

2/25/91
ORDINANCE No. 114725

**
COUNCIL BILL No. 107353

Use 7-0

The City of

AN ORDINANCE relating to land use and zoning, amending Sections 23.34.008, 23.49.036, 23.49.126 and 23.84.025 of the Seattle Municipal Code to add provisions for a housing bonus in the Downtown Mixed Commercial zone, amend the definition of moderate income housing, and provide for housing in rezone decisions and planned community developments downtown.

Honorable President:

Your Committee on Urban Renewal

to which was referred the within Council Bill report that we have considered the same

Do pass 2-0, 1-0

COMPTROLLER FILE No. _____

Introduced: <u>MAY 10 1989</u>	By: <u>Kraabel</u>
Referred: <u>MAY 20 1989</u>	To: <u>Urban Redevelopment</u>
Referred:	To:
Referred:	To:
Reported: <u>SEPT 5 1989</u>	Second Reading: <u>SEPT 5 1989</u>
Third Reading: <u>SEPT 5 1989</u>	Signed: <u>SEPT 5 1989</u>
Presented to Mayor: <u>SEP 20 1989</u>	Approved: <u>OCT 4 1989</u>
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

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The City of Seattle--Legislative Department

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ntown.

Date Reported
and Adopted

REPORT OF COMMITTEE

President:

Committee on Urban Redevelopment

was referred the within Council Bill No. CB 107353

we have considered the same and respectfully recommend that the same:

Do pass, A.D., P.K.



Committee Chair

#3
C.B. 107353

ORDINANCE 1147a5

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low income

AN ORDINANCE relating to land use and zoning, amending Sections 23.34.008, 23.49.036, 23.49.126 and 23.84.025 of the Seattle Municipal Code to add provisions for a housing bonus in the Downtown Mixed Commercial zone, amend the definition of moderate income housing, and provide for housing in rezone decisions and planned community developments downtown.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.34.008 of the Seattle Municipal Code, as last amended by Ordinance 113079, is amended to read as follows:

23.34.008 General Rezone Criteria

* * *

D. Impact Evaluation. The decision on a proposed rezone shall consider the possible negative impacts on the area proposed for rezone and its surroundings. Factors to be examined include, but are not limited to the effects on transportation, parking, housing, particularly low-income housing, public services, and environmental factors such as noise, air and water quality and energy conservation.

* * *

Section 2. That Section 23.49.036 of the Seattle Municipal Code, as last amended by Ordinance 113373, is amended to read as follows:

23.49.036 Planned Community Developments (PCDs).

* * *

E. Evaluation of PCDs. A proposed PCD shall be evaluated on the basis of public benefits provided, possible impacts of the project, and consistency with the City's Land Use Policies.

1. Public Benefits. A proposed PCD shall provide one (1) or more of the following elements: ^{housing,} Low-income h((H))ousing, services, employment,

1 increased public revenue, strengthening of neighborhood character, improve-
2 ments in pedestrian circulation or urban form, and/or other elements which
3 further an adopted City policy and provide a demonstrable public benefit.

4 2. Potential Impacts. The potential impacts of a proposed PCD
5 shall be evaluated, including, but not necessarily limited to, the impacts
6 on housing, particularly low-income housing, transportation systems,
7 parking, energy, and public services, as well as environmental factors such
8 as noise, air, light, glare, and water quality.

9 3. The proposed PCD shall be reviewed for consistency with the
10 Downtown Land Use Policies and the Land Use Policies for other areas adja-
11 cent to Downtown which could be affected by the PCD.

12 4. When the proposed PCD is located in the Pioneer Square
13 Preservation District or International District Special Review District,
14 the Board of the District(s) in which the PCD is located shall review the
15 proposed and make a recommendation to the Community Development Director
16 who shall make a recommendation to the Director prior to the Director's
17 recommendation to the Council on the PCD.

18 Section 3. That Section 23.49.126 of the Seattle Municipal Code, as
19 last amended by Ordinance 112519, is amended to read as follows:

20 23.49.126 Downtown Mixed Commercial, Ratios for Public Benefit Features

21 A. General provisions

- 22 1. No floor area beyond the base FAR shall be granted for any project
23 which causes the destruction of any designated feature of a
24 Landmark structure, unless authorized by the Landmarks Board.
- 25 2. The Director shall review the design of public benefit features
26 listed in subsection B to determine whether the feature, as
27 proposed for a specific project, actually provides a public
28 benefit and is consistent with the definitions in Chapter 23.84
and with the Public Benefit Features Rule. The housing bonus

1 shall be granted by the Director based on a finding by the
2 Director of Community Development that the proposed housing
3 satisfies the Public Benefit Features Rule.

4 3. Except for housing, human services and day care, all public
5 benefit features provided in return for a bonus shall be located
6 on the same lot or abutting public right-of-way as the project in
7 which the bonus floor area is used.

8 B. Public benefit features

9 If the Director approves the design of public benefit features
10 according to subsection A, floor area bonuses shall be granted as
11 follows:

1	PUBLIC BENEFIT FEATURE	BONUS RATIO ¹	MAXIMUM AREA OF PUBLIC BENEFIT FEATURE ELIGIBLE FOR BONUS
2	Human Service Use in New Structure	6 ⁶	10,000 square feet
3	Human Service Use in Existing Structure	3 ⁶	10,000 square feet
4	Daycare in New Structure	11 ⁶	10,000 square feet ⁵
5	Daycare in Existing Structure	5.5 ⁶	10,000 square feet ⁵
6	Cinema	6	15,000 square feet
7	Shopping Atrium in areas shown on Map VB	6 or 8 ²	15,000 square feet
8	Shopping Corridor in areas shown on Map VB	6 or 7.5 ³	7,200 square feet
9	Retail shopping in areas shown on Map VB	2.5	0.5 times the area of the lot not to exceed 15,000 square feet
10	Parcel Park	4	7,000 square feet
11	Street Park	4	1.0 times the area of the lot
12	Rooftop Garden, Street Accessible	2	20% of lot area
13	Rooftop Garden, Interior Accessible	1.5	30% of lot area
14	Hillclimb Assist in areas shown on Map VB	1.0 FAR ⁴	Not Applicable
15	Hillside Terrace in areas shown on Map VB	3	6,000 square feet
16	Sidewalk widening if required by Section 23.49.22	3	Area necessary to meet required sidewalk width
17	Small Lot Development in View Corridors required by Section 23.49.24	1.0 FAR ⁴	Not applicable
18	Small Lot Development on Blocks with DOCI Zoning	.5 FAR ⁴	Not applicable
19	Overhead weather protection on Pedestrian I streets designated on Map VD	3 or 4.5 ³	10 times the street frontage of the lot
20	Museum Housing	5 Subject to the Public Benefit Features Rule	30,000 square feet Subject to the Public Benefit Features Rule; maximum amount is 2 times the area of the lot.

- 21 1 Ratio of additional square feet of floor area granted per square foot of public benefit feature provided.
- 22 2 Amount depends on height of shopping atrium.
- 23 3 Higher bonus is granted when skylights are provided.
- 24 4 This is the amount of bonus granted when the public benefit feature is provided, regardless of its size.
- 25 5 Daycare space from 3001 to 10,000 square feet bonused at same ratio as human service uses.
- 26 6 Human services and day care may be provided in another downtown zone; in that case, bonus ratio subject to Public Benefit Features Rule.

1 Section 4. That Section 23.84.025 of the Seattle Municipal Code, as
2 last amended by Ordinance 113658, is amended to read as follows:

3 Section 23.84.025 "M".

4 * * *

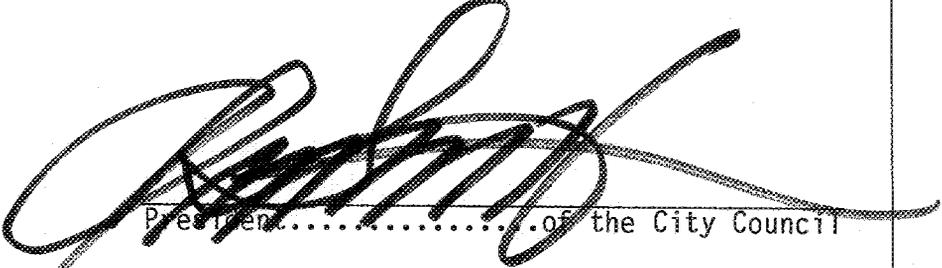
5 "Moderate-income household" means any household whose total household
6 income is between (~~fifty (50)~~) eighty (80) and one-hundred fifty percent
7 (150%) of the median income for comparably sized households in the
8 Seattle-Everett Standard Metropolitan Statistical Area as defined by the
9 United States Department of Housing and Urban Development.

10 * * *

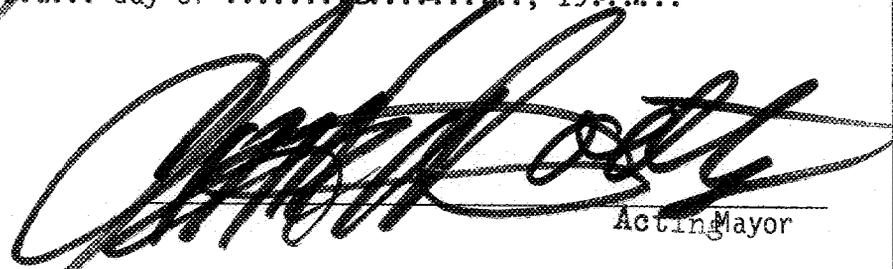
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Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City Charter.

Passed by the City Council the 25th day of September, 1989, and signed by me in open session in authentication of its passage this 25th day of September, 1989.


President.....of the City Council

Approved by me this 4th day of October, 1989.


Acting Mayor

Filed by me this 4th day of October, 1989.

Attest: Norward J. Brooks
City Comptroller and City Clerk

(SEAL)

Published _____ BY Theresa Dunbar
Deputy Clerk

RH:mf
890512
ORD#2/dmc.1-.6

TIME AND DATE STAMP

RECEIVED
AUG 1 1989

SPONSORSHIP

PAUL KRAABEL
SEATTLE CITY COUNCIL

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Paul Kraabel

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

20202
City of Seattle

—SS.

No.

Affidavit of Publication

FILED
CITY OF SEATTLE
1941 OCT 20 PM 4 27
COMMERCIAL AND FINANCIAL

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

ORD/114725

was published on

10/19/89

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Bethany Morrie D

Subscribed and sworn to before me on

OCT 19 1989

Kevin Ray

Notary Public for the State of Washington,
residing in Seattle

thousand dollars (\$1,000,000)
 total fee not to exceed one
 acre of landfill site, resulting in a
 plus ten dollars (\$10.00) for each
 Six hundred dollars (\$600.00)
 Demolition Landfill
 Inert 2
 thousand dollars (\$1,000,000)
 total fee not to exceed one
 acre of landfill site, resulting in a
 plus ten dollars (\$10.00) for each \$1.2

City of Seattle
 ORDINANCE 114728

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