



SEATTLE CITY COUNCIL

Legislative Summary

CB 118784

Record No.: CB 118784

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125133

In Control: Planning, Land Use, and Zoning Committee

File Created: 08/22/2016

Final Action: 09/19/2016

Title: AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 60 of the Official Land Use Map to rezone property located at 5001 Brooklyn Ave NE from Lowrise 3 (LR3) to Neighborhood Commercial 3-65 (NC3-65), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Brooklyn 50 LLC, C.F. 314324, SDCI Project 3019997)

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Exhibit A - Rezone Map, Exhibit B - Property Use and Development Agreement v2, Exhibit B - Property Use and Development Agreement v1

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	08/23/2016	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	09/01/2016	sent for review	Planning, Land Use, and Zoning Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee						
	Notes:						
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 passed as amended Pass

Action Text: The Motion carried, the Council Bill (CB) passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118784, Exhibit B, by substituting the executed Property Use and Development Agreement with the non-executed Property Use and Development Agreement.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 118784 as amended.

In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

1 City Clerk 09/19/2016 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 125133

COUNCIL BILL 118784

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 60 of the Official Land Use Map to rezone property located at 5001 Brooklyn Ave NE from Lowrise 3 (LR3) to Neighborhood Commercial 3-65 (NC3-65), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Brooklyn 50 LLC, C.F. 314324, SDCI Project 3019997)

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 5001 Brooklyn Ave NE:

The South 10 feet of Lot(s) 9 and all of Lot 10, block 11, ASSESSOR’S PLAT OF UNIVERSITY HEIGHTS, according to the plat thereof recorded on Volume 16 of Plats, page(s) 70, records of King County, Washington.

SITUATE in the County of King, State of Washington.

Section 2. Page 60 of the Official Land Use Map, Seattle Municipal Code Section 23.32.016, is amended to rezone the Property described in Section 1 of this ordinance, and shown in Exhibit A to this ordinance, from Lowrise 3 (LR3) to Neighborhood Commercial 3 with a 65-foot height limit (NC3-65). Approval of this rezone is conditioned upon complying with the Property Use and Development Agreement (PUDA) approved in Section 4 of this ordinance.

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

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

1 Section 5. The City Clerk is authorized and directed to file the PUDA with the King
2 County Records and Elections Division; to file, upon return of the recorded PUDA from the King
3 County Records and Elections Division, the original PUDA along with this ordinance at the City
4 Clerk's Office; and to deliver copies of the PUDA and this ordinance to the Director of the
5 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 19th day of September, 2016,
5 and signed by me in open session in authentication of its passage this 19th day of
6 September, 2016.

7 
8 _____

9 President _____ of the City Council

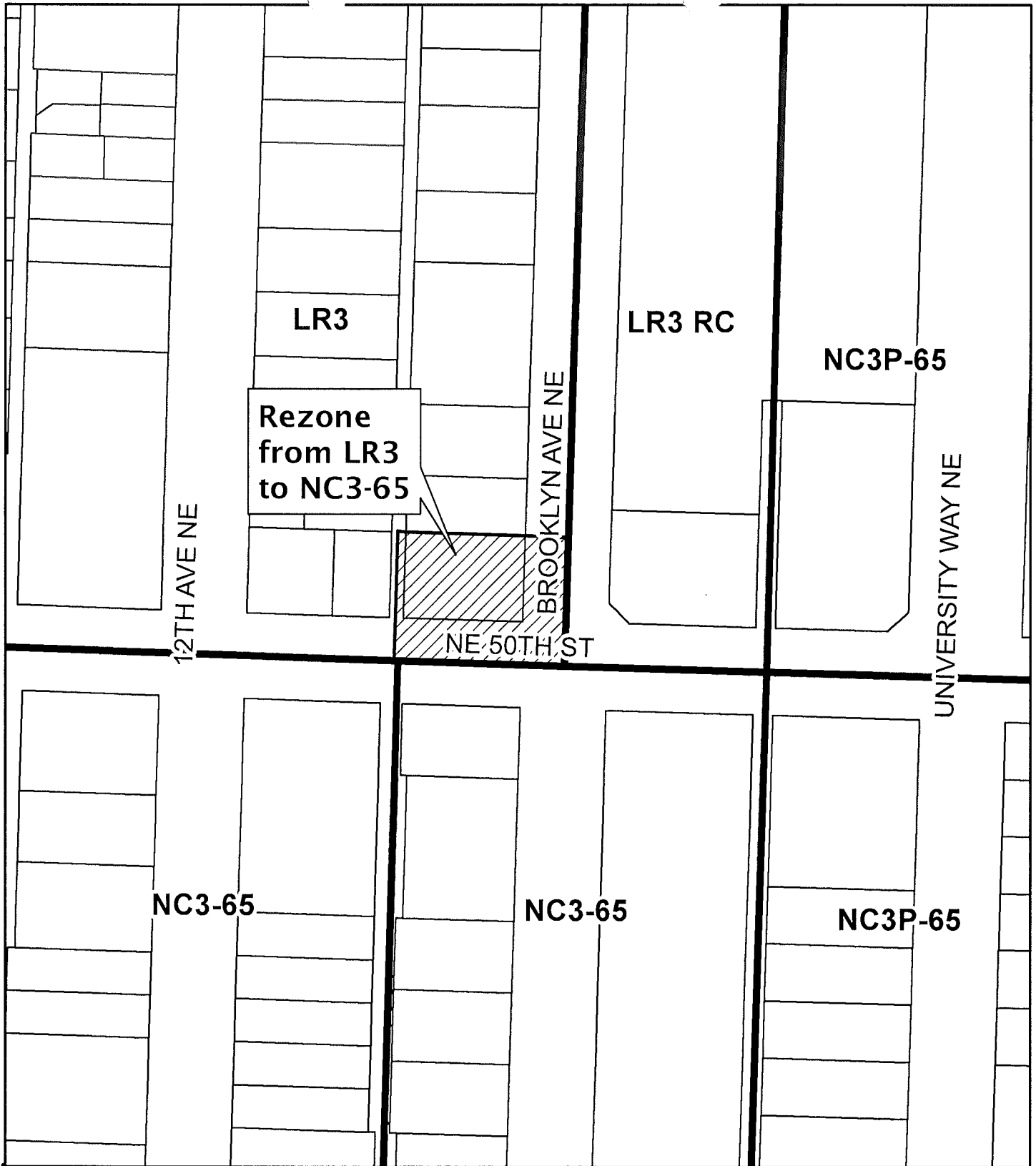
10
11 Filed by me this 19th day of September, 2016.

12 
13 _____

14 Monica Martinez Simmons, City Clerk

15
16 (Seal)

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



Proposed Rezone
Clerk File 314324
DPD Project No. 3019997
5001 Brooklyn Ave NE



Rezone Area

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0 100 Feet



2016 SEP 15 PM 3:25

CITY CLERK

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

PROPERTY USE AND DEVELOPMENT AGREEMENT

Grantor(s):	(1)	Brooklyn 50 LLC	
Grantee:	(1)	The City of Seattle	
Legal Description <i>(abbreviated if necessary):</i>	see <i>Recital A</i> , below		
Assessor's Tax Parcel ID #:	8817400180		
Reference Nos. of Documents Released or Assigned:	n/a		

THIS PROPERTY USE AND DEVELOPMENT AGREEMENT (the "Agreement") is executed this 13 day of September, 2016, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by Brooklyn 50 LLC, a Washington limited company (the "Owner").

RECITALS

A. Brooklyn 50 LLC is the owner of that certain real property (the "Property") in the City of Seattle currently zoned Lowrise 3 (LR3), shown in Attachment A and legally described as:

The South 10 feet of Lot(s) 9 and all of Lot 10, block 11, ASSESSOR'S PLAT OF UNIVERSITY HEIGHTS, according to the plat thereof recorded on Volume 16 of Plats, page(s) 70, records of King County, Washington.

SITUATE in the County of King, State of Washington.

B. In August 2015, the Owner submitted to the City an application under Project No. 3019997 for a rezone of the Property from Lowrise 3 Multi-family Residential (LR3) to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65).

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, the 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) #3019997, 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 SDOT prior to issuance of any demolition or construction permit.
- (c) The development pursuant to MUP #3019997 shall include four dwelling units affordable to households earning 40 percent of Area Median Income (AMI) (the "40% AMI Units").
- (d) The location and configuration of the 40% AMI 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.
- (e) Prior to issuance of MUP #3019997, an executed and recorded agreement between the City and the owner of the Property shall be provided that specifies the following requirements:
 - The development shall include four dwelling units affordable to households earning 40 percent of Area Median Income (AMI).
 - The 40% AMI Units shall comply with the same requirements as are contained in the following provisions of the SMC, the substance of which requirements shall be stated in its entirety in the agreement:
 - 23.58C.050.B;
 - 23.58C.050.C.1;
 - 23.58C.050.C.2;
 - 23.58C.050.C.3;
 - 23.58C.050.C4; and
 - 23.58C.050.C6.

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 the Owner, its heirs, successors and assigns, and shall apply to after-acquired title of the Owner.

Section 3. Amendment. This Agreement may be amended or modified by agreement between the Owner 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. Owner acknowledges that compliance with the conditions of this Agreement is a condition of the subject rezone and that if Owner avails itself of the benefits of this rezone but then fails 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 LR3 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 13 day of September, 2016.

BROOKLYN 50 LLC

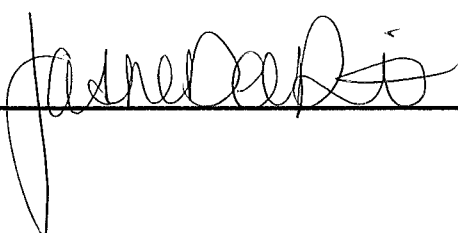
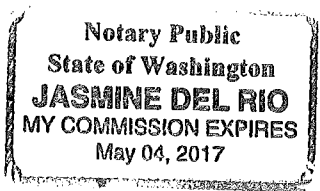
a Washington limited liability company

By: 

Tyson Alexander
Manager

On this day personally appeared before me Tyson Alexander, to me known to be the Managing Member, of Brooklyn 50 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 13 day of September, 2016.

		Printed Name <u>Jasmine Del Rio</u>
		NOTARY PUBLIC in and for the State of Washington, residing at <u>Seattle</u>
		My Commission Expires <u>May 04, 2017</u>
STATE OF WASHINGTON COUNTY OF KING	}	ss.

ATTACHMENT A
REZONE MAP

