

May 12, 2017

MEMORANDUM

To: Planning, Land Use and Zoning (PLUZ) Committee
From: Eric McConaghy and Lish Whitson, Council Central Staff
Subject: Chinatown/International District Rezone Potential Amendments: Council Bill 118959

On May 16, the Planning, Land Use and Zoning (PLUZ) Committee will start discussing amendments to Council Bill (CB) 118959, which would change the zoning in the Chinatown/International District (C/ID) to implement the Mandatory Housing Affordability program in that neighborhood.

This memorandum:

1. Provides some background information on how land uses and new development are regulated in the C/ID;
2. Provides maps of the proposed rezone and the boundaries of the design review and International Special Review districts to show which boards have purview over which parts of the neighborhood (*Attachment 1*);
3. Summarizes issues and related amendments for consideration by PLUZ (*Attachment 2*);
4. Sets out draft amendments that respond to issues (*Attachment 3-5*); and
5. Identifies community concerns, which are not appropriately addressed with changes to the Land Use Code, for inclusion in a resolution (*Attachment 6*).

Draft amendments included with this memo may be modified or abandoned based on Committee discussion, further public comment and ongoing review.

Background

[Council Bill 118959](#) would rezone property in the C/ID and amend the Land Use Code to require participation in the Mandatory Housing Affordability (MHA) program for new projects in the neighborhood. The new zoning would allow one to three additional floors in most parts of the neighborhood as described at the [April 18 PLUZ Committee meeting](#).

International Special Review District

Most of the C/ID is included in the [International Special Review District](#) (ISRD). See *Attachment 1*. The ISRD was created in 1973 “to preserve the District’s unique Asian American character and to encourage rehabilitation of areas for housing and pedestrian-oriented businesses.” Its boundaries were most recently amended in 2011 to include the blocks south of S Dearborn Street that are west of Interstate 5. East of Interstate 5, the District includes the area north of S Dearborn Street, south of S Jackson Street and west of 12th Avenue S. Community members have requested that the ISRD boundaries be extended to S Main Street – one block north of S

Jackson Street – and Rainier Avenue S – one block east of 12th Avenue S in order to capture the entirety of the C/ID.

Within the ISRD, the International Special Review District Board reviews:

- Any change to the outside of any building, structure, or site
- Installation of any new sign or change to any existing sign
- Installation of a new awning or canopy
- Any change to an interior that affects the exterior
- New construction, additions, and/or remodels
- Changes of use
- Any change in a public right-of-way or other public spaces, including parks and sidewalks
- Demolition of any building or structure
- Exterior painting

Projects that are reviewed by the International Special Review Board are not required to go through Design Review. However, because Design Review boards have special authority to grant waivers from specified design standards, some projects elect to go through the City's Design Review process to request those waivers.

In addition to review by the Special Review Board, the ISRD provisions include:

- limits on some uses that would otherwise be permitted, such as surface parking, manufacturing uses, bowling alleys or “formula fast food restaurants”;
- special design standards for building surface materials, streets and sidewalks, and signs; and
- requirements that buildings in the district meet minimum maintenance standards*.

Community Concerns and Potential Amendments

Amendments

We have drafted amendments to the Mayor's recommended bill responding to identified issues that can be addressed by changes to the Land Use Code. These issues were identified in discussion at the April 18 and May 2 PLUZ Committee meetings, requests from Council, and community concerns shared with Councilmembers. The issues and amendments are tabulated in *Attachment 2*. The separate amendments can be found in *Attachments 3 through 5*. We anticipate the potential for additional amendments arising from PLUZ discussions and public input.

* Unfunded, and therefore not enforced.

Draft resolution

Council staff has drafted a resolution that responds to the thoughtful requests of the C/ID for work that the City and community can do to improve conditions in the neighborhood, support existing businesses and improve the livability of the neighborhood (*Attachment 6*). The resolution is intended to express Council's intent for City action regarding a range of concerns. Below are questions that staff used to guide the drafting of the resolution, grouped by topic.

1. *The ISRD and the Design Review District*: How can the boundaries of the ISRD and the design review districts, best serve and encompass the C/ID? The Office of Planning and Community Development plans to work with the community to update the design review guidelines for the C/ID, what should their priorities be as they undertake this work?
2. *Economic development and commercial stability*: How can the City, in partnership with local businesses, community organizations and customers, promote economic development and commercial stability for culturally-relevant commerce in the C/ID? How will the Commercial Affordability Task Force's recommendations specifically address the needs of the C/ID?
3. *Public Safety*: What recent improvements has the City made to public safety in the C/ID in partnership with the community? What remains to be accomplished to achieve the goals articulated in the Public Safety Action Plan for the C/ID?
4. *Parks and public spaces*: What is the likely timing and sequence of the completion of City-supported projects to enhance parks and public spaces, including improvements such as green streets, mid-block crossings and pocket parks? How will the City support operating and maintaining public spaces in the C/ID in an ongoing manner?
5. *Transportation*: Similar to above, what is the expected timing and sequence of transportation investments/improvements in the C/ID, including street design plans to guide private development, crosswalks, protected bike lanes, a neighborhood greenway, connections to the streetcar, improved mobility via all modes and better access?
6. *Age-friendly neighborhood*: How can the City help to make the C/ID friendly for seniors, recognizing the need for multicultural and multilingual businesses and services for all ages, but especially for long-term residents who wish to remain in the C/ID as they age?
7. *Community-based organizations and non-profits*: The C/ID community has built strong cultural institutions and community-based organizations over time. What are the shared goals of the City and these partners for the near future and over the long-term? How should the City's departments coordinate efforts among themselves and with local organizations to enhance the C/ID? What remains for the City to do in support of projects such as the Landmark Project?

8. *Significant City or partner projects:* How can the City better support the Little Saigon Landmark project under the Equitable Development Initiative in the C/ID? What are the priorities that should be considered in the City's update to the Charles Street Campus Master Plan? How should the City move forward with the Navigation Center?

The resolution is meant to be a companion to CB 118959, taking up concerns that cannot be resolved by changing the Land Use Code or for which such changes alone are not sufficient. The resolution may also serve to communicate Council's priorities for a framework and implementation plan for the C/ID.

During the PLUZ meeting on May 16, we plan to ask PLUZ for their first impressions of the resolution. If Councilmembers are supportive of this approach, then Central Staff will work to have the resolution introduced for a Committee vote on June 6.

Next Steps

The PLUZ Committee will hold a public hearing on the proposed legislation and potential amendments to the legislation at 6:00 p.m. on June 1 in the Seattle City Council chambers. The PLUZ Committee may vote on the legislation as early as June 6.

Attachments:

1. Maps
 - a. Proposed Rezone
 - b. International Special Review District Boundaries
 - c. Design Review District Boundaries
2. Table of issues for consideration
3. Amendment 1: Expand the International Special Review District Boundaries
4. Amendment 2: Expand the Downtown Design Review Board Boundaries
5. Amendment 3: Support affordable housing projects
6. Draft Resolution

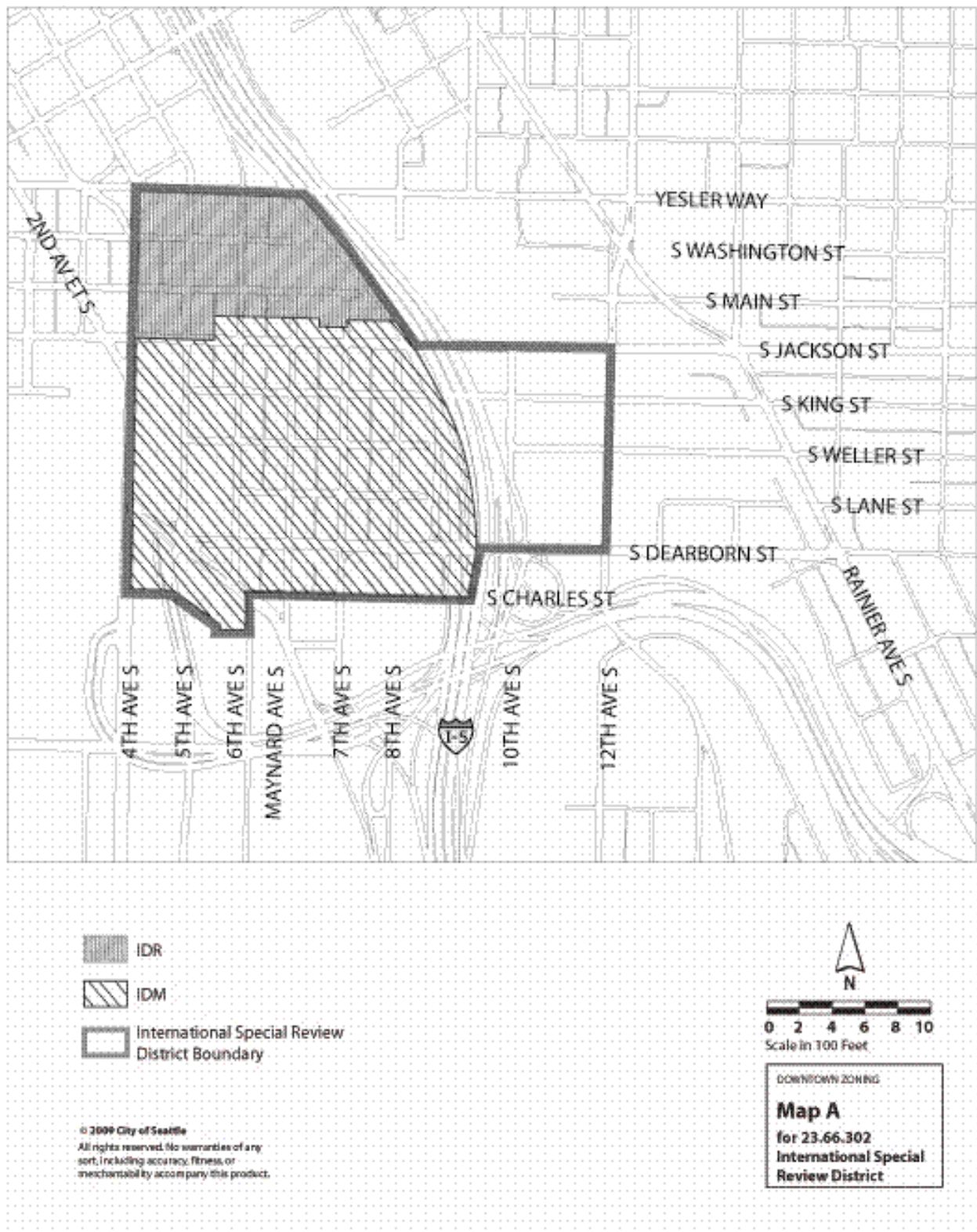
cc: Kirstan Arestad, Central Staff Director
Ketil Freeman, Supervising Analyst

Chinatown/International District Rezone Potential Amendments: Council Bill 118959

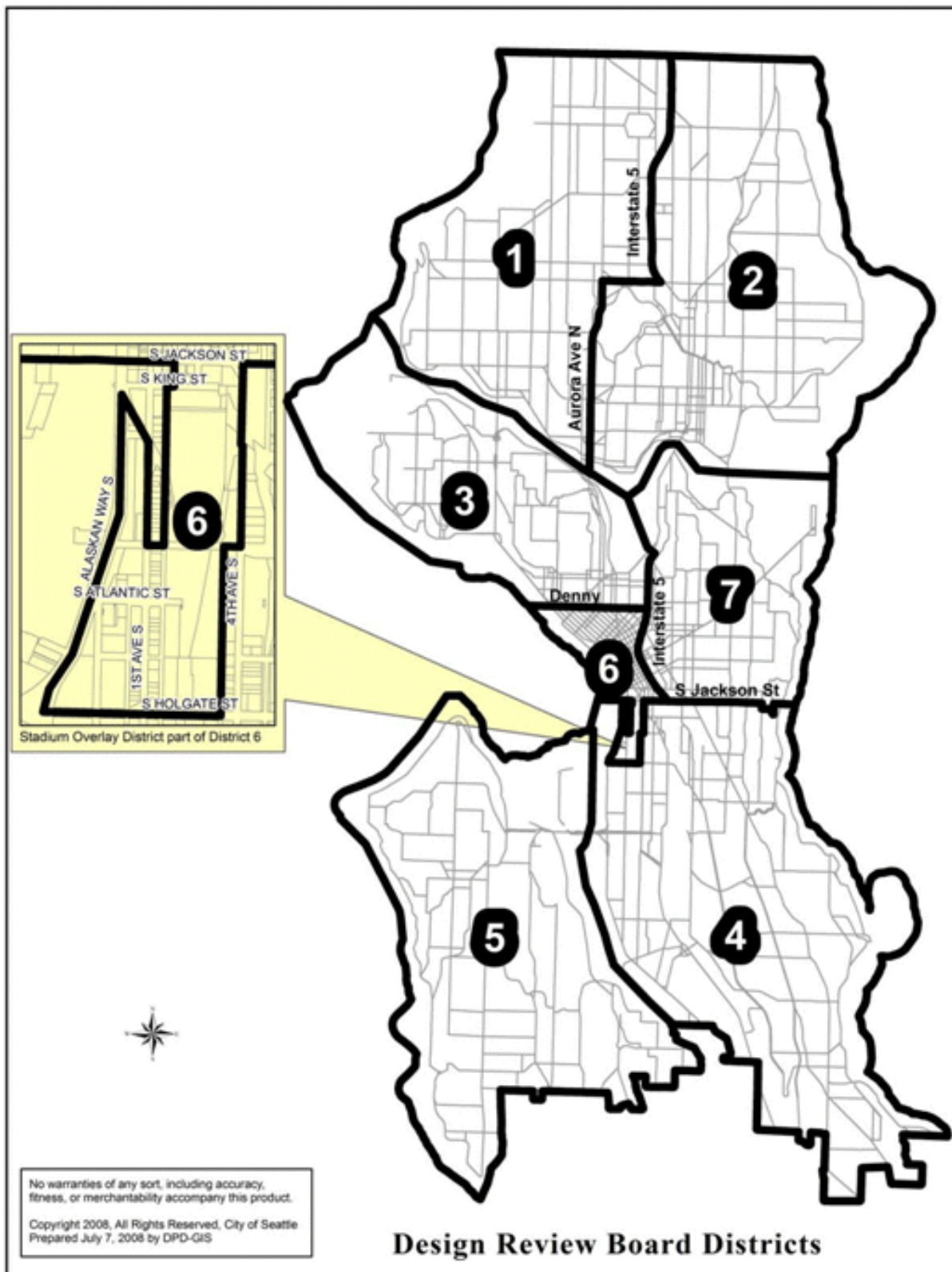
**Exhibit A: Chinatown—
International District
Rezoning Map**

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b. International Special Review District Boundaries



c. Design Review District Boundaries



Attachment 2: Issues for PLUZ Committee Consideration

Topic/Issue	Mayor's Proposal	Potential Amendment	Discussion
Housing affordability			
1. Allow larger projects with affordable housing to be built without participation in the Transfer of Development Potential (TDP) or downtown amenity programs	<p>For most of the Chinatown/International District (C/ID), the zoning allows a base amount of development (expressed as floor area ratio [FAR] and height limits) as-of-right. Under existing zoning, projects that exceed the base amount of development, must mitigate impacts through provision of affordable housing and childcare space for 60% of the floor area over the base. For 40% of the floor area above the base, projects must either provide open space improvements or preserve historic landmarks. The affordable housing bonus will be replaced with the Mandatory Housing Affordability program, however the other “incentive zoning” programs will still apply under the proposed zoning.</p>	<p>Amend Seattle Municipal Code (SMC) Section 23.49.023 to grant extra floor area to low-income residential buildings that are exempt from the MHA program. In DMC, DMR, IDM and IDR zones in South Downtown, exempt projects from non-housing incentive zoning requirements if they qualify for the existing MHA exemption for low-income residential buildings:</p> <ul style="list-style-type: none"> • Receives public funding or tax credits; • Subject to enforceable agreement, covenant or other legal instrument; • 40% of occupancy restricted to households earning no greater than 60% of median income; and • Minimum of 40 years <p><i>See Attachment 5</i></p>	<p>As the pace of development accelerates in close-in neighborhoods, such as the C/ID, not-for-profit developers are having a hard time competing for land to develop affordable housing projects. This amendment would reduce some costs for projects with a large share of units dedicated to affordable housing, such as non-profit housing developments.</p> <p>The amendment could also, however, reduce the number of projects that provide open space, make green street improvements, or contribute to the preservation of historic landmarks.</p>

Attachment 2: Issues for PLUZ Committee Consideration

Topic/Issue	Mayor's Proposal	Potential Amendment	Discussion
Boundaries of the International Special Review District (ISRD) and Design Review District			
2. Amend the boundaries of the International Special Review District (ISRD) to be coterminous with the boundaries of the rezone area.	No changes to the boundaries of the ISRD were proposed by the Mayor. West of Interstate 5 (I-5) the entire rezone area is included in the ISRD. East of I-5, the boundaries are S Jackson Street, 12 th Avenue S, and S Dearborn Street.	Amend the boundaries of the ISRD to include the entire rezone area. This would move the boundary one block north to S Main Street (or the extension of S Main Street) and east one block to Rainier Avenue South. <i>See Attachment 3.</i>	This would apply the rules and controls and the review process of the ISRD to the area proposed to be included in the ISRD. This would not change the rules, controls, and process of the ISRD; it would only change the boundary. The Executive has stated that if this amendment is not adopted at this time, they plan to review these boundaries and develop a proposal for whether or not to amend the ISRD boundaries over the next few months. The provisions of the ISRD and its boundary were last amended in 2011 (Ordinance 123589).
3. Amend the boundaries of the Downtown Design Review District (DDRD) to include the Chinatown-International District.	No changes to the boundaries of Design Review were proposed by the Mayor.	Currently, boundaries to Design Review Boards run along I-5 and South Jackson Street, splitting the neighborhood into three Design Review Boards: Downtown, East, and Southeast. <i>See Attachment 4.</i>	This amendment would make the Design Review Board District boundaries consistent with the neighborhood's boundaries and consistent with the proposed expansion of the ISRD. Under the code, because zones within the CC/ID are downtown zones, the Downtown Design Guidelines should apply to projects in the C/ID.

Attachment 2: Issues for PLUZ Committee Consideration

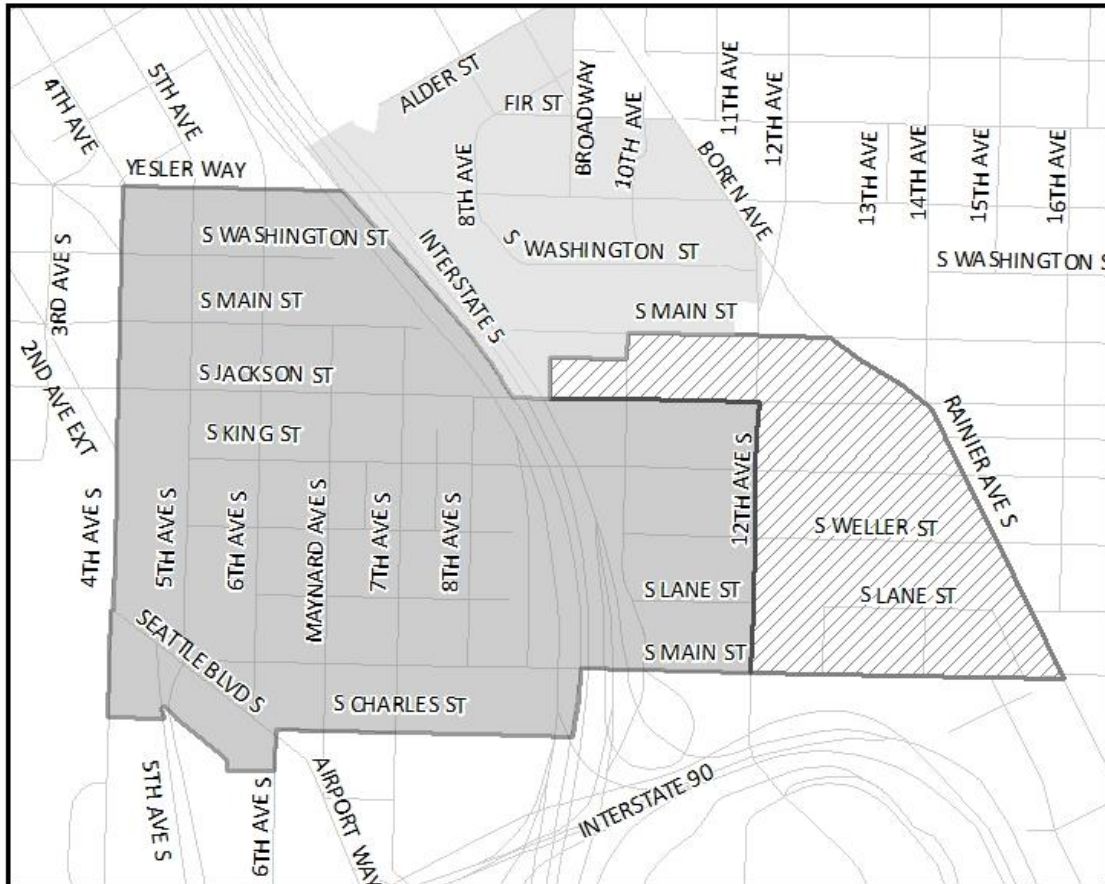
Topic/Issue	Mayor's Proposal	Potential Amendment	Discussion
Boundaries of the International Special Review District (ISRD) and Design Review District			
4. <i>Requirements for small, locally-owned business spaces</i>	Not specifically addressed	For discussion at committee, amendment language not drafted.	One or more amendments could be developed for new regulations to work in concert with other C/ID land use regulations, especially those in the ISRD, to help create and sustain space for small businesses.




Attachment 3 → Amendment 1: Expand the International Special Review District Boundaries

Central Staff Memorandum to PLUZ, May 12, 2017

Chinatown/International District Rezone Potential Amendments: Council Bill 118959

Proposed Expansion of International Special Review District (ISRD)



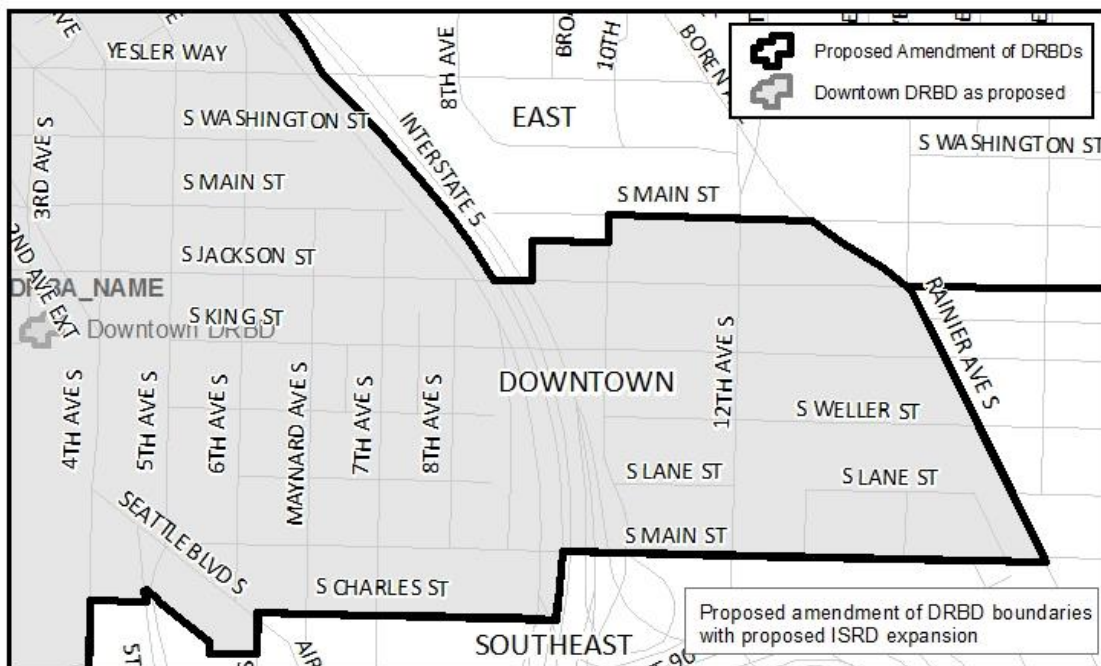
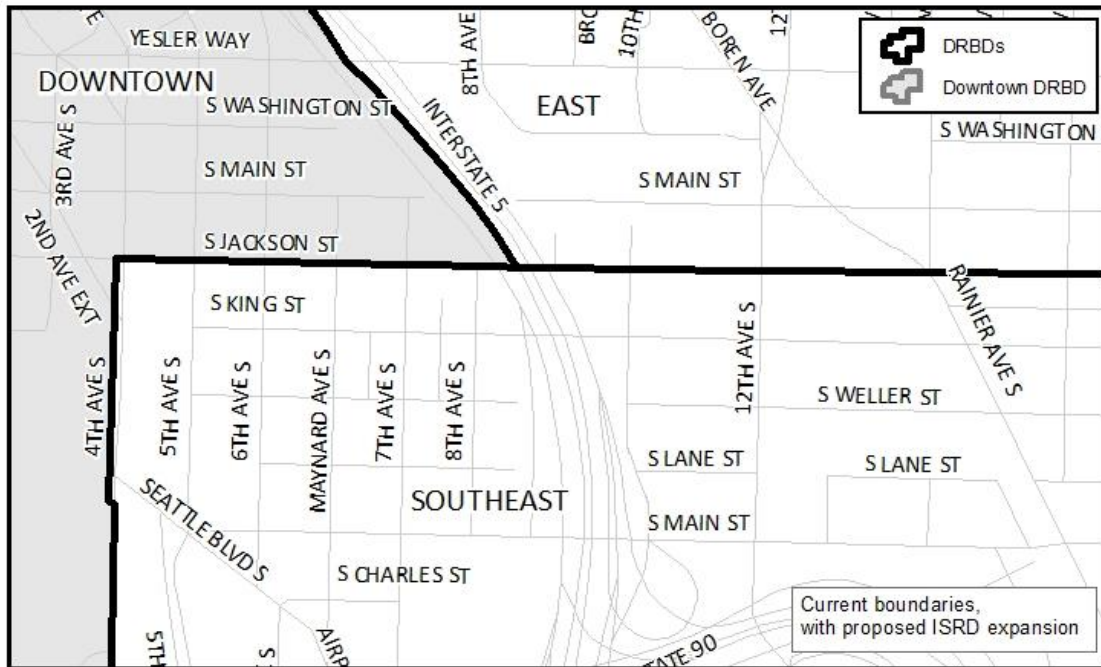
-  Yesler Terrace
-  Current_ISRD
-  Proposed Expansion of ISRD

Attachment 4 → Amendment 2: Adjust boundaries of Design Review Board Districts

Central Staff Memorandum to PLUZ, May 12, 2017

Chinatown/International District Rezone Potential Amendments: Council Bill 118959

Proposed Amendment to Design Review Board Districts (DRBDs)



Attachment 5 → Amendment 3: Support affordable housing projects

Central Staff Memorandum to PLUZ, May 12, 2017

Chinatown/International District Rezone Potential Amendments: Council Bill 118959

Amend Seattle Municipal Code (SMC) Section 23.49.023 to grant extra floor area to low-income residential buildings that are exempt from the MHA program.

Double underlines indicate proposed new language. ~~Double strikeouts~~ indicate language that would be removed from the Council Bill.

23.49.023 Extra residential floor area and hotel floor area in South Downtown; transferable development potential (TDP); limits on TDP sending sites

A. Zones where extra residential floor area may be allowed. In South Downtown, extra residential floor area, as defined in subsection 23.58A.004.B, is permitted in DMC, DMR, IDM, and IDR zones and in PSM zones except the PSM 100 and PSM 85-120 zones according to this Section 23.49.023 and Chapter 23.58A.

B. Means to achieve extra residential floor area.

1. Except as provided in subsection 23.49.023.B.2, if ~~if~~ the maximum height limit for residential use is ~~85~~95 feet or lower, the applicant shall use housing bonus residential floor area, as defined in subsection 23.58A.004.B, to achieve all extra residential floor area on the lot. If the maximum height limit for residential use is greater than ~~85~~95 feet, the applicant shall use housing bonus residential floor area, as defined in subsection 23.58A.004.B, to achieve 60 percent of the total extra residential floor area on the lot. To the extent permitted under the provisions of the zone, the applicant shall achieve 40 percent of extra residential floor area through one or more of the following programs:

~~a1.~~ bonus residential floor area for amenities pursuant to Section 23.58A.040;
and/or

~~b2.~~ transfer of transferable residential development potential pursuant to
Section 23.58A.042; and/or

~~c3.~~ bonus residential floor area for contributing structures pursuant to
subsection 23.49.023.C.

2. In DMC, DMR, IDM and IDR zones in South Downtown, a development that
qualifies for the exemption in subsection 23.58C.025.C may achieve extra residential floor area
without meeting the requirements of subsection 23.49.023.B.1.

C. Bonus floor area for contributing structures in IDM and IDR zones. On a lot that is located within an IDM or IDR zone and that includes one or more contributing structures under Section 23.66.032, an amount of floor area up to the equivalent gross floor area within the contributing structure or structures, including floor area below grade that is rehabilitated as part of the structure, but not to exceed 40 percent of the total extra residential floor area to be gained on the lot, is allowed as bonus floor area if all the following conditions are met:

1. No South Downtown Historic TDR or TDP has been previously transferred from the lot of the contributing structure.

2. The structure has been determined to be contributing within no more than three years prior to using the bonus residential floor area under this subsection 23.49.023.C.

3. As a condition to using the bonus residential floor area under this subsection 23.49.023.C, except from a City-owned sending lot, the fee owner of the lot shall execute and record an agreement running with the land, in form and content acceptable to, and accepted in writing by, the Director of Neighborhoods, providing for the rehabilitation and maintenance of

the historically significant structure or structures on the lot. The Director may require evidence that each holder of a lien has effectively subordinated the lien to the terms of the agreement, and that any holders of interests in the property have agreed to its terms. To the extent that the contributing structure requires restoration or rehabilitation for the long-term preservation of the structure or its historically or architecturally significant features, the Director of Neighborhoods may require, as a condition to acceptance of the necessary agreement, that the owner of the lot apply for and obtain a certificate of approval from the Director of Neighborhoods after review by the International Special Review District Board, as applicable, for the necessary work, or post security satisfactory to the Director of Neighborhoods for the completion of the restoration or rehabilitation, or both.

D. Transferable Development Potential (TDP)

1. Open space TDP may be transferred from a lot in any zone in South Downtown, subject to Section 23.58A.040, but only to a lot in South Downtown that is eligible to use TDP.

2. South Downtown Historic TDP may be transferred from a lot in any zone within the Pioneer Square Preservation District or the International Special Review District, subject to Section 23.58A.040, but only to a lot in South Downtown that is eligible to use TDP.

E. Limits on TDP sending sites

1. Development on any lot from which TDP is transferred is limited pursuant to Section 23.58A.040, any other provision of this Title 23 notwithstanding.

2. Lot coverage on any lot from which open space TDP is transferred is limited pursuant to Section 23.58A.040.

F. For new structures in PSM, IDM, DMR, and DMC zones within South Downtown that include extra residential floor area pursuant to Chapter 23.58A, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

G. Extra floor area for hotel use in IDM (~~((75/85-150))~~ 85/85-170). In a mixed-use development that includes residential use and hotel use in an IDM (~~((75/85-150))~~ 85/85-170 zone, extra floor area for hotel use above base height limits may be gained under this Section 23.49.023 on the same terms and conditions as extra residential floor area if the structure otherwise qualifies to exceed base height limits under subsection 23.49.208.E. If extra residential floor area is gained for the same development, it shall be combined with any such extra floor area in hotel use for all purposes under this Section 23.49.023 and under Chapter 23.58A.

For reference:

SMC Chapter 23.58C - MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT

23.58C.025 - Applicability and general requirements

C. Exemptions. Development is exempt from the requirements of this Chapter 23.58C if it receives public funding and/or an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or

other similar entity as approved by the Director of Housing, which restricts at least 40 percent of the units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years.

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION identifying actions of the City and partners that hold promise to enhance cultural identity, recognize history, and promote equitable development in the Chinatown-International District.

..body

WHEREAS, the area known as Chinatown/International District (C/ID) includes the distinct

neighborhoods of Chinatown, Japantown, and Little Saigon; and

WHEREAS, the International Special Review District was established by the City of Seattle in

the C/ID through an ordinance in 1973 to preserve the District's unique Asian American

character and to encourage rehabilitation of areas for housing and pedestrian-oriented

businesses; and

WHEREAS, the Seattle Chinatown National Register Historic District, established in 1986, is

located within the International Special Review District; and

WHEREAS, the City established the current boundaries of the C/ID in 1999 by Ordinance

119297 resulting from the collaboration by the people of the three distinct neighborhoods

on the Chinatown International District Urban Village Strategic Plan submitted to the

Council in December 1998; and

WHEREAS, the City has long benefited from the unique and significant contributions of the

people, organizations and businesses of the C/ID to our shared economic vitality and

civic life; and

WHEREAS, the C/ID community has persevered despite the effects of racist and inequitable

national and local laws and unfair housing practices since the early days of the City; and

1 WHEREAS, several, major public projects have significantly impacted the physical development
2 of the C/ID: the construction of Interstate-5 through the C/ID, the construction and
3 demolition of the Kingdome, the construction of two new stadia; and

4 WHEREAS, the City and the community began the planning effort known as Livable South
5 Downtown in 2003, leading to recommendations in 2009 for changes to zoning in South
6 Downtown neighborhoods, including in the C/ID; and

7 WHEREAS, in 2011, consistent with the recommendations, the City changed the Land Use Code
8 to increase development capacity in the South Downtown neighborhoods, and provided
9 for historic preservation, creation of open space, better building and street design and
10 support for small businesses via Ordinance 123589; and

11 WHEREAS, In November 2015, the Council passed Ordinance 124895 which created Seattle
12 Municipal Code (SMC) Chapter 23.58B and established the framework for the
13 commercial component of mandatory housing affordability (MHA). Council updated this
14 chapter in December 2016 with Ordinance 125233; and

15 WHEREAS, In August 2016, the Council passed Ordinance 125108 which created SMC Chapter
16 23.58C and established the framework for the residential component of MHA; and

17 WHEREAS, in 2017, concurrent with this Resolution, the City is considering legislation for
18 additional development capacity in the C/ID, excluding the Seattle Chinatown National
19 Register Historic District, with concurrent implementation of MHA requirements; and

20 WHEREAS, the potential implementation of MHA requirements concurrent with allowing
21 additional development capacity in the C/ID are changes to land use regulations that are
22 intended to promote the development of more affordable housing as well as encouraging
23 growth in Downtown Urban Center; and

1 WHEREAS, the overarching goals of Seattle’s Comprehensive Plan (Seattle 2035) for the C/ID
2 are: thriving businesses, organizations, and cultural institutions; diverse and affordable
3 housing; safe and dynamic public spaces; and an accessible neighborhood for all
4 transportation modes; and

5 WHEREAS, the goals of Seattle 2035 for the commercial core of the C/ID are maintaining the
6 commercial core as a major employment center, tourist and convention attraction,
7 shopping magnet, residential neighborhood, and regional hub of cultural and
8 entertainment activities while promoting a unique neighborhood identity for the
9 commercial core; and

10 WHEREAS, the City conducted the 2016 Growth and Equity Analysis in conjunction with the
11 update to Seattle’s Comprehensive Plan, finding in part that both the risk of displacement
12 and access to opportunity are high in the C/ID; and

13 WHEREAS, in response the City created the Equitable Development Initiative, a collection of
14 strategies aimed at advancing economic mobility and opportunity, preventing
15 displacement, building local cultural assets, promoting transportation mobility and
16 connectivity, and developing healthy and safe neighborhoods;

17 WHEREAS, in late 2015, the Mayor convened the C/ID Special Task Force (Task Force) to
18 address public safety and livability in the C/ID neighborhood, and in 2016 the Council
19 passed Statement of Legislative Intent (SLI) 80-1-A-4 asking for a report from the task
20 force on public safety recommendations; and

21 WHEREAS, in June 2016, the Task Force delivered many recommendations under three main
22 categories: 1) Improve Communication and Coordination between the CID and the City,

2) Target Criminal Activities and Related Environmental Factors, and 3) Foster Public Safety through a Vibrant & Healthy Neighborhood; and

WHEREAS, the Mayor presented the Public Safety Action Plan for the C/ID in response to the recommendations of the Task Force to the Council; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE
MAYOR CONCURRING, THAT:**

Section 1. The City recognizes the significance of land use regulation that implements mandatory housing affordability (MHA) to the production of new affordable housing, as well as more housing overall, while acknowledging that land use regulation alone is not sufficient to achieve the articulated goals of the Chinatown-International District (C/ID).

Section 2. The City commits to considering the contributions of all stakeholders in the C/ID during the pending revision of use and development rules of the International Special Review District and the design review program, better serve the C/ID.

Section 3. The City will take action in a timely manner to partner with local businesses, community organizations and customers to promote economic development and commercial stability for culturally-relevant commerce in the C/ID as guided by the recommendations of the Commercial Affordability Task Force.

Section 4. The City recognizes the critical contribution of the Task Force on Public Safety for the C/ID and is dedicated to maintaining improvements made based the recommendations of the task force while acknowledging the significant work yet to be completed. The Council requests that the Mayor and City departments maintain the momentum of early 2017 in the effort to improve public safety in the C/ID and earnestly pursue the completion of the unaccomplished goals of the Public Safety Action Plan for the C/ID.

1 Section 5. The Council requests a report from the Mayor on the timing and sequence of
2 the completion of City-supported projects to enhance parks and public spaces, including
3 improvements such as green streets, mid-block crossings and pocket parks. Furthermore, the
4 Council intends to ensure ongoing support for the operation and maintenance of public spaces in
5 the C/ID, as well as throughout Seattle.

6 Section 6. The Council requests a report from the Mayor on the timing and sequence of
7 transportation investments and improvements in the C/ ID to access and mobility via all modes,
8 including but not limited to better street design plans to guide private development,
9 improvements to crosswalks, protected bike lanes, a neighborhood greenway, and the Center
10 City Connector streetcar project.

11 Section 7. Consistent with Seattle’s designation as an Age-Friendly City, the City
12 recognizes the need for multicultural and multilingual services and businesses for long-term
13 residents who wish to live in the C/ID as they age. The Council requests that City departments
14 coordinate thoughtfully to amplify the City’s efforts in making the C/ID friendly for seniors.

15 Section 8. The City celebrates the strong cultural organizations, religious institutions and
16 community-based organizations that the people of the C/ID have built over time. The City
17 recognizes with gratitude the partnerships with these institutions and organizations. The City will
18 emphasize the ongoing, reciprocal commitment with these organizations and institutions in
19 prioritizing the shared goals of the City and these partners for the near future and over the long-
20 term.

21 Section 9. The Council requests that the Mayor direct the City’s departments to
22 coordinate efforts among themselves and with local organizations to enhance the C/ID, in a

1 manner exemplary of the City’s approach to maintaining and improving the quality of life
2 throughout Seattle.

3 Section 10. The City recognizes the potential for displacement as property in the C/ID
4 undergoes public and private development and is committed to informing City decisions
5 regarding investments, including support under the Equitable Development Initiative, by careful
6 consideration of race and social justice impacts.

DRAFT

Adopted by the City Council the _____ day of _____, 2017,
and signed by me in open session in authentication of its adoption this _____ day of
_____, 2017.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2017.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2017.

Monica Martinez Simmons, City Clerk

(Seal)