

#4
CB 117412

ORDINANCE

1
2 AN ORDINANCE relating to land use and zoning, amending Chapter 23.32 of the Seattle
3 Municipal Code at pages 159, 173, and 174 of the Official Land Use Map to rezone land
4 in the Othello Residential Urban Village.

5 WHEREAS, on December 14, 1998, the City Council adopted Resolution 29830 recognizing the
6 Othello Neighborhood Plan and approving the City's work program in response to the
7 Plan; and

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

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

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

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

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

25 WHEREAS, broad community commitment to updating neighborhood plans was shown in May
26 2010, when 169 people, including 47 from historically underrepresented communities,
27 attended Town Hall meetings, and 136 participated through a web survey to prioritize
28 strategies and actions to implement neighborhood priorities; and

WHEREAS, on October 4, 2010, the City Council adopted Resolution 31246 recognizing the
extensive efforts of the Othello 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 amendments
to the Othello Neighborhood Plan for consideration as part of the Comprehensive Plan
annual amendment process; and



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

5 WHEREAS, in 2011, an Urban Design Framework was prepared for the Othello town center;
6 and

7 WHEREAS the proposed rezone meets the Land Use Code rezone criteria contained in Chapter
8 23.34, Amendments to Official Land Use Map (Rezones); NOW, THEREFORE,

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

10 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is
11 amended to rezone certain land on pages 159, 173, and 174 as shown on Exhibit A and Exhibit B
12 attached to this ordinance.

13 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
14 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
15 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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1 Passed by the City Council the ____ day of _____, 2012, and
2 signed by me in open session in authentication of its passage this
3 ____ day of _____, 2012.

4
5 _____
6 President _____ of the City Council

7
8 Approved by me this ____ day of _____, 2012.

9
10 _____
11 Michael McGinn, Mayor

12
13 Filed by me this ____ day of _____, 2012.

14
15 _____
16 Monica Martinez Simmons, City Clerk

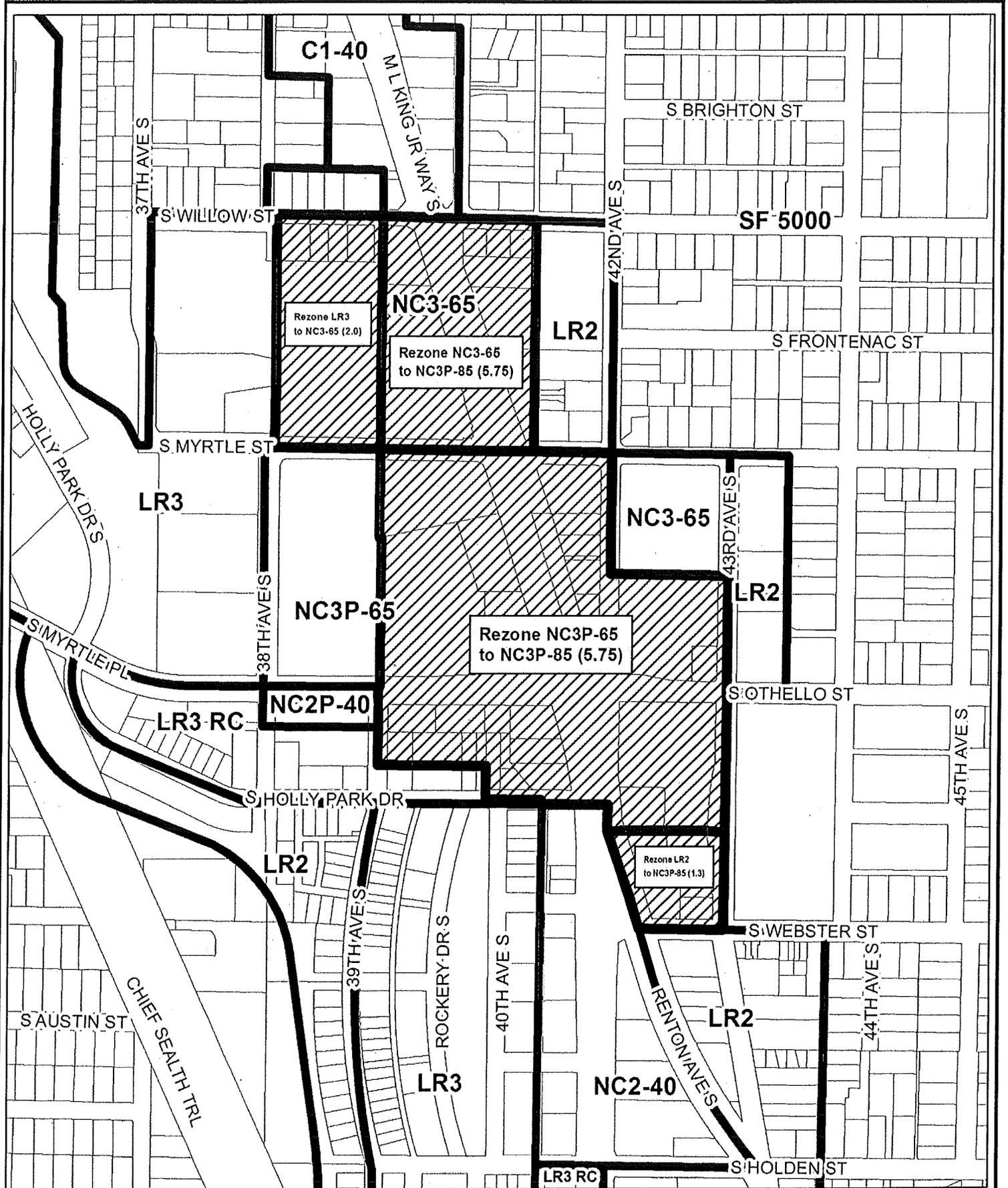
17 (Seal)

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22 Attachments:

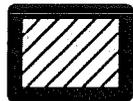
23 Exhibit A: Othello Rezone Map 1

24 Exhibit B: Othello Rezone Map 2

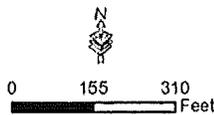




Othello Rezone
 Map 1



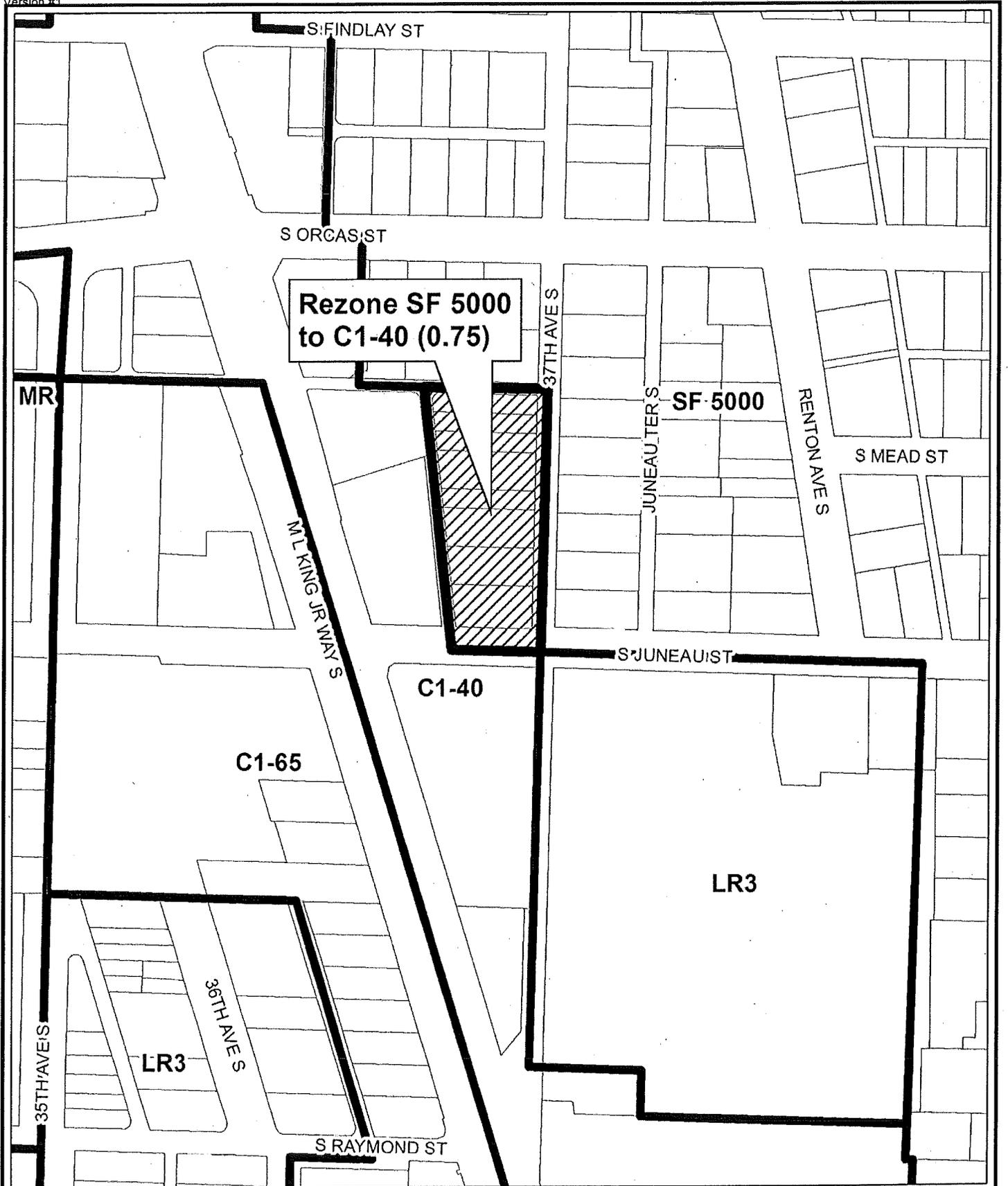
Rezone Area



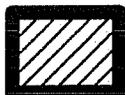
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 Prepared August 29, 2011, 2011 by DPD-GIS

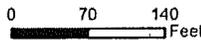




Othello Rezone Map 2



Rezone Area



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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
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Legislation Title:

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 159, 173, and 174 to rezone land in the Othello Residential Urban Village.

Summary of the Legislation:

The proposed bill adopts five rezones based on the Othello Town Center Urban Design Framework (2011) to carry out key actions identified by the community during the recent update of the Othello Neighborhood Plan. The rezones are intended to encourage future development that respects the context of the neighborhood core, achieves appropriate transitions to less intensive zones, and supports the neighborhood's pedestrian and transit orientation around the Othello Light Rail Station. In total the proposed rezones comprise 45 parcels, and 29 acres of land. This proposed zoning change is anticipated to increase development potential in the Othello Residential Urban Village by an additional 105 housing units above the 2,082 units anticipated under current zoning.

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 Othello Residential Urban Village as consistent with City policy for area-wide legislative rezone actions.

Background:

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

Based on the recent Othello Neighborhood Plan update, changes to the City's Comprehensive Plan Future Land Use Map were officially adopted by the City Council as part of the 2010 Comprehensive Plan annual amendment process. The rezones in this bill match appropriate zoning designations to the areas that were re-designated on the Future Land Use Map.

This legislation is a substitute for Council Bill 117376 the title to which incorrectly referred to the neighborhood by its old name, MLK @Holly.



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 as a result of a modest amount of additional development capacity in the area (an additional 105 units), which could result in a minimal increase in demand for municipal services to be provided by the full range of City departments; an increase in costs to process the rezone, including updating land use and zoning maps, permit tracking systems, and GIS systems.

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 Othello 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.

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 2011 or 2012.

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

Publication of the notice for the Council's public hearing would occur in the DJC.

g) Does this legislation affect a piece of property?

The proposed rezone affects 45 parcels.

h) Other Issues:

List attachments to the fiscal note below:

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