the Permittee and entry of written findings that it is in the public  
2 interest, the Director may, in the Director's sole discretion, conditionally or absolutely excuse the  
3 Permittee from compliance with all or any of the Permittee's obligations under this section.

4       **Section 6. Repair or reconstruction.** The utility tunnel shall remain the exclusive  
5 responsibility of the Permittee and the Permittee shall maintain the utility tunnel in good and safe  
6 condition for the protection of the public. The Permittee shall not reconstruct or repair the utility  
7 tunnel except in strict accordance with plans and specifications approved by the Director. The  
8 Director may, in the Director's judgment, order the utility tunnel reconstructed or repaired at the  
9 Permittee's cost and expense because of: the deterioration of the utility tunnel; the installation,  
10 construction, reconstruction, maintenance, operation, or repair of any municipally-owned public  
11 utilities; or for any other cause.

12       **Section 7. Failure to correct unsafe condition.** After written notice to the Permittee and  
13 failure of the Permittee to correct an unsafe condition within the time stated in the notice, the  
14 Director may order the utility tunnel be removed at the Permittee's expense if the Director deems  
15 that the utility tunnel creates a risk of injury to the public. If there is an immediate threat to the  
16 health or safety of the public, a notice to correct is not required.

17       **Section 8. Continuing obligations.** Notwithstanding termination or expiration of the  
18 permission granted, or removal of the utility tunnel, the Permittee shall remain bound by all of  
19 its obligations under this ordinance until the Director has issued a certification that the Permittee  
20 has fulfilled its removal and restoration obligations under Section 5 of this ordinance, or the  
21 Seattle City Council passes a new ordinance to renew the permission granted and/or establish a  
22 new term. Notwithstanding the issuance of that certification, the Permittee shall continue to be

1 bound by the obligations in Section 9 of this ordinance and shall remain liable for any unpaid  
2 fees assessed under Section 15 and Section 17 of this ordinance.

3           **Section 9. Release, hold harmless, indemnification, and duty to defend.** The  
4 Permittee, by accepting the terms of this ordinance, releases the City, its officials, officers,  
5 employees, and agents from any and all claims, actions, suits, liability, loss, costs, expense,  
6 attorneys' fees, or damages of every kind and description arising out of or by reason of the utility  
7 tunnel, or this ordinance, including but not limited to claims resulting from injury, damage, or  
8 loss to the Permittee or the Permittee's property.

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

16           A. The existence, condition, construction, reconstruction, modification, maintenance,  
17 operation, use, or removal of the utility tunnel;

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

20           C. The Permittee failing or refusing to strictly comply with every provision of this  
21 ordinance; or arising out of or by reason of the utility tunnel or this ordinance in any other way.

22           If any suit, action, or claim of the nature described above is filed, instituted, or begun  
23 against the City, the Permittee shall upon notice from the City defend the City, with counsel

1 acceptable to the City, at the sole cost and expense of the Permittee, and if a judgment is  
2 rendered against the City in any suit or action, the Permittee shall fully satisfy the judgment  
3 within 90 days after the action or suit has been finally determined, if determined adversely to the  
4 City. If it is determined by a court of competent jurisdiction that Revised Code of Washington  
5 (RCW) 4.24.115 applies to this ordinance, then in the event claims or damages are caused by or  
6 result from the concurrent negligence of the City, its agents, contractors, or employees, and the  
7 Permittee, its agents, contractors, or employees, this indemnity provision shall be valid and  
8 enforceable only to the extent of the negligence of the Permittee or the Permittee's agents,  
9 contractors, or employees.

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

16           A. Construction, reconstruction, modification, operation, maintenance, use, existence, or  
17 removal of the utility tunnel, as well as restoration of any disturbed areas of the public place in  
18 connection with removal of the utility tunnel;

19           B. The Permittee's activity upon or the use or occupation of the public place described in  
20 Section 1 of this ordinance; and

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

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

7 Minimum limits of liability shall be \$5,000,000 per Occurrence; \$10,000,000 General  
8 Aggregate; \$5,000,000 Products/Completed Operations Aggregate, including Premises  
9 Operations; Personal/Advertising Injury; Contractual Liability. Coverage shall include the “City  
10 of Seattle, its officers, officials, employees and agents” as additional insureds for primary and  
11 non-contributory limits of liability subject to a Separation of Insureds clause.

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

18 If the Permittee is self-insured, a letter of certification from the Corporate Risk Manager  
19 may be submitted in lieu of the insurance coverage certification required by this ordinance, if  
20 approved in writing by the City’s Risk Manager. The letter of certification must provide all  
21 information required by the City’s Risk Manager and document, to the satisfaction of the City’s  
22 Risk Manager, that self-insurance equivalent to the insurance requirements of this ordinance is in  
23 force. After a self-insurance certification is approved, the City may from time to time



1 subsequently require updated or additional information. The approved self-insured Permittee  
2 must provide 30 days' prior notice of any cancellation or material adverse financial condition of  
3 its self-insurance program. The City may at any time revoke approval of self-insurance and  
4 require the Permittee to obtain and maintain insurance as specified in this ordinance.

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

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

15 Section 12. **Performance bond.** Within 60 days after the effective date of this ordinance,  
16 the Permittee shall deliver to the Director for filing with the City Clerk a sufficient bond  
17 executed by a surety company authorized and qualified to do business in the State of Washington  
18 that is: in the amount of \$10,000, and conditioned with a requirement that the Permittee shall  
19 comply with every provision of this ordinance and with every order the Director issues under this  
20 ordinance. The Permittee shall ensure that the bond remains in effect until the Director has issued  
21 a certification that the Permittee has fulfilled its removal and restoration obligations under  
22 Section 5 of this ordinance. An irrevocable letter of credit approved by the Director in  
23 consultation with the City Attorney's Office may be substituted for the bond. In the event that

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

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

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

1 shall provide the Director with a description of the current and anticipated use of the utility  
2 tunnel.

3           **Section 15. Inspection fees.** The Permittee shall, as provided by SMC Chapter 15.76 or  
4 successor provision, pay the City the amounts charged by the City to inspect the utility tunnel  
5 during construction, reconstruction, repair, annual safety inspections, and at other times deemed  
6 necessary by the City. An inspection or approval of the utility tunnel by the City shall not be  
7 construed as a representation, warranty, or assurance to the Permittee or any other person as to the  
8 safety, soundness, or condition of the utility tunnel. Any failure by the City to require correction of  
9 any defect or condition shall not in any way limit the responsibility or liability of the Permittee.

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

- 12           A. Describes the physical dimensions and condition of all load-bearing elements;
- 13           B. Describes any damages or possible repairs to any element of the utility tunnel;
- 14           C. Prioritizes all repairs and establishes a timeframe for making repairs; and
- 15           D. Is stamped by a professional structural engineer licensed in the State of Washington.

16 A report meeting the foregoing requirements shall be submitted within 60 days after the effective  
17 date of the ordinance; subsequent reports shall be submitted every two years, provided that, in  
18 the event of a natural disaster or other event that may have damaged the utility tunnel, the  
19 Director may require that additional reports be submitted by a date established by the Director.

20 The Permittee has the duty of inspecting and maintaining the utility tunnel. The responsibility to  
21 submit structural inspection reports periodically or as required by the Director does not waive or  
22 alter any of the Permittee's other obligations under this ordinance. The receipt of any reports by  
23 the Director shall not create any duties on the part of the Director. Any failure by the Director to

1 require a report, or to require action after receipt of any report, shall not waive or limit the  
2 obligations of the Permittee.

3       Section 17. **Annual fee.** Beginning on the effective date of this ordinance the Permittee  
4 shall pay an Issuance Fee, and annually thereafter, the Permittee shall promptly pay to the City,  
5 upon statements or invoices issued by the Director, an Annual Renewal Fee, and an Annual Use  
6 and Occupation fee of \$3,340.80, or as adjusted annually thereafter, for the privileges granted by  
7 this ordinance.

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

18       Section 18. **Compliance with other laws.** Permittee shall construct, maintain, and  
19 operate the utility tunnel in compliance with all applicable federal, state, County and City laws  
20 and regulations. Without limitation, in all matters pertaining to the utility tunnel, the Permittee  
21 shall comply with the City's laws prohibiting discrimination in employment and contracting  
22 including Seattle's Fair Employment Practices Ordinance, Chapter 14.04, and Fair Contracting  
23 Practices code, Chapter 14.10 (or 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  
7 imposed on the Permittee by and through this ordinance are covenants that run with the land and  
8 bind subsequent owners of the property adjacent to the utility tunnel, and legally described in  
9 Section 1 of this ordinance (the “Property”), regardless of whether the Director has approved  
10 assignment or transfer of the permission granted herein to such subsequent owner(s). At the  
11 request of the Director, Permittee shall provide to the Director a current title report showing the  
12 identity of all owner(s) of the Property and all encumbrances on the Property. The Permittee  
13 shall, within 60 days of the effective date of this ordinance, and prior to conveying any interest in  
14 the Property, deliver to the Director upon a form to be supplied by the Director, a covenant  
15 agreement imposing the obligations and conditions set forth in this ordinance, signed and  
16 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. Section titles.** Section titles are for convenient reference only and do not  
22 modify or limit the text of a section.


1           Section 22. **Repeal of Section 8 of Ordinance 119437.** Section 8 of Ordinance 119437  
2 is repealed.

1 Section 23. 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 24th day of May, 2022,  
5 and signed by me in open session in authentication of its passage this 24th day of  
6 May, 2022.

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8 \_\_\_\_\_  
President \_\_\_\_\_ of the City Council

9  Approved /  returned unsigned /  vetoed this 26th day of May, 2022.

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11 \_\_\_\_\_  
Bruce A. Harrell, Mayor

12 Filed by me this 26th day of May, 2022.

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Monica Martinez Simmons, City Clerk

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