



**Legislative Department
Seattle City Council
Memorandum**

Date: May 15, 2014

To: Planning, Land Use, and Sustainability (PLUS) Committee

From: Eric McConaghy, Council Central Staff

Subject: **Council Bill (CB) 117979:** AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District, implement standards for a Mount Baker Overlay District Special Standards Area, change the definition of "Zone, residential" to include SM\R, and modify and add maps for Chapter 23.48.

Note: If the PLUS Committee approves proposed amendment #1 shown on p. 2 of this memorandum, then a new Council Bill (CB) will need to be introduced to accommodate a change in the title of the CB.

On May 20, 2014 the PLUS Committee will have another opportunity to discuss CB 117979, along with possible amendments. PLUS held a public hearing on the matter on May 1, 2014 and previously discussed the matter at its meeting on November 27, 2013.

Overview

The effects of CB 117979 would be to rezone land in the North Rainier Hub Urban Village; to expand the Mount Baker Station Overlay District; to amend development standards; and to implement incentive zoning. The proposed rezones are shown on Attachment A and the proposed expansion of the Overlay District is shown on Attachment B.

Specifically, the proposed changes would:

- Increase the allowed building height from 65' to 85' on key properties within the Light Rail Station Area Overlay;
- Increase the allowed building height at the core of the Mount Baker town center (the Lowe's site) to 125 feet;
- Expand the boundary of the of the Station Area Overlay District to parcels recently rezoned to SM/R-65;
- Rezone property from Neighborhood Commercial or Commercial zoning to Seattle Mixed; and

- Designate South McClellan Street and Rainier Avenue South as Class I Pedestrian Streets

The full text of CB 117979 is available online:

<http://clerk.seattle.gov/~scripts/nph-brs.exe?s3=117979&s4=&s5=&s1=&s2=&S6=&Sect4=AND&1=0&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F~public%2Fcbor1.htm&r=1&f=G>

The Department of Planning and Development (DPD) Director’s Report is also available online:

http://seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2105339.pdf

Possible Amendments

The table below displays three possible amendments to CB 1178979 for the consideration of the PLUS Committee. Staff suggests that PLUS discuss and take action on the amendments separately as they are independent of each another. More information on each of the amendments may be found on Attachment C.

Issue	Discussion	Options
<p>1. Parking maximums for non-residential use in SM zones Should Council amend the proposal to limit the requirement for parking maximums for non-residential uses in Seattle Mixed (SM) zones to South Lake Union and Uptown?</p>	<p>The South Lake Union rezone implemented parking maximums for non-residential uses which were intended to apply only to South Lake Union and Uptown; however, as currently worded they apply to all Seattle Mixed zones. This amendment would modify the maximum parking limit so it only applies within the South Lake Union and Uptown Urban Centers. This change would remove the requirement from Dravus and any future rezones to Seattle Mixed including North Rainier, if adopted.</p>	<p>a. Approve the current proposal. b. Amend the legislation to limit parking maximums for non-residential uses in SM zones to South Lake Union and Uptown.</p>
<p>2. Pedestrian Street Designation Should Council amend the proposal to change the proposed Class 1 pedestrian street designation to Class II along Rainier Ave. S. and for a block of S. McClellan St.?</p>	<p>The outcome of this amendment would be that projects abutting these streets would still need to meet transparency and blank wall standards, but allowed street level uses would not be limited to retail, eating and drinking establishments, entertainment, and public facility uses and there would be more flexibility for setting the façade back from the street.</p>	<p>a. Approve the current proposal. b. Amend the legislation to modify Map B for Seattle Municipal Code 23.48.014 to designate the indicated portion of Rainier Ave. S. and of S. McClellan St. as Class II Pedestrian Streets.</p>

3. Additional Rezones

Should Council amend the proposal to rezone additional properties east of Martin Luther King Jr Way S. and north of S. McClellan Street?

The amendment would rezone approximately 116,000 square feet of property from Lowrise (LR3) to Midrise (MR (2.0)) and from Neighborhood Commercial 1 – 40 (NC1-40) to Seattle Mixed 65 (SM-65). DPD reports that the additional rezone proposal meets all applicable function and locational criteria of the zones and the height standards. The Mount Baker Housing Association owns the property in the area and supports the amendment. DPD's supplemental report is available online*.

- a. Approve the current proposal.
- b. Amend the legislation to rezone the property east of Martin Luther King Jr Way S. and north of S. McClellan Street: the property currently zoned NC1-40 to SM-65 and the property currently zoned LR3 to MR (2.0), as shown on Attachment C.

* http://seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2135524.pdf

Next Steps

PLUS's recommendation to approve the current proposal or to amend the legislation with amendments #2 and/or #3 in the table above will allow Full Council action on CB 117979. If PLUS recommends amending the legislation with amendment 1, with or without other amendments, then new legislation will need to be introduced to accommodate a change in the title of the CB.