

CITY OF SEATTLE

RESOLUTION 32014

A RESOLUTION of intention to establish a 15th Avenue East Business Improvement Area and fix a date and place for a hearing thereon.

WHEREAS, the owners and operators of commercial properties, multi-family residential, and mixed-used properties that are subject to 65 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 322031; and

WHEREAS, the City Council has reviewed the 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; and

WHEREAS, the City Council introduced Resolution 32013 on August 9, 2021, initiating the 15th Avenue East Business Improvement Area; and

WHEREAS, the City Council wishes to declare its intent to establish a 15th Avenue East Business Improvement Area, and to set a public hearing for the public and all affected persons to consider its establishment; 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 15th Avenue East Business Improvement Area (“15th Ave BIA”) in accordance with chapter 35.87A RCW.

1 Section 2. The 15th Ave BIA shall be within the following boundaries as shown on the
2 map attached as Exhibit A to this resolution and described in this section. When a street or alley
3 is named, the area boundary is the centerline of the right-of-way including vacated portions
4 unless otherwise specified in the description:

5 • Beginning at the northern-most intersection of East Mercer Street and 15th Avenue East,
6 proceed south to East Denny Way, including all parcels adjoining the east and west sides of 15th
7 Avenue East and excluding parcels south of East Denny Way.

8 • Beginning at the intersection of East Thomas Street and 16th Avenue East, proceed
9 south to the intersection of 16th Avenue East and East Denny Way, including parcels adjoining
10 the west side of 16th Avenue East.

11 • Beginning at the intersection of East John Street and 15th Avenue East, proceed west to
12 14th Avenue East, including all parcels adjoining on the north side.

13 • Beginning at the intersection of East John Street and 14th Avenue East, proceed north to
14 East Thomas Street, including the parcel adjoining on the east side of 14th Avenue East.

15 In case of a conflict between the descriptions of the areas and the map, the descriptions
16 shall control.

17 Section 3. Programs. Special assessment revenues shall be used for the following
18 component programs:

19 A. Neighborhood beautification within the Business Improvement Area;

20 B. Street festival within the Business Improvement Area;

21 C. Program management and advocacy; and

22 D. Graffiti removal and cleaning.

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

4 Section 4. There shall be an advisory board whose membership is comprised of
5 ratepayers representative of the entire geography and variety of sizes in the 15th Ave BIA, and
6 businesses and tenants from within the 15th Ave BIA. The composition of the Board shall be
7 representative of the varying sizes and types of property owners, residents, and business tenants,
8 within the geographic area of the 15th Ave BIA.

9 Section 5. Levy of special assessments. To finance the programs authorized in Section 3
10 of this resolution, there is proposed a seven-year special assessment to be levied upon and
11 collected from the owners of commercial property, multi-family residential property (buildings
12 containing four or more residential units), and mixed-use property (multi-family residential and
13 commercial) located within the boundaries of the 15th Ave BIA described in Section 2 of this
14 resolution. Initial assessment calculations will be based on property information from the King
15 County Assessor's Office for Tax Year 2021. The 15th Ave BIA shall annually update records
16 based on data and information from King County and the City. Ratepayers shall be assessed by
17 the City in seven annual installments to be billed semi-annually beginning in the year of the
18 authorization (2022), by applying the following an assessment rates to each ratepayer:

19 A. First Year Assessment = (\$0.15 per Lot Square Footage) + (\$0.10 per \$1000 of total
20 assessable value). This calculation is called the "Base Formula."

21 B. For each year following the first year of authorization, the assessment rates shall be
22 adjusted by an Inflationary Factor applied to each of the assessment rates after the first year
23 assessment. The Inflationary Factor will be the lesser of three percent per year or the percentage

1 change in the Consumer Price Index for All Urban Consumers in Seattle-Tacoma-Bellevue (CPI-
2 U-Seattle), as published by the U.S. Department of Labor, Bureau of Labor Statistics (available
3 at: http://www.bls.gov/eag/eag.wa_seattle_msa.htm), between September 2022 and September of
4 the year prior to the assessment year.

5 C. “New Benefit Areas” shall be added to the assessment roll on an annual basis, and will
6 supersede the previous assessment for that parcel. A New Benefit Area is created when a parcel’s
7 Net Building Square Footage increases as a result of either a new building or significant
8 expansion of an existing building, as recorded by the King County Assessor’s Office. The
9 formula for a New Benefit Area will be calculated using the new King County Assessor’s values
10 in the Base Formula multiplied by the annual CPI Factor in effect. New BIA assessments will be
11 billed at the next regularly scheduled billing period established by the Department of Finance
12 and Administrative Services.

13 E. Rate changes. Changes in assessment rates other than as described in this section shall
14 only be authorized by ordinance consistent with RCW 35.87A.140 and with the approval of the
15 BIA Advisory Board and shall not occur more than one time per year.

16 Section 6. A hearing shall be held on this matter before the Community Economic
17 Development Committee in the City Council Chamber, City Hall, 600 Fourth Avenue, 2nd
18 Floor, Seattle, Washington 98104 on September 8, 2021, at 2:00 p.m., or as soon thereafter as the
19 same may be heard. Due to the COVID-19 civil emergency declared by the City and the State of
20 Washington, persons who wish to participate in or attend the hearing may do so remotely. The
21 City will provide instructions in the meeting agenda on how to participate remotely. The City
22 Council will hear all protests and receive all evidence for or against the proposed action.

1 Section 7. The City Clerk is requested to publish this resolution of intention in a
2 newspaper of general circulation in Seattle and mail a complete copy of this resolution to each
3 prospective ratepayer within the proposed area at least ten days prior to the hearing. The notice
4 shall include a statement that a copy of the proposed ordinance, with attachments, may be
5 examined electronically at <http://www.seattle.gov/leg/clerk/>, or in paper form at the Office of the
6 City Clerk, City Hall, 600 Fourth Avenue, 3rd Floor, Seattle, Washington 98104, or will be
7 mailed upon request.

1 Adopted by the City Council the 9th day of August, 2021,

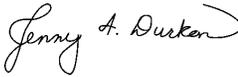
2 and signed by me in open session in authentication of its passage this 9th day of

3 August, 2021.

4 

5 President Pro Tem of the City Council

6 The Mayor concurred the 12th day of August, 2021.

7 

8 Jenny A. Durkan, Mayor

9 Filed by me this 12th day of August, 2021.

10 

11 Monica Martinez Simmons, City Clerk

12 (Seal)

13 Attachment:

14 Exhibit A – 15th Avenue East Business Improvement Area

Exhibit A – 15th Avenue East Business Improvement Area

