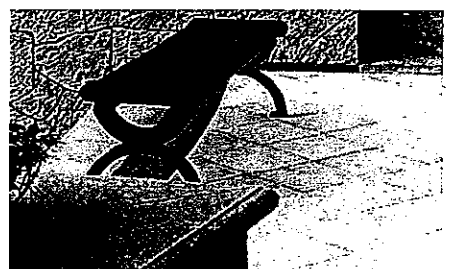
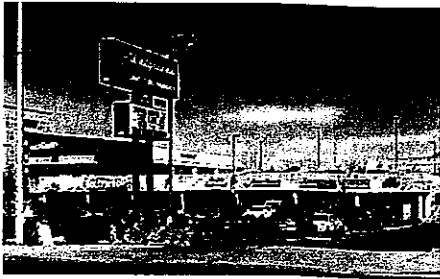


Jackson Street BIA

Business Improvement Area



BIA's are a neighborhood district's answer to keeping the area clean and safe.

(CADA), Jackson Street property owners are proposing to create an official "Business Improvement Area" (BIA) that will ensure that our neighborhood business district stays clean, safe, and prosperous as the community grows.

PROPOSAL

To supplement the years of volunteer effort by property owners and the Central Area Development Association

ABOUT BUSINESS IMPROVEMENT AREAS

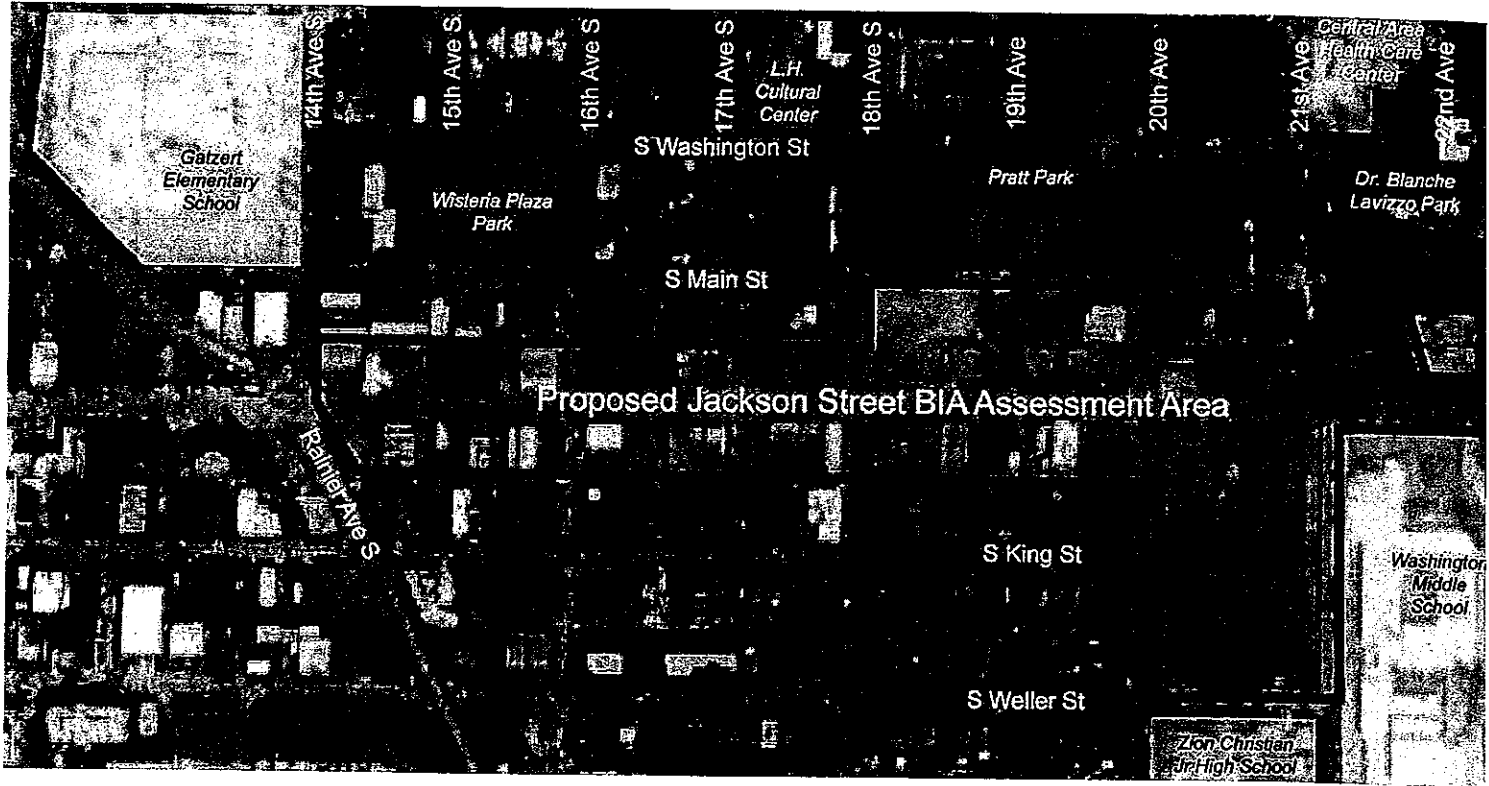
BIA's are special assessment districts that are established to maintain and enhance neighborhood business districts. BIA's are a self-help mechanism whereby property owners choose to assess themselves to fund clean and safe programs designed to help property owners fulfill their own maintenance responsibilities. (For more information on BIA's, refer to RCW Chapter 35.87A.)

COMMERCIAL BENEFITS

A clean and safe district is a crucial component to a successful business environment. Commercial districts like Jackson Street are competing for customers in the greater Downtown and other neighborhoods, as well as throughout the region. BIA's are a business district's answer to keeping the area clean and safe. ***A BIA will have a significant neighborhood-wide impact and each property will receive specific measurable benefits.***

RESIDENTIAL BENEFITS

A clean and safe district is also a crucial component to a thriving residential environment. Residents want to live in areas where public areas are well kept, streets are clean, and security is enforced. ***A BIA will provide services that will give residents a sense of security and public order.***



PROGRAM OVERVIEW

The Jackson Street BIA will keep the district clean and safe, provide security services, advocate for public area maintenance, add a friendly presence on the street, and provide some beautification projects. The initial budget for these tasks is broken out as follows:

Keeping District Safe (Security)	\$90,000
Keeping District Clean	\$10,000
Promotions / Advocacy	\$10,000
Beautification	\$10,000
Total	\$120,000

PROPOSED JACKSON STREET BIA DISTRICT

The BIA is located in the primary commercial/residential area of Jackson Street near 23rd Avenue South, roughly between the alleys north and south of Jackson Street and extending from Rainier Avenue South to 26th Avenue South.

A SELF-GOVERNING STRUCTURE

The Jackson Street BIA will have a ratepayers' advisory board made up of those who pay the assessment within the BIA district. The board will be actively engaged in oversight of operations and day-to-day BIA efforts. Members of the board and its committees will oversee all BIA operations

and finances. The board will be broadly representative of the diverse range of ratepayers in the district, including representation of all sizes of properties and classifications of ratepayers.

The management of the ratepayers' advisory board will be conducted by staff from CADA, a non profit community based development corporation in Seattle with heavy involvement in the revitalization of the Jackson Street corridor.

PARTNERS

The City of Seattle Office of Economic Development (OED) and the Department of Executive Administration (DEA) are the two key City of Seattle departments that support BIAs. These Departments have worked with Jackson Street property owners to form a BIA district through the process of establishing goals and objectives for the BIA, identifying appropriate district boundaries, developing a fair assessment mechanism, preparing a work plan, and petitioning remaining property owners within the proposed BIA district to agree to assess themselves.

BIA PROPERTY ASSESSMENT

The proposed Jackson Street BIA assessment methodology fairly allocates the costs of the BIA maintenance, safety, customer service, and management programs across all ratepayers. The assessment is roughly weighted 75% on land area and 25% on total assessed value of the property in 2008. This data originated from the King County Assessor's Office records.



How will the BIA be established?

A petition will be circulated requesting the Seattle City Council establish the Jackson Street BIA. The petition must be signed by enough property owners to meet 60% of the total assessment. After receiving the petition, the City Council will then vote to initiate a resolution that will officially establish the Jackson Street BIA. Once established, all properties within the BIA boundary will be assessed.

Who determines the program elements?

The ratepayers' advisory board will guide BIA program elements and revisit them every year.

Who sits on the ratepayers' advisory board?

The BIA will have an advisory board comprised of ratepayers who are property owners within the BIA boundary. The ratepayers' advisory board will be current ratepayers in good standing that will represent the various business classes and geographic diversity of the district. The method of creating a ratepayers' advisory board will be at the discretion of the BIA ratepayers. For example; an electoral process may be developed, or the body of ratepayers may ratify volunteers.

FREQUENTLY ASKED QUESTIONS

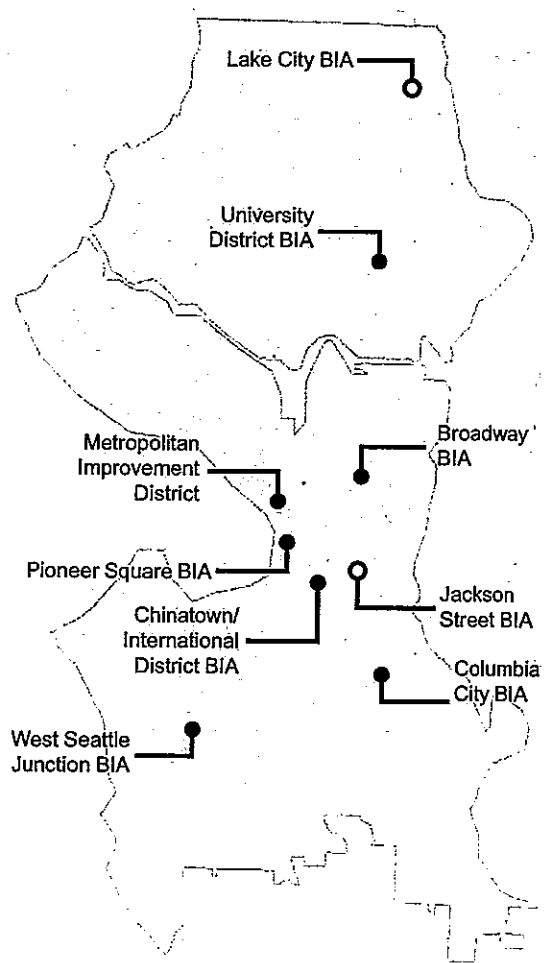
Isn't this something the City should be doing?

Property maintenance, security lighting and patrol, cleaning and maintenance of sidewalks and planting strips is the responsibility of the property owner, not the City of Seattle. Currently, the City provides a baseline level of service to public property designed to compliment the efforts of the private sector to keep storefronts safe and sidewalks clean. The City of Seattle is committed to maintaining its current levels of service to the Jackson Street neighborhood.

The Jackson Street BIA's clean and safe program will help to fulfill the property owner's responsibilities of graffiti removal and litter removal from sidewalks. By combining investments, through assessments, properties realize economies of scale in cleaning and security that they couldn't otherwise achieve.

Can I help shape the program?

We want to hear your ideas! Ratepayers are welcome to attend meetings of the ratepayers' advisory board after the Jackson Street BIA is officially established.



BIAs in Seattle

BIA being Developed —○—
Existing BIA —●—

Is a BIA permanent?

No. The process to terminate a district is very similar to the process to start a BIA. First, a supporting petition is circulated requesting the Seattle City Council to dissolve the BIA. After receiving the petition, the DEA requests a hearing before the City Council, who will then decide on the petition. The City Council may then initiate a resolution to disestablish the BIA.

What are the payment details?

The City of Seattle will bill you twice annually and will collect the BIA assessments, similar to other utility bills. Your first payment will likely be due within 6 months of the Council resolution creating the Jackson Street BIA, which is targeted for January 2009. The money collected from the assessment is deposited in a special assessment fund designated especially for the Jackson Street BIA.

FOR MORE INFORMATION, CONTACT:

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