

PETITION

FOR CONTINUING AND ESTABLISHING A DOWNTOWN BUSINESS IMPROVEMENT AREA

TO THE TACOMA CITY COUNCIL: The owners of the property located within the proposed area herein petition the City of Tacoma to continue and/or establish a Business Improvement Area as authorized by RCW Chapter 35.87A within the following described boundaries and as outlined on the attached map:

Beginning at Broadway and 6th Avenue, then west on 6th Avenue to South Baker Street, south on South Baker Street to Fawcett Avenue, south on Fawcett Avenue to South 21st Street, west on South 21st Street to Tacoma Avenue South, south on Tacoma Avenue South to South 23rd Street, east on South 23rd Street to Jefferson Avenue, south on Jefferson Avenue to South 23rd Street, east on South 23rd Street to A Street, north on A Street extended to South 15th Street, then northeasterly to South 14th Street and Cliff Street extended, then north on Cliff Street extended to South 12th Street and the west right-of-way line of Schuster Parkway, then northwesterly along Schuster Parkway to its connection to Stadium Way, then north on Stadium Way to the north end of Parcels 200505-0050 and 200202-0060, then east along the parcel lines to Broadway, then north to the beginning at 6th Avenue;

said area being hereafter called the Business Improvement Area or “BIA.”

In order to improve the general appearance of the BIA, to improve the economic climate and foster economic development within the BIA, the City of Tacoma would levy special assessments upon buildings and other real property (and/or the owners thereof), within the BIA, deposit the funds collected in a special city fund, and expend them only for the purposes or activities that benefit the BIA as outlined in the following paragraphs, and as may be more specifically defined by ordinance of the Tacoma City Council to be adopted in accordance with the procedures as set forth in RCW Chapter 35.87A.

1. The City of Tacoma would levy a special annual assessment on uses and land at the following rates, for the purpose of operating a common area security, maintenance and marketing program.
 - A. Use Assessments
 - i. Property improved with buildings containing office, retail, residential, and commercial uses (unless such building or use falls within another classification as below provided), may be assessed up to the annual rate of sixteen cents for each square foot of the total gross floor area of buildings used for such uses.
 - ii. Unimproved land, surface parking lots, parking garages, warehouse and storage facilities, churches (or similar buildings only substantially occupied for their intended use one a week), those portions of buildings used for transient lodging, and buildings which are vacant and unable to be occupied without major renovation, may be assessed at the annual rate of up to ten

cents per square foot of the total gross floor area of such building, or of the surface area of the land or surface parking lot. The ordinance or amendments may provide, pursuant to RCW 35.87A.010, for reasonable classification of businesses or purposes of determining the rate to be charge, which may be lower than the rates set forth herein, and may provide for exemptions from assessments as may be appropriate.

B. Land Assessments: Parcels within the boundaries may be assessed at the annual rate of up to seven cents per square foot of the total gross size of such parcels. Properties owned and occupied by a state or federal government agency are exempted from the land assessment.

C. The ordinance shall provide the appropriate regulations, procedures and an administrative appeal process for determining under which classification a particular building, property or area will be assessed.

2. The assessment formula used in establishing the BIA and the annual budget of BIA levy expenditures shall be subject to annual revision and review in accordance with the procedures and in the manner to be set forth in the City ordinance establishing the BIA and the special assessments therefor; said ordinance being hereafter referred to as the "BIA Ordinance." Any subsequent increase of the assessment maximums shall be based on the increase, if any, of the Consumer Price Index for the metropolitan Tacoma area as to be more specifically defined in the BIA ordinance.

3. Property owned by the state and federal government shall be exempt from assessment, provided that nothing herein shall preclude the state or federal government from agreeing to make payments for any such assessment.

4. Special assessment revenues shall be used for the following types of purposes, programs and services:

A. The operation of a security program to provide enhanced security for common areas and for people, which may include, but is not limited to, dissemination of information relative to security to providing of additional security through a combination of public and private personnel and facilities, and such other measures of activities as will accomplish the above-stated objectives, and also assist in changing the perception that the BIA is an undesirable or unsafe area.

B. Maintenance and appearance of common areas, such as the sweeping and cleaning of sidewalks, the removal or covering of graffiti, the removal or prevention of litter, and such other related activities or services which would enhance the appearance of the area and encourage the general public to increasingly visit or do business in the BIA.

C. Marketing and generating favorable publicity, and to promote the BIA and the property and businesses therein as a clean, safe, and inviting area.

5. The City of Tacoma may contract with the Local Development Council of Tacoma or similar business association or entity to administer all or a portion of the operation of the business improvement activities and programs which are to be funded, in the manner as to be specifically set forth in the BIA Ordinance.

6. The total annual cost for all programs and activities to be funded in the BIA by the special assessment levy is estimated to be not more than one million, three hundred and seventeen thousand dollars (\$1,317,000.00)

7. The BIA District may be expanded to contiguous areas pending petition of property owners representing more than 50% of assessed valuation of an area and at the discretion of the BIA Board of Directors.

8. The BIA and the special assessment upon properties shall continue for a period of ten years (commencing May 1, 2018), unless, at least 90 days prior to such termination, a petition is submitted to the City requesting the continued existence of the BIA, with such petition documenting approval of the owners of the property in the BIA who will pay 50 percent or more of the annual special assessment for the District. If the owners of property in the BIA who pay more than 50 percent of the annual special assessments request termination of the BIA and levy with the submittal of a signed petition, the BIA will terminate within one year (or such longer period as set forth in the termination petition) from the date of submission to the City.