

FISCAL NOTE FOR NON-CAPITAL PROJECTS

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Legislation Title:

An ORDINANCE approving an amendment of the Property Use and Development Agreement approved by Ordinance 121961 for property located at 419 N.E. 71st Street.

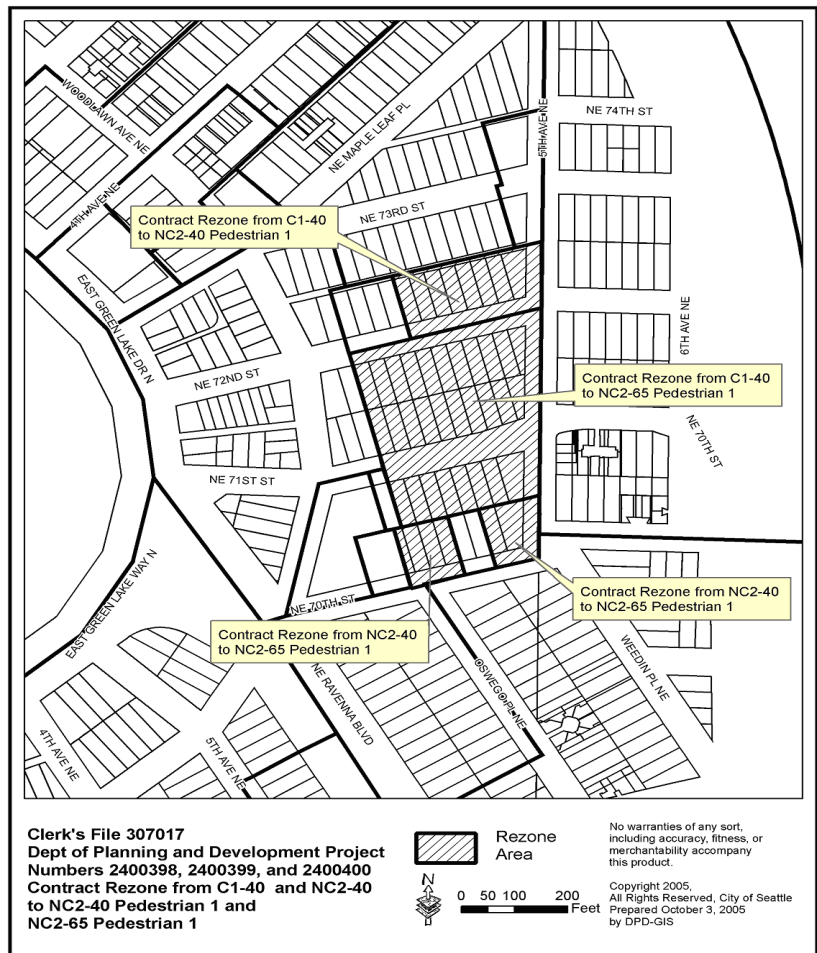
• **Summary of the Legislation:**

This legislation amends a Property Use and Development Agreement (PUDA) accepted in association with a contract rezone of property in the Green Lake Residential Urban Village. The amended PUDA would allow off-site accessory use parking for a grocery store in a portion of the rezone area. The accessory use parking would be an allowed use for a period of no more than three years.

• **Background:**

In 2005 the Council passed Ordinance 121961, which 1) rezoned all of one block and portions of two others in the Greenlake Residential Urban Village, including the block formerly occupied by a Vitamilk facility, and 2) accepted a PUDA in connection with the rezone. The quasi-judicial rezone was requested to facilitate future mixed use development. The rezone map from Ordinance 121961 is shown in the figure to the right.

The PUDA accepted through Ordinance 121961 establishes a variety of conditions including a prohibition on principal use parking in the rezone area. For the



purposes of the Land Use Code, if off-site parking comprises the sole use of a lot, then that parking is considered principal use parking. See Seattle Municipal Code § 23.54.025.A.

Since passage of Ordinance 121961, the owner of the property has begun to redevelop the block in the rezone area bounded by NE 72nd Street, 5th Avenue NE, NE 71st Street, and Woodlawn Avenue NE with a mixed use project that will contain a grocery store. Construction of that project is nearly complete. The owner has petitioned the Council to amend the PUDA to allow off-site parking for the proposed grocery store on an interim basis while customers become familiar with the grocery store location. The proposed parking would contain 38 spaces and would be located on a site immediately across NE 71st Street from the mixed use project under construction. The proposed off-site parking will be redeveloped in the future

- *Please check one of the following:*

 X **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*