

2016 Seattle City Council Statement of Legislative Intent

Ready for Notebook

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33	1	A	2

Budget Action Title: Request that DPD analyze and prepare implementing legislation for a rezone for the intersection of 16th Ave SW and SW Holden Street, including the former SCL Dumar Substation.

Councilmembers: Harrell; Licata; Rasmussen

Staff Analyst: Evan Clifthorne; Aly Pennucci

Date		Total	SB	BH	JO	TR	NL	TB	JG	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

Statement of Legislative Intent:

Council requests that the Department of Planning and Development’s (DPD) Planning Division, or the proposed new Office of Planning and Community Development (OPCD), develop and execute a scope of work to consider zoning and land use changes for the properties in and around the intersection of 16th Ave SW and SW Holden Street, including the former Seattle City Light Dumar Substation (“Dumar”) at 1605 SW Holden Street. DPD/OPCD should add this to the scope of work for either the Delridge Action Plan or to the work called for in Resolution 31612 to consider zoning and land use regulation changes in certain single-family areas (implementing recommendations from the Housing Affordability and Livability Action Agenda Committee’s proposal).

The Executive is requested to submit a report to the Council with a project scope, timeline and implementation plan for potential changes to zoning and land use regulations that could apply to this area by July 1, 2016. The implementation plan should result in any zoning changes and corresponding comprehensive plan amendments being completed by December 1, 2017. The project scope must include working with the Highland Park Action Committee (HPAC), property owners of lots being considered for a rezone (to include 1605 SW Holden Street) and other community members to develop recommendations. The rezone analysis should consider the most appropriate zone(s) for the area, including considering the addition of a Pedestrian zone designation.

Background

Seattle City Light (SCL) has submitted legislation (CB 118512) for Council consideration that would declare eight substation properties as surplus and authorize the sale of these properties. The Dumar site is one of the eight properties being considered for disposition.

The Dumar site is located on the southwest corner of the intersection of SW Holden Street and 16th Avenue SW in the Highland Park neighborhood; this property is in a Single Family zone. The other three corners of the intersection are zoned Neighborhood Commercial with a 30 foot height limit. The northwest corner is occupied by a 7-Eleven store, the northeast corner by the City's Fire Station No.11 and the southeast corner by a two-unit strip mall. As requested in Resolution 31424, SCL conducted outreach to the community about the potential disposition. This included attending district council meetings, community council meetings, soliciting comments through letters and emails and two formal public hearings.

SCL heard from HPAC and from emails from community members, a strong interest in seeing the Dumar site rezoned to Neighborhood Commercial (or an alternative commercial zone) to implement their vision that this intersection will be built out as a small, pedestrian-friendly commercial center. SCL also heard from the abutting owners to the Dumar property who requested that the property not be made a park and, instead, be sold for development as a single family residence. Whether the City disposes of the Dumar property or retains it, this SLI directs DPD/OPCD to initiate an evaluation of the zoning and land use regulations that apply to this site and the surrounding area to determine if a rezone is appropriate and to implement any identified needed changes.

Responsible Council Committee(s): Planning, Land Use and Sustainability

Date Due to Council: July 1, 2016