

RESOLUTION _____

A RESOLUTION declaring the City of Seattle's intent to promote and enhance the livability of South Downtown by implementing initiatives that complement changes to land use regulations.

WHEREAS, in January, 2010, the City Council began its review of the Department of Planning and Development (DPD) recommendations for changes to land use regulations in South Downtown; and

WHEREAS, this effort, which DPD started in 2005, is intended to carry out many of the recommendations in the Pioneer Square Neighborhood Plan, the Chinatown/International District Neighborhood Plan, and the Greater Duwamish Manufacturing and Industrial Center Plan; and

WHEREAS, the proposed changes to zoning regulations have also been guided by Council Resolution 30759, which was adopted in 2005 and established guiding principles for decisions related to changes in land use plans, programs and regulations for Downtown, with the goal of achieving and maintaining Center City livability; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT: [While this is drafted with language stating that the Mayor concurs, we have not yet discussed this with the Mayor]

Section 1. The Council is passing Council Bill (CB) _____, which will revise land use regulations in South Downtown in order to spur redevelopment and increase community vitality. While land use regulations can act as a catalyst for new development, and updated regulations are important to prepare for the next real estate development cycle, zoning alone cannot achieve livability and neighborhood revitalization in South Downtown. Therefore, the City of Seattle declares its intent to promote and enhance the livability of South Downtown by working together with public, private, and non-profit partners and community members to carry out initiatives that include, but are not limited to, the following:

A. Economic Development:

1 1. The Department of Planning and Development (DPD) and the Office of Economic
2 Development (OED) will continue to support the community in carrying out the
3 recommendations of the “Pioneer Square 2015 Report, a Strategy for Seattle’s First
4 Neighborhood,” which was published in June 2010.

5 2. OED will continue to work with the community in the Chinatown/International
6 District (ID) and Little Saigon to implement business attraction and retention strategies, and to
7 provide technical assistance and financing capacity to local businesses to help them remain in
8 these neighborhoods as redevelopment occurs.

9 3. OED will continue to support development of strong business organizations that
10 represent small businesses and property owners in South Downtown, including providing
11 business support and technical assistance to grow and retain small businesses in South
12 Downtown.

13 4. DPD and the Seattle Department of Transportation (SDOT) will work together to
14 develop proposed legislation for Council review that would provide greater flexibility for street
15 food vending carts and the use of sidewalk space for store displays.

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18 **B. Transportation:**

19 1. SDOT will continue to work on transportation projects in South Downtown to
20 improve freight mobility (State Route 519 improvements, Intelligent Transportation System
21 Corridor implementation); maintain City streets (multiple repaving projects, rehabilitation of the
22 Jose Rizal Bridge); and expand transportation options (construction of a streetcar to connect
23 South Downtown to Capitol Hill).

24 2. SDOT has made the Chinatown/ID and Little Saigon a high priority for conducting a
25 parking assessment by 2013, depending on City resources. Based on the assessment and
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1 community input, SDOT Community Parking Program staff will recommend improvements to
2 promote business activity and the most efficient use of parking.

3 **C. Public Safety and Perceptions of Public Safety**

4 1. SDOT and OED will work with the Downtown Metropolitan Improvement District
5 and local Business Improvement Associations to assess ways to expand street and alley sweeping
6 in Chinatown/ID and Little Saigon and to clean up litter and debris on sidewalks.

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8 2. Upon availability of funding, and subject to an expression of support from each
9 neighborhood, Seattle Public Utilities (SPU) will work to add Chinatown/ID and Little Saigon to
10 the Clear Alleys Program, in which more frequent alley cleaning substitutes for dumpsters that
11 provide cover for illegal activities and create the perception of an unsafe environment.

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13 3. The Seattle Police Department will continue the collaborative policing model
14 established between east and west police precincts, for policing of Little Saigon and
15 Chinatown/ID.

16 **D. Parks, Open Space, and the Pedestrian Experience**

17 1. To help meet the City's goals of increasing open space as South Downtown grows, the
18 Department of Parks and Recreation (DPR) will continue to implement the 2008 Parks and
19 Green Spaces Levy, which includes the expansion of Hing Hay Park in the Chinatown/ID,
20 renovation of the playground at the Children's International Park, in the Chinatown/ID, and
21 funding for park land acquisition in Little Saigon.

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23 2. SDOT and the Office of Arts and Cultural Affairs (OACA) will work to streamline the
24 process for permitting banners on light poles to make it easier to improve the streetscape with
25 color and art.
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1 3. Building on the green street concept plans already in place for Maynard Avenue South
2 and South Lane Street, DPD and SDOT give high priority to working with the community to
3 prepare green street concept plans for South King and South Weller Streets in Little Saigon, in
4 order to encourage private developers to make improvements to these streets to earn zoning
5 incentives.

6 **E. Planning and Development**

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8 1. The Office of Housing (OH) will include the following information regarding the use
9 of South Downtown housing bonuses and/or transfer of development rights or potential to
10 produce or preserve affordable housing in the report required every two years pursuant to
11 Ordinance 122990:

- 12 • Number of developers who used housing bonus incentives and chose the performance
13 option, number of developers who used the housing bonus incentives and chose the
14 payment option, and number of developers who used transfer of development rights
15 and/or potential;
- 16 • Amount of South Downtown bonus funds awarded through the Office of Housing
17 Notice of Funding Availability (NOFA) process;
- 18 • Number of low-income housing units created or being created with support of bonus
19 payment option funds, by tenure, and where those units are located;
- 20 • Number of low-income housing units created or being created through the bonus
21 performance option, by tenure, where those units are located, and whether they are
22 new units or existing units in renovated buildings;
- 23 • Number of low-income housing units created or being created through the bonus
24 performance option, by tenure, where those units are located, and whether they are
25 new units or existing units in renovated buildings;
- 26 • Number of low-income housing units created or being created through the bonus
27 performance option, by tenure, where those units are located, and whether they are
28 new units or existing units in renovated buildings;

- Number of low-income housing units created or being created through the transfer of development rights and/or potential, by tenure, where those units are located, and whether they are new units or existing units in renovated buildings;
- Affordability of low-income housing created or being created through the bonus performance and payment options, and the transfer of development rights or potential.

2. DPD will work with OH to submit proposed legislation to the City Council to amend the Land Use Code to streamline incentive zoning terminology, clarify and consolidate incentive zoning requirements, and help make these requirements easier to understand and use.

3. DPD will report back to the Council by 2015 on projects in South Downtown that created or preserved public amenities other than affordable housing through the use of bonuses and/or transfer of development rights or potential established in CB _____.

4. DPD will work with a variety of City departments and other public agencies to coordinate planning efforts in the areas adjacent to South Downtown, including the redevelopment of Yesler Terrace and planning for the Central Waterfront, to further implement the goals of South Downtown neighborhoods.

Section 2. The Council intends to ask the Executive for a report on the status of the projects presented in this resolution and any related South Downtown initiatives as part of the information that is submitted for Council's review of the 2013-2014 budget.

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Adopted by the City Council the ____ day of _____, 2010, and
signed by me in open session in authentication of its adoption this _____ day
of _____, 2010.

President _____ of the City Council

THE MAYOR CONCURRING:

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2010.

City Clerk

(Seal)