



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 118785

Record No.: CB 118785

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125134

In Control: City Clerk

File Created: 08/30/2016

Final Action: 09/26/2016

**Title:** AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 112 of the Official Land Use Map to rezone property located at 2220 East Union Street from Neighborhood Commercial 2-40 (NC2-40) to Neighborhood Commercial 2-65 (NC2-65) and from Neighborhood Commercial 2-40 with a pedestrian designation (NC2P-40) to Neighborhood Commercial 2-65 with a pedestrian designation (NC2P-65); and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by East Union 22, LLC, C.F. 314312, SDCI Project 3019001)

Date

**Notes:**

**Filed with City Clerk:**

**Mayor's Signature:**

**Sponsors:** Johnson

**Vetoed by Mayor:**

**Veto Overridden:**

**Veto Sustained:**

**Attachments:** Ex A - Rezone Map, Ex B - Executed Property Use and Development Agreement, Ex B - Unexecuted Property Use and Development Agreement

**Drafter:** patrick.wigren@seattle.gov

**Filing Requirements/Dept Action:**

**History of Legislative File**

**Legal Notice Published:**

Yes

No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	08/31/2016	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office						
	<b>Notes:</b>						
1	Council President's Office	09/01/2016	sent for review	Planning, Land Use, and Zoning Committee			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee						
	<b>Notes:</b>						

- 1 Full Council 09/06/2016 referred Planning, Land Use, and Zoning Committee
- 1 Planning, Land Use, and Zoning Committee 09/09/2016 pass Pass  
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).  
Notes:  
In Favor: 2 Chair Johnson, Member Herbold  
Opposed: 0
- 1 Full Council 09/19/2016
- 1 Full Council 09/26/2016 passed as amended Pass  
Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:  
Notes: Councilmember Sawant recused herself from participating in the vote.

ACTION 1:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118785, by substituting an executed Property Use and Development Agreement for the non-executed Property Use and Development Agreement.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 118785 as amended.

In Favor: 8 Councilmember Bagshaw, Councilmember Burgess, Councilmember González, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien

Opposed: 0

Disqualified: 1 Councilmember Sawant

- 1 City Clerk 09/26/2016 attested by City Clerk  
Action Text: The Ordinance (Ord) was attested by City Clerk.  
Notes:
-

**CITY OF SEATTLE**

**ORDINANCE** 125134

**COUNCIL BILL** 118785

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 112 of the Official Land Use Map to rezone property located at 2220 East Union Street from Neighborhood Commercial 2-40 (NC2-40) to Neighborhood Commercial 2-65 (NC2-65) and from Neighborhood Commercial 2-40 with a pedestrian designation (NC2P-40) to Neighborhood Commercial 2-65 with a pedestrian designation (NC2P-65); and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by East Union 22, LLC, C.F. 314312, SDCI Project 3019001)

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

Section 1. This ordinance rezones the following legally described property (“the Property”) commonly known as 2220 East Union Street:

**PARCEL A:**

LOTS 11, 12 AND 13, BLOCK 8, RENTON HILL AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 40 FEET THEREOF; AND EXCEPT THE WEST 3.80 FEET OF THE NORTH 95.5 FEET THEREOF.

**PARCEL B:**

THE SOUTH 13.93 FEET OF THE WEST 40 FEET OF LOT 12 AND THE WEST 40 FEET OF LOT 13 IN BLOCK 8 OF RENTON HILL AN ADDITION TO THE CITY OF SEATTLE, ACCORDING THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.

**PARCEL C:**

THE WEST 43.80 FEET OF LOT 11, BLOCK 8, RENTON HILL AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 68 IN KING COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF LOT 12, BLOCK 8 OF SAID PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 114.2 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 12 OF SAID BLOCK; THENCE SOUTH 35.5 FEET; THENCE WEST 3.8 FEET; THENCE SOUTH TO THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED BY ELLIOTT HIMEBAUGH AND LYDIE A HAMBAUGH, HIS

1 WIFE, TO ANNIE M HYDE BY DEED DATED FEBRUARY 6, 1903, RECORDED  
2 FEBRUARY 19, 1903, UNDER RECORDING NO. 255570; THENCE WEST ALONG  
3 THE NORTH LINE OF SAID TRACT TO THE WEST LINE OF SAID LOT; THENCE  
4 NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT  
5 12; THENCE EAST TO THE POINT OF BEGINNING.

6 Section 2. Page 112 of the Official Land Use Map, Seattle Municipal Code Section  
7 23.32.016, is amended to rezone the Property described in Section 1 of this ordinance, and  
8 shown in Exhibit A to this ordinance, from Neighborhood Commercial 2-40 (NC2-40) to  
9 Neighborhood Commercial 2-65 (NC2-65) and from Neighborhood Commercial 2-40 with a  
10 pedestrian designation (NC2P-40) to Neighborhood Commercial 2-65 with a pedestrian  
11 designation (NC2P-65). Approval of this rezone is conditioned upon complying with the  
12 Property Use and Development Agreement (PUDA) approved in Section 4 of this ordinance.

13 Section 3. The zoning designations established by Section 2 of this ordinance shall  
14 remain in effect until the Property is rezoned by subsequent Council action.

15 Section 4. The PUDA attached to this ordinance as Exhibit B is approved and accepted.

16 Section 5. The City Clerk is authorized and directed to file the PUDA with the King  
17 County Records and Elections Division; to file, upon return of the recorded PUDA from the King  
18 County Records and Elections Division, the original PUDA along with this ordinance at the City  
19 Clerk's Office; and to deliver copies of the PUDA and this ordinance to the Director of the  
20 Seattle Department of Construction and Inspections and to the King County Assessor's Office.

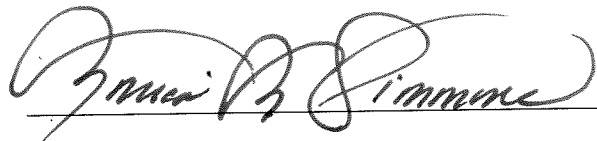
1 Section 6. This ordinance, effectuating a quasi-judicial decision of the City Council and  
2 not subject to mayoral approval or disapproval, shall take effect and be in force 30 days from and  
3 after its passage and approval by the City Council.

4 Passed by the City Council the 26<sup>th</sup> day of September, 2016,  
5 and signed by me in open session in authentication of its passage this 26<sup>th</sup> day of  
6 September, 2016.

7   
8 \_\_\_\_\_

9 President \_\_\_\_\_ of the City Council

10  
11 Filed by me this 26<sup>th</sup> day of September, 2016.

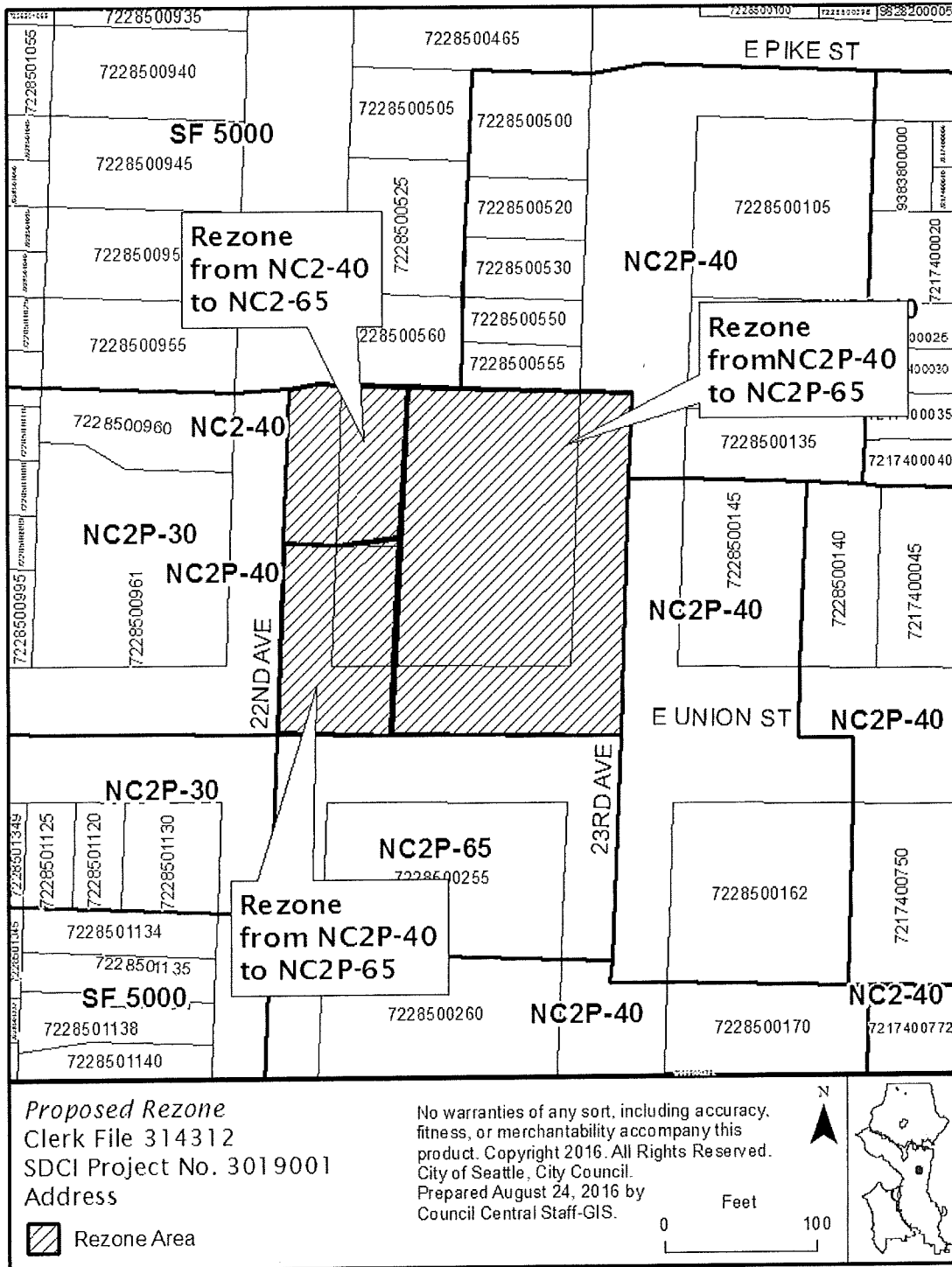
12   
13 \_\_\_\_\_

14 Monica Martinez Simmons, City Clerk

15  
16 (Seal)

- 17 Exhibits:  
18 Exhibit A – Rezone Map  
19 Exhibit B – Property Use and Development Agreement  
20

**Exhibit A – Rezone Map**



FILED  
CITY OF SEATTLE

2016 SEP 15 AM 9:54

CITY CLERK

**Property Use and Development Agreement**

<i>When Recorded, Return to:</i>	
<b>THE CITY CLERK</b> 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

**PROPERTY USE AND DEVELOPMENT AGREEMENT**

<b>Grantor(s):</b>	(1)	East Union 22, LLC as to parcels A and B	(2)	H2N2, LLC as to parcel C
<b>Grantee:</b>	(1)	The City of Seattle		
<b>Legal Description</b> <i>(abbreviated if necessary):</i>	see <i>Recital A</i> , below			
<b>Assessor's Tax Parcel ID #:</b>	7228500571, 7228500570, 7228500585			
<b>Reference Nos. of Documents Released or Assigned:</b>	n/a			

THIS PROPERTY USE AND DEVELOPMENT AGREEMENT (the Agreement) is executed this 14 day of Sept, 2016, in favor of the CITY OF SEATTLE (the City), a Washington municipal corporation, by East Union 22, LLC, a Washington limited liability company and H2N2, LLC, a Washington limited liability company (collectively the Owners; individually Owner).

**RECITALS**

A. East Union 22, LLC and H2N2, LLC are the separate owners of real property (the Property) in the City of Seattle currently zoned Neighborhood Commercial 2 40 (NC2-40) and

Neighborhood Commercial 2 40 with a pedestrian designation (NC2P-40), shown in Attachment A and legally described as:

<p>Property Owned by East Union 22, LLC</p>	<p>PARCEL A:</p> <p>LOTS 11, 12 AND 13, BLOCK 8, RENTON HILL AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 40 FEET THEREOF; AND EXCEPT THE WEST 3.80 FEET OF THE NORTH 95.5 FEET THEREOF.</p> <p>PARCEL B:</p> <p>THE SOUTH 13.93 FEET OF THE WEST 40 FEET OF LOT 12 AND THE WEST 40 FEET OF LOT 13 IN BLOCK 8 OF RENTON HILL AN ADDITION TO THE CITY OF SEATTLE, ACCORDING THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.</p>
<p>Property Owned by H2N2, LLC</p>	<p>PARCEL C:</p> <p>THE WEST 43.80 FEET OF LOT 11, BLOCK 8, RENTON HILL AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 68 IN KING COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF LOT 12, BLOCK 8 OF SAID PLAT DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A POINT 114.2 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 12 OF SAID BLOCK; THENCE SOUTH 35.5 FEET; THENCE WEST 3.8 FEET; THENCE SOUTH TO THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED BY ELLIOTT HIMEBAUGH AND LYDIE A HAMBAUGH, HIS WIFE, TO ANNIE M HYDE BY DEED DATED FEBRUARY 6, 1903, RECORDED FEBRUARY 19, 1903, UNDER RECORDING NO. 255570; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT TO THE WEST LINE OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST TO THE POINT OF BEGINNING.</p>

B. In June 2015, the Owners submitted to the City an application under Project No. 3019001 for a rezone of the Property from NC2-40 to Neighborhood Commercial 2 65 (NC2-65) and NC2P-40 to Neighborhood Commercial 2 65 with a pedestrian designation (NC2P-65).



C. Seattle Municipal Code Section 23.34.004 allows the City to approve a rezone subject to "self-imposed restrictions" upon the development of the property.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree as follows:

## **AGREEMENT**

**Section 1. Agreement.** Pursuant to Seattle Municipal Code Section (SMC) 23.34.004, each Owner covenants, bargains, and agrees, on behalf of itself and its successors and assigns that it will comply with the following conditions in consideration of the Rezone:

- (a) Future development of the Property is restricted to a project that complies with Master Use Permit (MUP) #3019001, once the Seattle Department of Construction and Inspections (SDCI) issues that MUP. Prior to issuing the MUP, SDCI must confirm that the drawings substantially comply with the conditions established during the design review process, including the structure design and location on the site, structure height, building materials, landscaping, street improvements, parking design, signage and site lighting.
- (b) A Construction/Noise Management Plan shall be submitted to and approved by the Seattle Department of Transportation prior to issuance of any demolition or construction permit.
- (c) The provisions of Seattle Municipal Code Chapter 23.58B, the Affordable Housing Impact Mitigation Program for Commercial Development, as adopted in Ordinance 124895, shall apply to the Property. Compliance with that Ordinance shall be through the payment option according to SMC 23.58B.040. The required cash contribution according to SMC 23.58B.040.A shall be provided prior to issuance of the first construction permit other than a demolition, excavation, or shoring permit.
- (d) The development pursuant to MUP #3019001 shall include four dwelling units affordable to households earning 60 percent of Area Median Income (AMI) (the Affordable Units).
- (e) The location and configuration of the Affordable Units shall be shown on the MUP plans and shall be subject to review and approval by the Office of Housing for consistency with the criteria set forth in SMC 23.58C.050.C.1 and 23.58C.050.C.2 as adopted in Ordinance 125108.
- (f) Prior to issuance of MUP #3019001, an executed and recorded agreement between the City and the Owners of the Property shall be provided that specifies the following requirements:
  - The development shall include four dwelling units affordable to households earning 60 percent of AMI. At initial occupancy the Affordable Units shall be rental units.

- The Affordable Units shall comply with the same requirements as are contained in the following provisions of Ordinance 125108, the substance of which requirements shall be stated in its entirety in the agreement:
  - 23.58C.050.B, provided that the period referenced in SMC 23.58C.050.B.1.a and SMC 23.58C.050.B.2 shall be changed from seventy-five years to fifty years; and
  - 23.58C.050.C.

The agreement shall be recorded on the title of the Property. The agreement shall be enforceable by the City in Superior Court.

**Section 2. Agreement Runs With the Land.** This Agreement shall be recorded in the records of King County by the City Clerk. The covenants contained in this Agreement shall attach to and run with the land and be binding upon each Owner, its heirs, successors and assigns, and shall apply to after-acquired title of each Owner.

**Section 3. Amendment.** This Agreement may be amended or modified by agreement between the Owners and the City; provided any amendments are approved by the City Council by ordinance.

**Section 4. Exercise of Police Power.** Nothing in this Agreement shall prevent the City Council from making further amendments to the Seattle Municipal Code or Land Use Code as it may deem necessary in the public interest.

**Section 5. No Precedent.** The conditions contained in this Agreement are based on the unique circumstances applicable to the Property and this Agreement is not intended to establish precedent for other rezones in the surrounding area.

**Section 6. Repeal as Additional Remedy.** The Owners acknowledge that compliance with the conditions of this Agreement is a condition of the subject rezone and that if the Owners avail themselves of the benefits of this rezone but then fail to comply with the conditions of this Agreement with the City, in addition to pursuing any other remedy, the City may:

- a. Revoke the rezone by ordinance and require the use of the Property to conform to the requirements of the previous zoning designation or some other zoning designation imposed by the City Council; and
- b. Pursue specific performance of this Agreement.

[signature and acknowledgment on following page]

SIGNED this 14 day of Sept, 2016.

East Union 22, LLC

a Washington limited liability company, as to parcels A and B


By: Patrick Foley

Patrick Foley  
Manager

Patrick Foley

On this day personally appeared before me ✓, to me known to be the Managing Member, of East Union 22, LLC, a Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14 day of Sept, 2016.

		Printed Name <u>Caitlin Carew</u>
		NOTARY PUBLIC in and for the State of Washington, residing at <u>Seattle</u>
		My Commission Expires <u>5/23/20</u>
STATE OF WASHINGTON	}	SS.
COUNTY OF KING		

CAITLIN CAREW  
Notary Public  
State of Washington  
My Commission Expires  
May 23 2020

SIGNED this 14 day of Sept, 2016.

H2N2, LLC

a Washington limited liability company, as to parcel C


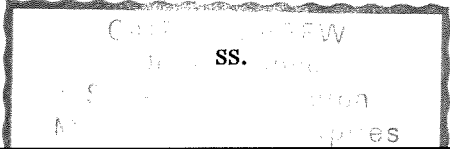
By: 

Melinda Johnson  
Member

*Melinda Johnson*

On this day personally appeared before me ✓, to me known to be the Managing Member, of H2N2, LLC a Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14 day of Sept, 2016.

		Printed Name <u>Caitlin Carew</u>
		NOTARY PUBLIC in and for the State of Washington, residing at <u>Seattle</u>
		My Commission Expires <u>5/23/20</u>
STATE OF WASHINGTON COUNTY OF KING	}	

CAITLIN CAREW  
Notary Public  
State of Washington  
My Commission Expires  
May 23, 2020

## ATTACHMENT A REZONE MAP

