
Business Improvement Area - BIA

Broadway BIA exists but could expand to 12th & Pike/Pine

? about rate payer model & double dipping

What will Sound Transit provide?

- Security and Maintenance

What does BIA pay for?

- Programming and management

Could existing BIA expand services for plaza specific needs?

Public Development Authority - PDA

Too much bureaucracy just for plaza?

- Auditing and public disclosure & finance & ethics requirements

Could make sense for CHIP if they are developers as well

Management staff should be housed in existing Broadway agency

Assumptions

Farmers Market – year round on Sundays, partial year on weekday

Management staff should be housed in existing Capitol Hill agency

Sound Transit keeps plaza clean and safe

Existing BIA attends to Broadway businesses

Collaboration = Success

No current agencies (BIA, PDA or Nonprofit program and manage public spaces

Property owners and renters must have a say

Additional Conversation

Need to coordinate among existing organizations

Who gets a seat at the table?

Create a mini-board of members from other existing organizations - Capitol Hill Illuminati

Program space with a managing Board and staff within a broader organization (ex. GSBA, CHCC, etc)

Solicit from groups a financial plan to program space - community organizations would then propose these plans to potential developers

Is the plaza an extension of community space that is internal?

The relationship between the tenants of the A and B sites is key

Keep a baseline buzz and activity on the plaza with occasional spikes in activity – ex. Farmers Market, Community events, etc

Developer Managed

How do we identify a developer with this capacity? Through the RFQ/RFP

- Ask for a willingness and mechanism to collaborate with other developers as well as demonstrated experience in collaboration and programming of similar spaces

Installed and permanent public art pieces are very important