



Seattle City Council

#34

Proposed
Amendment

Full Council Meeting – Monday, September 30, 2013
Agenda item # 34, C.B. 117854 – 200 Occidental and “Portland Loo”-type restroom

Potential amendment to require property owner to pay O&M costs for free-standing public restroom

Section 1. Section 23.49.178 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

23.49.178 Pioneer Square Mixed, structure height

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C. In the PSM 100/100-120 zone, a structure within which a streetcar maintenance base has been established by a Master Use Permit (MUP) decision issued before May 31, 2013, may attain a maximum height of 130 feet ~~((if the structure has, in residential or hotel use, gross floor area equal to the gross floor area in the structure above 100 feet.))~~ and the space identified for the streetcar maintenance base in the MUP decision may be changed to other uses permitted in the zone if the following conditions are met:

1. The structure has in residential or hotel use, gross floor area equal to the gross floor area in the structure above 100 feet;
2. Within the time period specified in the ordinance introduced as Council Bill 117854, the MUP holder acquires and installs a new free-standing manufactured public restroom in the Pioneer Square Preservation District, as shown on Map A for 23.66.100, that meets ADA requirements and City-approved standards and that, upon installation, will be owned by the City and operated and maintained by the City in a manner and to a standard deemed adequate by the City;
3. The public restroom is connected to City water and sewer mains; ~~and~~
4. The public restroom complies with all applicable permitting requirements including a Certificate of Approval issued by the Pioneer Square Preservation Board; and
5. The MUP holder provides to the Director, concurrent with installation of the new free-standing manufactured public restroom, a declaration in a form acceptable to the Director, executed by all owners of the property that is the subject of the MUP and recorded with the King County Recorder’s office, obligating the owners of that property, at their sole expense, to pay the City for the cost of the City’s operation and maintenance of the restroom for a period of 50 years after installation of the restroom.

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