

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Tuesday, February 21, 2017

2:00 PM

Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA 98104

Full Council

Bruce Harrell, Council President

Sally Bagshaw

Tim Burgess

M. Lorena González

Lisa Herbold

Rob Johnson

Debora Juarez

Mike O'Brien

Kshama Sawant

Chair Info: 206-684-8804; bruce.harrell@seattle.gov

A. CALL TO ORDER

The City Council of The City of Seattle met in the Council Chamber in City Hall in Seattle, Washington, on February 21, 2107, pursuant to the provisions of the City Charter. The meeting was called to order at 2:03 p.m., with Council President Harrell presiding.

B. ROLL CALL

Present: 9 - Bagshaw, Burgess, González , Harrell, Herbold, Johnson, Juarez, O'Brien, Sawant

C. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

[IRC 100](#) February 21, 2017

Motion was made, duly seconded and carried, to adopt the proposed Introduction and Referral Calendar (IRC) by the following vote:

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

Opposed: None

D. APPROVAL OF THE AGENDA

Motion was made, duly seconded and carried, to adopt the proposed Agenda.

E. APPROVAL OF THE JOURNAL

[Min 113](#) February 7, 2017

Motion was made, duly seconded and carried, to adopt the proposed Minutes by the following vote, and the President signed the Minutes:

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

Opposed: None

[Min 114](#) February 13, 2017

Motion was made, duly seconded and carried, to adopt the proposed Minutes by the following vote, and the President signed the Minutes:

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

Opposed: None

F. PRESENTATIONS

By unanimous consent, the Council Rules were suspended at 2:05 p.m., to allow Deputy Mayor Kate Joncas to deliver Mayor Murray's State of the City Address to the Council.

Council President Harrell read a Proclamation recognizing the 75th Anniversary of the Signing of Executive Order 9066. By unanimous consent, the Council Rules were suspended to allow Councilmember Harrell to present the Proclamation and to allow Tom Ikeda, the Densho Project, to address the Council.

G. PUBLIC COMMENT

By unanimous consent, the Council Rules were suspended to extend the Public Comment period for an additional 10 minutes.

Yvette Dinish-Kenney addressed the Council regarding a non-Agenda item.

Tyrone Kenney addressed the Council regarding a non-Agenda item.

Susan Helf addressed the Council regarding Agenda item 2, Council Bill 118914.

Dorene Corwell addressed the Council regarding Agenda item 2, Council Bill 118914.

Shilo Jama addressed the Council regarding Agenda item 2, Council Bill 118914.

Kate Robinson addressed the Council regarding Agenda item 2, Council Bill 118914.

Brian Chu addressed the Council regarding Agenda item 2, Council Bill 118914.

Jesus H. Christ addressed the Council regarding a non-Agenda item.

Nancy Bocek addressed the Council regarding Agenda item 2, Council Bill 118914.

Brooke Brod addressed the Council regarding Agenda item 2, Council Bill 118914.

Beth Takekawa addressed the Council regarding Agenda item 2, Council Bill 118914.

David Bloom addressed the Council regarding Agenda item 2, Council Bill 118914.

Craig Luckenbach addressed the Council regarding Agenda item 2, Council Bill 118914.

Linda Melvin addressed the Council regarding Agenda item 2, Council Bill 118914.

Jon Lisbin addressed the Council regarding Agenda item 2, Council Bill

118914.

Sarajane Siegfriedt addressed the Council regarding Agenda item 2, Council Bill 118914.

John Fox addressed the Council regarding Agenda item 2, Council Bill 118914.

Steve Gibbs addressed the Council regarding Agenda item 15, Resolution 31737.

Anya McMurrer addressed the Council regarding Agenda item 2, Council Bill 118914.

Sally Clark addressed the Council regarding Agenda item 2, Council Bill 118914.

Micah Horwith addressed the Council regarding Agenda item 2, Council Bill 118914.

Jon Grant addressed the Council regarding Agenda item 2, Council Bill 118914.

Dana Cassara addressed the Council regarding Agenda item 2, Council Bill 118914.

Laura Bernstein addressed the Council regarding Agenda item 2, Council Bill 118914.

Luke Schlather addressed the Council regarding Agenda item 2, Council Bill 118914.

Dean Hardwick addressed the Council regarding Agenda item 2, Council Bill 118914.

Cory Crocker addressed the Council regarding Agenda item 2, Council Bill 118914.

Doug Campbell addressed the Council regarding Agenda item 2, Council Bill 118914.

Don Blakeney addressed the Council regarding Agenda item 2, Council Bill 118914.

By unanimous consent, the Council Rules were suspended to extend the Public Comment period for an additional 15 minutes.

John Scrofano addressed the Council regarding Agenda item 2, Council Bill 118914.

Erin House addressed the Council regarding Agenda item 2, Council Bill 118914.

Councilmember Bagshaw left the Council Chamber at 2:54 p.m.

Councilmember Juarez left the Council Chamber at 2:54 p.m.

Councilmember Burgess left the Council Chamber at 2:54 p.m.

Alex Tsimmerman addressed the Council regarding a non-Agenda item.

Queen Pearl addressed the Council regarding a non-Agenda item.

Councilmember Burgess entered the Council Chamber at 2:57 p.m.

Councilmember Juarez entered the Council Chamber at 2:57 p.m.

Councilmember Bagshaw entered the Council Chamber at 2:57 p.m.

Nick Woods addressed the Council regarding Agenda item 2, Council Bill 118914.

Frank Fay addressed the Council regarding Agenda item 2, Council Bill 118914.

Susanna Lin addressed the Council regarding Agenda item 2, Council Bill 118914.

Bonnie Williams addressed the Council regarding Agenda item 2, Council Bill 118914.

Miranda Berner addressed the Council regarding Agenda item 2, Council Bill 118914.

David Ward addressed the Council regarding Agenda item 2, Council Bill 118914.

Owen Pickford addressed the Council regarding Agenda item 2, Council Bill 118914.

H. PAYMENT OF BILLS

[CB 118918](#) **AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.**

Motion was made and duly seconded to pass Council Bill 118918.

The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Bill:

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

Opposed: None

I. COMMITTEE REPORTS

FULL COUNCIL

1. [CF 314370](#) **2017 State of the City Address delivered by Mayor Edward B. Murray on February 21, 2017.**

Motion was made and duly seconded to accept and file Clerk File 314370.

The Motion carried, and the Clerk File (CF) was accepted and filed by the following vote:

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

Opposed: None

2. [CB 118914](#) **AN ORDINANCE relating to land use and zoning; amending Sections 23.30.010, 23.45.502, 23.45.510, 23.45.512, 23.45.514, 23.47A.002, 23.47A.009, 23.47A.012, 23.47A.013, 23.48.002, 23.48.005, 23.48.020, 23.48.021, 23.48.025, 23.48.040, 23.48.045, 23.48.055, 23.48.085, 23.48.240, 23.58A.040, 23.58A.042, 23.58B.040, 23.58B.050, 23.58C.030, 23.58C.035, 23.58C.040, 23.58C.050, 23.61.008, 23.61.014, 23.84A.004, 23.84A.025, 23.84A.028, 23.84A.038, 23.84A.042, and 23.84A.048 of the Seattle Municipal Code (SMC); adding new Sections 23.45.509, 23.45.517, 23.47A.017, 23.48.602, 23.48.605, 23.48.610, 23.48.615, 23.48.620, 23.48.621, 23.48.622, 23.48.623, 23.48.624, 23.48.627, 23.48.630, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.48.680, 23.48.685, and 23.48.690 to the SMC; amending Ordinance 125108 and Ordinance 125233; and amending the Official Land Use Map at pages 60, 61, 78, and 79 to rezone areas in the University District.**

ACTION 1:

Motion was made and duly seconded to pass Council Bill 118914.

ACTION 2:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118914, by adding a new Section 1, which adds a new Exhibit B, as shown in the strike through and underlined language below:

Section 1. ~~Reserved.~~ The City Council hereby makes the Findings of Fact in Exhibit B to this ordinance.

ACTION 3:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118914, by adding a new Section 2, and renumbering the remaining sections accordingly, as shown in the underlined language below:

Section 2. The City Council expresses the following intent as to future actions related to this ordinance. The Council is enacting the

rezones effected by Section 3 of this ordinance based on an expectation that those rezones are accompanied by requirements to provide a substantial amount of affordable housing. If the imposition of requirements under Chapter 23.58C of the Seattle Municipal Code as contemplated by this ordinance is determined to be unlawful, it is the Council's intent to (1) implement an alternative approach, in connection with some or all of the development capacity provided by the rezones effected by Section 3 of this ordinance, resulting in provision of a substantial amount of affordable housing; (2) take steps to prevent the continuance of the new zoning and increased development capacity in the absence of substantial affordable housing requirements by repealing the rezones effected by Section 3 of this ordinance; and/or (3) take other actions, including a moratorium on some or all development while an alternative approach is implemented.

ACTION 4:

Motion was made by Councilmember Herbold and duly seconded, to amend Council Bill 118914, Exhibit A, by removing the proposed rezones from the multifamily district between NE 50th Street and NE 52nd Street from Lowrise 3 (LR3) to Midrise Multifamily (MR), as shown in Attachment 1 to the Minutes.

The Motion failed by the following vote:

In Favor: 3 - Herbold, O'Brien, Sawant

Opposed: 6 - Bagshaw, Burgess, González, Harrell, Johnson, Juarez

ACTION 5:

Motion was made by Councilmember O'Brien and duly seconded, to

amend Council Bill 118914, by adding a new 30th recital, and amending Seattle Municipal Code Sections 32.58B.040.A, 32.58B.050, 32.58C.040, and 32.58C.050 tables, as shown in Attachment 2 to the Minutes.

The Motion failed by the following vote:

In Favor: 3 - Herbold, O'Brien, Sawant

Opposed: 6 - Bagshaw, Burgess, González, Harrell, Johnson, Juarez

ACTION 6:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118914, by amending Seattle Municipal Code Sections 23.58C.035.B, 23.58C.040.A, and 23.58C.050, as shown in Attachment 3 to the Minutes.

ACTION 7:

Motion was made and duly seconded to pass Council Bill 118914 as amended.

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

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

Opposed: None

3. [Res 31732](#) **A RESOLUTION recognizing the University District Urban Design Framework and identifying next steps in implementing a common vision of an eclectic, affordable, and diverse University District.**

ACTION 1:

Motion was made and duly seconded to adopt Resolution 31732.

ACTION 2:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Resolution 31732, by substituting version 4 for version 3c.

ACTION 3:

Motion was made and duly seconded to adopt Resolution 31732 as amended.

The Motion carried, the Resolution (Res) was adopted as amended by the following vote, and the President signed the Resolution:

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

Opposed: None

4. [Res 31733](#) **A RESOLUTION requesting evaluation of residential displacement as it relates to increases in development capacity in certain areas; and declaring the Council’s intent to consider strategies to mitigate any loss of subsidized affordable units and naturally occurring affordable units resulting from an increase in development capacity.**

ACTION 1:

Motion was made and duly seconded to adopt Resolution 31733.

ACTION 2:

Motion was made by Councilmember Herbold, duly seconded and carried, to amend Resolution 31733, by substituting version 5 for version 2a.

ACTION 3:

Motion was made and duly seconded to adopt Resolution 31733 as amended.

The Motion carried, the Resolution (Res) was adopted as amended by the following vote, and the President signed the Resolution:

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

Opposed: None

5. [Res 31734](#) **A RESOLUTION adopting Statements of Legislative Intent for the 2017 Adopted Budget, 2018 Endorsed Budget, and 2017-2022 Adopted Capital Improvement Program (CIP).**

Motion was made and duly seconded to adopt Resolution 31734.

The Motion carried, the Resolution (Res) was adopted by the following vote, and the President signed the Resolution:

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

Opposed: None

AFFORDABLE HOUSING, NEIGHBORHOODS, AND FINANCE COMMITTEE:

6. [CB 118916](#) **AN ORDINANCE** relating to the financing of affordable housing; authorizing the loan of funds in the amount of \$29,000,000 from the Low-Income Housing Fund to the 2018 Multipurpose LTGO Bond Fund for bridge financing of affordable housing.

The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 - Burgess, Herbold, Johnson

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

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

Opposed: None

7. [CB 118917](#) **AN ORDINANCE** relating to the City Treasury; creating a fund for the deposit of 2018 limited tax general obligation bond proceeds.

The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 - Burgess, Herbold, Johnson

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

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

Opposed: None

- 8. [Appt 00574](#) **Appointment of Russell Coney as member, Landmarks Preservation Board, for a term to August 15, 2019.**

The Committee recommends that Full Council confirm the Appointment (Appt).

In Favor: 3 - Burgess, Herbold, Johnson

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

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

Opposed: None

- 9. [Appt 00575](#) **Appointment of Garrett Hodgins as member, Landmarks Preservation Board, for a term to August 15, 2019.**

The Committee recommends that Full Council confirm the Appointment (Appt).

In Favor: 3 - Burgess, Herbold, Johnson

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

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

Opposed: None

ENERGY AND ENVIRONMENT COMMITTEE:

- 10. [CB 118912](#) **AN ORDINANCE related to the City Light Department and the Department of Parks and Recreation; superseding Section 7 of Ordinance 124917 and transferring jurisdiction of the former Delridge Substation from the City Light Department to the Department of Parks and Recreation for open space, park and recreation purposes.**

The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 2 - Sawant, González

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

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

Opposed: None

CIVIL RIGHTS, UTILITIES, ECONOMIC DEVELOPMENT, AND ARTS COMMITTEE:

11. [CB 118903](#) **AN ORDINANCE relating to Seattle Public Utilities; repealing Section 5 of Ordinance 125111 and amending Section 21.76.040 of the Seattle Municipal Code to correct a technical error.**

The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 - Herbold, Sawant, O'Brien

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

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

Opposed: None

12. [Appt 00565](#) **Appointment of Tara Cookson as member, Seattle Women's Commission, for a term to July 1, 2017.**

The Committee recommends that Full Council confirm the Appointment (Appt).

In Favor: 3 - Herbold, Sawant, O'Brien

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

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

Opposed: None

PARKS, SEATTLE CENTER, LIBRARIES AND WATERFRONT COMMITTEE:

13. [Res 31736](#) **A RESOLUTION relating to the Seattle Department of Parks and Recreation; authorizing the Superintendent of Parks and Recreation to submit application(s) for grant funding assistance for Boating Facilities Program project(s) to the Recreation and Conservation Funding Board as provided in chapter 79A.25 RCW, Title 286 WAC, and other applicable authorities, and to enter into project agreements if grant funding is awarded.**

The Committee recommends that Full Council adopt the Resolution (Res).

In Favor: 3 - Juarez, Bagshaw, Harrell

Opposed: None

The Resolution (Res) was adopted by the following vote, and the President signed the Resolution:

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

Opposed: None

14. [Appt 00576](#) **Appointment of Garet Munger as member, Seattle Park District Community Oversight Committee, for a term to March 31, 2019.**

The Committee recommends that Full Council confirm the Appointment (Appt).

In Favor: 3 - Juarez, Bagshaw, Harrell

Opposed: None

The Appointment (Appt) was confirmed by the following vote:

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

Opposed: None

J. ADOPTION OF OTHER RESOLUTIONS

15. [Res 31737](#) **A RESOLUTION requesting Congress to allocate funding to adequately address the maintenance needs of the National Park System.**

Motion was made and duly seconded to adopt Resolution 31737.

The Motion carried, the Resolution (Res) was adopted by the following vote, and the President signed the Resolution:

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

Opposed: None

K. OTHER BUSINESS

There was none.

L. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 4:37 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on March 6, 2017.

Bruce Harrell, President of the City Council

Monica Martinez Simmons, City Clerk

Attachments:

Att 1 - ACTION 4 of CB 118914

Att 2 - ACTION 5 of CB 118914

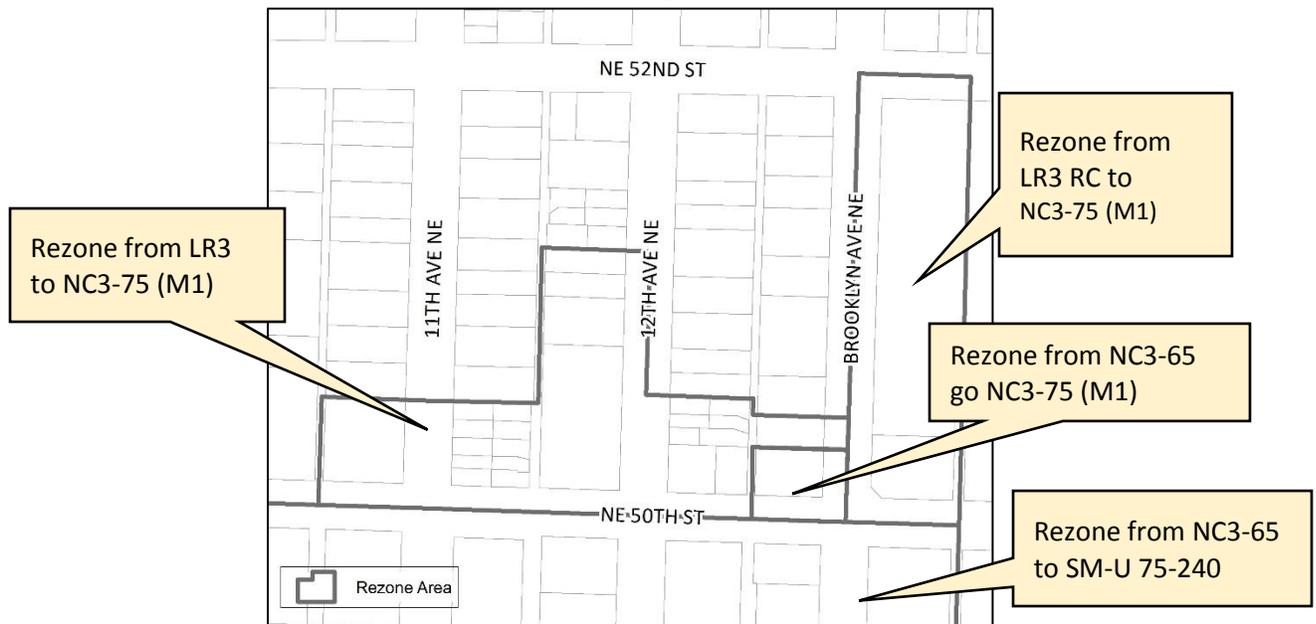
Att 3 - ACTION 6 of CB 118914

Att 1- ACTION 4 of CB 118914

Map of zoning changes proposed in CB 118914 between NE 50th Street and NE 52nd Street



Map if the proposed zoning changes in CB 118914 between NE 50th Street and NE 52nd are removed



Att 2 – ACTION 5 of CB 118914

Note:

Language proposed to be added by this amendment is shown with a double underline.

Language proposed to be deleted by this amendment is shown with ~~double-strikeout~~.

* * *

WHEREAS, this ordinance provides increased residential development capacity in the form of an increase in the amount of height or floor area allowed by zoning in many areas of the University District; and

WHEREAS, applying higher MHA performance and payment amounts in the core of the U District where the additional development capacity results in a zoning change from midrise zones with height limits of 65-85 feet to highrise zones with height limits of 240-320 is consistent with Ordinance 125233 and Ordinance 125108 that expressed Council’s intent to consider higher performance and payment amounts, subject to statutory limits, in areas where the increment of increased development capacity is greater than the standard MHA-implementing zone change; and

WHEREAS, the Council has reviewed and considered the Executive's report and recommendations, public testimony made at the public hearing, and other pertinent material regarding the proposed amendments; and

* * *

23.58B.040 Mitigation of impacts - payment option

* * *

Table A for 23.58B.040	
Payment calculation amounts:	
In Downtown, ((and)) SM-SLU, and SM-U zones	
Zone	Payment calculation amount per square foot
* * *	
<u>SM-U 85</u>	\$7.00
<u>SM-U/R 75-240</u>	\$20.00 <u>22.25</u>
<u>SM-U 75-240</u>	\$20.00 <u>22.25</u>
<u>SM-U 95-320</u>	\$20.00 <u>22.25</u>
* * *	

23.58B.050 Affordable housing impact mitigation - performance option

* * *

Table A for 23.58B.050	
Performance calculation amounts:	
In Downtown, ((and)) SM-SLU, and SM-U zones	
Zone	Performance calculation amount per square foot
* * *	
<u>SM-U 85</u>	<u>5.0%</u>
<u>SM-U/R 75-240</u>	9.0 <u>10.0%</u>
<u>SM-U 75-240</u>	9.0 <u>10.0%</u>
<u>SM-U 95-320</u>	9.0 <u>10.0%</u>
* * *	

Section 31. Subsection 23.58C.040.A of the Seattle Municipal Code, which section was enacted by Ordinance 125108, is amended as follows:

23.58C.040 Affordable housing – ~~((Payment))~~ payment option

* * *

Table A for 23.58C.040 Payment calculation amounts: ((inside)) <u>In Downtown, ((and)) SM-SLU, and SM-U zones</u>	
Zone ((category))	((Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1)) <u>Payment calculation amount per square foot</u>
((RESERVED)) <u>SM-U 85</u>	((RESERVED)) <u>\$13.25</u>
<u>SM-U/R 75-240</u>	\$20.00 <u>22.25</u>
<u>SM-U 75-240</u>	\$20.00 <u>22.25</u>
<u>SM-U 95-320</u>	\$20.00 <u>22.25</u>

* * *

Section 32. Section 23.58C.050 of the Seattle Municipal Code, enacted by Ordinance 125108, is amended as follows:

23.58C.050 Affordable housing – ((Performance)) performance option

* * *

Table A for 23.58C.050 ((Affordable housing to be provided (performance option))) <u>Performance calculation amounts:</u> ((inside)) <u>In Downtown, ((and)) SM-SLU, and SM-U zones</u>	
Zone ((category))	Percentage <u>set-aside per ((of)) total number of units to be developed in each structure</u>
((RESERVED)) <u>SM-U 85</u>	((Reserved)) <u>6.0%</u>
<u>SM-U/R 75-240</u>	9.0 <u>10.0%</u>
<u>SM-U 75-240</u>	9.0 <u>10.0%</u>
<u>SM-U 95-320</u>	9.0 <u>10.0%</u>

Att 3 – ACTION 6 of CB 118914

Note: In this document, double underlines indicate proposed new language. ~~Double strikeouts~~ indicate language that would be removed from the Council Bill. A dashed underline indicates language previously proposed to be removed from the Seattle Municipal Code that would instead be retained if this amendment is passed

Section 31. Section 23.58C.035 of the Seattle Municipal Code, enacted by Ordinance 125108, is amended as follows:

23.58C.035 Modification of payment/performance amounts

* * *

B. (~~(Reserved)~~) Inability to use certain capacity

1. In a SM-U 75-240 or SM-U 95-320 zone, the performance calculation amount according to Table ~~A~~ B for 23.58C.050 shall be reduced to six percent and the payment calculation amount according to Table ~~A~~ B for 23.58C.040 shall be reduced such that it is equal to the amount that applies in SM-U 85 if the applicant demonstrates that the site does not meet the minimum lot size required for a highrise structure according to subsection 23.48.615.A.2, or that one or more specific requirements of Sections 23.48.635, 23.48.645, and 23.48.646 would prevent a highrise development from being able to achieve an average highrise floor area of at least 7,500 square feet for stories subject to the highrise floor area limit according to subsection 23.48.645. For purposes of this subsection 23.58C.035.B.1, the following shall apply:

* * *

Section 31. Subsection 23.58C.040.A of the Seattle Municipal Code, which section was enacted by Ordinance 125108, is amended as follows:

23.58C.040 Affordable housing – (~~(Payment)~~) payment option

* * *

Table A for 23.58C.040 Payment calculation amounts: ((inside)) <u>In Downtown</u>, ((and)) SM-SLU, and SM-U <u>85</u> zones	
Zone ((category))	((Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1)) Payment calculation amount per square foot
((RESERVED)) SM-U 85	((RESERVED)) \$13.25
SM-U/R 75-240	\$20.00
SM-U 75-240	\$20.00
SM-U 95-320	\$20.00

Table B for 23.58C.040 Payment calculation amounts: ((outside)) <u>Outside Downtown</u>, ((and)) SM-SLU, and SM-U <u>85</u> zones			
Zone ((category))	((Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1)) Payment calculation amount per square foot⁺		
	Low	Medium	High
((RESERVED)) Zones with an (M) suffix	[RESERVED]	[RESERVED]	[RESERVED]
Zones with an (M1) suffix	[RESERVED]	\$20.00	[RESERVED]
Zones with an (M2) suffix	[RESERVED]	[RESERVED]	[RESERVED]
Footnotes to Table B for 23.58C.040 <i><u>The location of the zone, by low, medium, or high area, is as shown on Map A for 23.58C.050.</u></i> ⁺ Area within the University Community Urban Center is medium.			

* * *

Section 32. Section 23.58C.050 of the Seattle Municipal Code, enacted by Ordinance 125108, is amended as follows:

23.58C.050 Affordable housing – ((Performance)) performance option

* * *

Table A for 23.58C.050 ((Affordable housing to be provided (performance option))) <u>Performance calculation amounts:</u> ((inside)) <u>In Downtown, ((and)) SM-SLU, and SM-U 85 zones</u>	
Zone ((category))	Percentage <u>set-aside per ((of)) total number of units to be developed in each structure</u>
((RESERVED)) SM-U 85	((Reserved)) 6.0%
SM-U/R 75-240	9.0%
SM-U 75-240	9.0%
SM-U 95-320	9.0%

Table B for 23.58C.050 ((Affordable housing to be provided (performance option))) <u>Performance calculation amounts</u> ((outside)) <u>Outside Downtown, ((and)) SM-SLU, and SM-U 85 zones</u>			
Zone ((category))	Percentage <u>set-aside per ((of)) total number of units to be developed in each structure[†]</u>		
	Low	Medium	High
((RESERVED)) <u>Zones with an (M) suffix</u>	[RESERVED]	[RESERVED]	[RESERVED]
<u>Zones with an (M1) suffix</u>	[RESERVED]	9.0%	[RESERVED]
<u>Zones with an (M2) suffix</u>	[RESERVED]	[RESERVED]	[RESERVED]
Footnotes to Table B for 23.58C.050 <i>The location of the zone, by low, medium, or high area, is as shown on Map A for 23.58C.050.</i> [†] Area within the University Community Urban Center is medium.			

Map A for 23.58C.050
Payment and performance areas: high, medium, and low
RESERVED

