

RESOLUTION No. 30952

Law Department

Peter Steinbruck

Tom Rasmussen

A RESOLUTION encouraging a voluntary facilitated process to resolve differences between the proponents for redevelopment of the Goodwill site at 1400 South Dearborn Street ("the Goodwill Site"), and the Dearborn Street Coalition for a Livable Neighborhood, and providing guidance to the Seattle Department of Transportation on application of Street Vacation Policies to the proposed redevelopment.

4-21-08 Retired SD

Introduced: 1.16.07	By: Steinbruck, Rasmussen
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US5171

30952

CB OR RESO NUMBER
(WHEN ASSIGNED)

1/16/07

INTRODUCTION DATE

NEW LEGISLATION CHECK OFF LIST
DO NOT REMOVE THIS FORM FROM FILE JACKET

Submitting
Dept. Head
Review By

Name Phone Date of Review Version # Reviewed

Law Dept.
Review By

Sandy Watson 4-8257 1/16/07 #3
Name Phone Date of Review Version # Reviewed

Dept. of Finance
Review By

Name Phone Date of Review Version # Reviewed

Executive
Review By

Name Phone Date of Review Version # Reviewed

Reviewer Comments:

Client advised of legal risks

COUNCIL
GENERATED
LEGISLATION

Legislative Department use

Initial

Clerk's Action Log

Intake review (complete, E-versions, attachments, Law)

81

Sponsorship (Council President)

Committee Assignment:

Central Staff Reviewer:

V. Introduced 3

K FRANKLIN 1/16/07 48178 3
Name Date Phone V. #

V. For Full Council


Clerk **OK** For Intro

Clerk Office use

Notes:

Initial

- Full Text loaded onto Leg. drive and BRS
- All attachments included (in jacket and electronically)
- Tables formatted and maps saved/loaded, if included
- Fiscal Note included and saved on Leg. and Clerk drive
- Other

RESOLUTION 30952

1
2 A RESOLUTION encouraging a voluntary facilitated process to resolve differences between the
3 proponents for redevelopment of the Goodwill site at 1400 South Dearborn Street (“the
4 Goodwill Site”), and the Dearborn Street Coalition for a Livable Neighborhood, and
5 providing guidance to the Seattle Department of Transportation on application of Street
6 Vacation Policies to the proposed redevelopment.

7
8 WHEREAS, on April 4, 2006 Dearborn Street Developers, L.L.C. applied for a Master Use
9 Permit to redevelop the Goodwill Site; and

10
11 WHEREAS, redevelopment of the Goodwill Site as proposed will require a contract rezone and
12 vacation of approximately 80,000 square feet of public rights-of-way, including portions
13 of S. Lane St., Corwin Pl. S. and Dearborn Pl. S.; and

14
15 WHEREAS, on December 11, 2006 the City Council adopted an amendment to the
16 Comprehensive Plan to change the future land use map designation of an area including
17 the Goodwill Site from “Industrial Area” to “Commercial / Mixed-Use Area;” and

18
19 WHEREAS, redevelopment of the Goodwill Site, as proposed, will significantly alter the built
20 environment and existing neighborhood character;

21
22 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
23 SEATTLE, THE MAYOR CONCURRING, THAT:**

24
25 Section 1. Facilitated Discussion. The Council encourages Dearborn Street Developers,
26 L.L.C. and Goodwill Industries to meet with the Dearborn Street Coalition for a Livable
27 Neighborhood. The purpose of the meeting or meetings will be to provide a venue, outside those
28 prescribed by the Design Review, Contract Rezone and Street Vacation processes, in which
discussion can be promoted, information can be exchanged, and resolution of differences
potentially can be reached. The Legislative Department will provide funding to hire
professional, third-party facilitation. If the Dearborn Street Developers, L.L.C., Goodwill
Industries and the Dearborn Street Coalition for a Livable Neighborhood meet and use a
facilitator financed by the Legislative Department, the Council requests that, by March 15, 2007,



1 the facilitator make available a written report on the outcome of discussions to SDOT, for
2 inclusion in its recommendation to Council on the proposed vacation.

3 Section 2. Guidance on Application of Street Vacation Policies. Council anticipates that
4 design and siting of the Dearborn Street Project will reflect consideration of all street vacation
5 policies set out in Resolution 30702. Consistent with these policies, Council further anticipates
6 that the magnitude of public benefit will be at least proportional to the magnitude of rights-of-
7 way proposed to be vacated. Generally, the siting and design of the proposed project should: 1)
8 ensure that public spaces are inviting to the general public and not just those people frequenting
9 proposed retail establishments; 2) reflect the context of existing neighborhood character,
10 particularly Little Saigon; 3) celebrate the important gateway corner of Rainer Avenue South
11 and South Dearborn Street; and 4) de-emphasize the role of the automobile in siting and design.

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13
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15 Adopted by the City Council the ____ day of _____, 2007, and signed by me in open
16 session in authentication of its adoption this ____ day of _____, 2007.

17
18 _____
19 President _____ of the City Council

20 THE MAYOR CONCURRING:

21 _____
22 Mayor

23
24 Filed by me this ____ day of _____, 2007.

25 _____
26 City Clerk

27 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Ketil Freeman 684-8178	NA

Legislation Title:

A RESOLUTION encouraging a voluntary facilitated process to resolve differences between the proponents for redevelopment of the Goodwill site at 1400 South Dearborn Street (“the Goodwill Site”), and the Dearborn Street Coalition for a Livable Neighborhood, and providing guidance to the Seattle Department of Transportation on application of Street Vacation Policies to the proposed redevelopment.

• **Summary of the Legislation:**

This Resolution 1) encourages Goodwill and its development partners to meet with a coalition of neighborhood stakeholders, the Dearborn Street Coalition for a Livable Neighborhood, for a facilitated discussion of issues related to the proposed redevelopment of Goodwill’s property at 1400 South Dearborn Street; 2) establishes that Council will fund professional third party facilitation; and 3) requests that the facilitator make available to SDOT, by a date-certain, a written report, for inclusion in vacation materials sent to Council. Additionally, the Resolution provides some general guidance on application of street vacation policies to the proposed redevelopment.

The Resolution does not contemplate or prescribe any particularized outcome from facilitated discussions between Goodwill and its development partners and the Dearborn Street Coalition for a Livable Neighborhood.

• **Background:**

On December 11, 2006 Council passed Ordinance 122313 amending the Comprehensive Plan. Ordinance 122313 includes an amendment changing the future land use map designation for an area including 1400 South Dearborn Street from Industrial to Commercial / Mixed-Use. Goodwill Industries and its development partners have applied for a Master Use Permit to redevelop Goodwill’s property at 1400 S. Dearborn Street. Redevelopment, as proposed, will require Council action on a contract rezone and vacation of public rights-of-way. The proposed redevelopment has engendered considerable public interest.

• *Please check one of the following:*

This legislation does not have any financial implications.

