



SEATTLE CITY COUNCIL

Legislative Summary

CB 119161

Record No.: CB 119161

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125487

In Control: City Clerk

File Created: 11/21/2017

Final Action: 12/11/2017

Title: AN ORDINANCE approving correction of the Property Use and Development Agreement (PUDA) approved by Ordinance 125394 for property located at 1203 East Spruce Street; and accepting a Corrected PUDA.

<p>Notes:</p> <p>Sponsors: Johnson</p>	<p style="text-align: right;"><u>Date</u></p> <p>Filed with City Clerk:</p> <p>Mayor's Signature:</p> <p>Vetoed by Mayor:</p> <p>Veto Overridden:</p> <p>Veto Sustained:</p>
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Attachments: Ex A - Executed Corrected Property Use and Development Agreement, Ex A - Corrected PUDA

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	11/28/2017	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	11/30/2017	sent for review	Full Council			
	Action Text: The Council Bill (CB) was sent for review. to the Full Council						
	Notes:						
1	Full Council	12/04/2017	referred	Full Council			
1	Full Council	12/11/2017	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: <u>ACTION 1:</u>						

Motion was made and duly seconded to pass Council Bill 119161.

ACTION 2:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 119161, Exhibit A, by substituting an executed Property Use and Development Agreement for the unexecuted Property Use and Development Agreement.

ACTION 3:

Motion was made and duly seconded to pass Council Bill 119161 as amended.

In Favor: 7 Councilmember Bagshaw, Councilmember González, Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Mosqueda, Councilmember O'Brien

Opposed: 0

1 City Clerk 12/11/2017 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:

CITY OF SEATTLE

ORDINANCE 125487

COUNCIL BILL 119161

AN ORDINANCE approving correction of the Property Use and Development Agreement (PUDA) approved by Ordinance 125394 for property located at 1203 East Spruce Street; and accepting a Corrected PUDA.

WHEREAS, on September 5, 2017, the City Council passed Ordinance 125394, approving a contract rezone for a portion of a property located at 1203 East Spruce Street, including acceptance of a Property Use and Development Agreement (PUDA); and

WHEREAS, a condition in the PUDA accepted by Ordinance 125394 erroneously applied the requirements of Seattle Municipal Code Chapters 23.58B and 23.58C to all of the property, instead of just the portion of the property that was rezoned;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Corrected Property Use and Development Agreement (PUDA) attached as Exhibit A to this ordinance is approved and accepted.

Section 2. The City Clerk is hereby authorized and directed to take the following actions: (1) file the Corrected PUDA, attached to this ordinance as Exhibit A, at the King County Recorder's Office; (2) upon return of the recorded Corrected PUDA from the King County Recorder's Office, file the original Corrected PUDA with this ordinance at the Office of the City Clerk; and (3) deliver copies of the Corrected PUDA and ordinance to the Director of the Seattle Department of Construction and Inspections and to the King County Assessor's Office.

1 Section 3. This ordinance, relating to a quasi-judicial decision of the City Council and not
2 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 11th day of December, 2017,
5 and signed by me in open session in authentication of its passage this 11th day of
6 December, 2017.

7 

8 President _____ of the City Council

9 Filed by me this 11th day of December, 2017.

10 

11 Monica Martinez Simmons, City Clerk

12 (Seal)

13 Attachments:
14 Exhibit A – Corrected PUDA

FILED
CITY OF SEATTLE
17 DEC -7 PM 3: 02
CITY CLERK

Corrected Property Use and Development Agreement

<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)	Capitol Hill / First Hill Development, LLC	(2)	
<input type="checkbox"/> Additional grantors on page _____				
Grantee:	(1)	The City of Seattle		
<input type="checkbox"/> Additional on page _____				
Legal Description <i>(abbreviated if necessary):</i>		See Attachment A		
<input type="checkbox"/> Additional legal description on page: _____				
Assessor's Tax Parcel ID #:	3927400051, 3927400045, 4226900125, 4226900105, 4226900095, 4226900110, 4226900085, 4226900070, 4226900005, 4226900015, 4226900019, 4226900020 3927400005			
Reference Nos. of Documents Released or Assigned:				

THIS CORRECTED PROPERTY USE AND DEVELOPMENT AGREEMENT (the "Agreement") is executed this 7th day of Dec., 2017, in favor of the CITY OF SEATTLE

(the "City"), a Washington municipal corporation, by Capitol Hill / First Hill Development, LLC (the "Owner").

RECITALS

A. Capitol Hill / First Hill Development, LLC is the owner of that certain real property (the "Property") in the City of Seattle, which is legally described in Attachment A.

B. On September 5, 2017, the Seattle City Council passed Ordinance 125394, which rezoned a portion of the Property from Lowrise 3 (LR 3) multifamily residential to Neighborhood Commercial 3 with a 65-foot height limit (NC3 65) and accepted a Property Use and Development Agreement ("PUDA") in connection with the rezone. The PUDA was recorded under King County recording number 20171005000927. The portion of the Property that was rezoned pursuant to Ordinance 125394 is shown on Attachment B.

C. A condition in the PUDA accepted by Ordinance 125394 erroneously applied the requirements of Seattle Municipal Code Chapters 23.58.B and 23.58C to all of the Property, instead of just the portion of the Property that was rezoned.

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

AGREEMENT

Section 1. Corrected Conditions. Section 1 of the PUDA accepted by Ordinance 125394 is stricken and replaced with the following language:

Section 1. Agreement. Pursuant to Seattle Municipal Code Section ("SMC") 23.34.004, the Owner hereby 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 of a portion of the Property from LR3 to NC3 65:

- (a) Future development of the Property is restricted to a project that complies with Master Use Permit (MUP) #3018576, 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) The provisions of Seattle Municipal Code Chapters 23.58B and 23.58C shall apply to the portion of the Property rezoned from LR 3 to NC3 65, as shown on Attachment B (the "Rezone Area"). For purposes of application of those Chapters, future development in the Rezone Area shall be subject to the following performance or payment requirements:

- For Chapter 23.58B, 8% per square foot for the performance option or \$12.75 per square foot for the payment option; and
- For Chapter 23.58C, 10% of units for the performance option or \$29.75 per square foot for the payment option.

Section 2. All terms and conditions of the PUDA accepted by Ordinance 125394 that are not changed by this Agreement remain valid.

SIGNED this 7th day of DEC., 2017.

Capitol Hill / First Hill Development,

a Washington limited liability company

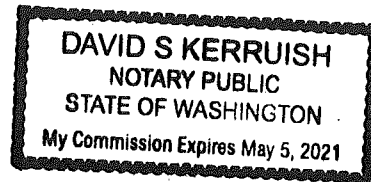
By: _____

ROBERT V. HARDY

Its: Managing Member

On this day personally appeared before me ROBERT V. HARDY, to me known to be the Managing Member, of Capitol Hill / First Hill Development, 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 7th day of DEC., 2017.



David S. Kerruish

	Printed Name <u>DAVID S. KERRUISH</u>
	NOTARY PUBLIC in and for the State of Washington, residing at <u>SEATTLE, WA</u>
	My Commission Expires <u>5-5-2021</u>

STATE OF WASHINGTON	}	ss.
COUNTY OF KING		

SIGNED this 7th day of DEC., 2017.

By: Hamed Saedi

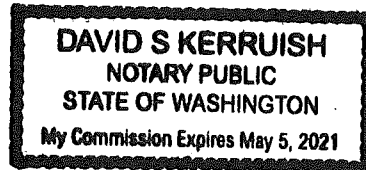
Hamed Saedi

On this day personally appeared before me HAMED SAEDI, an individual, and acknowledged such instrument to be the free and voluntary act and deed of such individual, 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 7th day of DEC., 2017.

David S. Kerruish

		Printed Name <u>DAVID S. KERRUISH</u>
		NOTARY PUBLIC in and for the State of Washington, residing at <u>SEATTLE, WA</u>
		My Commission Expires <u>5-5-2021</u>
STATE OF WASHINGTON	}	ss.
COUNTY OF KING		



ATTACHMENT A

Assessor's Parcel Number	Legal Description
3927400051	<p>KOLLOCKS ADD N 82.8 FT OF W 40 FT OF 8 & N 98.8 FT OF 9-10-11 LESS ST</p> <p>Plat Block: 1</p> <p>Plat Lot: 8-9-10-11 at Block: 1</p>
3927400045	<p>KOLLOCKS ADD</p> <p>Plat Block: 1</p> <p>Plat Lot: 7</p>
4226900125	<p>LAWLERS ADD LOT 16 LESS ELY 12 FT THOF</p> <p>Plat Block: 1</p> <p>Plat Lot: 16</p>
4226900115	<p>LAWLERS ADD WLY 18 FT OF 15 & ELY 12 FT OF 16 ALSO POR OF E 24 FT OF N 76 FT OF LOT 15 DAF BAAP ON N LN SD LOT 15 DIST 21 FT W OF NE COR TH W ALG SD N LN 3 FT TH S ALG W LN OF SD E 24 FT 76 FT TH E ALG S LN OF SD N 76 FT 2.37 FT TH NLY 76.1 FT M/L TO BEG</p> <p>Plat Block: 1</p> <p>Plat Lot: 15-16</p>
4226900105	<p>LAWLERS ADD POR BEG C/L OF 4 FT CONCRETE WALKWAY 28.5 FT M/L W OF NE COR OF W 33 FT OF LOT 14 TH S ALG SD C/L 75 FT M/L TAP 44 FT N OF S LN OF SD LOT 14 TH W 28.5 FT M/L TO W LN OF E 24 FT OF SD LOT 15 TH N 76 FT M/L TO N LN OF SD LOT 15 TH E ALG N LN OF LOTS 15-14 DIST 28.5 FT M/L TO BEG LESS BEG AT NE COR OF ABOVE TRACT TH W ALG N LN THOF 25.5 FT TO TPOB TH CONTG W 3 FT TO NW COR THOF</p>

Assessor's Parcel Number	Legal Description
	<p>TH S ALG W LN SD TRACT 76 FT TO SW COR THOF TH E ALG S LN SD TRACT 2.37 FT TH NLY 76.1 FT M/L TO TPOB</p> <p>Plat Block: 1</p> <p>Plat Lot: 14-15</p>
4226900095	<p>LAWLERS ADD POR BEG NXN OF N LN SD LOT 14 & C/L OF 4 FT CONCRETE WALKWAY WCH PT IS 28.5 FT M/L W OF NE COR OF W 33 FT OF SD LOT TH S ALG C/L OF WALKWAY 76 FT M/L TAP 44 FT N OF S LN OF SD LOT THE 28.5 FT M/L TO E LN OF W 33 FT OF SD LOT TH N 76 FT M/L TO NE COR OF W 33 FT OF SD LOT TH W ALG SD N LN 28.5 FT M/L TO BEG</p> <p>Plat Block: 1</p> <p>Plat Lot: 14</p>
4226900110	<p>LAWLERS ADD S 44 FT OF W 33 FT OF 14 & S 44 FT OF E 24 FT OF 15</p> <p>Plat Block: 1</p> <p>Plat Lot: 14-15</p>
4226900085	<p>LAWLERS ADD W 39 FT OF 13 & E 9 FT 14</p> <p>Plat Block: 1</p> <p>Plat Lot: 13-14</p>
4226900070	<p>LAWLERS ADD LOT 12 TGW E 3 FT OF 13</p> <p>Plat Block: 1</p> <p>Plat Lot: 12-13</p>
4226900005	<p>LAWLERS ADD</p> <p>Plat Block: 1</p> <p>Plat Lot: 1-2</p>

Assessor's Parcel Number	Legal Description
4226900015	LAWLERS ADD Plat Block: 1 Plat Lot: 3
4226900019	LAWLERS ADD Plat Block: 1 Plat Lot: 4
4226900020	LAWLERS ADD W 40 FT Plat Block: 1 Plat Lot: 5
3927400005	KOLLOCKS ADD N 40.2 FT OF 2-3-4 & S 21.2 FT OF 9-10-11 & 8 LESS N 82.8 FT OF W 40 FT LESS ST Plat Block: 1 Plat Lot: 2-4, 8-11

