



Legislation Text

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File #: CB 119294, Version: 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE approving and authorizing an amendment to the Development Agreement between The City of Seattle and the Central Puget Sound Regional Transit Authority for real property above and adjacent to the Capitol Hill station; and ratifying and confirming certain prior acts.

WHEREAS, in August 2013 Ordinance 124242 approved and authorized an agreement between The City of Seattle (“City”) and the Central Puget Sound Regional Transit Authority (“Sound Transit”) for future development of real property located above and adjacent to the Capitol Hill light rail station (“Development Agreement”), comprising five sites referred to as Sites A, B-North, B-South, C, and D; and

WHEREAS, pursuant to the Development Agreement, Site B-North of that real property is to be developed as affordable housing for households with incomes not exceeding 60 percent of “median income” as defined in Section 23.84A.025 of the Seattle Municipal Code; and

WHEREAS, Schemata Workshop, Inc., applied for and received a master use permit, permit number 3021177-LU, approving a development (“Project”) on Site B-North, to consist of a 110-unit affordable housing project, serving households with incomes at or below 60 percent of median income;

WHEREAS, to facilitate financing for the Project, the City and Sound Transit desire to amend Section 2.5 and related provisions of the Development Agreement to modify the definition of affordable housing, without changing the requirement that the Project serve households with incomes at or below 60 percent of median income, and to reflect that, pursuant to the master use permit and consistent with the parties’ intent in the Development Agreement, Site B-North may consist of affordable housing dwelling units

(which may include affordable live-work units), a manager’s unit, a community center, and below-grade parking; NOW, THEREFORE,

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

Section 1. An amendment to the Development Agreement between The City of Seattle and the Central Puget Sound Regional Transit Authority regarding transit-oriented development of the Capitol Hill Station is approved and accepted, and the Mayor or the Mayor’s designee is authorized to execute an amendment to the Development Agreement in substantially the same form as Exhibit A to this ordinance.

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is ratified and confirmed.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Monica Martinez Simmons, City Clerk

(Seal)

**Exhibits:**

**Exhibit A - First Amendment to Development Agreement between The City of Seattle and Central Puget Sound Regional Transit Authority Regarding Capitol Hill Station Transit-Oriented Development**