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CITY OF SEATTLE
ORDINANCE 126348
COUNCIL BILL 120074

AN ORDINANCE granting Grange Insurance Association permission to continue maintaining and operating a pedestrian skybridge over and across the alley between 2nd Avenue and 3rd Avenue, north of Cedar Street; repealing Section 8 of Ordinance 123723; and providing for acceptance of the permit and conditions.

WHEREAS, by Ordinance 123723, The City of Seattle granted Grange Insurance Association permission to maintain and operate a pedestrian skybridge over and across the alley between 2nd Avenue and 3rd Avenue, north of Cedar Street, for a ten-year term, renewable for two successive ten-year terms; and

WHEREAS, the permission authorized by Ordinance 123723 was due for renewal on December 1, 2020; and

WHEREAS, although the permission expired on November 30, 2020, Grange Insurance Association has complied with all the conditions and obligations of Ordinance 123723; and

WHEREAS, Grange Insurance Association submitted an application to the Director of Transportation to renew the permission granted by Ordinance 123723 for a 15-year term; and

WHEREAS, the obligations of Ordinance 123723 remain in effect after the ordinance term expires until the encroachment is removed, or Grange Insurance Association 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, Grange Insurance Association continues to be obligated by the public benefit
2 mitigation elements stated in Ordinance 123723 for the duration the pedestrian skybridge
3 remains in the right-of-way; and

4 WHEREAS, Grange Insurance Association satisfied all the terms of the original authorizing
5 ordinance and the Director of Transportation recommends that the term permit be
6 renewed for 15 years subject to the terms identified in this ordinance;

7 NOW, THEREFORE,

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

9 Section 1. **Permission.** Subject to the terms and conditions of this ordinance, the City of
10 Seattle (“City”) grants permission (also referred to in this ordinance as a permit) to Grange
11 Insurance Association, and its successors and assigns as approved by the Director of the Seattle
12 Department of Transportation (“Director”) according to Section 14 of this ordinance (the party
13 named above and each such approved successor and assign are referred to as “Permittee”), to
14 continue maintaining and operating an existing pedestrian skybridge over and across the alley
15 between 2nd Avenue and 3rd Avenue, north of Cedar Street.. The pedestrian skybridge is
16 adjacent in whole or in part to the properties legally described as:

17 Block 18, Lots 1-6, Second Addition to that part of the City of Seattle, as laid off by A.
18 A. Denny and W. N. Bell (commonly known as Bell and Denny’s 2nd Addition to the
19 City of Seattle), according to the plat thereof recorded in Volume 1 of plats, page 77,
20 records of King County, Washington; except the easterly 12 feet of said Lots 5 and 6
21 condemned in King County Superior Court cause number 52280, for the widening of 3rd
22 Avenue, as provided by Ordinance No. 13776 of the City of Seattle; and except the
23 southwesterly 12 feet of said Lots 1-4 condemned in District Court Cause No. 7087, for
24 the widening of 2nd Avenue, as provided by Ordinance No. 1107 of the City of Seattle.

25 Section 2. **Term.** The permission granted to the Permittee is for a second and final
26 renewed term of 15 years starting on the effective date of this ordinance, and ending at 11:59
27 p.m. on the last day of the fifteenth year.

1 . Upon written application made by the Permittee at least one year before the expiration
2 of the first term, the Director or City Council may renew the permit once, for a successive
3 fifteen-year term, subject to the right of the City to require the removal of the pedestrian
4 skybridge or to revise by ordinance any of the terms and conditions of the permission granted by
5 this ordinance. The total term of the permission, including renewals, shall not exceed 30 years.

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

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

18 A. The City Council determines by ordinance that the space occupied by the pedestrian
19 skybridge is necessary for any public use or benefit or that the pedestrian skybridge interferes
20 with any public use or benefit; or

21 B. The Director determines that use of the pedestrian skybridge has been abandoned; or

22 C. The Director determines that any term or condition of this ordinance has been violated,
23 and the violation has not been corrected by the Permittee by the compliance date after a written

1 request by the City to correct the violation (unless a notice to correct is not required due to an
2 immediate threat to the health or safety of the public).

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

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

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

1 Upon the Permittee’s completion of removal and restoration in accordance with this
2 section, or upon the City’s completion of the removal and restoration and the Permittee’s
3 payment to the City for the City’s removal and restoration costs, the Director shall then issue a
4 certification that the Permittee has fulfilled its removal and restoration obligations under this
5 ordinance. Upon prior notice to the Permittee and entry of written findings that it is in the public
6 interest, the Director may, in the Director’s sole discretion, conditionally or absolutely excuse the
7 Permittee from compliance with all or any of the Permittee’s obligations under this section.

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

17 Section 7. **Failure to correct unsafe condition.** After written notice to the Permittee and
18 failure of the Permittee to correct an unsafe condition within the time stated in the notice, the
19 Director may order the pedestrian skybridge be removed at the Permittee’s expense if the
20 Director deems that the pedestrian skybridge creates a risk of injury to the public. If there is an
21 immediate threat to the health or safety of the public, a notice to correct is not required.

22 Section 8. **Continuing obligations.** Notwithstanding termination or expiration of the
23 permission granted, or removal of the pedestrian skybridge, the Permittee shall remain bound by

1 all of its obligations under this ordinance until the Director has issued a certification that the
2 Permittee has fulfilled its removal and restoration obligations under Section 5 of this ordinance,
3 or the Seattle City Council passes a new ordinance to renew the permission granted and/or
4 establish a new term. Notwithstanding the issuance of that certification, the Permittee shall
5 continue to be bound by the obligations in Section 9 of this ordinance and shall remain liable for
6 any unpaid fees assessed under Section 15 and Section 17 of this ordinance.

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

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

20 A. The existence, condition, construction, reconstruction, modification, maintenance,
21 operation, use, or removal of the pedestrian skybridge, or any portion thereof, or the use,
22 occupation, or restoration of the public place or any portion thereof by the Permittee or any other
23 person or entity;

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

3 C. The Permittee failing or refusing to strictly comply with every provision of this
4 ordinance; or arising out of or by reason of the pedestrian skybridge or this ordinance in any
5 other way.

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

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

1 A. Construction, reconstruction, modification, operation, maintenance, use, existence, or
2 removal of the pedestrian skybridge, or any portion thereof, as well as restoration of any
3 disturbed areas of the public place in connection with removal of the pedestrian skybridge;

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

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

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

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

19 Within 60 days after the effective date of this ordinance, the Permittee shall provide to
20 the City, or cause to be provided, certification of insurance coverage including an actual copy of
21 the blanket or designated additional insured policy provision per the ISO CG 20 12 endorsement
22 or equivalent. The insurance coverage certification shall be delivered or sent to the Director or to

1 SDOT at an address as the Director may specify in writing from time to time. The Permittee shall
2 provide a certified complete copy of the insurance policy to the City promptly upon request.

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

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

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

1 **Section 12. Performance bond.** Within 60 days after the effective date of this ordinance,
2 the Permittee shall deliver to the Director for filing with the City Clerk a sufficient bond
3 executed by a surety company authorized and qualified to do business in the State of
4 Washington, in the amount of \$20,000 and conditioned with a requirement that the Permittee
5 shall comply with every provision of this ordinance and with every order the Director issues
6 under this ordinance. The Permittee shall ensure that the bond remains in effect until the Director
7 has issued a certification that the Permittee has fulfilled its removal and restoration obligations
8 under Section 5 of this ordinance. An irrevocable letter of credit approved by the Director in
9 consultation with the City Attorney’s Office may be substituted for the bond. In the event that
10 the Permittee assigns or transfers the permission granted by this ordinance, the Permittee shall
11 maintain in effect the bond or letter of credit required under this section until the Director has
12 approved the assignment or transfer pursuant to Section 14 of this ordinance.

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

19 **Section 14. Consent for and conditions of assignment or transfer.** When the Property
20 is transferred, the permission granted by this ordinance shall be assignable and transferable by
21 operation of law pursuant to Section 20 of this ordinance. Continued occupation of the right-of-
22 way constitutes the Permittee’s acceptance of the terms of this ordinance, and the new owner
23 shall be conferred with the rights and obligations of the Permittee by this ordinance. Other than a

1 transfer to a new owner of the Property, the Permittee shall not transfer, assign, mortgage, pledge
2 or encumber the same without the Director's consent, which the Director shall not unreasonably
3 refuse. The Director may approve assignment or transfer of the permission granted by this
4 ordinance to a successor entity only if the successor or assignee has provided, at the time of the
5 assignment or transfer, the bond and certification of insurance coverage required under this
6 ordinance; and has paid any fees due under Section 15 and Section 17 of this ordinance. Upon
7 the Director's approval of an assignment or transfer, the rights and obligations conferred on the
8 Permittee by this ordinance shall be conferred on the successors and assigns. Any person or
9 entity seeking approval for an assignment or transfer of the permission granted by this ordinance
10 shall provide the Director with a description of the current and anticipated use of the pedestrian
11 skybridge.

12 Section 15. **Inspection fees.** The Permittee shall, as provided by SMC Chapter 15.76 or
13 successor provision, pay the City the amounts charged by the City to inspect the pedestrian
14 skybridge during construction, reconstruction, repair, annual safety inspections, and at other
15 times deemed necessary by the City. An inspection or approval of the pedestrian skybridge by
16 the City shall not be construed as a representation, warranty, or assurance to the Permittee or any
17 other person as to the safety, soundness, or condition of the pedestrian skybridge. Any failure by
18 the City to require correction of any defect or condition shall not in any way limit the
19 responsibility or liability of the Permittee.

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

- 22 A. Describes the physical dimensions and condition of all load-bearing elements;
23 B. Describes any damages or possible repairs to any element of the pedestrian skybridge;

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

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

3 A report meeting the foregoing requirements shall be submitted within 60 days after the
4 effective date of this ordinance; subsequent reports shall be submitted every two years, provided
5 that, in the event of a natural disaster or other event that may have damaged the pedestrian
6 skybridge, the Director may require that additional reports be submitted by a date established by
7 the Director. The Permittee has the duty of inspecting and maintaining the pedestrian skybridge.
8 The responsibility to submit structural inspection reports periodically or as required by the
9 Director does not waive or alter any of the Permittee's other obligations under this ordinance.
10 The receipt of any reports by the Director shall not create any duties on the part of the Director.
11 Any failure by the Director to require a report, or to require action after receipt of any report,
12 shall not waive or limit the obligations of the Permittee.

13 Section 17. **Annual fee.** Beginning on the effective date of this ordinance the Permittee
14 shall pay an Issuance Fee, and annually thereafter, the Permittee shall promptly pay to the City,
15 upon statements or invoices issued by the Director, an Annual Renewal Fee, and an Annual Use
16 and Occupation fee of \$12,512, or as adjusted annually thereafter, for the privileges granted by
17 this ordinance.

18 Adjustments to the Annual Use and Occupation Fee shall be made in accordance with a
19 term permit fee schedule adopted by the City Council and may be made every year. In the
20 absence of a schedule, the Director may only increase or decrease the previous year's fee to
21 reflect any inflationary changes so as to charge the fee in constant dollar terms. This adjustment
22 will be calculated by adjusting the previous year's fee by the percentage change between the two
23 most recent year-end values available for the Consumer Price Index for the Seattle-Tacoma-

1 Bellevue Area, All Urban Consumers, All Products, Not Seasonally Adjusted. Permittee shall
2 pay any other applicable fees, including fees for reviewing applications to renew the permit after
3 expiration of the first term. All payments shall be made to the City Finance Director for credit to
4 the Transportation Fund.

5 **Section 18. Compliance with other laws.** The Permittee shall construct, maintain, and
6 operate the pedestrian skybridge in compliance with all applicable federal, state, County, and
7 City laws and regulations. Without limitation, in all matters pertaining to the pedestrian
8 skybridge, the Permittee shall comply with the City’s laws prohibiting discrimination in
9 employment and contracting including Seattle’s Fair Employment Practices Ordinance, Chapter
10 14.04, and Fair Contracting Practices code, Chapter 14.10 (or successor provisions).

11 **Section 19. Acceptance of terms and conditions.** The Permittee shall provide evidence
12 of insurance coverage required by Section 10 of this ordinance, the bond as required by Section
13 12 of this ordinance, and the covenant agreement required by Section 20 of this ordinance within
14 60 days after the effective date of this ordinance. Continued occupation of the right-of-way
15 constitutes the Permittee’s acceptance of the terms of this ordinance.

16 **Section 20. Obligations run with the Property.** The obligations and conditions imposed
17 on the Permittee by and through this ordinance are covenants that run with the land and bind
18 subsequent owners of the property adjacent to the pedestrian skybridge and legally described in
19 Section 1 of this ordinance (the “Property”), regardless of whether the Director has approved
20 assignment or transfer of the permission granted herein to such subsequent owner(s). At the
21 request of the Director, the Permittee shall provide to the Director a current title report showing
22 the identity of all owner(s) of the Property and all encumbrances on the Property. The Permittee
23 shall, within 60 days of the effective date of this ordinance, and prior to conveying any interest in

1 the Property, deliver to the Director upon a form to be supplied by the Director, a covenant
2 agreement imposing the obligations and conditions set forth in this ordinance, signed and
3 acknowledged by the Permittee and any other owner(s) of the Property and recorded with the
4 King County Recorder’s Office. The Director shall file the recorded covenant agreement with the
5 City Clerk. The covenant agreement shall reference this ordinance by its ordinance number. At
6 the request of the Director, Permittee shall cause encumbrances on the Property to be
7 subordinated to the covenant agreement.

8 Section 21. **Public benefit mitigation.** The Permittee shall continue to maintain and
9 operate the public benefits stated in Section 21 of Ordinance 123723, including:

10 A. Public-use plaza, including landscaping, seating, paving, and lighting elements,
11 occupying approximately 7,575 square feet in the southwest quadrant of the block located
12 between 2nd and 3rd Avenues and Cedar and Clay Streets;

13 B. Pedestrian lighting in alley and on roof of building;

14 C. Security cameras in alley, plaza, and parking area; and

15 D. Paving details around perimeter of building and tree pits.

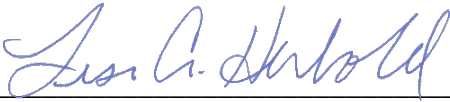
16 Any changes to this list must be approved by the Director.

17 Section 22. **Repeal of Section 8 of Ordinance 123723.** Section 8 of Ordinance 123723 is
18 repealed.

19 Section 23. **Section titles.** Section titles are for convenient reference only and do not
20 modify or limit the text of a section.

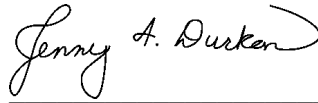
1 Section 24. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 24th day of May, 2021,
5 and signed by me in open session in authentication of its passage this 24th day of
6 May, 2021.

7 

8 President Pro Tem of the City Council

9 Approved / returned unsigned / vetoed this 28th day of May, 2021.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 28th day of May, 2021.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)