

#3
CB 117375

Robert Scully
DPD N Beacon Hill Rezone ORD
September 13, 2011
Version #1

ORDINANCE _____

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AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at page pages 131 and 132 to rezone land in the North Beacon Hill Residential Urban Village and to expand the boundaries of the North Beacon Hill Station Area Overlay District.

WHEREAS, on November 1, 1999, the City Council adopted Resolution 29995 recognizing the North Beacon Hill Neighborhood Plan and approving the City's work program in response to the Plan; and

WHEREAS, in September 2008, the City Council passed Ordinance 122799 and adopted Resolution 31085, that collectively outlined a process for updating the City's neighborhood plans and placed a priority on updating plans in neighborhoods containing transit stations; and

WHEREAS, Ordinance 122799 prioritized the North Beacon Hill, North Rainier and Othello Neighborhood Plans for updates to capitalize on the opening of light rail stations in these neighborhoods in 2009; and

WHEREAS, throughout 2009, the Department of Planning and Development (DPD) and Department of Neighborhoods (DON) conducted significant public outreach, including to historically underrepresented communities, in the North Beacon Hill, North Rainier, and Othello neighborhoods; and

WHEREAS, over 1,600 City of Seattle residents played an integral role in neighborhood planning for these three neighborhoods, as evidenced by over 100 public workshops and meetings, that resulted in proposals to update neighborhood plans; and

WHEREAS, on April 19, 2010, the City Council adopted Resolution 31204 outlining specific actions, deliverables, and a schedule for completing neighborhood plan updates for the North Beacon Hill, North Rainier, and Othello neighborhoods; and

WHEREAS, broad community commitment to updating neighborhood plans was shown in May 2010, when 169 people, including 47 from historically underrepresented communities, attended Town Hall meetings, and 136 participated through a web survey to prioritize strategies and actions to implement neighborhood priorities; and

WHEREAS, on October 4, 2010, the City Council adopted Resolution 31245 recognizing the extensive efforts of the North Beacon Hill neighborhood to update their vision and plan for the future; approving an action plan for the neighborhood and City to undertake actions to advance neighborhood priorities; and authorizing the submittal of proposed

1 amendments to the North Beacon Hill Neighborhood Plan for consideration as part of the
2 Comprehensive Plan annual amendment process; and

3 WHEREAS, on April 11, 2011, the City Council adopted Ordinance 123575 amending the
4 Seattle Comprehensive Plan to incorporate changes proposed as part of the 2010-2011
5 Comprehensive Plan annual amendment process, including amendments to the North
6 Beacon Hill Neighborhood Plan to reflect the North Beacon Hill Neighborhood Plan
7 update; and

8 WHEREAS, in 2011, an Urban Design Framework was prepared for the North Beacon Hill town
9 center; and

10 WHEREAS the proposed rezone meets the Land Use Code rezone criteria contained in Chapter
11 23.34, Amendments to Official Land Use Map (Rezoning); NOW, THEREFORE,

12 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

13 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is
14 amended on pages 131 and 132 to rezone certain land and to expand the boundaries of the North
15 Beacon Hill Station Area Overlay District, all as shown on Exhibit A and Exhibit B attached to
16 this ordinance.
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1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 2011, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2011.

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8 _____
9 President _____ of the City Council

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11 Approved by me this ____ day of _____, 2011.

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13 _____
14 Michael McGinn, Mayor

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16 Filed by me this ____ day of _____, 2011.

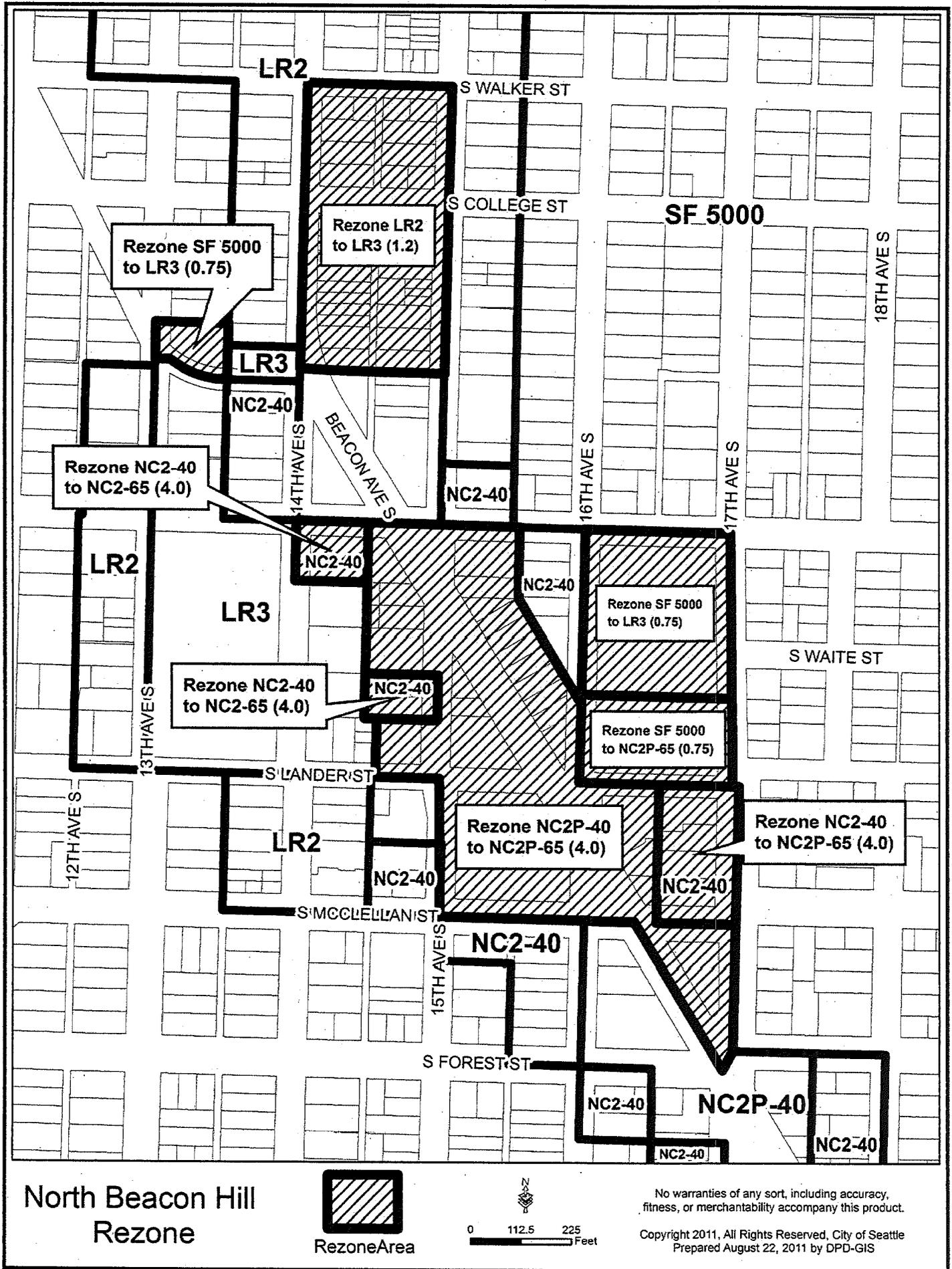
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18 _____
19 Monica Martinez Simmons, City Clerk

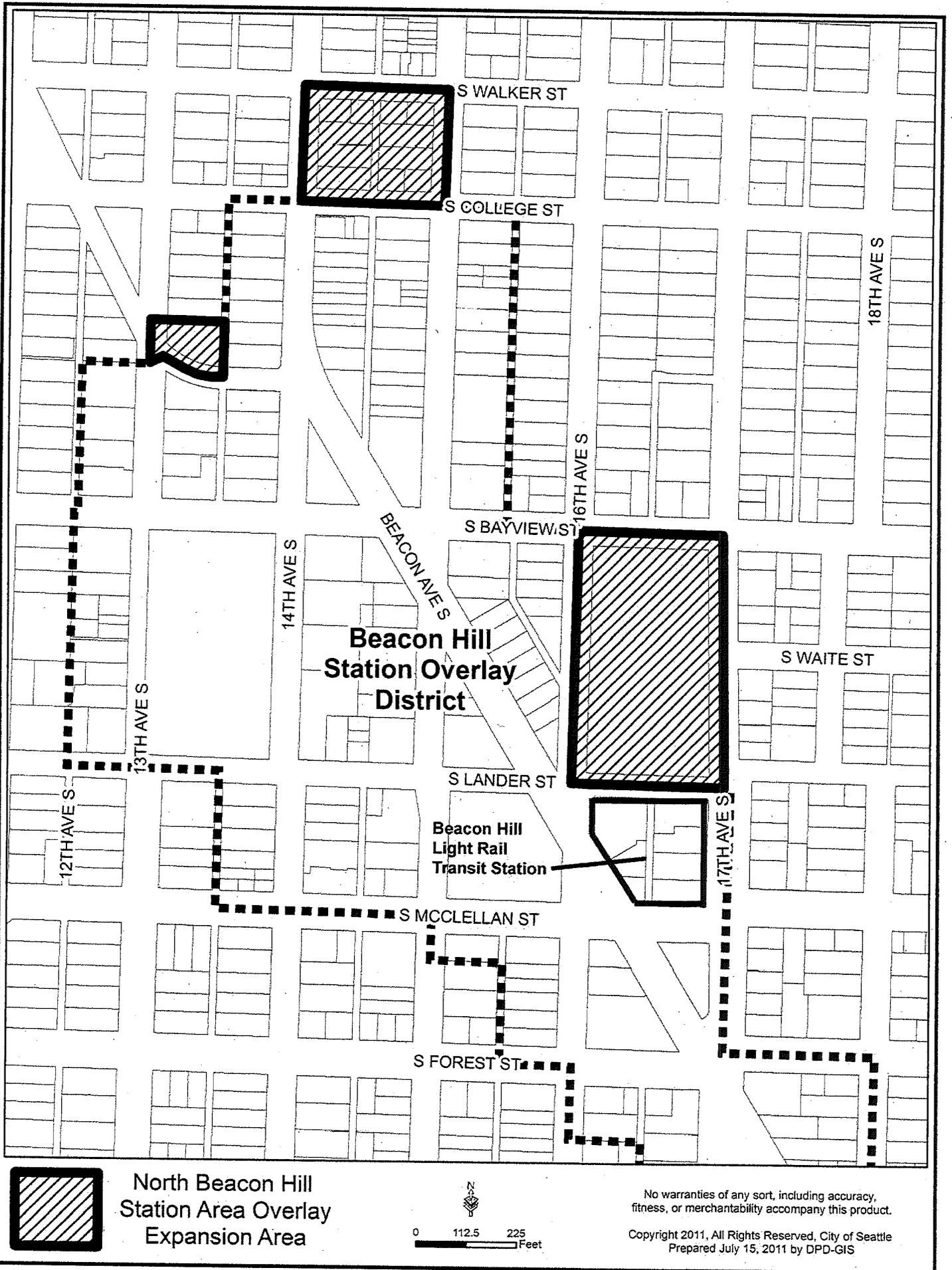
20 (Seal)

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22 Attachments:

23 Exhibit A: North Beacon Hill Rezone

24 Exhibit B: North Beacon Hill Station Area Overlay Expansion Area





FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Planning & Development	Lyle Bicknell 684-0763	Joe Regis 615-0087

Legislation Title:

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at page pages 131 and 132 to rezone land in the North Beacon Hill Residential Urban Village and to expand the boundaries of the North Beacon Hill Station Area Overlay District.

Summary of the Legislation:

The proposed bill enacts the following:

Rezones. The bill adopts 5 rezones based on the North Beacon Hill Town Center Urban Design Framework (2011) to carry out key actions identified by the community during the recent update of the North Beacon Hill Neighborhood Plan. The rezones are intended to encourage future development that respects the context of the neighborhood’s core, achieves appropriate transitions to less intensive zones, and supports the neighborhood’s pedestrian and transit orientation around the Beacon Hill light rail station. In total, the proposed rezones comprise 85 parcels and 12 acres of land. This proposed zoning change is anticipated to increase development potential in the North Beacon Residential Urban Village by an additional 213 housing units above the 233 units currently anticipated under current zoning.

Station Area Overlay District. The bill expands the existing Station Area Overlay District (SAOD). An SAOD is an established set of supplemental development regulations intended to support transit stations.

Incentive Zoning Provisions for Affordable Housing. The City’s incentive zoning chapter SMC 23.58A establishes rules for how extra floor area beyond the base amount may be achieved for residential developments in exchange for affordable housing. The bill applies the Incentive Zoning program to the rezoned areas of the North Beacon Hill Residential Urban Village as consistent with City policy for area-wide legislative rezone actions. See page four for specific implications.

Background:

In 2010, Sound Transit began light rail service to the North Beacon Hill town center. In anticipating of the start of rail service the North Beacon Hill Neighborhood plan was updated in 2009. This update resulted in revisions to the Goals and Policies of the Neighborhood Plan.

Future Land Use Map Amendment.

Based on the recent North Beacon Hill neighborhood plan update, changes to the City's Comprehensive Plan Future Land Use Map were officially adopted by the City Council through the 2010 Comprehensive Plan annual amendment process. The package of rezones in this bill matches appropriate zoning designations to the areas that were re-designated on the Future Land Use Map.

Please check one of the following:

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

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

This legislation would likely generate minor financial implications for the City by inducing a modest amount of additional development capacity in the area (estimated 213 housing units) which could result in a minimal increase in demand for municipal services to be provided by the full range of City departments; incurring costs in DPD to process the rezone include updating land use and zoning maps, permit tracking systems, and GIS systems.

Since the proposed Incentive Zoning method will be limited to small areas of the City (initially only the Roosevelt, Greenwood, North Rainier, Othello and North Beacon Urban Villages), the additional review time impact will be very small relative to the overall citywide volume of permit reviews. The North Beacon Hill area rezone may be taken as an example of the small overall magnitude of the staffing impact. As indicated in the table above the review time impact can be measured on a project-by-project basis at 2 hours of total added review time for a lowrise project, and 3.5 hours of total added review time for mixed use projects. The program's initial implementation will apply to an estimated 85 redevelopable parcels pursuant to DPD's development capacity modeling. The 85 parcels are projected to develop on a timeline that extends over 20 years. Parcels would typically be expected to develop in clusters of at least two parcels per project. Therefore, one could conservatively estimate that up to 43 projects in the North Beacon Hill area could be subject to the incentive zoning method over a 20 year time horizon if every likely development project elected to participate in the program. Assuming half lowrise projects and half commercial projects this would result in:

- **118.25 additional hours of DPD project review time over a 20 year time horizon**
- **\$500 estimated additional permit fees for a lowrise project**
- **\$875 estimated additional permit fees for a mixed use projects**

b) What is the financial cost of not implementing the legislation?

There is no direct cost of not implementing the legislation. However, if the rezones are not enacted and incentive zoning provisions not applied, the City would not receive the preferred form and character of development in the North Beacon Hill neighborhood envisioned by citizens and called for in Comprehensive and Neighborhood Plans.

c) Does this legislation affect any departments besides the originating department?

No.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

There are numerous possible rezone scenarios that could achieve similar objectives in the area. The proposal reflects the scenario developed by extensive community work and continues to have significant community support.

Since March of 2011, DPD has evaluated alternative approaches to the legislation that would entail a more comprehensive re-evaluation of zoning and/or urban design in the core of the North Beacon Hill urban village to further support Transit Oriented Development (TOD) goals. An alternative approach: Conduct a more limited zoning re-evaluation focusing on key sites for transit supportive development at increased densities within the urban village. Cost to DPD of this alternative is estimated at \$30,000 for consultant impact analysis services and 0.5 FTE of one planner for 6 months

e) Is a public hearing required for this legislation?

The City Council is required to hold a public hearing on the proposal and will conduct a public hearing during their review of the proposed legislation anticipated to be held in late 2010 or 2011.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

The proposed rezone affects 85 parcels.

h) Other Issues:

List attachments to the fiscal note below:

Please also refer to Director's Report and related materials associated with the North Beacon Hill legislative rezone.



City of Seattle
Office of the Mayor

November 15, 2011

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill containing amendments to the Land Use Code and proposed rezone of property within the North Beacon Hill Residential Urban Village. The proposed rezones and Land Use Code amendments strike a balance between the goals of increasing density near light rail stations and maintaining an appropriate neighborhood scale and character.

Creating vital, walkable neighborhoods near transit is of high and growing importance. The proposed land use regulations and rezones lay the ground work for a more active, compact and connected town center at the core of the North Beacon Hill Residential Urban Village. The proposal has been informed by an intensive outreach and engagement process including town hall meetings, web based surveys, and public forums and workshops, drawing directly on the recent North Beacon Neighborhood Plan Update.

Key recommendations include:

- Increasing building height limits around the light rail station
- Strategies for creating affordable housing
- Expanding the Beacon Hill Station Area Overlay District
- Employing the companion Urban Design Framework to ensure high quality urban design

Thank you for your consideration of this legislation. With the approval of this proposal, I believe we will take a significant step forward in meeting our goal of creating successful, sustainable, neighborhoods. Should you have questions, please contact Lyle Bicknell in the Department of Planning and Development at 684-0763.

Sincerely,

MICHAEL MCGINN
Mayor of Seattle

cc: Honorable Members of the Seattle City Council