

#6
CO. 31291

RESOLUTION 31291

1
2 A RESOLUTION declaring the City of Seattle's intent to promote and enhance the livability of
3 South Downtown by implementing initiatives that complement changes to land use
4 regulations, and replacing and updating the reporting requirements regarding the use of
5 housing bonuses, transfer of development rights (TDR), and transfer of development
6 potential (TDP) in Resolutions 31104 and 30939.

7 WHEREAS, the neighborhoods of Seattle's South Downtown constitute the City's most historic
8 and culturally identifiable communities; and

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

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

16 WHEREAS, South Downtown is home to large and small businesses, high-end and subsidized
17 housing, the region's busiest transportation hub, and attraction that draw visitors and
18 shoppers from all of Puget Sound; and

19 WHEREAS, the Seattle Planning Commission published a report on Seattle Transit
20 Communities in November 2010 that included the King Street Station and the area
21 around it as one of fourteen transit communities with the most urgent and important
22 planning and investment needs; and

23 WHEREAS, the Council has requested that the Executive report on the effectiveness of incentive
24 zoning programs in Ordinance 122990, and Resolutions 30939 and 31104, and now
25 intends to consolidate these reporting requirements in this resolution, and to include
26 reporting of specific information about South Downtown; and

27 WHEREAS, the proposed changes to zoning regulations have also been guided by Council
28 Resolution 30759, which was adopted in 2005 and established guiding principles for
29 decisions related to changes in land use plans, programs and regulations for Downtown,
30 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:**



1 Section 1. The Council has passed the ordinance introduced as Council Bill (C.B.)
2 117140, which revises land use regulations in South Downtown in order to spur redevelopment
3 and increase community vitality. While land use regulations can act as a catalyst for new
4 development, and updated regulations are important to prepare for the next real estate
5 development cycle, zoning alone cannot achieve livability, social equity, and neighborhood
6 revitalization in South Downtown. Therefore, the City of Seattle declares its intent to promote
7 and enhance the livability of South Downtown by working together with public, private, and
8 non-profit partners and community members to carry out initiatives that include, but are not
9 limited to, the following:

11 **A. Economic Development:**

12 1. The Department of Planning and Development (DPD) and the Office of Economic
13 Development (OED) will continue to support the community in carrying out the
14 recommendations of the "Pioneer Square 2015 Report, a Strategy for Seattle's First
15 Neighborhood," which was published in June 2010.

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

22 3. OED will continue to support development of strong business organizations that
23 represent small businesses and property owners in South Downtown, including providing
24 business support and technical assistance to grow and retain small businesses in South
25 Downtown.
26



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

4 **B. Transportation:**

5 1. SDOT will continue to work on transportation projects in South Downtown to
6 improve freight mobility (improvements to Spokane Street, Intelligent Transportation System
7 Corridor implementation); maintain City streets (multiple repaving projects); and expand
8 transportation options (construction of a streetcar to connect South Downtown to Capitol Hill).
9

10 2. SDOT has made the Chinatown/ID and Little Saigon a high priority for conducting a
11 parking assessment by 2013, depending on City resources. Based on the assessment and
12 community input, SDOT Community Parking Program staff will recommend improvements to
13 promote business activity and the most efficient use of parking.
14

15 3. SDOT will work with community stakeholders on King Street Station Multimodal
16 Transportation Hub Study, which will evaluate urban design and transportation systems within a
17 six to eight blocks area around King Street Station. The study will lead to an Urban Design and
18 Transportation Plan to integrate pedestrians, bicycles, inner-city rail, intra-city bus, commuter
19 rail, general traffic, and freight. Final conceptual designs will be completed in 2011.
20

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

22 1. SDOT and OED will work with the Downtown Metropolitan Improvement District
23 and local Business Improvement Associations to assess ways to expand street and alley sweeping
24 in Chinatown/ID and Little Saigon and to clean up litter and debris on sidewalks.
25

26 2. Subject to availability of funding, Seattle Public Utilities (SPU) will work to add
27 Chinatown/ID and Little Saigon to the Clear Alleys Program, in which more frequent garbage
28



1 pickup substitutes for dumpsters that provide cover for illegal activities and create the perception
2 of an unsafe environment.

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

6 **D. Parks, Open Space, and the Pedestrian Experience**
7

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

13
14 2. Building on the green street concept plans already in place for Maynard Avenue South
15 and South Lane Street, and depending on available resources, DPD and SDOT will give high
16 priority to working with the community to prepare green street concept plans for South King and
17 South Weller Streets in Little Saigon, in order to encourage future developments and right-of-
18 way projects to make consistent streetscape improvements.

19
20 **E. Planning and Development**

21 1. The Office of Housing (OH) will include the following information regarding the use
22 of housing bonuses and/or transfer of development rights (TDR) or development potential (TDP)
23 in Seattle in the report previously required by Resolutions 31104 and 30939. This report
24 summarizes the information for the previous two-year period, and should be submitted to
25 Council on July 31, 2012 and every two years thereafter. The reporting requirements listed in
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1 this section E.1 replace the requirements in Resolutions 31104 and 30939. The report will break
2 out information about South Downtown separately, as well as including it in the citywide data.

3 a. Number of developers who used: 1) the housing bonus incentives and chose the
4 performance option; 2) the housing bonus incentives and chose the payment option; 3) transfer of
5 development rights and/or potential; and 4) affordable housing incentives and also participated in
6 the Multifamily Tax Exemption Program;

7
8 b. Amount of bonus funds awarded through the OH Notice of Funding
9 Availability (NOFA) process, and the number of housing units to be developed and number of
10 existing housing units to be renovated through those NOFA awards;

11 c. Number of housing units to be developed and number of existing housing units
12 to be renovated through the bonus performance option, the bonus payment option, and TDR and
13 TDP programs, including the following information where applicable: the number of units
14 affordable to households earning less than 80% and less than 50% of median income, unit sizes,
15 number of rental and ownership units, housing location, and whether the housing is new or
16 comprised of existing units in renovated buildings;

17
18 d. Adjustments to the payment-in-lieu amounts for Seattle's existing affordable
19 housing incentive programs by the Consumer Price Index or other index determined to be
20 appropriate by the Director of Housing.

21
22 2. DPD will work with OH to submit proposed legislation to the City Council by the first
23 quarter of 2012 to amend the Land Use Code to streamline incentive zoning terminology, clarify
24 and consolidate incentive zoning requirements, and create a simplified, cohesive set of affordable
25 housing incentive programs that are easier to understand and use. As part of this effort, DPD and
26 OH will review the possibility of allowing TDP from new affordable housing projects.
27



1 3. In cooperation with the Seattle Planning Commission, and using the data provided by
2 OH in action E.1 above, DPD will report back to Council by July, 2014 and every two years
3 thereafter on:

4 a. projects in South Downtown that created or preserved public amenities other
5 than affordable housing through the use of bonuses, TDR, and/or TDP since the passage of the
6 ordinance introduced as Council Bill 117140;

7 b. the amount of market rate housing and commercial floor area within projects in
8 South Downtown permitted since the passage of the ordinance introduced as Council Bill
9 117140. The information shall include the amount of floor area by type of commercial use,
10 including office, retail, hotel, and other appropriate categories of commercial uses, and the size
11 of commercial spaces, particularly spaces provided at street level, if sufficient detail about
12 building tenants is available; and
13

14 c. the status of the actions listed in this resolution and any related South
15 Downtown initiatives.
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17 4. The increased height limits in Pioneer Square adopted in Council Bill 117140 are
18 intended to help revitalize the neighborhood by promoting the construction of market rate and
19 workforce housing on vacant and underused lots (such as parking lots), while preserving the
20 historic scale of the Pioneer Square Preservation District and the structures that contribute to the
21 District's architectural or historic character. Subject to availability of funding, the Department of
22 Neighborhoods will work with the Pioneer Square Preservation Board to develop guidelines for
23 new construction that are more specific than the current Board Rules. The new guidelines would
24 encourage the design of new development so that it adds vitality to the District, fits in the context
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1 of its site, contributes to the quality building stock of Pioneer Square, is welcoming to
2 pedestrians, and reinforces Pioneer Square's unique character.

3 5. In July 2011, the Council intends to place a review of the South Downtown industrial
4 area bounded by South Charles Street on the north, South Royal Brougham Way on the south, 4th
5 Avenue South on the west, and Interstate 5 on the east (known as the "area south of South
6 Charles Street") on the policy docket for the 2011-2012 cycle of annual Comprehensive Plan
7 amendments. The review should address whether this area, which is now part of the Duwamish
8 Manufacturing and Industrial Center, should instead become part of the Downtown Urban
9 Center, and should therefore be rezoned to allow greater development potential. If DPD finds
10 that Comprehensive Plan changes are warranted, zoning amendments that implement the
11 Comprehensive Plan amendments should be recommended by DPD at the same time.
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14 6. In cooperation with other City departments and public agencies, DPD will coordinate
15 planning efforts in the areas adjacent to South Downtown, including the redevelopment of Yesler
16 Terrace and planning for the Central Waterfront, to further implement the goals of South
17 Downtown neighborhoods. Upon completion of the Alaskan Way Viaduct replacement project
18 and Central Waterfront Plan, DPD will provide a briefing to the City Council on whether any
19 zoning changes are warranted as a result of these two major projects.
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21 7. The City will continue to advocate at the State level for local authority and fiscal
22 flexibility that would facilitate investments in infrastructure development and affordability of
23 housing and commercial space in growth areas.

24 Section 2. The Council intends to ask the Executive for a report on the status of the
25 actions listed in this resolution and any related South Downtown initiatives as part of the
26 information that is submitted for Council's review of the 2013-2014 budget.
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Rebecca Herzfeld/684-8148	Not Applicable

Legislation Title:

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, and replacing and updating the reporting requirements regarding the use of housing bonuses, transfer of development rights (TDR), and transfer of development potential (TDP) in Resolutions 31104 and 30939.

Summary of the Legislation: This resolution is a companion to legislation amending the land use regulations for South Downtown, and lists specific actions intended to promote the livability of this area that the Council intends would be carried by the City working together with public, private, and non-profit partners and community members.

Background:

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. The proposal is intended to carry out neighborhood plan recommendations, spur redevelopment, and increase community vitality.

The Council intends to adopt new regulations for SDT in April 2011, and realizes that 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. The proposed resolution lists specific actions intended to promote and enhance the livability of South Downtown that would be carried by the City working together with public, private, and non-profit partners and community members.

X This legislation does not have any financial implications.

Many of the City actions described in the resolution are already funded, such as the renovation of the playground at the Children's International Park in the Chinatown/International District, or are already in Department work plans, such as the Office of Economic Development's continued support of the community in carrying out the recommendations of the "Pioneer Square 2015 Report, a Strategy for Seattle's First Neighborhood."

Other actions in the resolution depend on finding new resources, such as preparation of green street concept plans for South King and South Weller Streets in the Little Saigon neighborhood. When this is the case, the need for resources is noted in the resolution. The resolution calls for the Executive to report on the status of the projects presented in the resolution as part of the information that is submitted for Council's review of the 2013-2014 budget. This information will help the Council make informed decisions about funding the projects listed in the resolution.

