



Legislation Text

File #: RES 31824, Version: 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION of intention to establish a SODO Parking and Business Improvement Area and fix a date and place for a hearing thereon.

WHEREAS, the owners and operators of business, multi-family residential, and mixed-use properties that are subject to 60 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 320854; and

WHEREAS, the City Council has reviewed that 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;

WHEREAS, the City Council introduced Resolution 31823, on July 9, 2018, initiating the SODO Parking and Business Improvement Area; and

WHEREAS, the City Council wishes to declare its intent to establish a SODO Parking and 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 SODO Parking and Business Improvement Area in accordance with chapter 35.87A RCW to be known as the SODO Business Improvement Area.

Section 2. The SODO Business Improvement Area shall be within the following boundaries as shown on the map attached to this resolution as Exhibit A (when a street or alley is named, the area boundary is the centerline of the right-of-way including vacated portions unless otherwise specified in the description):

Beginning at the intersection of South Atlantic Street and Colorado Avenue South, proceed south along Colorado Avenue South to South Massachusetts Street; then proceed east along South Massachusetts Street to Utah Avenue South; then proceed south along Utah Avenue South to the northern boundary of parcel number 766207214, including all parcels on the east side of Utah Ave South; then proceed west along the northern boundary of parcel number 766207214 to the eastern boundary of BNSF property; then proceed southwest along BNSF property line to Colorado Avenue South, including all properties east of the BNSF property line; then proceed south along Colorado Avenue South to South Hanford Street, including all parcels on the east side of Colorado Avenue South; then proceed west along South Hanford Street to East Marginal Way South, including all parcels on the north and south side of South Hanford Street; then proceed south along East Marginal Way South to South Hudson Street, including all parcels on the east side of East Marginal Way South; then proceed west along South Hudson Street to 1st Avenue South; then proceed north along 1st Avenue South to the northern edge of the railroad, near Diagonal Avenue South; then proceed southeast along the northern edge of the railroad to the western boundary of Interstate 5, including all parcels north of the railroad; then proceed north along the western boundary of Interstate 5 to South Royal Brougham Way, including all parcels west of the western boundary of Interstate 5; then proceed west along South Royal Brougham Way to 3rd Avenue South, including all parcels on the south side of South Royal Brougham Way; then proceed south along 3rd Avenue South to South Holgate Street, including all properties on both the west and east sides of 3rd Avenue South; then proceed west along South Holgate Street to Occidental Avenue South, including all parcels on the north and south sides of South Holgate Street; then proceed north along Occidental Avenue South to South Massachusetts Street, including all parcels on the east and west sides of Occidental Avenue South; then proceed north along Occidental Avenue South to South Atlantic Street, including all parcels on the west side of the Occidental Avenue South; then proceed west along South Atlantic Street to 1st Avenue South, including all parcels on the south side of South Atlantic Street; then proceed north along 1st Avenue South to South Royal Brougham Way, including all parcels on the west side of 1st Avenue South; then proceed west along South Royal Brougham Way to East Frontage Road South; then proceed south on East Frontage Road South to South Atlantic Street.

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

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

A. Transportation;

B. Safety;

C. Cleaning; and

D. Advocacy, marketing, communications, and business community development within existing zoning.

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

Section 4. There shall be a Ratepayers Advisory Board whose membership is comprised of ratepayers representative of the entire geography and variety of sizes in the SODO Business Improvement Area, businesses and business tenants from within the SODO Business Improvement Area, including manufacturing and industrial businesses, and may include public agencies.

Section 5. To finance the programs authorized in Section 3 of this resolution, there is proposed a ten-year special assessment to be levied upon and collected from the owners and operators of business property, multi-family residential property (buildings containing four or more residential units), and mixed-use property (multi-family residential and commercial) located within the boundaries of the SODO Business Improvement Area described in Section 2 of this resolution. Records for the initial assessment calculations are based on data and information from the King County Assessor's Office for Tax Year 2017/Assessment Year 2016. The SODO Business Improvement Area will update records based on data and information provided by the King County Assessor's Office. Ratepayers will be assessed by The City of Seattle in ten annual installments to be billed semi-annually beginning in the year of authorization (2019), by applying an assessment rate to each ratepayer as described below:

A. The assessment rate on each assessable property within the SODO Business Improvement Area will be \$0.50 per \$1,000 of total taxable value except as described in subsection 5.B and 5.C of this resolution.

B. Any properties designated by the King County Assessor as "Tax Exempt" that are leased by commercial tenants will be assessed at a rate of \$0.03 per lot square foot.

C. Any properties designated by the King County Assessor as "Tax Exempt" that are not leased by commercial tenants may contribute to the funding of SODO Business Improvement Area services but are not directly charged.

D. In 2019 and 2020, the assessment will be based on King County Assessor's Office data and

information for Tax Year 2017/Assessment Year 2016.

E. All records will be updated every two years using King County Assessor's Office data and information as described below:

1. In 2021 and 2022, the assessment will be based on King County Assessor's Office data and information for Tax Year 2021/Assessment Year 2020;

2. In 2023 and 2024, the assessment will be based on King County Assessor's Office data and information for Tax Year 2023/Assessment Year 2022;

3. In 2025 and 2026, the assessment will be based on King County Assessor's Office data and information for Tax Year 2025/Assessment Year 2024; and

4. In 2027 and 2028, the assessment will be based on King County Assessor's Office data and information for Tax Year 2027/Assessment Year 2026.

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

Section 6. A hearing shall be held on this matter before the Governance, Equity and Technology Committee in the City Council Chambers, City Hall, 600 Fourth Avenue, 2nd Floor, Seattle, Washington, 98104 on August 7, 2018, at 9:30 a.m., or as soon thereafter as the same may be heard. The City Council will hear all protests and receive all evidence for or against the proposed action.

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

98104, or will be mailed upon request.

Adopted by the City Council the _____ day of _____, 2018, and signed by
me in open session in authentication of its adoption this _____ day of _____, 2018.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2018.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2018.

Monica Martinez Simmons, City Clerk

(Seal)

Exhibit:

Exhibit A - SODO Business Improvement Area