


ORDINANCE No. 113326

COUNCIL BILL No. 106022

AN ORDINANCE establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon business within the area, the deposit of revenues in a special account, and expenditures therefrom; providing for an implementing agreement; and making a reimbursable appropriate therefor.

COMPTROLLER FILE No. _____

Introduced: FEB 17 1987	By: EXECUTIVE REQUEST
Referred: FEB 17 1987	To: <i>Fin. & Pers.</i>
Referred:	To:
Referred:	To:
Reported: FEB 23 1987	Second Reading: FEB 23 1987
Third Reading: FEB 23 1987	Signed: FEB 23 1987
Presented to Mayor: FEB 24 1987	Approved: MAR 5 1987
Returned to City Clerk: MAR 5 1987	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: 

Law Department

The City of Seattle--L

REPORT OF C

Honorable President:

Your Committee on F & P

to which was referred the within Council Bill No. _____
report that we have considered the same and respect

PASS 4

Dolores S.
Commit

Leg. Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Not Reported
and Adopted

Honorable President:

Your Committee on

F & P

to which was referred the within Council Bill No. *106022*
report that we have considered the same and respectfully recommend that the said:

PASS 4-0

Dolores Sibonga

Committee Chair

#19
(CB 106022)

ORDINANCE 113326

1 AN ORDINANCE establishing a West Seattle Junction Parking and
2 Business Improvement Area; providing for the levy of
3 special assessments upon business within the area, the
4 deposit of revenues in a special account, and
5 expenditures therefrom; providing for an implementing
6 agreement; and making a reimbursable appropriation
7 therefor.

8 WHEREAS, the owners and/or operators of businesses subject to
9 sixty percent or more of the special assessments levied
10 by this ordinance filed a petition with The City of
11 Seattle to establish a Business Improvement Area
12 pursuant to RCW Chapter 35.87A; and pursuant thereto,
13 the City Council adopted Resolution, entitled "A
14 RESOLUTION declaring an intention to establish a West
15 Seattle Junction Parking and Business Improvement Area,
16 and fixing a date and place for a hearing therein";

17 WHEREAS, the West Seattle Junction Parking and Business
18 Improvement Area (PBIA) established herein is for the
19 purpose of enabling businesses within the Area to
20 enhance conditions for the operation of those
21 businesses. The budget of the PBIA shall be dedicated
22 to activities in addition to basic services provided by
23 the City of Seattle. Services provided by the City of
24 Seattle shall not be reduced because of PBIA activities
25 and shall at all times be maintained at or above a level
26 consistent with services provided to comparable business
27 areas within the city.

28 WHEREAS, as provided by Resolution 27560, the City Council
held a public hearing thereon on January 22, 1987, at
9:30 a.m. in the City Council Chambers, 11th floor,
Seattle Municipal Building, Seattle. At the conclusion
of the hearing, the City Council voted to establish the
area as proposed in the petition. Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. District Established. As authorized by RCW
Chapter 35.87A, there is hereby established a West Seattle
Junction Parking and Business Improvement Area within the
boundaries described below and as shown on the map attached
as Exhibit "A". (When a street or alley is named, the area
boundary is the centerline of the right-of-way). The
District shall have two areas as follows:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Zone A

East: 42nd Avenue S.W. between the center of the right-of-way and S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center right-of-way on 42nd Avenue S.W.

West: 44th Avenue S.W. between the center right-of-way on S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center of the right-of-way on 44th Avenue S.W.

North: S.W. Oregon between the center right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center of the right-of-way on S.W. Oregon.

South: S.W. Edmunds between the center of the right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center right-of-way on S.W. Edmunds.

Zone B

When describing Zone B, the outer boundaries of Zone A abuts the inner boundaries of Zone B. East: The eastern lot line of 1-24, block 46, Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 1-15, block 51, Holbrook and Clark's Addition and continuing to a line extending from the southern lot line of lot 15, block 51, Holbrook and Clark's Addition; continuing eastward along the southern lot line 15, block 52, Holbrook and Clark's Addition, to the center of the right-of-way on 41st Avenue S.W., and continuing along the center of the right-of-way of 41st Avenue S.W. to a line extending from the northern lot line of lot 19, block 53, Holbrook and Clark's Addition; extending eastward to the center of the alley between blocks 53 and 54, Holbrook and Clark's Addition, and continuing to the northern lot line of lot 20, block 54, Holbrook and Clark's Addition, and extending to the center of the right-of-way of 40th Avenue S.W. and continuing along the center of the right-of-way of 40th Avenue S.W. to a line extending from the northern lot line of lot 17, block 55, Holbrook and Clark's Addition, continuing along the eastern lot line of lots 10-16, block 55, Holbrook and Clark's Addition and continuing to a line extending from the northern lot line of lot 10, block 56, Holbrook and Clark's First Addition and continuing along the northern lot line of lot 10, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lots 11-24, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lot 4, block 2, Norris Addition, to a line extending from the southern lot line of lots 1, 2, 3, 4, block 2,

1 Norris Addition; and extending to the center of the
2 right-of-way of Fauntleroy Avenue S.W. and continuing along
3 the center of the right-of-way of Fauntleroy Avenue S.W.
4 between a line extending from the northern lot line of lot 9,
5 block 3, Norris Addition, and extending to the southern lot
6 line of lot 4, block 4, Norris Addition.

7 South: The southern lot line of lot 4, block 4, Norris
8 Addition, and continuing along the eastern lot lines of lots
9 42-43, block 4, Norris Addition and continuing along the
10 southern lot line of lot 43, block 4, Norris Addition, and
11 continuing along the western lot line of lots 43-48, block 4,
12 Norris Addition, and extending to the center of the right-
13 of-way of S.W. Edmunds, and continuing along the center of the
14 right-of-way of 42nd Avenue S.W. The center of the
15 right-of-way along 42nd Avenue S.W. between the center of the
16 right-of-way of S.W. Edmunds, and extending to the center of
17 the right-of-way of S.W. Oregon and continuing along the
18 center of the right-of-way of S.W. Oregon to a line extending
19 from the western lot line of lot 6, block 2, Sparkman and
20 McLean's First Addition, and continuing along the western lot
21 line of lots 1-6, block 2, Sparkman and McLean's First
22 Addition and continuing to the center of the right-of-way of
23 S.W. Genesee.

24 The eastern lot line of lots 1, 2, 3, block 6, Scenic Park,
25 and continuing along the northern lot line of lot 4, block 6,
26 Scenic Park; and extending to the center of the right-of-way
27 of California Avenue S.W., and continuing along the eastern
28 lot line of Lot 1, and halfway through lot 2, block 5,
Kirkwood Addition; and continuing along halfway through lot 2
in a westerly direction, block 5, Kirkwood Addition, and
extending to the center of the right-of-way of Erskine Way
S.W., and continuing along the center of the right-of-way of
Erskine Way S.W. to a line extending from the southern lot
line of lot 6, block 2, Kirkwood Addition, and continuing
along the southern lot line of lot 6, block 2, Kirkwood
Addition, to the center of the right-of-way of S.W. Edmunds
and continuing along the center of the right-of-way of S.W.
Edmunds to a line extending from the eastern lot line of lot
1, block 6 Scenic Park Addition.

North: The center of the right-of-way of S.W. Genesee
between a line extending from the western lot line of lot 1,
block 2, Sparkman and McLean's First Addition and continuing
to a line extending from the eastern lot line of lot 1, block
46, Sparkman and McLean's First Addition.

West: 44th Avenue S.W. between the center of the
right-of-way of S.W. Oregon and extending two blocks to the
center of the right-of-way of S.W. Edmunds, to the center of

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1 the right-of-way of 44th Avenue S.W. and continuing along the
2 center of the right-of-way of S.W. Edmunds to a line
3 extending from the western lot line of lot 24, block 3,
4 Central Park Addition, and continuing along the western lot
5 line of lots 1-24, block 3, Central Park Addition, and
6 continuing along the western lot line of lot 17-24, block 3,
7 Holbrook and Clark's Addition, and extending to the center of
8 the right-of-way of Glenn Way S.W., and continuing along the
9 center of the right-of-way of Glenn Way S.W. to the center of
10 the right-of-way of 45th Avenue S.W. and the center of the
11 right-of-way of S.W. Oregon and continuing easterly along the
12 center of the right-of-way of S.W. Oregon to the center of
13 the right-of-way of 44th Avenue S.W.

14 Zone C "Parking"

15 East: 42nd Avenue S.W. between the center of the right-of-
16 way of S.W. Edmunds extending two blocks to the center of the
17 right-of-way of S.W. Oregon, to the center of the
18 right-of-way of 42nd Avenue S.W.

19 West: Glenn Way S.W. between the center of the right-of-way
20 of S.W. Oregon and a line extending from the northern tip of
21 lot line 16, block 3, Holbrook and Clark's Addition, to the
22 center of the right-of-way of Glenn Way S.W., and extending
23 from the western lot line of lots 16-24, block 3, Holbrook
24 and Clark's Addition, and continuing along the western lot
25 lines of lots 1-24, block 3, Central Park Addition, and
26 extending to the center of the right-of-way of S.W. Edmunds.

27 North: S.W. Oregon between the center of the right-of-way of
28 45th Avenue S.W., to a line extending from the western lot
line of lot 6, block 2, Sparkman and McLean's First Addition,
to the center of the right-of-way of S.W. Oregon; and
continuing along the western lot line of lots 5, 6, and
halfway through lot 4, block 2, Sparkman and McLean's First
Addition, and continuing halfway through lot 4, block 2,
Sparkman and McLean's First Addition, to the center of the
right-of-way of California Avenue S.W. and continuing along
the southern lot line of lot 12, block 48, Sparkman and
McLean's First Addition, and continuing along the eastern lot
line of lots 13-24, block 48, Sparkman and McLean's First
Addition to the center of the right-of-way of S.W. Oregon
and continuing along the center of the right-of-way of S.W.
Oregon to the center of the right-of-way of 42nd Avenue S.W.

South: S.W. Edmunds between a line extending from the
eastern lot line of lot 22, block 1, Central Park Addition,
and continuing along the eastern lot line of lots 1, 2, 3,
block 6, Scenic Park, and continuing along the northern lot
line of lot 4, block 6, Scenic Park Addition, and continuing
along the northern lot line of lot 4, block 6, Scenic Park
Addition, and extending to the center of the right-of-way of

1 California Avenue S.W. and continuing along the eastern lot
2 line of lot 1, and halfway through lot 2, block 5, Kirkwood
3 Addition, and continuing along in a westerly direction
4 halfway through lot 2, block 5, Kirkwood Addition, and
5 extending to the center of the right-of-way of Erskine Way
6 S.W., and continuing along the center of the right-of-way of
7 Erskine Way S.W., to a line extending from the southern lot
8 line of lot 6, block 2, Kirkwood Addition and continuing
9 along the southern lot line of lot 6, block 2, Kirkwood
10 Addition, and extending to the center of the right-of-way of
11 S.W. Edmunds and continuing along the center of the
12 right-of-way of S.W. Edmunds to a line extending from the
13 western lot line of lot 25, block 3, Central Park Addition.

14 Section 2. Levy of Special Assessments. To finance the
15 activities authorized in Section 7, there is levied and shall
16 be collected a special assessment upon the businesses in the
17 area, determined as follows:

- 18 1) The City will levy special assessments for the purpose
19 of operating a Parking Business Improvement Area Program
20 by applying the following rates against "the gross
21 proceeds of the sales" or "the gross income of the
22 business" as reported for City Business and Occupation
23 or Utility Tax purposes, unless otherwise specified:
 - 24 (a) In Zone A, retail businesses will pay \$2.50 per
25 \$1,000 gross income of the business annually and
26 non-retail businesses will pay \$1.25 per \$1,000.
 - 27 (b) In Zone B, retail businesses will pay \$1.25 per
28 \$1,000 gross income of the business annually and
non-retail businesses will pay \$.67 per \$1,000.
 - (c) Banks, saving and loan or other financial lending
institutions shall pay a flat rate of \$2,400
annually.
 - (d) Auto dealers shall pay a flat rate of \$1,200
annually and gas stations shall pay a flat rate of
\$600 annually.
 - (e) Non-street level non-retail businesses will pay the
appropriate zone rate to a maximum fee of \$120 per
year.

- 1 (f) A parking assessment of \$80 per year for street
2 level businesses and \$40 per year for non-retail
3 non-street level businesses per minimum parking
4 requirement established by City Land Use code that
5 is not already provided by the business will be
6 paid by businesses in Zone C.

7 Section 3. Exemptions. No special assessments shall be
8 levied upon and collected from:

- 9 (1) Organizations, qualified for charitable
10 contribution under the United States Internal
11 Revenue Code (26 USC 170(c));
12 (2) Sponsors of public events and concessionaires, and
13 vendors or entertainers, who engage in business
14 activities in the area for less than 30 days in
15 aggregate per year,
16 (3) Governmental agencies unless otherwise specified;
17 and
18 (4) Newsstands in street right-of-way.
19 (5) Fraternal organizations; social service agencies;
20 and education facilities;
21 (6) Businesses that report gross income of less than
22 \$20,000 annually; and
23 (7) New businesses for the first year of operation.
24 During the second year of operation, these
25 businesses shall be assessed 50% of their
26 assessment rate and 100% during their third year of
27 operation.
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1 Section 4. Collection Schedule. Insofar as consistent
2 with this ordinance and RCW Chapter 35.87A, special
3 assessments shall be collected on a quarterly basis or in
4 such a manner deemed appropriate by the Director of Community
5 Development.

6 Section 5. Deposit of Revenues. There is hereby
7 established in the City Treasury's Business Improvement Area
8 Fund, a separate account designated the West Seattle Junction
9 Parking and Business Improvement Area Account (called "the
10 Account"). The following moneys shall be deposited in the
11 Account:

- 12 (a) All revenues from special assessments levied under this
13 ordinance;
14 (b) All income to the City from public events financed with
15 special assessments;
16 (c) Gifts and donations for the Account,
17 (d) Interest and all other income from the investment of
18 Account deposits; and
19 (e) Restitution moneys for expenditures made from the
20 Account and reimbursements due to the Account.

21 Section 6. Expenditures. Expenditures from the
22 Account shall be made upon vouchers drawn by the Director of
23 Community Development and shall be used exclusively for the
24 statutory purposes in RCW 35.87A.010(1)(b)-(f), each as more
25 fully explained in Section 8 and the petition to establish
26 the area (C.F.):
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1 "Uses of the revenues and projects undertaken should
2 come within the general scope of RCW 35.87A including
3 beautification efforts (such as decorating public places
4 that will enhance the appearance of the area);
5 conducting public events (such as sponsoring festivals
6 and holiday activities); promoting retail trade
7 activities (such as security, advertising, litter
8 control, and minor repair of public amenities);
9 providing professional management services; and
10 providing parking opportunities.

11 The examples in parenthesis illustrate the type of
12 activities authorized and are not all-inclusive."

13 Section 7. Programs. Special Assessment Revenues shall
14 be used for the following types of programs and services:

15 I. Parking

16 a. Promote availability of attractive, free customer
17 short-term parking in the Junction.

18 b. Create safe and attractive parking lots.

19 II. Business Development

20 a. Develop activities that specifically motivate or
21 reward continued or new customer use of the Junction.

22 b. Assist in solicitation of new businesses to fill
23 vacancies.

24 c. Provide additional security for customers, if
25 needed.
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1 d. Develop year-round activities that are fun,
2 positive and involve the whole community that take place on
3 or in public places;

4 e. Support an overall image campaign for the Junction
5 and establish media contacts that can be used to generate
6 favorable publicity and promote the Junction.

7 f. Use advertising programs to implement public
8 relations

9 g. Create a cohesive effort for all special events and
10 activities that enhance the Junction.

11 h. Implement sidewalk cleaning program.

12 i. Clean and erase graffiti.

13 j. Contribute to such decorations as flower baskets,
14 wind sox, banners, holiday greenery.

15 k. Assist efforts to obtain street art (sculpture,
16 water fountain, wall painting).

17 l. Establish rapport with City departments to
18 facilitate development and promotion efforts.

19 III. Administration and Management

20 Provide full-time staff support to carry out work
21 program and coordinate activities.

22 The listing of services are illustrative and not
23 exclusive. All such activities are supplemental to street
24 maintenance provided by the city and are not to displace any
25 services regularly provided by municipal government.
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NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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1 Section 8. Ratepayers Advisory Board. The director of
2 Department of Community Development shall appoint a West
3 Seattle Junction Business Improvement Area Ratepayers
4 Advisory Board comprised of ratepayers from the area.
5 Nominations to the Ratepayers Advisory Board will be made by
6 West Seattle Shopping Center, Inc., (three members) election
7 at-large (3 members) and West Seattle Chamber of Commerce (3
8 members). This procedure is designed to insure inclusion of
9 members representative of the classifications subject to
10 assessment, geographic areas as defined in Section 2, and to
11 include formal liaison with the West Seattle Chamber of
12 Commerce and West Seattle Shopping Center, Inc. The
13 Ratepayers Advisory Board shall take office no later than
14 April 15, 1987. The Board shall develop and promulgate
15 bylaws or rules to guide the operation of the Ratepayers
16 Advisory Board.

17 The Ratepayers Advisory Board shall be responsible for
18 providing advice and consultation to the Department of
19 Community Development and any individual or agency hired to
20 manage the day-to-day operations of the Business Improvement
21 Area program on all matters related to the operation of the
22 Business Improvement Area program. Specifically, the
23 Ratepayers Advisory Board will meet at least once a month;
24 approve an annual work program and budget, address and
25 discuss ratepayer concerns and questions regarding the BIA
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1 district and program; review all reports submitted to the
2 Department of Community Development by the Manager; and
3 sponsor an annual ratepayers meeting.
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5 Section 9. Administration. The Director of Community
6 Development shall administer the program for the City with
7 authority to:

- 8 (a) Classify ratepayers within the types of use under
9 Section 2; and resolve ambiguities in the application of
10 rates.
11 (b) Collect the special assessments; refund special
12 assessments when overpaid or paid for the same area by
13 more than one ratepayer; and extend the deadline for
14 payment and/or waive delinquency charges and interest
15 whenever the delinquency is a result of a failure by the
16 City to provide a statement of the amount due or non-
17 payment results from extenuating circumstances beyond
18 the ratepayer's control, such as a casualty loss causing
19 premature closure of the business or bankruptcy.
20 (c) Determine and apply the interest rate for late payments
21 contemplated by Section 11.
22 (d) Establish a schedule of proportionate payments for new
23 ratepayers first becoming subject to the assessment.
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1 (e) Subject to advice and direction of the Ratepayers
2 Advisory Board, execute an annual program management
3 contract with the West Seattle Shopping Center, Inc. or
4 a suitable substitute program manager.

5 (f) After consultation and with the advice of the BIA
6 Ratepayers Advisory Board, take such other actions as
7 necessary and appropriate to carry out the program with
8 special assessments; and

9 (g) Under the City administrative Code (SMC Chapter 3.02)
10 adopt, publish, and enforce rules, consistent with this
11 ordinance, for carrying out its provisions.

12 The city's contract with the West Seattle Shopping Center,
13 Inc. or its suitable substitute program manager shall provide
14 for the establishment by the West Seattle Shopping Center,
15 Inc. Ratepayers Advisory Board, which shall contain members
16 representative of the classifications subject to assessment.
17 The manager shall function under the direction of th
18 Ratepayers Advisory Board.

19 Section 10. Annual Budget. After consultation with the
20 Ratepayers Advisory Board, the Director shall submit to the
21 Budget Director on or before March 31st of each year a
22 statement of the projects and activities to be conducted
23 during the ensuing fiscal year; the proposed program budget;
24 and a statement of the assessment rates and business
25 classifications requested for financing the proposed budget.
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1 A summary for the comments and recommendations received
2 during such consultations shall accompany the Director's
3 submission to the City Budget Director, and the Mayor's
4 recommended budget to the City Council.

5 Section 11. Delinquent Payments. If an assessment has
6 not been paid within thirty (30) days after its due date, the
7 Director shall send a reminder notice and add a five dollar
8 (\$5) processing fee. If the assessment is not paid within
9 sixty (60) days after its due date a delinquency charge
10 shall be added in the amount of ten percent (10%) of the
11 assessment in addition to the per quarter processing fee.
12 All assessments, which are not paid within sixty (60) days,
13 shall also bear interest from the date payment was due
14 at the coupon issue yield (as published by the Federal
15 Reserve Bank of San Francisco) of the average bill rate for
16 twenty-six week treasury bills as determined at the first
17 bill market action conducted during the preceding calendar
18 month. The delinquency charge and interest charge shall be
19 calculated annually and applied on a prorata basis. The
20 director is authorized to bring an action to collect any
21 unpaid assessments in the Seattle Municipal Court as a civil
22 action, or in the discretion of the Director, in the Seattle
23 District Court.
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1 Section 12. Contract For Program Management. The
2 Director is authorized and directed to contract with the West
3 Seattle Shopping Center, Inc. or a suitable substitute as
4 recommended by the Ratepayers Advisory Board or to administer
5 all the projects and activities. If the Director contracts
6 with the West Seattle Shopping Center, Inc. or suitable
7 substitute for payment for managing and administering
8 projects and activities on a cost-reimbursement basis with an
9 allowance for overhead and management, the contract with the
10 West Seattle Shopping Center, Inc. shall be classified as an
11 arrangement under SMC Section 20.46.110C; the Center or
12 suitable substitute shall make a good faith effort to
13 equitably utilize the services of women's and minority
14 business enterprises and shall report on its efforts to the
15 Director and the mandatory set-asides of SMC 20.46.090 shall
16 not apply.

17 Section 13. Rate Changes. Any change in the assessment
18 rate shall only be made by ordinance and as authorized in RCW
19 35.87A.130-.140. No increase shall occur in the assessment
20 rate unless recommended by the Ratepayers Advisory Board.

21 To prevent reduction in services due to inflation in
22 prices the City may from time to time, upon the
23 recommendation of the Ratepayers Advisory Board and by
24 ordinance, increase or reduce assessment rates, to reflect
25 changes in the purchasing power of money, as measured by
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1 Consumer Price Index for Urban Wage Earners and Clerical
2 Workers (CPI-W) published by the United States, Department of
3 Labor, Bureau of Labor Statistics or a suitable comparable
4 index recommended by the Ratepayers Advisory Board.

5 Section 14. Notices. Notices of assessment,
6 installment payment, or delinquency, and all other notices
7 contemplated by this ordinance may be sent by ordinary mail
8 or delivered by the City to the address shown on the records
9 of the Director of Community Development, and, if no address
10 is shown there, to the address shown on the records of the
11 City maintained for business or utility tax purposes under
12 Seattle Municipal Code Chapters 5.44 and 5.48. Failure of
13 the ratepayer to receive any mailed notice shall not release
14 the ratepayer from the duty to pay the assessment, or except
15 as authorized by Section 9(b), from payment on the due date
16 and any delinquency charges.

17 Section 15. Disputes. Any ratepayer, aggrieved by the
18 amount of an assessment may submit issues to binding
19 arbitration. Payment for arbiters will be shared equally by
20 both parties. Arbiters will be designated by respective
21 parties. In case of a tie, the deciding vote will be cast by
22 the Director of Department of Community Development. If
23 arbitration is not successful, the matter may be appealed to
24 the City's Hearing Examiner in the manner provided for a
25 contested case under the City's Administrative Code, Seattle
26 Municipal Code Chapter 3.02.
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1 Section 16. Interim Appropriation. To provide for
2 expenditures authorized in Section 3 as recommended by the
3 Mayor and the Director of Community Development, the sum of
4 Thirty Thousand Dollars (\$30,000), or so much thereof as may
5 be necessary is hereby appropriated from the General Fund, to
6 be reimbursed unless the City's 1987 Budget provides
7 otherwise from the Business Improvement Area Fund with
8 revenues from special assessments no later than March 31,
9 1988. Upon vouchers drawn by the Director of Community
10 Development, the City Comptroller is authorized to draw and
11 the City Treasurer to pay the necessary warrants, and to make
12 the appropriate transfers.

13 Section 17. Commencement of Assessments. Assessment
14 shall commence as of March 1, 1987.

15 Section 18. Ratification and Confirmation. The making
16 of contracts and expenditures, and the sending of assessment
17 notices pursuant to the authority and prior to the effective
18 date of this ordinance are hereby ratified and confirmed.
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21 F&ED

22 46.9

23 NB:dlv

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(To be used for all Ordinances except Emergency.)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Section 1.9 This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23rd day of February, 1987,
and signed by me in open session in authentication of its passage this 23rd day of
February, 1987.

Approved by me this 5th day of March, 1987.

Filed by me this 5th day of March, 1987.

Attest: Howard J. Brooks
City Comptroller and City Clerk.

(SEAL)

Published _____

By Theresa Dunbar
Deputy Clerk.

☐ PUBLISH ☐ DO NOT PUBLISH
CITY ATTORNEY _____

CS 0.1.0

**Your
Seattle
Community Development**

REC'D FEB 10 1987



David Moseley, Director
Charles Royer, Mayor

February 10, 1987

885079

The Honorable Sam Smith, President
Seattle City Council
City of Seattle

VIA: Jim Ritch, Acting Director, OMB

Dear Councilmember Smith:

The West Seattle Junction has presented us with sufficient signatures on their petition requesting that the City create a Parking Business Improvement Area (PBIA) district for the West Seattle business district as authorized by RCW 35.87A. I have attached a copy of the Ordinance requesting the creation of the PBIA district, the original copy of the petition, and the required Information to Legislative Requests.

The purpose of the district is to assist and improve trade and the general economic climate of the area through services and programs such as: litter removal, landscaping, security, marketing, and promotional events.

Assessments would be levied against the gross income of the business as reported for City Business and Occupation or Utility Tax purposes. Financial institutions, savings and loans, auto dealers, gas stations would pay a flat rate.

Assessments will range from a minimum annual assessment of \$120 a year for retail to a maximum annual assessment of \$2,400; non-retail from \$60 a year minimum to \$1,200 a year maximum. The projected annual income for 1987 is \$120,000.

A resolution, under separate cover, has been filed requesting that the City Council hold a hearing to consider the creation of the PBIA district. This hearing is scheduled for February 19, 1987 before the City Council Finance Committee. If you should have any questions, please do not hesitate to contact Faylene Neal at extension 7783 or Susan Mueller at extension 5781.

Sincerely,

Christie Hovell
David Moseley
Director

DM:fnl

Attachments

An equal employment opportunity - affirmative action employer.

Yesler Bldg., 400 Yesler Way, Seattle, Washington 98104-2696 (206) 625-4537

City of Seattle

Executive Department-Office of Management and Budget

Gary Zarker, Director

Charles Royer, Mayor

February 10, 1987

#915

307



Handwritten signature/initials

The Honorable Douglas Jewett
City Attorney
City of Seattle

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: Community Development

SUBJECT: An Ordinance establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon businesses within the area, the deposit of revenue in a special account, and expenditures therefrom, providing for an implementing agreement; and making a reimbursible appropriation therefor.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

- (X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.
- () Do not file with City Council, but return the proposed legislation to OMB for our review. Return to _____.

Sincerely,

Charles Royer
Mayor

by

Handwritten signature of Jim Ritch

JIM RITCH
Acting Budget Director

JR/fg

Enclosure

cc: Director, Community Development

S.W. GENESEE

S.W. OREGON

ALASKA

EDWARDS

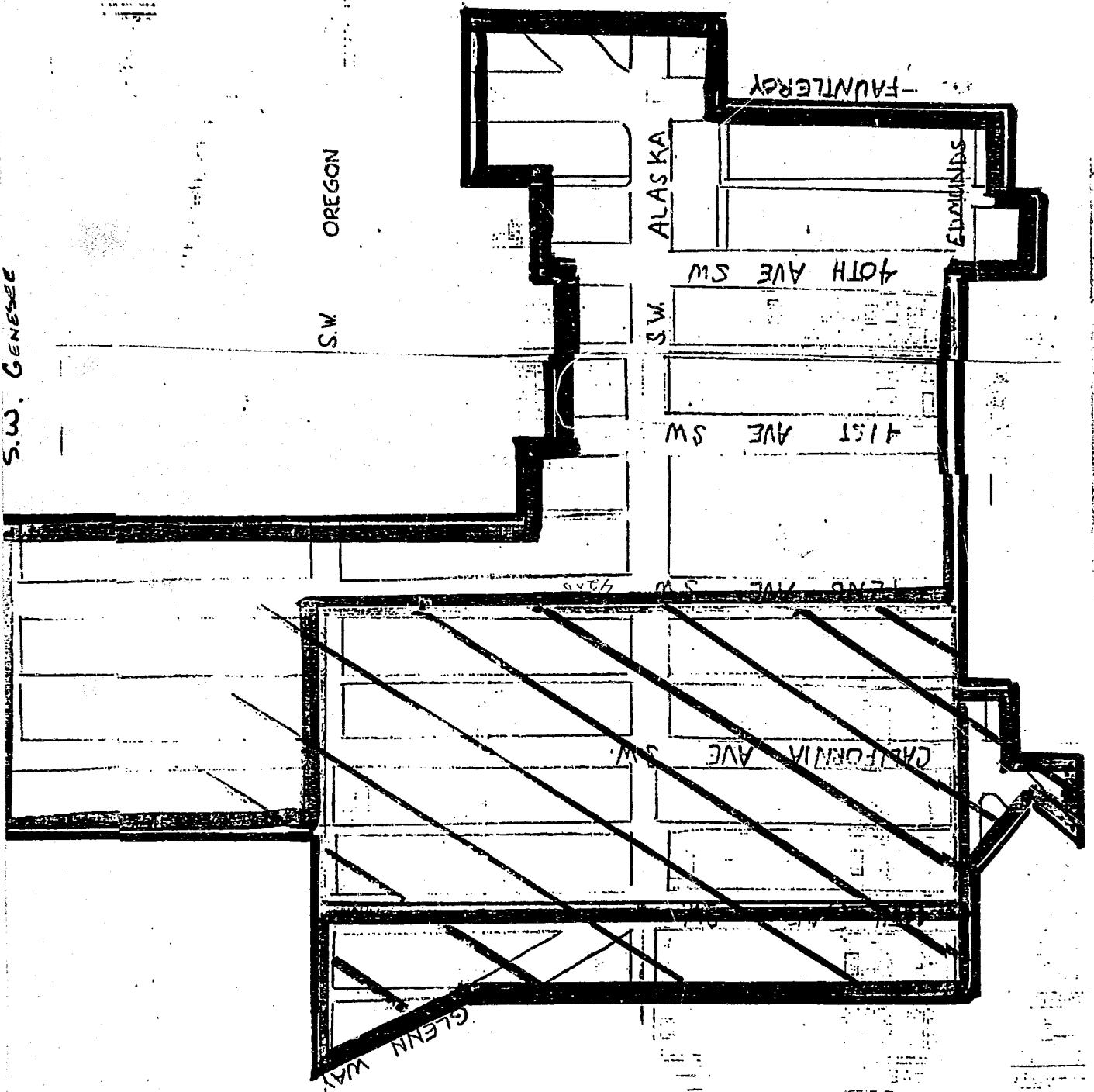
FAUNTERGY

40TH AVE SW

41ST AVE SW

CALIFORNIA AVE SW

GLENN WAY



Attached Information to Legislative Request

1. Establishment of a West Seattle Junction Parking and Business Improvement Area to provide for special assessments from businesses in the area to enhance conditions for the operation of those businesses.
2. \$120,000
3. Fund source is the ratepayers within the West Seattle Junction PBIA.
4. This program represents an ongoing commitment which can only be dissolved by action of the ratepayers themselves.
5. No new City positions or salaries are involved. The West Seattle Shopping Center, Inc. will contract with the City to manage the PBIA.
6. No new City facilities or equipment are required.
7. An annual ratepayers meeting is required during which all ratepayers will evaluate the effectiveness of the PBIA in conducting parking and business development activities. A Ratepayers Advisory Board will represent the ratepayers in dealing with the PBIA manager (West Seattle Shopping Center, Inc.). The City will manage a contract with the West Seattle Shopping Center, Inc., and insure that all specified items are delivered.
8. The alternative to a legally sanctioned PBIA is a voluntary assessment on each business in the area. This has been attempted in the West Seattle Junction with little success in the past.

NBWES
8.19.86

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

TO THE CITY COUNCIL OF THE CITY OF SEATTLE:

We, the owners/operators of businesses located within the proposed area, hereby petition the City of Seattle to establish a West Seattle Parking and Business Improvement Area as authorized by RCW 35.87A within the district shown, and the boundaries described, on Exhibit "A". To assist trade and the general economic climate of our business area, the City would levy special assessments upon businesses within the area; deposit the funds in a Special City Fund Account; and expend them only for activities that benefit our area, as outlined in the following paragraphs:

1. The proposed area encompasses the business and commercial zoned land along and around California Avenue SW between SW Dakota Street and SW Brandon Street; and along and around SW Alaska Street between 35th Avenue SW and 45th Avenue SW.

2. The City would levy special assessments by applying the following rates against retail and non-retail businesses within the proposed PBIA district:

2.1 Marketing, Maintenance, and Amenities Program.

a) The rate for this program will be based on the "gross proceeds of sales" or the "gross income of the business" as reported for City Business and Occupation or Utility tax purposes, unless otherwise specified. The maximum rate shall be \$3.00 per \$1,000 annually.

b) Retail businesses will be assessed at 100% of the assessment rate. Non-retail businesses will be assessed at 50% of the assessment rate.

c) Furthermore, businesses located within the following three zones shall be assessed accordingly:

aa) Businesses located within Zone A as outlined in Exhibit A shall be assessed 100 % of the assessment rate. Retail business shall be assessed at a rate of \$3.00 per \$1,000 and non-retail business shall be assessed at a rate of \$1.50 per \$1,000.

bb) Businesses located within Zone B as outlined in Zone B shall be assessed 75% of the assessment rate. Retail business shall be assessed at a rate of \$2.25 per \$1,000 and non-retail business shall be assessed at a rate of \$1.13 per \$1,000.,

cc) Businesses located within Zone C shall be assessed 50% of the assessment rate. Retail business shall be assessed at a rate of \$1.50 per \$1,000 and non-retail business shall be assessed at a rate of \$.75 per \$1,000.

Page two
NBWES1
8.19.86

d) The total assessment upon any business within the area regarding the Marketing, Maintenance, and Amenities Program, shall not initially exceed \$2,400 annually for retail businesses and \$1,800 annually for non-retail businesses. The minimum assessment for retail business shall be \$120 annually and for non-retail business \$60 annually.

2.2 Parking

a) The rate for this program shall be based on the current zoning requirements for each business within the district to provide appropriate number of parking stalls. Those businesses already providing parking shall be exempted from paying for parking they are currently providing. However, if the zoning code requires additional parking, that business shall be required to pay for the additional parking.

b) The rate that shall be applied in determining parking shall be \$85 per parking stall annually.

3) The following activities would be exempt:

Organizations qualified for charitable contributions under the United States Internal Revenue Code (26 USC ss 170 (c)); governmental agencies unless otherwise specified; and sponsors of, and concessionaires at public events, vendors or entertainers in area streets and parks, who engage in business in the area less than 30 days per year; and business that generate less than \$10,000 annually in reported gross income or sales.

4. Uses of the revenues and projects undertaken should come within the general scope of RCW 35.87A such as parking, decorating public places, sidewalk sweeping, sponsoring public events, advertising, litter control, marketing, and providing professional management services. (These examples are illustrative of the type of activities authorized and are not all-inclusive.)

5. A Ratepayers Advisory Group, representing the geographic and business diversity of the area shall be established. Membership in this committee will include Junction Shopping Center officers and representatives recommended by the West Seattle Chamber of Commerce. All members shall be confirmed by the Seattle Department of Community Development.

Name

Address

Telephone Number

Helen Sutton, La Grace Fashion Apparel 932-8280
4218 S.W. Alaska St.

Margaret Moulden Margaret's apparel 935-9966
4528 Calif Ave. SW

Leon Copeland Shofran 937-6720
4546 Calif Ave SW

Met King Merton's Retail Dr 932-4775

Jan Beiner 41733 Calif Ave SW 937-5509

Jon King 4540 Calif. Ave SW 935-5150

Russell Lomille 4519 Calif. Ave. S.W. 935-8440

R.R. Bob Treu 4444 CALIF AVE 937-4111

Lisa Myers 4529 California 932-0371

Rebecca Bixbaum 4530 California Ave SW 932-4530

Don Jones 4711-44 Ave SW 937-3050

Bruce K. McKnight 3500 S.W. Alaska St 932-0300

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

name

business

Barbara J. Vincent
West Seattle Flower Shop

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

name

business

D. M. Kennedy
Rouder Kennedy Interiors

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

Junction Five Value Hardware
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

Volume Shoe Source
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: _____

name

business

W. M. Ashby + Sons

Name

Business

Address

Phone

West Seattle Associates, Inc

4210 S.W. OREGON ST.

P. O. BOX 16309

SEATTLE, WA 98116

Don & Warren Jewell

937-5550

"

Name	Address	Telephone Number
Joan Chase	4706 Calif Ave SW	935-2111
Johnson appraiser	Seattle WA 98116	

**PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE**

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: _____

Perry's Furniture
 name PERRY'S FURNITURE
 4741 California Ave. SW
 SEATTLE, WA 98116
 Phone 932-8500

business _____

Name	Business	Address	Phone
------	----------	---------	-------

Reverendal Bank -		4209 - 5th Alaska	932-2916
-------------------	--	-------------------	----------

Mr Don Eastly		4729 - 42nd Ave SW	932-3388
---------------	--	--------------------	----------

Patricia H. Lachy - Stitch & Knit		4712 - California SW	935-5400
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PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

name

business

1-19-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

name

business

Link x McCoy

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

DMcCoy
name

Peoples Bank
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

Mike Moei
name

Meredith
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: Michael J. Foley

name

Vann's Restaurant

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: Brandon M. Davis

name

Davis & Whitin Inc. P.S.

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

Mya George
Savings Bank of Puget Sound

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

Alan Blake
BLAKES BAKERY INC

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

Ron Turner
name
AMERICAN
MORTGAGE
business
CORPORATION

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

Ron Turner
name
RON TURNER
REALTY, INC.
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: Ron Turner
name
AMERICAN
ESCROW
business
CORPORATION

Maria's 14/22 - 937-3050 - (937)
↓
6.15
771-3544

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: R. J. Fedema
name
MARIA'S REST.
business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

10/28/86

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal. AT the annual

agreed on amount of \$1,200.00 for the year. This amount may not be raised without the written consent of the undersigned. Amount to include both sides of Fountleroy Wy SW

Signed: _____

name

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: _____

name

business

1-20-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: VR. Hatcher
name
Western Optical
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: By [Signature] Asst. VP. [Signature]
name
Ramona Bank
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

DATE: _____

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

R. A. Pellerin M.D.
name

4740 44th Ave. N.W.
business

Seattle

98116

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

Ralph P. Pellerin
name

Seattle
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

Bill Gilbert

Local Consumer Shopper

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

business

HANNING REALTY

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

Lee Hurd

business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

John T Roberts

business

1-21-87

I feel the B.I.A. is a positive tool to our future development and I see some benefits. I will support the B.I.A. if it is initiated. However, at this time I must take a ~~neutral~~ stand on the issue.

Positive
SA
1-21-87
date

Steve Attkin
signature

Lithani Men Store
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: _____

name

3H Management Consultants
business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

Robert J. Ream C.P.A.
business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: _____

name

Lee Reid
H.E.L.P. Employment
business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed:

Kenneth H. Eastbrook
name

WEST SEATTLE CONSULTING SERVICES
business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed:

Walter McFinnell
name

JEWEEL TECHNOLOGIES, INC.
business

1-16-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

name

business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed:

name

business

1-16-87

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS:

Roggie Tavern

MY BUSINESS ADDRESS IS:

4717 Cal. Ave. S.W.
SEATTLE WA 98116

DATE:

1/19/87

SIGNATURE:

Kenneth Seitz

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: West Seattle Sewing & Vacuum

MY BUSINESS ADDRESS IS: 4808 SW Oregon
Seattle, WA 98116

DATE: Jan 19 1987

SIGNATURE: Jacob S. Sorenson

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed:

West Seattle Sew & Vac
name

Jacob S. Sorenson
business

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supportor of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supportors.

MY BUSINESS NAME IS:

Alaska Junction Rest

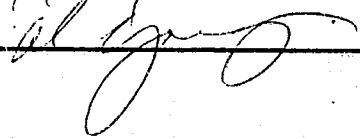
MY BUSINESS ADDRESS IS:

4548 - CALIF AVE S.W
SEATTLE WA. 98116

DATE:

11/19/87

SIGNATURE:



SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: WEST SEATTLE COMS + ANTIQUES

MY BUSINESS ADDRESS IS: 4500 CALIFORNIA AVE SW
SEATTLE WA 98116

DATE: 1/20/87

SIGNATURE: Beverly Dugan

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Beverly Dugan

name

West Seattle Coms + Antiques

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: 

name


business

W.S. CHIROPRACTIC

West Seattle Chiropractic Clinic P.S.

HAROLD H. RASMUSSEN D.C.

4411 CALIFORNIA AVENUE S.W. SEATTLE, WASHINGTON 98116

PHONE 935-7222 BY APPOINTMENT

January 14, 1987

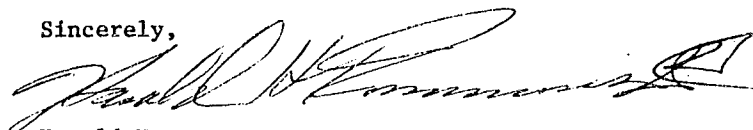
RE: BIA TAX

Dear Kay:

Please accept this as my written notification
that I no longer support the BIA tax.

Therefore, would you please take my name off
the list.

Sincerely,



Harold H. Rasmussen, D.C.

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: DR. HAROLD RASMUSSEN

MY BUSINESS ADDRESS IS: 4411 CALIFORNIA AVESW
SEATTLE WA. 98116

DATE: _____

SIGNATURE: _____

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: Stitch & Knit

MY BUSINESS ADDRESS IS: 4712 California Ave S.W.
Seattle, wa. 98116

DATE: January 19, 1987

SIGNATURE: Dorothy J. Anderson

Patricia H. Plachy

January 15, 1987

Kay Knapton

Dept. of Community Development

We are withdrawing our support of the West Seattle
B I A at this time.

STITCH & KNIT
Patricia H. Plachy
Dorothy J. Anderson
Patricia H. Plachy
Dorothy J. Anderson

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: WILLIAM E. KIRSCHNER, DDS

MY BUSINESS ADDRESS IS: 4501-44th S.W.
SEATTLE, WASH. 98146

DATE: Jan 20 '87

SIGNATURE: Wm E Kirschner

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Wm E Kirschner
name

WILLIAM E KIRSCHNER, DDS

SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: JUNCTION FEED AND SEED

MY BUSINESS ADDRESS IS: ~~4325 S. 1st~~

4747 - Calif Ave. S.W.

DATE: 1/20/87

SIGNATURE: Shirley Hook

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Shirley Hook
name

Shirley Hook
business

C-740-X

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a
Ordinance No. 113326

.....
was published on March 6, 1987

.....
Subscribed and sworn to before me on

March 6, 1987

.....
Notary Public for the State of Washington,
residing in Seattle.

ORD.# 113326

35 MM

City of Seattle

ORDINANCE 113326

AN ORDINANCE establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon business within the area, the deposit of revenues in a special account, and expenditures therefrom; providing for an implementing agreement; and making a reimbursable appropriation therefor.

WHEREAS, the owners and/or operators of businesses subject to sixty percent or more of the special assessments levied by this ordinance filed a petition with The City of Seattle to establish a Business Improvement Area pursuant to RCW Chapter 35.87A; and pursuant thereto, the City Council adopted Resolution, entitled "A RESOLUTION declaring an intention to establish a West Seattle Junction Parking and Business Improvement Area, and fixing a date and place for a hearing therein";

WHEREAS, the West Seattle Junction Parking and Business Improvement Area (PBIA) established herein is for the purpose of enabling businesses within the Area to enhance conditions for the operation of those businesses. The budget of the PBIA shall be dedicated to activities in addition to basic services provided by the City of Seattle. Services provided by the City of Seattle shall not be reduced because of PBIA activities and shall at all times be maintained at or above a level consistent with services provided to comparable business areas within the city.

WHEREAS, as provided by Resolution 27560, the City Council held a public hearing thereon on January 22, 1987, at 9:30 a.m. in the City Council Chambers, 11th floor, Seattle Municipal Building, Seattle. At the conclusion of the hearing, the City Council voted to establish the area as proposed in the petition. Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. District Established. As authorized by RCW Chapter 35.87A, there is hereby established a West Seattle Junction Parking and Business Improvement Area within the boundaries described below and as shown on the map attached as Exhibit "A". (When a street or alley is named, the area boundary is the centerline of the right-of-way). The District shall have two areas as follows:

Zone A

East: 42nd Avenue S.W. between the center of the right-of-way and S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center right-of-way on 42nd Avenue S.W.

West: 44th Avenue S.W. between the center right-of-way on

right-of-way on S.W. Edmunds, to the center right-of-way on 42nd Avenue S.W.

West: 44th Avenue S.W. between the center right-of-way on S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center of the right-of-way on 44th Avenue S.W.

North: S.W. Oregon between the center right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center of the right-of-way on S.W. Oregon.

South: S.W. Edmunds between the center of the right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center right-of-way on S.W. Edmunds.

Zone B

When describing Zone B, the outer boundaries of Zone A abuts the inner boundaries of Zone B. East: The eastern lot line of 1-24, block 46, Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 1-15, block 51, Holbrook and Clark's Addition and continuing to a line extending from the southern lot line of lot 15, block 51, Holbrook and Clark's Addition; continuing eastward along the southern lot line 15, block 52, Holbrook and Clark's Addition, to the center of the right-of-way on 41st Avenue S.W., and continuing along the center of the right-of-way of 41st Avenue S.W. to a line extending from the northern lot line of lot 19, block 53, Holbrook and Clark's Addition; extending eastward to the center of the alley between blocks 53 and 54, Holbrook and Clark's Addition, and continuing to the northern lot line of lot 20, block 54, Holbrook and Clark's Addition, and extending to the center of the right-of-way of 40th Avenue S.W. and continuing along the center of the right-of-way of 40th Avenue S.W. to a line extending from the northern lot line of lot 17, block 55, Holbrook and Clark's Addition, continuing along the eastern lot line of lots 10-16, block 55, Holbrook and Clark's Addition and continuing to a line extending from the northern lot line of lot 10, block 56, Holbrook and Clark's First Addition and continuing along the northern lot line of lot 10, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lots 11-24, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lot 4, block 2, Norris Addition, to a line extending from the southern lot line of lots 1, 2, 3, 4, block 2, Norris Addition; and extending to the center of the right-of-way of Fauntleroy Avenue S.W. and continuing along the center of the right-of-way of Fauntleroy Avenue S.W. between a line extending from the northern lot line of lot 9, block 3, Norris Addition, and extending to the southern lot line of lot 4, block 4, Norris Addition.

South: The southern lot line of lot 4, block 4, Norris Addition, and continuing along the eastern lot lines of lots 42-43, block 4, Norris Addition and continuing along the southern lot line of lot 43, block 4, Norris Addition, and continuing along the western lot line of lots 13-14, block 4, Norris Addition, and extending to the center of the right-of-way of S.W. Edmunds, and continuing along the center of the right-of-way of S.W. Edmunds to the center of the right-of-way of 42nd Avenue S.W. The center of the right-of-way along 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds, and extending to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to a line extending

right-of-way of 42nd Avenue S.W. The center of the right-of-way along 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds, and extending to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to a line extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, and continuing along the western lot line of lots 1-6, block 2, Sparkman and McLean's First Addition and continuing to the center of the right-of-way of S.W. Genesee. (a) (b)

The eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot line of lot 4, block 6, Scenic Park; and extending to the center of the right-of-way of California Avenue S.W., and continuing along the eastern lot line of Lot 1, and halfway through lot 2, block 5, Kirkwood Addition; and continuing along halfway through lot 2 in a westerly direction, block 5, Kirkwood Addition, and extending to the center of the right-of-way of Erskine Way S.W., and continuing along the center of the right-of-way of Erskine Way S.W. to a line extending from the southern lot line of lot 6, block 2, Kirkwood Addition, and continuing along the southern lot line of lot 6, block 2, Kirkwood Addition, to the center of the right-of-way of S.W. Edmunds and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the eastern lot line of lot 1, block 6 Scenic Park Addition. (c) (d) (e) (f)

North: The center of the right-of-way of S.W. Genesee between a line extending from the western lot line of lot 1, block 2, Sparkman and McLean's First Addition and continuing to a line extending from the eastern lot line of lot 1, block 46, Sparkman and McLean's First Addition. (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)

West: 44th Avenue S.W. between the center of the right-of-way of S.W. Oregon and extending two blocks to the center of the right-of-way of S.W. Edmunds, to the center of the right-of-way of 44th Avenue S.W. and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of lot 24, block 3, Central Park Addition, and continuing along the western lot line of lots 1-24, block 3, Central Park Addition, and continuing along the western lot line of lot 17-24, block 3, Holbrook and Clark's Addition, and extending to the center of the right-of-way of Glenn Way S.W., and continuing along the center of the right-of-way of Glenn Way S.W. to the center of the right-of-way of 45th Avenue S.W. and the center of the right-of-way of S.W. Oregon and continuing easterly along the center of the right-of-way of S.W. Oregon to the center of the right-of-way of 44th Avenue S.W.

Zone C "Parking"

East: 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds extending two blocks to the center of the right-of-way of S.W. Oregon, to the center of the right-of-way of 42nd Avenue S.W.

West: Glenn Way S.W. between the center of the right-of-way of S.W. Oregon and a line extending from the northern tip of lot line 16, block 3, Holbrook and Clark's Addition, to the center of the right-of-way of Glenn Way S.W., and extending from the western lot line of lots 16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots 1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W. Edmunds. (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)

North: S.W. Oregon between the center of the right-of-way of 45th Avenue S.W., to a line extending from the western lot

center of the right-of-way of S.W. Oregon; and extending from the western lot line of lots 16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots 1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W. Edmunds.

North: S.W. Oregon between the center of the right-of-way of 45th Avenue S.W., to a line extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, to the center of the right-of-way of S.W. Oregon; and continuing along the western lot line of lots 5, 6, and halfway through lot 4, block 2, Sparkman and McLean's First Addition, and continuing halfway through lot 4, block 2, Sparkman and McLean's First Addition, to the center of the right-of-way of California Avenue S.W. and continuing along the southern lot line of lot 12, block 48, Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 13-24, block 48, Sparkman and McLean's First Addition to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to the center of the right-of-way of 42nd Avenue S.W.

South: S.W. Edmunds between a line extending from the eastern lot line of lot 22, block 1, Central Park Addition, and continuing along the eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and extending to the center of the right-of-way of California Avenue S.W. and continuing along the eastern lot line of lot 1, and halfway through lot 2, block 5, Kirkwood Addition, and continuing along in a westerly direction halfway through lot 2, block 5, Kirkwood Addition, and extending to the center of the right-of-way of Erskine Way S.W., and continuing along the center of the right-of-way of Erskine Way S.W., to a line extending from the southern lot line of lot 6, block 2, Kirkwood Addition and continuing along the southern lot line of lot 6, block 2, Kirkwood Addition, and extending to the center of the right-of-way of S.W. Edmunds and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of lot 25, block 3, Central Park Addition.

Section 2. Levy of Special Assessments. To finance the activities authorized in Section 7, there is levied and shall be collected a special assessment upon the businesses in the area, determined as follows:

- 1) The City will levy special assessments for the purpose of operating a Parking Business Improvement Area Program by applying the following rates against "the gross proceeds of the sales" or "the gross income of the business" as reported for City Business and Occupation or Utility Tax purposes, unless otherwise specified:
 - (a) In Zone A, retail businesses will pay \$2.50 per \$1,000 gross income of the business annually and non-retail businesses will pay \$1.25 per \$1,000.
 - (b) In Zone B, retail businesses will pay \$1.25 per \$1,000 gross income of the business annually and non-retail businesses will pay \$.67 per \$1,000.
 - (c) Banks, saving and loan or other financial lending institutions shall pay a flat rate of \$2,400 annually.
 - (d) Auto dealers shall pay a flat rate of \$1,200 annually and gas stations shall pay a flat rate of \$600 annually.
 - (e) Non-street level non-retail businesses will pay appropriate zone rate to a maximum fee of \$120 per year.
 - (f) A parking assessment of \$80 per year for street level businesses and \$40 per year for non-retail non-street level businesses per minimum parking requirement established by City Land Use code that is not already provided by the business will be paid by businesses in Zone C.

Section 3. Exemptions. No special assessments shall be levied upon and collected from:

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is not already provided by the business will be paid by businesses in Zone C.

Section 3. Exemptions. No special assessments shall be levied upon and collected from:

- (1) Organizations, qualified for charitable contribution under the United States Internal Revenue Code (26 USC 170(c));
- (2) Sponsors of public events and concessionaires, and vendors or entertainers, who engage in business activities in the area for less than 30 days in aggregate per year;
- (3) Governmental agencies unless otherwise specified; and
- (4) Newsstands in street right-of-way.
- (5) Fraternal organizations; social service agencies; and education facilities;
- (6) Businesses that report gross income of less than \$20,000 annually; and
- (7) New businesses for the first year of operation. During the second year of operation, these businesses shall be assessed 50% of their assessment rate and 100% during their third year of operation.

Section 4. Collection Schedule. Insofar as consistent with this ordinance and RCW Chapter 35.87A, special assessments shall be collected on a quarterly basis or in such a manner deemed appropriate by the Director of Community Development.

Section 5. Deposit of Revenues. There is hereby established in the City Treasury's Business Improvement Area Fund, a separate account designated the West Seattle Junction Parking and Business Improvement Area Account (called "the Account"). The following moneys shall be deposited in the Account:

- (a) All revenues from special assessments levied under this

West Seattle Shopping
at-large (3 members)
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Section 9. Admi
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Account:

- (a) All revenues from special assessments levied under this ordinance;
- (b) All income to the City from public events financed with special assessments;
- (c) Gifts and donations for the Account,
- (d) Interest and all other income from the investment of Account deposits; and
- (e) Restitution moneys for expenditures made from the Account and reimbursements due to the Account.

Section 6. Expenditures. Expenditures from the Account shall be made upon vouchers drawn by the Director of Community Development and shall be used exclusively for the statutory purposes in RCW 35.87A.010(1)(b)-(f), each as more fully explained in Section 8 and the petition to establish the area (C.F.):

"Uses of the revenues and projects undertaken should come within the general scope of RCW 35.87A including beautification efforts (such as decorating public places that will enhance the appearance of the area); conducting public events (such as sponsoring festivals and holiday activities); promoting retail trade activities (such as security, advertising, litter control, and minor repair of public amenities); providing professional management services; and providing parking opportunities.

The examples in parenthesis illustrate the type of activities authorized and are not all-inclusive."

Section 7. Programs. Special Assessment Revenues shall be used for the following types of programs and services:

I. Parking

- a. Promote availability of attractive, free customer short-term parking in the Junction.
- b. Create safe and attractive parking lots.

City to provide
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premature closing
(c) Determine and
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(d) Establish a schedule
ratepayers first
(e) Subject to advice
Advisory Board,
contract with the
a suitable substitute
(f) After consultation
Ratepayers Advisory
necessary and a
special assessment

(g) Under the City
adopt, amend, or
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Section 10. Annual
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1. Parking

a. Promote availability of attractive, free customer short-term parking in the Junction.

b. Create safe and attractive parking lots.

II. Business Development

a. Develop activities that specifically motivate or reward continued or new customer use of the Junction.

b. Assist in solicitation of new businesses to fill vacancies.

c. Provide additional security for customers, if needed.

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Section 11. []
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d. Develop year-round activities that are fun, positive and involve the whole community that take place on or in public places;

e. Support an overall image campaign for the Junction and establish media contacts that can be used to generate favorable publicity and promote the Junction.

f. advertising programs to implement public relations

g. Create a cohesive effort for all special events and activities that enhance the Junction.

h. Implement sidewalk cleaning program.

i. Clean and erase graffiti.

j. Contribute to such decorations as flower baskets, wind sox, banners, holiday greenery.

k. Assist efforts to obtain street art (sculpture, water fountain, wall painting).

l. Establish rapport with City departments to facilitate development and promotion efforts.

III. Administration and Management

Provide full-time staff support to carry out work program and coordinate activities.

The listing of services are illustrative and not exclusive. All such activities are supplemental to street maintenance provided by the City and are not to displace any services regularly provided by municipal government.

Section 8. Ratepayers Advisory Board. The director of Department Community Development shall appoint a West Seattle Junction Business Improvement Area Ratepayers Advisory Board comprised of ratepayers from the area. Nominations to the Ratepayers Advisory Board will be made by West Seattle Shopping Center, Inc., (three members) election at-large (3 members) and West Seattle Chamber of Commerce (3 members). This procedure is designed to insure inclusion of

sixty (60) days after shall be added in assessment in addition. All assessments, whether shall also bear in at the coupon issued Reserve Bank of Seattle twenty-six week term bill market action month. The delinquency calculated annually director is authorized unpaid assessments action, or in the District Court.

Section 12.

Director is authorized Seattle Shopping Center recommended by the all the projects and with the West Seattle substitute for payment projects and activities allowance for over West Seattle Shopping arrangement under suitable substitute equitably utilize business enterprises Director and the may not apply.

Section 13.

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Nominations to the Ratepayers Advisory Board will be made by West Seattle Shopping Center, Inc., (three members) election at-large (3 members) and West Seattle Chamber of Commerce (3 members). This procedure is designed to insure inclusion of members representative of the classifications subject to assessment, geographic areas as defined in Section 2, and to include formal liaison with the West Seattle Chamber of Commerce and West Seattle Shopping Center, Inc. The Ratepayers Advisory Board shall take office no later than April 15, 1987. The Board shall develop and promulgate bylaws or rules to guide the operation of the Ratepayers Advisory Board.

The Ratepayers Advisory Board shall be responsible for providing advice and consultation to the Department of Community Development and any individual or agency hired to manage the day-to-day operations of the Business Improvement Area program on all matters related to the operation of the Business Improvement Area program. Specifically, the Ratepayers Advisory Board will meet at least once a month; approve an annual work program and budget, address and discuss ratepayer concerns and questions regarding the BIA district and program; review all reports submitted to the Department of Community Development by the Manager; and sponsor an annual ratepayers meeting.

Section 9. Administration. The Director of Community Development shall administer the program for the City with authority to:

- (a) Classify ratepayers within the types of use under Section 2; and resolve ambiguities in the application of rates.
- (b) Collect the special assessments; refund special assessments when overpaid or paid for the same area by more than one ratepayer; and extend the deadline for payment and/or waive delinquency charges and interest whenever the delinquency is a result of a failure by the City to provide a statement of the amount due or paid.

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Section 13.
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more one ratepayer; and extend the deadline for payment and/or waive delinquency charges and interest whenever the delinquency is a result of a failure by the City to provide a statement of the amount due or non-payment results from extenuating circumstances beyond the ratepayer's control, such as a casualty loss causing premature closure of the business or bankruptcy.

- (c) Determine and apply the interest rate for late payments contemplated by Section 11.
- (d) Establish a schedule of proportionate payments for new ratepayers first becoming subject to the assessment.
- (e) Subject to advice and direction of the Ratepayers Advisory Board, execute an annual program management contract with the West Seattle Shopping Center, Inc. or a suitable substitute program manager.
- (f) After consultation and with the advice of the BIA Ratepayers Advisory Board, take such other actions as necessary and appropriate to carry out the program with special assessments; and
- (g) Under the City administrative Code (SMC Chapter 3.02) adopt, publish, and enforce rules, consistent with this ordinance, for carrying out its provisions.

The city's contract with the West Seattle Shopping Center, Inc. or its suitable substitute program manager shall provide for the establishment by the West Seattle Shopping Center, Inc. Ratepayers Advisory Board, which shall contain members representative of the classifications subject to assessment. The manager shall function under the direction of the Ratepayers Advisory Board.

Section 10. Annual Budget. After consultation with the Ratepayers Advisory Board, the Director shall submit to the Budget Director on or before March 31st of each year a statement of the projects and activities to be conducted during the coming fiscal year; the proposed program budget; and a statement of the assessment rates and business

the Director of arbitration is the City's Hearing contested case Municipal Code

Section 16.

expenditures authorized by the Mayor and the Director. Thirty Thousand be necessary is be reimbursed un otherwise from revenues from special 1988. Upon vote Development, the the City Treasurer the appropriate

Section 17.

shall commence a

Section 18.

of contracts and notices pursuant date of this ordinance

Section 19. This ordinance approval, if approved by the provisions of the city

Passed by the City Council authentication of its passage

SAM SMITH,
President of the City Council
Approved by me this 5th day
CHARLES ROYER,
Mayor.

Filed by me this 5th day

Attest: NORWARD J. B.
City Comptroller and Clerk

(Seal) By THERESA D.
Deputy Clerk.

Publication ordered by

Date of official publication

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Budget Director on or before March 31st of each year a statement of the projects and activities to be conducted during the coming fiscal year; the proposed program budget; and a statement of the assessment rates and business classifications requested for financing the proposed budget. A summary for the comments and recommendations received during such consultations shall accompany the Director's submission to the City Budget Director, and the Mayor's recommended budget to the City Council.

Section 11. Delinquent Payments. If an assessment has not been paid within thirty (30) days after its due date, the Director shall send a reminder notice and add a five dollar (\$5) processing fee. If the assessment is not paid within

City Comptroller and
(Seal) By THERESA
Deputy Clerk.
Publication ordered by
Date of official publication

sixty (60) days after its due date a delinquency charge shall be added in the amount of ten percent (10%) of the assessment in addition to the per quarter processing fee. All assessments, which are not paid within sixty (60) days, shall also bear interest from the date payment was due at the coupon issue yield (as published by the Federal Reserve Bank of San Francisco) of the average bill rate for twenty-six week treasury bills as determined at the first bill market action conducted during the preceding calendar month. The delinquency charge and interest charge shall be calculated annually and applied on a prorata basis. The director is authorized to bring an action to collect any unpaid assessments in the Seattle Municipal Court as a civil action, or in the discretion of the Director, in the Seattle District Court.

Section 12. Contract For Program Management. The Director is authorized and directed to contract with the West Seattle Shopping Center, Inc. or a suitable substitute as recommended by the Ratepayers Advisory Board or to administer all the projects and activities. If the Director contracts with the West Seattle Shopping Center, Inc. or suitable substitute for payment for managing and administering projects and activities on a cost-reimbursement basis with an allowance for overhead and management, the contract with the West Seattle Shopping Center, inc. shall be classified as an arrangement under SMC Section 20.46.110C; the Center or suitable substitute shall make a good faith effort to equitably utilize the services of women's and minority business enterprises and shall report on its efforts to the Director and the mandatory set-asides of SMC 20.46.090 shall not apply.

Section 13. Rate Changes. Any change in the assessment rate shall only be made by ordinance and as authorized in RCW

not apply.

Section 13. Rate Changes. Any change in the assessment rate shall only be made by ordinance and as authorized in RCW 35.87A.130-.140. No increase shall occur in the assessment rate unless recommended by the Ratepayers Advisory Board.

To prevent reduction in services due to inflation in prices the City may from time to time, upon the recommendation of the Ratepayers Advisory Board and by ordinance, increase or reduce assessment rates, to reflect changes in the purchasing power of money, as measured by Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) published by the United States, Department of Labor, Bureau of Labor Statistics or a suitable comparable index recommended by the Ratepayers Advisory Board.

Section 14. Notices. Notices of assessment, installment payment, or delinquency, and all other notices contemplated by this ordinance may be sent by ordinary mail or delivered by the City to the address shown on the records of the Director of Community Development, and, if no address is shown there, to the address shown on the records of the City maintained for business or utility tax purposes under Seattle Municipal Code Chapters 5.44 and 5.48. Failure of the ratepayer to receive any mailed notice shall not release the ratepayer from the duty to pay the assessment, or except as authorized by Section 9(b), from payment on the due date and any delinquency charges.

Section 15. Disputes. Any ratepayer, aggrieved by the amount of an assessment may submit issues to binding arbitration. Payment for arbiters will be shared equally by both parties. Arbiters will be designated by respective parties. In case of a tie, the deciding vote will be cast by the Director of Department of Community Development. If arbitration is not successful, the matter may be appealed to the City's Hearing Examiner in the manner provided for a

contested case under the City's Administrative Code. Seattle

arbitration is not successful, the matter may be appealed to the City's Hearing Examiner in the manner provided for a contested case under the City's Administrative Code, Seattle Municipal Code Chapter 3.02.

Section 16. Interim Appropriation. To provide for expenditures authorized in Section 3 as recommended by the Mayor and the Director of Community Development, the sum of Thirty Thousand Dollars (\$30,000), or so much thereof as may be necessary is hereby appropriated from the General Fund, to be reimbursed unless the City's 1987 Budget provides otherwise from the Business Improvement Area Fund with revenues from special assessments no later than March 31, 1983. Upon vouchers drawn by the Director of Community Development, the City Comptroller is authorized to draw and the City Treasurer to pay the necessary warrants, and to make the appropriate transfers.

Section 17. Commencement of Assessments. Assessment shall commence as of March 1, 1987.

Section 18. Ratification and Confirmation. The making of contracts and expenditures, and the sending of assessment notices pursuant to the authority and prior to the effective date of this ordinance are hereby ratified and confirmed.

Section 19. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23rd day of February, 1987, and signed by me in open session in authentication of its passage this 23rd day of February, 1987.

SAM SMITH,
President of the City Council.

Approved by me this 5th day of March, 1987.

CHARLES ROYER,
Mayor.

Filed by me this 5th day of March, 1987.

Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.

(Seal) By THERESA DUNBAR,
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, March 6, 1987.

(C-740-X)