

RESOLUTION No. 30831

WALK-ON

A RESOLUTION declaring the City of Seattle's intent to promote and ~~ensure~~ livability in the Center City by exploring regulatory and policy alternatives in key focus areas.
enhance

Introduced: <i>DEC 12 2005</i>	By: <i>Peter Steinbrueck</i> STEINBRUECK
Referred: <i>DEC 12 2005</i>	To: FULL COUNCIL Urban Development & Planning INTRODUCTION & ADOPTION
Referred:	To:
Reported: <i>4-3-06</i>	
Passed: <i>4-3-06</i>	Signed: <i>4-3-06</i>
Filed: <i>4/3/06</i>	Published: <i>Title</i>

Adopt As Amended PSSC, RC, JD, NL, RM, TR

4-3-06 Adopted As Amended 8-0
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RESOLUTION 30831

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3 A RESOLUTION declaring the City of Seattle's intent to promote and enhance livability
4 in downtown and the arc of surrounding neighborhoods including the First Hill /
5 Capitol Hill Urban Center, the South Lake Union Urban Center, and the Uptown
6 Queen Anne Urban Center, collectively known as the Center City, by exploring
7 regulatory and policy alternatives in key focus areas.

8 WHEREAS, in April 2005, in anticipation of the Executive's proposal for downtown
9 height and density increases, the Council adopted Resolution 30759 establishing
10 ten guiding principles for decisions related to changes in land use plans, programs
11 and regulations for the Center City; and

12 WHEREAS, the principles established in Resolution 30759 embody specific intentions,
13 preferences, and values oriented towards achieving and maintaining Center City
14 livability; and

15 WHEREAS, the Council has sought and received advice on how best to accomplish
16 livability in dense urban settings from well respected and internationally
17 acclaimed urban designers and planners Ray Spaxman and Larry Beasley, former
18 and current Planning Directors of Vancouver B.C., respectively; and

19 WHEREAS, in the course of reviewing the Executive's proposal for downtown height
20 and density the Council has received considerable public comment identifying
21 livability for existing and anticipated families as a key issue; and

22 WHEREAS, the Executive is currently planning for or implementing plans for downtown
23 neighborhoods and other downtown areas of city-wide significance including
24 South Downtown, South Lake Union and the Central Waterfront; and

25 WHEREAS, land use regulation alone will not achieve goals for downtown livability;

26 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE**
27 **CITY OF SEATTLE THAT:**

28 Section 1. The City of Seattle hereby declares its intent to promote and enhance
livability in the Center City by exploring regulatory and policy alternatives in focus areas
including, but not limited to the following:



1 a) Center City Housing Affordability. Develop a strategy and implementation
2 tools to increase the supply and affordability range of the Center City housing stock,
3 including annual monitoring of the inventory of affordable private and publicly owned
4 housing in the Center City to gauge the impact of efforts to increase the supply of such
5 housing. Annual monitoring should be consistent with the methodology established in
6 the Office of Housing's Housing Inventory Study currently in development. Explore
7 opportunities and incentives for encouraging development of moderate income rental
8 housing downtown including expanding the multi-family property tax exemption
9 program, codified in Chapter 5.72 of the Seattle Municipal Code, to include additional
10 areas of the downtown urban center and revising the program to include incentives for
11 development of moderate income housing in specified target areas.
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14 b) Livable Wage Jobs. Promote policies and programs supporting the
15 development and expansion of employment opportunities that encourage economic self-
16 sufficiency among Center City residents and employees, including development of
17 reliable methodologies for monitoring wage growth progress.
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19 c) Provision of Human Services. Examine the potential impact of downtown
20 development and assess the gaps and demands on available operating space for human
21 services and provision of human services including services such as community
22 healthcare, child care, shelter, emergency food, and services for seniors and people with
23 disabilities.
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1 d) Center City Schools. Explore the feasibility of siting new child care and k-
2 12 schools in the Center City. Partner with the Seattle School District to seek resources,
3 including consideration of the use of impact fees, for development of capital facilities.
4

5 e) Preservation of Historically Significant Buildings. Develop an inventory of
6 potential historic resources in all downtown neighborhoods of the Center City, initiate
7 landmark designation for potential sites and develop regulatory and non-regulatory
8 strategies for preservation of identified resources.
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10 f) Center City Open Space. The Council acknowledges that commercial and
11 residential development is anticipated for the Center City, and therefore a focus on open
12 space and recreation is important. The Council recognizes that open space and parks
13 located in neighborhoods outside the Center City are also important. It is the Council's
14 intent that any action considered for the Center City shall also be considered for all parks
15 throughout the City, within the context of the proposed Parks Department Strategic
16 Business Plan and Major Maintenance Plan. Develop a Center City Open Space Plan,
17 including a prioritization strategy and implementation schedule for: 1) defining and
18 identifying open space for the Center City; 2) identifying acquisition opportunities for a
19 major park in the Center City; and 3) developing and implementing design concepts for
20 street and sidewalk activity areas. Review the recently drafted report by the Mayor's
21 downtown Parks and Public Spaces Task Force, along with the anticipated open space
22 impact fee within the context of the proposed Parks Department Strategic Business Plan
23 and Major Maintenance Plan. Finally, develop incentives to "green" downtown such as
24 1) providing ground level usable open space at the base of new Center City buildings,
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1 allowing developer the option of substituting ground level public open spaces for private
2 interior recreational areas; 2) encouraging development of natural stormwater drainage
3 and filtration systems into new construction; and 3) incorporating significant public open
4 space into the central waterfront plan and elsewhere in the Center City that provides
5 ecological function as well opportunities for passive and active recreation. The Center
6 City Open Space Plan shall reference neighborhood plans, shall include a public process
7 that involves residents, employees, and business interests, and shall be developed within
8 one-year of the approval of this resolution.
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11 g) Downtown Bonused Open Space Signage. Implement uniform downtown
12 signage of public open space used to achieve density bonuses.
13

14 h. High Quality Urban Design. i. Revise the existing Downtown Design
15 Review Guidelines to be consistent with new height, bulk, and scale standards for
16 Downtown Office Core 1, Downtown Office Core 2 and Downtown Mixed Commercial
17 zones. ii. Based on the results of an audit of the Design Review Program, revise the
18 program to ensure a high quality built environment. iii. Study alternative methods of
19 requiring tower spacing in Downtown Mixed Commercial zones, in order to provide light
20 and air at street level while encouraging development and providing predictability. The
21 Council further requests that the Executive report on such methods, including Land Use
22 Code amendments if required, to the Urban Development and Planning Committee by the
23 third quarter of 2006.
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1 i) Family-Friendly Amenities. Develop strategies and implementation tools to
2 increase support for amenities needed to attract more families with children to live
3 downtown, such as playgrounds, grocery stores, schools and community centers.
4 Promote awareness of existing family friendly amenities in the Center City.
5

6 j) Public Art in the Center City. Develop incentives for incorporation of public
7 art into new development in the Center City.
8

9 k) Planning and Plan Implementation for South Downtown, South Lake Union,
10 and the Central Waterfront. Implement a planning process for South Downtown, South
11 Lake Union, and the Central Waterfront that is inclusive of all stakeholders and
12 responsive to policy direction established by the Executive and the Council. Develop
13 local-area plans that are well integrated with the Comprehensive Plan and Neighborhood
14 Plans, and overall Center City goals.
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17 l. Integrated Multi-modal Transportation System. Develop an integrated multi-
18 modal transportation system connecting the Center City with Seattle neighborhoods and
19 the region.
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21 m) Center City Public Nuisance Issues. Develop and implement
22 interdepartmental strategies to address chronic public nuisances and ensure positive co-
23 existence among the variety of residential and non-residential uses in the Center City.
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25 Section 2. The Council requests that the Executive explore the feasibility of
26 developing a methodology for regularly forecasting human service needs and progress
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1 towards livable wage jobs based on disaggregated census tract level data that tracks wage
2 and job growth by industry sector in downtown Seattle. The Council further requests
3 that the Executive report on the feasibility of such regular data collection and monitoring
4 to the Housing, Human Services and Health Committee by the third quarter of 2006.
5

6 Section 3. The Council requests that the Department of Neighborhoods report to
7 the Urban Development and Planning Committee on the status of the inventory of
8 historic resources by the end of 2006 with a follow up report on designation of historic
9 resources by the end of 2007.
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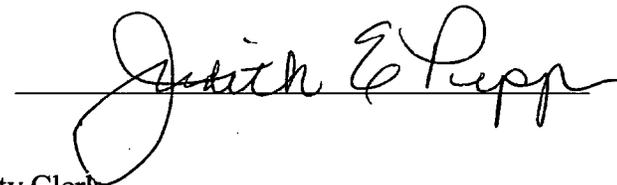


1 Section 4. The Council requests that the Office of Housing provide to the
2 Housing, Human Services and Health Committee by September 2006 a scope of work
3 and estimate of resources needed to develop potential affordable housing incentives,
4 including but not limited to expansion of the multi-family tax exemption program, that
5 encourages creation of moderate income rental housing downtown.
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8 Adopted by the City Council the 3rd day of April, 2006, and signed by me in
9 open session in authentication of its adoption this 3rd day of April, 2006.
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11  President _____ of the City Council
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13 Filed by me this 4 day of April 2006.
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18 City Clerk
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20 (Seal)
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Ketil Freeman 4-8178	NA

Legislation Title: A RESOLUTION declaring the City of Seattle’s intent to promote and enhance livability in the Center City by exploring regulatory and policy alternatives in key focus areas.

- **Summary of the Legislation:**

This resolution declares the Council’s intent to promote livability in the neighborhoods in Seattle's Center City, which includes the following urban centers: Downtown, First Hill/Capitol Hill, South Lake Union, and Uptown. The resolution lists nine focus areas for further work.

- **Background:**

This resolution, sponsored by Councilmember Steinbrueck, has its genesis in the Urban Development and Planning Committee review of the Executive’s proposal for changes to downtown height and density regulations. In the course of this review, the Committee has identified areas related to downtown “livability” that include affordable housing, open space, family–friendly amenities, and historic preservation.

- *Please check one of the following:*

X **This legislation does not have any financial implications.**



C. Rasmussen

Amendment 1 to Resolution 30831 – Moderate Income Housing

This proposed amendment expresses the Council's intent to explore further incentives to encourage moderate income housing downtown.

The new language would amend Section 1 of amended Resolution 30831 and add a new section 4 as follows (Shown in bold):

Section 1. The City of Seattle hereby declares its intent to promote and enhance livability in the Center City by exploring regulatory and policy alternatives in focus areas including, but not limited to the following:

a) Center City Housing Affordability. Develop a strategy and implementation tools to increase the supply and affordability range of the Center City housing stock, including annual monitoring of the inventory of affordable private and publicly owned housing in the Center City to gauge the impact of efforts to increase the supply of such housing. Annual monitoring should be consistent with the methodology established in the Office of Housing's Housing Inventory Study currently in development. **Explore opportunities and incentives for encouraging development of moderate income rental housing downtown including expanding the multi-family property tax exemption program, codified in Chapter 5.72 of the Seattle Municipal Code, to include additional areas of the downtown urban center and revising the program to include incentives for development of moderate income housing in specified target areas.**

Section 4. The Council requests that the Office of Housing provide to the Housing, Human Services and Health Committee by September 2006 a scope of work and estimate of resources needed to ^{develop} ~~assess~~ ^{Affordable housing} ~~potential program development,~~ ^{Assessives} including but not limited to expansion of the multi-family tax exemption program, that encourages creation of moderate income rental housing downtown.

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Amendment 2 to Resolution 30831 – Tower Spacing Study

This amendment would add a provision to subsection 1(h) of Resolution 30831 as follows (amendment language shown in **bold**), calling for further study of tower spacing alternatives:

h. High Quality Urban Design. **i. Revise the existing Downtown Design Review Guidelines to be consistent with new height, bulk, and scale standards for Downtown Office Core 1, Downtown Office Core 2 and Downtown Mixed Commercial zones. ii. Based on the results of an audit of the Design Review Program, revise the program to ensure a high quality built environment. iii. Study alternative methods of requiring tower spacing in Downtown Mixed Commercial zones, in order to provide light and air at street level while encouraging development and providing predictability. The Council further requests that the Executive report on such methods, including Land Use Code amendments if required, to the Urban Development and Planning Committee by the third quarter of 2006.**

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2 A RESOLUTION declaring the City of Seattle's intent to promote and enhance livability in the
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4 WHEREAS, in April 2005, in anticipation of the Executive's proposal for downtown height and
5 density increases, the Council adopted Resolution 30759 establishing ten guiding
6 principles for decisions related to changes in land use plans, programs and regulations for
7 downtown and the arc of surrounding neighborhoods including the First Hill / Capitol
8 Hill Urban Center, the South Lake Union Urban Center, and the Uptown Queen Anne
9 Urban Center, collectively known as the Center City; and

10 WHEREAS, the principles established in Resolution 30759 embody specific intentions,
11 preferences, and values oriented towards achieving and maintaining Center City
12 livability; and

13 WHEREAS, the Council has sought and received advice on how best to accomplish livability in
14 dense urban settings from well respected and internationally acclaimed urban designers
15 and planners Ray Spaxman and Larry Beasley, former and current Planning Directors of
16 Vancouver B.C., respectively; and

17 WHEREAS, in the course of reviewing the Executive's proposal for downtown height and
18 density the Council has received considerable public comment identifying livability for
19 existing and anticipated families as a key issue; and

20 WHEREAS, the Executive is currently planning for or implementing plans for downtown
21 neighborhoods and other downtown areas of city-wide significance including South
22 Downtown, South Lake Union and the Central Waterfront; and

23 WHEREAS, land use regulation alone will not achieve goals for downtown livability;

24 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
25 SEATTLE, THE MAYOR CONCURRING, THAT:**

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2 a prioritization strategy and implementation schedule for: 1) defining and identifying
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11 signage of public open space used to achieve density bonuses.
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10 Adopted by the City Council the ____ day of _____, 2006, and signed by me in open
11 session in authentication of its adoption this ____ day of _____, 2006.
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14 _____
15 President _____ of the City Council

16 THE MAYOR CONCURRING:

17 _____
18 Mayor

19 Filed by me this ____ day of _____, 2006.
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21 _____
22 City Clerk

23 (Seal)
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15 and job growth by industry sector in downtown/Seattle. The Council further requests
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Adopted by the City Council the ____ day of _____, 2006, and signed by me in
open session in authentication of its adoption this ____ day of _____, 2006.

President _____ of the City Council

Filed by me this ____ day of _____, 2006.

City Clerk

(Seal)



STATE OF WASHINGTON – KING COUNTY

--SS.

196983
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

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.

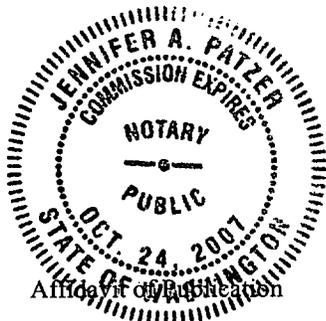
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:30831 TITLE ONLY

was published on

04/12/06

The amount of the fee charged for the foregoing publication is the sum of \$ 34.50, which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

04/12/06

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

