

COMPTROLLER FILE No. **296398**

INITIATIVE MEASURE NO. 31, pertaining to land use; amending chapter 23.49; establishing a new definition in chapter 23.84; establishing and amending heights for buildings in certain downtown zones; changing the bonus system in certain downtown zones; modifying the floor area ratios in certain downtown zones and requiring that studies be performed.

REPORT OF COMMITTEE

Honorable President:

Your Urban Redevelopment

to which was referred the within 296398
would respectfully report that we have considered the same and respectfully recommend that

1/18/89 Place on file (2-0; PK, GB)

Filed May 4, 1988
Norwood Brooks, City Comptroller
By Margaret Carter
Deputy

ACTION OF THE COUNCIL

Referred	To
NOV 28 1988	URBAN REDEVELOPMENT
Referred	To
Referred	To
Reported	Disposition
JAN 23 1989	as PD
Re-referred	To
Reported	Disposition

Paul Keasler

0.27 296398

REQUISITION AND BILL

THE CITY OF SEATTLE

FINANCE DEPARTMENT - CITY COMPTROLLER

RECEIVED
CITY OF SEATTLE
COURT OF WA
JUN 1 1989

To the City Official Newspaper:

5:30 1989

The following described official publications are hereby authorized:

OFFICIAL PUBLICATIONS AS FOLLOWS: MEASUREMENT NONPAREIL, SET SOLIC	DATE OF FIRST PUBLICATION		NO. OF INSERTS	NO. OF INCHES	RATE PER INCH	TOTAL CHARGE
	MONTH	DAY				
Proclamation re Passage of Initiative 31	6	1	1	4	6.50	26 -
MUST BE PUBLISHED Thursday, June 1						
Thank-you						
<p>City of Seattle PROCLAMATION</p> <p>I, CHARLES ROYER, Mayor of The City of Seattle, certify and declare that Initiative Measure No. 31, entitled:</p> <p>"Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height, reduce bulk by reducing development bonuses for public and development benefits, limit the development of new office space, with exceptions for small buildings, to 500,000 square feet per year through 1994 and 1,000,000 square feet per year from 1994 through 1999, and require that a study regarding the future management of downtown growth be prepared?"</p> <p>was submitted to the qualified electors (voters) of The City of Seattle for their ratification or rejection at a Special Election held on Tuesday, May 16, 1989, and received the approval of a majority of the qualified electors voting thereon; Now, Therefore, the results of said election having been duly certified to me, I</p> <p>PROCLAIM that said Initiative Measure No. 31, by virtue of such approval by the electors, is now an ordinance of the City and in full force and effect from this day.</p> <p>IN WITNESS WHEREOF, I have signed this Proclamation and caused the corporate seal of The City of Seattle to be affixed hereto and attested by the City Comptroller and Clerk of The City this 1st day of June, 1989.</p> <p>SAM SMITH, Acting Mayor of The City of Seattle.</p> <p>ATTEST: NORWARD J. BROOKS, City Comptroller.</p> <p>Date of publication in the Seattle Daily Journal of Commerce, June 1, 1989.</p>						

6017
CS 8.1.124

15997

[Signature]
ASSISTANT CITY CLERK

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.



INITIATIVE 31

- Rational planning for downtown growth
- Lower heights for office towers
- Control downtown density

000006265

YES TO A DOWNTOWN WE CAN ALL LIVE WITH!

To the City Council of the City of Seattle:
We, the undersigned registered voters of the City of Seattle, State of Washington propose and ask for the enactment as an ordinance of the measure known as Initiative Measure No. 31 entitled:

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared?

a full, true and correct copy of which is included herein, and we petition the Council to enact said measure as an ordinance; and, if not enacted within thirty days from the time of receipt thereof by the City Council, then to be submitted to the qualified electors of the City of Seattle for approval or rejection at the next regular election or at a special election in accordance with Article IV, Section 1, of the City Charter; and each of us for himself says: I have personally signed this petition; I am a registered voter of the City of Seattle, State of Washington, in the precinct (if known) written after my name, and my residence address is correctly stated.

17,000 signatures are needed to place INITIATIVE 31 on the Seattle ballot. Please help us by sending a contribution to the address below. Please send in the form on the back of the petition, or call 328-9194 for information or to volunteer.

Mail-in deadline is November 7, 1988
Hand deliver by November 9, 1988

Please return this petition to:
Citizens' Alternative Plan
for Downtown Development (C.A.P.)
c/o 2018 - 2nd Avenue N., Seattle, WA 98109
Telephone 328-9194 Ted Inkiev, Chair

SEATTLE VOTERS ONLY			
PETITIONER'S SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS, STREET AND NUMBER	PRECINCT NUMBER (if known)

1. <i>M. A. Paez</i>	M. A. PAEZ	2328 W. 56th St.	
2. <i>Kris Buleroff</i>	Kris Buleroff	2328 N. 56th	
3. <i>Nancy G. Harwood</i>	Nancy G. Harwood	1601 36th NE	
4. <i>Linda Carlton</i>	Linda Carlton	7111 Midvale N.	
5. <i>Joel D. Berk</i>	JOEL D. BERK	5316 MERIDIAN AVE N.	98103
6. <i>John A. Vollenon</i>	John A. Vollenon	3430 DENSMORE	
7. <i>Patsy Wosepka</i>	Patsy Wosepka	210 NE 40th St	98105
8. <i>Helene G. Ryan</i>	Helene G. Ryan	3648 Burke Ave N.	98103 72-184
9. <i>Dorothy C. Schuler</i>	Dorothy C. Schuler	5516 Wallingford N.	98103 5065
10. <i>Forrest Gamble</i>	FORREST GAMBLE	7121 LINDER N. #106	32-267
11. <i>Mary Kay Lewis</i>	MARY KAY LEWIS	1709 N 35th	98103 32-183
12. <i>Fran Greenbrook</i>	FRAN GREENBROOK	1523 SO SHELTON ST	
13. <i>William R. Just</i>	WILLIAM R. JUST	1523 SO SHELTON ST	
14. <i>Susan Wardle</i>	Susan Wardle	1023 N 48th Sea	
15. <i>Jay Wardle</i>	Jay Wardle	1023 N 48 Seattle	
16. <i>Jolene A. Corwin</i>	Jolene A. Corwin	204 Florentia St #2	98109
17. <i>Alan D. Corwin</i>	Alan D. Corwin	204 Florentia #2	98109
18. <i>Walter V. Haugen</i>	Walter Haugen	4219 8th Ave. N.E.	98105
19. <i>Kathleen M. McGuire</i>	KATHLEEN M. MCGUIRE	2405 NW 65th #301	98117
20. <i>Marilyn Payne Cottlieb</i>	Marilyn Payne Cottlieb	4428 Greenwood N	98103

Warning:

Ordinance 94289 provides as follows:

Section 1. It is unlawful for any person:

- 1) To sign or decline to sign any petition for a City ordinance initiative or referendum, or a City Charter amendment for any consideration or gratuity or promise thereof; or
- 2) To solicit or procure signatures upon a City ordinance initiative or referendum, or City Charter amendment petition for any consideration or promise thereof; or
- 3) To give or offer any consideration or gratuity to anyone to induce him to sign or not to sign, or to solicit or procure signatures upon, a City ordinance initiative or referendum, or City Charter amendment petition; or

4) To interfere with or attempt to interfere with the right of any voter to sign or not to sign a City ordinance initiative or referendum, or City Charter amendment petition by threat, intimidation or any other corrupt means or practice; or

5) To sign a City initiative or referendum, or City Charter amendment petition with any other than his true name, or to knowingly sign more than one petition for the same initiative, referendum or Charter amendment measure, or to sign any such petition knowing that he is not a registered voter of the City of Seattle.

Section 2. Any person violating any of the provisions of this ordinance shall upon conviction thereof be punishable by a fine of not more than five hundred dollars or by imprisonment in the City jail for a period not to exceed six months, or by both such fine and imprisonment.

CITY OF SEATTLE VOTERS ONLY

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NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Yes, I want to help!

Please send me _____ more copies of Initiative 31 petitions. I will send a contribution to help mail out more petitions and help cover other expenses.

Make checks payable to C.A.P. and mail in separate envelope to address at right.

I can also help with: [] Collecting signatures [] Raising money [] Office work [] Telephoning

Other groups to contact for support: _____

Their phone number(s): _____

My phone: (h) _____ (w) _____ Please be sure you include your name and address on the form at right. Thank you!

MAILING INSTRUCTIONS: Fold in half, top to bottom. Fold again. Then fold in half, right to left, so mailing address shows. Staple or tape on open edges. DON'T CUT PAGE. Mail entire petition with signatures.

Please fill out before mailing:

Name _____

Address _____

City/Zip _____

3% First Class Stamp

C.A.P. c/o 2018 - 2nd Avenue N. Seattle, WA 98109

MAILING DEADLINE: 11:59 P.M. NOVEMBER 7, 1998

Initiative Measure No. 31

AN INITIATIVE pertaining to land use, amending chapter 23.49, establishing a new definition in chapter 23.84, establishing and amending heights for buildings in certain downtown zones, changing the bonus system in certain downtown zones, modifying the floor area ratios in certain downtown zones and requiring that studies be performed.

WHEREAS, overdevelopment of downtown office space creates substantial economic costs because of the transportation, utility and service improvements which it makes necessary; and WHEREAS, the overdevelopment of downtown office space creates a number of downtown skyscrapers which are necessary to the economic viability of downtown Seattle; and WHEREAS, the rapid proliferation of large downtown office towers is creating a windy, dark, crowded and unpleasant environment in which to work and shop; and WHEREAS, the city's subsidized replacement of downtown low-income housing lost solely because of office development will cost taxpayers millions of dollars, which could better be spent for other purposes if such housing were preserved; and WHEREAS, overdevelopment of downtown office space will adversely affect the city's residential neighborhoods, driving up the price of homes, depriving middle income areas of the option of living in Seattle and increasing the likelihood of residential up-zones in single family areas; and WHEREAS, the rapid proliferation of large downtown office towers is creating a windy, dark, crowded and unpleasant environment in which to work and shop; and WHEREAS, overdevelopment of downtown office space threatens the economic viability of older, architecturally-significant structures and historic districts downtown; and WHEREAS, speculative office development has displaced many of the small retail businesses which are important to the continued economic vitality of our city center, and to its continued usefulness to Seattle residents; and WHEREAS, orderly, predictable and aesthetically pleasing growth in downtown Seattle is in the best long-term economic interest of the city's residents, while concurrent construction of a number of downtown skyscrapers disrupts businesses, restricts use of the streets, and makes downtown an unpleasant place in which to live, work or shop; and WHEREAS, the present Downtown Plan allows for greater and more rapid growth of office space than is good for the ultimate economic well-being and livability of the city; and WHEREAS, certain features of the present Downtown Plan fail to address the undesirable economic, social and environmental impacts brought about by overdevelopment of downtown office space.

BE IT ENACTED BY THE CITY OF SEATTLE:

Section 1. SMC Section 23.49.006A is amended to read as follows: A. Maximum structure height shall be as designated on the Official Land Use Map, Chapter 23.32, except that: 1. The Council shall determine the maximum permitted height when a major retail store or performing arts theater bonus is approved in Downtown Retail Core zones pursuant to Section 23.49.096, provided, that such height shall not exceed four hundred and forty feet (152'). 2. Any property in the Pike Market Mixed Zone that is subject to an urban renewal covenant may be built no higher than the height permitted by the covenant for the life of the covenant. 2. Structures in the Downtown Office Core 1 zone shall not exceed a height of 450 feet. 3. Notwithstanding any contrary designation on the Official Land Use Map, the maximum height of structures in the Downtown Retail Core zones shall be 95 feet, except as otherwise specified in subparagraph A.1 of this section. 4. Notwithstanding any contrary designation on the Official Land Use Map, structures in the Downtown Office Core 2 zones that are designated for a permitted height of 450 feet may not exceed a maximum height of 300 feet. Section 2. SMC Chapter 23.49 is amended by adding a new Section 23.49.011 to read as follows: 23.49.011 Maximum Annual Development of Office Space. The following provisions establish the maximum number of square feet of usable new office space for which the City may issue building permits on an annual basis, as well as exceptions to these limitations: A.1. If this ordinance takes effect before July 1, 1999, the City may not issue building permits for more than 500,000 square feet of usable new office space in downtown, including all downtown zones, if this ordinance takes effect on or after July 1, 1999, the City may not, during the remainder of 1999, issue building permits for more than 250,000 square feet of usable new office space in downtown, including all downtown zones. A.2. Except as otherwise provided in Sub-Section A.3 below, the City may not, in any calendar year from 1999 through 1999, issue building permits for the construction of more than 500,000 square feet of usable new office space in downtown, including all downtown zones. A.3. If, in any calendar year from 1999 through 1999, the City does not issue building permits for the construction of 500,000 square feet of usable new office space, then the difference between the square footage for which building permits have been issued and 500,000 square feet shall be available in the next calendar year and subsequent years, in no event, however, may the City issue building permits for more than 1,000,000 square feet of usable new office space in any calendar year through 1999. B.1. Except as otherwise provided in Sub-Section B.2 below, the City may not, in any calendar year from 1999 through 1999, issue building permits for the construction of more than 1,000,000 square feet of usable new office space in downtown, including all downtown zones. B.2. If, in any calendar year from 1999 through 1999, the City does not issue building permits for 1,000,000 square feet of usable new office space, then the difference between the square footage for which building permits have been issued and 1,000,000 square feet shall be available in the next and subsequent calendar years, in no event, however, may the City issue building permits in any calendar year from 1999 through 1999 for more than 2,000,000 square feet of usable new office space. C. Any building which contains less than 50,000 square feet of usable new office space is exempt from the provisions of this section 23.49.011. D. Except as provided in Sub-Section E below, building permits will be issued on a first-come, first-served basis annually under rules adopted by the Department of Construction and Land Use, or pursuant to such other reasonable mechanism established by DCULU after public comment and hearing. E. Of the maximum allowable square footage for usable new office space allowed under Sub-Section A or B above, building permits for 85,000 square feet per year shall be reserved for buildings containing between 50,000 and 85,000 square feet of usable new office space. Permits for these buildings will be issued on a first-come, first-served basis annually under rules adopted by the Department of Construction and Land Use, or pursuant to such other reasonable mechanism established by DCULU after public comment and hearing. Any square footage of usable new office space reserved under this sub-section E which is not issued in any calendar year shall be carried over to the next calendar year and subsequent years to be available for buildings containing between 50,000 and 85,000 square feet of usable new office space.

Section 3. SMC Section 23.49.048B is amended to read as follows: B. Permitted FAR. Permitted FAR shall be as follows:

Table with 4 columns: Base, Maximum With Bonus for Public Benefit Features Other Than Housing or TDR Other Than From Low Income Housing, Maximum with Housing Bonus or Transfer of Development Rights From Low Income Housing or Landmark Structures, Maximum With Transfer of Development Rights From Low Income Housing. Rows for 40, 45, 50, 55.

Section 4. SMC Section 23.49.068B is amended to read as follows: B. Permitted FAR. Permitted FAR shall be as follows:

Table with 4 columns: Base, Maximum With Bonus for Public Benefit Features Other Than Housing or TDR Other Than From Low Income Housing, Maximum with Housing Bonus or Transfer of Development Rights From Low Income Housing or Landmark Structures, Maximum With Transfer of Development Rights From Low Income Housing. Rows for 8, 9, 10, 11.

Section 5. Section 23.49.068B 4 a. is amended to read as follows: An increase in the height up to 460-150 feet may be permitted when the primary objective defined above will be fulfilled and:

Section 6. SMC Section 23.49.096B is amended to read as follows:

Table with 5 columns: Base, Maximum With Bonus for Public Benefit Features Other Than Housing or Transfer of Development Rights, Maximum With Bonus for Public Benefit Features, Including Housing, Where Permitted As Shown on Map IVA, Maximum with Major Retail Store or Performing Arts Theater Bonus, Maximum with Participating Arts-Theater Bonus. Rows for 5, 6, 7, 8, 9, 10, 11, 12.

Section 7. SMC Section 23.84.040 is amended by adding the following definition: Usable New Office Space.

The floor area of a structure which floor area is available for lease, sale or occupancy as office use, whether such floor area is created by new construction or by conversion from other use.

Section 8. The Office for Long Range Planning or other appropriate City agency is directed to monitor and study what effect, if any, this ordinance will have on areas outside the Downtown Zone. Specifically, the agency shall evaluate whether changes are needed to the neighborhood commercial, commercial and other zones within the city to maintain downtown as the center for dense commercial use, and to prevent adverse development in the city's neighborhoods. The report to the City Council on this study shall be presented no later than January 1999. This study shall address the following factors, among others, in determining long-term growth management measures:

- a. Progress toward implementation of a regional light-rail or other transportation system capable of adequately serving downtown and regional needs. b. Compliance with downtown housing and low-income housing goals, including those set by the 1985 Downtown Plan. c. Development pressures in the city's neighborhoods which may result from downtown office development. d. The effect which downtown office development may have on the attainment of housing in the city's neighborhoods. e. The cost of infrastructure and utility improvements required to serve new downtown office development, and the manner in which such improvements are to be financed. f. Levels of service at downtown intersections, and other measures of traffic and parking capacity, and g. Attainment of clean air standards as prescribed by the Puget Sound Air Pollution Control Authority.

Section 10. This ordinance shall take effect on the earliest date authorized under Article IV, Section 1 of the City Charter.

Section 11. If any provision of this ordinance or its application to any person or circumstance is declared illegal, the remainder of the ordinance or its application to other persons or circumstances shall not be affected thereby. The City Attorney is directed to fully defend against any challenge to this ordinance and/or its application to any person or circumstance.

* As permitted by Section 23.49.102A

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INITIATIVE 31

- Rational planning for downtown growth
- Lower heights for office towers
- Control downtown density

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YES TO A DOWNTOWN WE CAN ALL LIVE WITH!

To the City Council of the City of Seattle:

We, the undersigned registered voters of the City of Seattle, State of Washington propose and ask for the enactment as an ordinance of the measure known as Initiative Measure No. 31 entitled:

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared?

a full, true and correct copy of which is included herein, and we petition the Council to enact said measure as an ordinance; and, if not enacted within thirty days from the time of receipt thereof by the City Council, then to be submitted to the qualified electors of the City of Seattle for approval or rejection at the next regular election or at a special election in accordance with Article IV, Section 1, of the City Charter; and each of us for himself says: I have personally signed this petition; I am a registered voter of the City of Seattle, State of Washington, in the precinct (if known) written after my name, and my residence address is correctly stated.

17,000 signatures are needed to place INITIATIVE 31 on the Seattle ballot. Please help us by sending a contribution to the address below. Please send in the form on the back of the petition, or call 328-9194 for information or to volunteer.

Mail-in deadline is November 7, 1988
Hand deliver by November 9, 1988

Please return this petition to:
Citizens' Alternative Plan
for Downtown Development (C.A.P.)
c/o 2018 - 2nd Avenue N., Seattle, WA 98109
Telephone 328-9194 Ted Inkley, Chair

SEATTLE VOTERS ONLY

PETITIONER'S SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS, STREET AND NUMBER	PRECINCT NUMBER (if known)
1. M. A. Paer	M. A. PAER	2328 W. 58th St.	
2. Kris Bulcroft	Kris Bulcroft	2328 N. 58th	
3. Nancy L. Hannell	Nancy L. HANNU	1601 36th NE	
4. Linda Carlton	Linda Carlton	7111 Midvale N.	
5. Joel D. Berk	JOEL D. BERK	5316 MERIDIAN AVE N.	98103
6. John A. Vollmon	John A. Vollmon	3430 Densmore	
7. Patsy Wosepka	Patsy Wosepka	210 NE 40th St.	98105
8. Helene G. Ryan	Helene G. Ryan	3648 Burke Ave N.	98103 72-181
9. Dorothy C. Schuler	DOROTHY C. SCHULER	5515 WALLING FORD N.	98103 9063
10. Forrest Gamble	FORREST GAMBLE	7121 LINDEN N. #106	98103 32-267
11. Mary Kay Lewis	MARY KAY LEWIS	1709 N. 35th	98103 32-183
12. Fran Greenbrook	FRAN GREENBROOK	1523 SO SHELTON ST	
13. William Just	WILLIAM JUST	1523 SO SHELTON ST	
14. Susan Wardle	Susan Wardle	1023 N 48th Sea	
15. Jay Wardle	Jay Wardle	1023 N 48 Seattle	
16. Jolene A. Corwin	Jolene A. Corwin	204 Florentia St #2	98109
17. Alan Corwin	Alan D. Corwin	204 Florentia #2	98109
18. Walter V. Haugen	Walter Haugen	4219 8th Ave. N.E.	98105
19. Kathleen M. McGuire	KATHLEEN M. MCGUIRE	2405 NW 65th #301	98117
20. Marilyn Payne Cottler	Marilyn Payne Cottler	4428 Greenwood N.	98103

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- 2) To solicit or procure signatures upon a City ordinance initiative or referendum, or City Charter amendment petition for any consideration or promise thereof; or
- 3) To give or offer any consideration or gratuity to anyone to induce him to sign or not to sign, or to solicit or procure signatures upon, a City ordinance initiative or referendum, or City Charter amendment petition; or

- 4) To interfere with or attempt to interfere with the right of any voter to sign or not to sign a City ordinance initiative or referendum, or City Charter amendment petition by threat, intimidation or any other corrupt means or practice; or
- 5) To sign a City initiative or referendum, or City Charter amendment petition with any other than his true name, or to knowingly sign more than one petition for the same initiative, referendum or Charter amendment measure, or to sign any such petition knowing that he is not a registered voter of the City of Seattle.

Section 2. Any person violating any of the provisions of this ordinance shall upon conviction thereof be punishable by a fine of not more than five hundred dollars or by imprisonment in the City jail for a period not to exceed six months, or by both such fine and imprisonment.

CITY OF SEATTLE VOTERS ONLY

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Yes, I want to help!

Please send me _____ more copies of Initiative 31 petitions.
I will send a contribution to help mail out more petitions and help cover other expenses.
 \$15 \$25 \$50 \$100 Other \$ _____
 Make checks payable to C.A.P. and mail in separate envelope to address at right.

I can also help with:
 Collecting signatures Raising money
 Office work Telephoning

Other groups to contact for support _____
 Their phone number(s) _____

My phone, (h) _____, (w) _____
 Please be sure you include your name and address on the form at right. Thank you!

MAILING INSTRUCTIONS:
 Fold in half, top to bottom. Fold again. Then fold in half, right to left, so mailing address shows. Staple or tape on open edges. **DON'T CUT PAGE.** Mail entire petition with signatures.

Please fill out before mailing:

Name _____
 Address _____
 City/Zip _____



C.A.P.
 c/o 2018 - 2nd Avenue N.
 Seattle, WA 98109

MAILING DEADLINE - MONDAY, NOVEMBER 7, 1988

Initiative Measure No. 31

AN INITIATIVE pertaining to land use; amending chapter 23.49; establishing a new definition in chapter 23.44; establishing and amending heights for buildings in certain downtown zones; changing the bonus system in certain downtown zones; modifying the floor area ratios in certain downtown zones and requiring that studies be performed.

WHEREAS, overdevelopment of downtown office space creates substantial economic costs because of the transportation, utility and service improvements which it makes necessary; and
 WHEREAS, the expenditure of disproportionately large amounts of public funds on improvements made necessary by downtown overdevelopment occurs at the expense of Seattle's residential neighborhoods; and
 WHEREAS, thousands of units of downtown low-income housing have been lost in recent years to office development, with thousands of additional units in danger of demolition; and
 WHEREAS, the city-subsidized replacement of downtown low-income housing lost solely because of office development will cost taxpayers millions of dollars, which could better be spent for other purposes if such housing were preserved; and
 WHEREAS, overdevelopment of downtown office space will adversely affect the city's residential neighborhoods, driving up the price of homes, depriving middle income families of the option of living in Seattle, and increasing the likelihood of residential up-zones in single family areas; and
 WHEREAS, the rapid proliferation of large downtown office towers is creating a windy, dark, crowded and unpleasant environment in which to work, and shop; and
 WHEREAS, overdevelopment of downtown office space threatens the economic viability of older, architecturally-significant structures and historic districts downtown; and
 WHEREAS, speculative office development has displaced many of the small retail businesses which are important to the continued economic vitality of our city center, and to its continued usefulness to Seattle residents; and
 WHEREAS, orderly, predictable and aesthetically pleasing growth in downtown Seattle is in the best long-term economic interest of the city's residents, while concurrent construction of a number of downtown skyscrapers disrupts businesses, restricts use of the streets, and makes downtown an unpleasant place in which to live, work or shop; and
 WHEREAS, the present Downtown Plan allows for greater and more rapid growth of office space than is good for the ultimate economic well-being and livability of the city; and
 WHEREAS, certain features of the present Downtown Plan fail to address the undesirable economic, social and environmental impacts brought about by overdevelopment of downtown office space.

BE IT ENACTED BY THE CITY OF SEATTLE:

Section 1.
 SMC Section 23.49.008A is amended to read as follows:
 A. Maximum structure height shall be as designated on the Official Land Use Map, Chapter 23.32, except that:
 1. The Council shall determine the maximum permitted height when a major retail store or performing arts theater bonus is approved in Downtown Retail Core zones pursuant to Section 23.49.096, provided, that such height shall not exceed four hundred (400) one hundred and fifty feet (150).
 2. Any property in the Pike Market Mixed zone that is subject to an urban renewal covenant may be built no higher than the height permitted by the covenant for the life of the covenant.
 3. Structures in the Downtown Office Core 1 zone shall not exceed a height of 450 feet.
 4. Notwithstanding any contrary designation on the Official Land Use Map, the maximum height of structures in the Downtown Retail Core zones shall be 85 feet, except as otherwise specified in subparagraph A.1 of this section.
 5. Notwithstanding any contrary designation on the Official Land Use Map, structures in the Downtown Office Core 2 zones that are designated for a permitted height of 400 feet may not exceed a maximum height of 300 feet.
Section 2.
 SMC Chapter 23.49 is amended by adding a new Section 23.49.011 to read as follows:
 23.49.011 Maximum Annual Development of Office Space
 The following provisions establish the maximum number of square feet of usable new office space for which the City may issue building permits on an annual basis, as well as exceptions to these limitations.
 A.1. If this ordinance takes effect before July 1, 1989, the City may not, during the remainder of 1989, issue building permits for more than 500,000 square feet of usable new office space in downtown, including all downtown zones. If this ordinance takes effect on or after July 1, 1989, the City may not, during the remainder of 1989, issue building permits for more than 250,000 square feet of usable new office space in downtown, including all downtown zones.
 A.2. Except as otherwise provided in Sub-Section A.3 below, the City may not, in any calendar year from 1990 through 1994 issue building permits for the construction of more than 500,000 square feet of usable new office space in downtown, including all downtown zones.
 A.3. If, in any calendar year from 1990 through 1994, the City does not issue building permits for the construction of 500,000 square feet of usable new office space, then the difference between the square footage for which building permits have been issued and 500,000 square feet shall be available in the next calendar and subsequent years. In no event, however, may the City issue building permits for more than 1,000,000 square feet of usable new office space in any calendar year through 1994.
 B.1. Except as otherwise provided in Sub-Section B.2 below, the City may not, in any calendar year from 1995 through 1999, issue building permits for the construction of more than 1,000,000 square feet of usable new office space in downtown, including all downtown zones.
 B.2. If, in any calendar year, from 1995 through 1999, the City does not issue building permits for 1,000,000 square feet of usable new office space, then the difference between the square footage for which building permits have been issued and 1,000,000 square feet shall be available in the next and subsequent calendar years. In no event, however, may the City issue building permits in any calendar year from 1995 through 1999 for more than 2,000,000 square feet of usable new office space.
 C. Any building which contains less than 50,000 square feet of usable new office space is exempt from the provisions of this Section 23.49.011.
 D. Except as provided in Sub-Section E below, building permits will be issued on a first-come, first-served basis annually under rules adopted by the Department of Construction and Land Use, or pursuant to such other reasonable mechanism established by DCU after public comment and hearing.
 E. Of the maximum allowable square footage for usable new office space allowed under Sub-Section A or B above, building permits for 85,000 square feet per year shall be reserved for buildings containing between 50,000 and 85,000 square feet of usable new office space. Permits for these buildings will be issued on a first-come-first-served basis, annually under rules adopted by the Department of Construction and Land Use, or pursuant to such other reasonable mechanism established by DCU after public comment and hearing. Any square footage of usable new office space reserved under this sub-section E, which is not used in any calendar year shall be carried over to the next calendar year and subsequent years to be available for buildings containing between 50,000 and 85,000 square feet of usable new office space.

Section 3.
 SMC Section 23.49.048B is amended to read as follows:
 B. Permitted FAR:
 Permitted FAR shall be as follows:

Base	FLOOR AREA RATIO		
	Maximum With Bonus for Public Benefit Features Other Than Housing or TDR Other Than From Low Income Housing	Maximum with Housing Bonus or Transfer of Development Rights From Low Income Housing or Landmark Structures	Maximum With Transfer of Development Rights from Low Income Housing
10	15	20	
5	7	10	14

Section 4.
 SMC Section 23.49.068B is amended to read as follows:
 B. Permitted FAR:
 Permitted FAR shall be as follows:

Base	FLOOR AREA RATIO		
	Maximum With Bonus for Public Benefit Features Other Than Housing or TDR Other Than From Low Income Housing	Maximum with Housing Bonus or Transfer of Development Rights From Low Income Housing or Landmark Structures	Maximum With Transfer of Development Rights from Low Income Housing
8	11	14	
4	6	8	10

Section 5.
 Section 23.49.096B 4 a. is amended to read as follows:
 An increase in the height up to 400 150 feet may be permitted when the primary objective described above will be furthered and:

Section 6.
 SMC Section 23.49.098B is amended to read as follows:

Base	FLOOR AREA RATIO			
	Maximum With Bonus for Public Benefit Features Other Than Housing or Transfer of Development Rights	Maximum With Bonus for Public Benefit Features, Including Housing, Where Permitted As Shown on Map IVA	Maximum with Major Retail Store or Performing Arts Theater Bonus	Maximum with Performing Arts-Theater Bonus
5	7	9	11	12
2.5	3.5	4	6	

Section 7.
 SMC Section 23.84.040 is amended by adding the following definition:
 Usable New Office Space
 The floor area of a structure, which floor area is available for lease, sale or occupancy as office use, whether such floor area is created by new construction or by conversion from other use.

Section 8.
 The Office for Long Range Planning or other appropriate City agency is directed to monitor and study what effect, if any, this ordinance will have on areas outside the Downtown Zone. Specifically, the agency shall evaluate whether changes are needed to the neighborhood commercial, commercial and other zones within the city to maintain downtown as the center for dense commercial use, and to prevent adverse development in the city's neighborhoods. The agency shall report to the City Council on a regular basis regarding the progress of its study. The final report on this study, and recommendations regarding any necessary zoning changes, shall be presented to the City Council within six months of the effective date of this Ordinance.

Section 9.
 The Office for Long Range Planning or other appropriate City agency is directed to study measures for the long-term management of downtown development, including a permanent annual limitation on the issuance of building permits. Specifically, the study shall evaluate what measures are appropriate to control the pace, scale and impacts of downtown development, and to prevent construction cycles harmful to downtown and to the city's neighborhoods. The report to the City Council on this study shall be presented no later than January, 1998. This study shall address the following factors, among others, in determining long-term growth management measures:
 a. Progress toward implementation of a regional light-rail or other transportation system capable of adequately serving downtown and regional needs.
 b. Compliance with downtown housing and low-income housing goals, including those set by the 1985 Downtown Plan.
 c. Development pressures in the city's neighborhoods which may result from downtown office development.
 d. The effect which downtown office development may have on the affordability of housing in the city's neighborhoods.
 e. The cost of infrastructure and utility improvements required to serve new downtown office development, and the manner in which such improvements are to be financed.
 f. Levels of service at downtown intersections, and other measures of traffic and parking capacity; and
 g. Attainment of clean air standards as prescribed by the Puget Sound Air Pollution Control Authority.

Section 10.
 This ordinance shall take effect on the earliest date authorized under Article IV, Section 1 of the City Charter.

Section 11.
 If any provision of this ordinance or its application to any person or circumstance is declared illegal, the remainder of the ordinance or its application to other persons or circumstances shall not be affected thereby. The City Attorney is directed to fully defend against any challenge to this ordinance and/or its application to any person or circumstance.

As permitted by Section 23.49.102A

Office of the Comptroller
City of Seattle



Norward J. Brooks, Comptroller

January 18, 1989

Ms. Jane Hague, Manager
Division of Records and Elections
King County
553 King County Administration Building
Seattle, Washington 98104

Dear Ms. Hague:

Enclosed herewith is a certified copy of The City of Seattle Ordinance No. 114315, relating to a Special Election to be held in the City of Seattle on May 16, 1989. The Ordinance provides for the submission to the qualified electors of the City, Initiative Measure No. 31 (C.F. 296398), which, if adopted, would amend the Land Use Code in the downtown area and require a study. A copy of Initiative Measure No. 31 is also enclosed.

The Ordinance directs the following form to be used in submittal of the proposition (page 1, Section 2):

INITIATIVE MEASURE NO. 31

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height, reduce bulk by reducing development bonuses for public and development benefits, limit the development of new office space, with exceptions for small buildings, to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and require that a study regarding the future management of downtown growth be prepared?

Yes _____

No _____

As directed in Section 3 of the Ordinance, I request that you certify to the City the results of the election within five days thereafter.

The Ordinance placing Initiative Measure No. 31 on the May 16, 1989 Special Elections ballot was passed by the City Council on January 11, 1989 and signed by the Mayor on January 18, 1989.

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City of Seattle - Office of the Comptroller, 101 Seattle Municipal Bldg., Seattle, WA 98104 - (206)684-8300
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Ms. Jane Hague
January 20, 1989
Page Two

If you have any questions regarding Initiative Measure No. 31, please call
Theresa Dunbar in the City Clerk's Section at 684-8360.

Sincerely,

Norward J. Brooks
Norward J. Brooks
City Comptroller

Attachment

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ORDINANCE 114315

AN ORDINANCE calling a special election, providing for submission to the qualified electors of the City Initiative Measure 31 (C.F. 296398), which if adopted would amend the Land Use Code in the downtown area and require a study, providing for certification thereof to the King County Division of Records and Elections; and prescribing the ballot title.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Manager of the King County Division of Records and Elections is requested to call and conduct a special election on ~~April 4~~ ^{May 16}, 1989 for submission to the electorate of The City of Seattle for approval or rejection as contemplated by Section 1, Article IV of the City Charter, of Initiative Measure No. 31, contemplated by voters' petition contained in Comptroller's File 296398, which if adopted, would amend the Land Use Code by reducing permitted building height, bulk and new office space in certain parts of the downtown area and would require preparation of a study regarding the future management of downtown growth. Initiative Measure No. 31 is herewith submitted to the electorate at the aforesaid election.

Section 2. Initiative Measure No. 31 shall be voted on in the following manner:

Initiative Measure No. 31

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height, reduce bulk by reducing development bonuses for public and development benefits, limit the development of new office space, with exceptions for small buildings, to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and require that a study regarding the future management of downtown growth be prepared?

Yes _____ No _____

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Every qualified elector (voter) at such election desiring to vote in favor of the approval and enactment of said initiative measure shall vote a ballot containing the word "yes."

Every qualified elector (voter) at such election desiring to vote for the rejection of said initiative measure shall vote a ballot containing the word "no."

If approved by a majority vote Initiative Measure No. 31 shall thereby be adopted.

Section 3. Upon approval of this ordinance by the Mayor and at least forty-five (45) days before ^{May 16,} ~~April 4,~~ 1989, that is on or before ^{March 31,} ~~February 17,~~ 1989, the City Comptroller, as City Clerk, shall certify to the Director of Records and Elections as Supervisor of Elections the following:

- a. the initiative proposition in the form of a ballot title conforming to the foregoing statement of the same;
- b. a copy of the initiative measure in full;
- e. a copy of this ordinance;

and the City Comptroller shall request that the Director certify to the City the results of the election within five days thereafter.

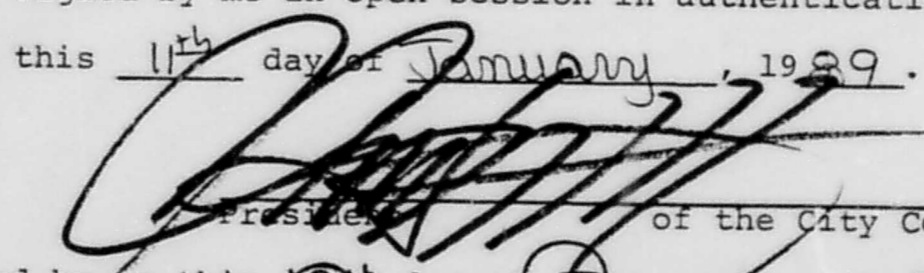
Section 4. Certification of the materials identified in Section 3 to the Director of Records and Elections pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

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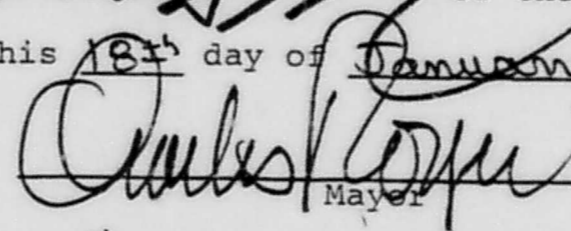
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Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 11th day of January, 1989 and signed by me in open session in authentication of its passage this 11th day of January, 1989.



President of the City Council

Approved by me this 18th day of January, 1989.


Mayor

Filed by me this 18th day of January, 1989.

ATTEST: Normand J. Brooks
City Comptroller and City Clerk

By: Theresa Dunbar
Deputy

(SEAL)
Published _____

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Office of the Comptroller
City of Seattle

Norward J. Brooks, Comptroller



November 28, 1988

City Council
City of Seattle
1100 Municipal Building
Seattle, Washington 98104

Dear Honorable Members:

Transmitted herewith is Initiative Petition No. 31 (Comptroller File No. 296398), providing that Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared.

Said Initiative Petition No. 31 was forwarded to the Records and Elections Division of King County for checking November 9, 1988.

On November 23, 1988, Jane Hague, Manager of the Records and Elections Division for King County, reported that the signatures are sufficient under the provisions of Article IV, Section 1(B) of the City of Seattle Charter. Ms. Hague reported receipt of 18,041 signatures of which 13,981 were determined to be valid.

Attached also for your information and consideration is Comptroller File No. 296826, which contains Ms. Hague's letter and her certification as it relates to the subject Initiative Petition.

Article IV, Section 1(B), of the Charter provides in part: "...Consideration of such initiative petition shall take precedence over all other business before the City Council, except appropriation bills and emergency measures."

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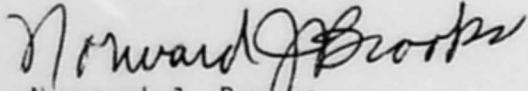
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City Council
November 28, 1988
Page Two

The contact person for the petitioners is Mr. Edwin Inkley, Chairman, Citizens' Alternative Plan, 103 North 54th Street, Seattle, WA 98103 (789-0948). Please add Mr. Inkley's name to the Hearings Calendar mailing list so that he may be aware of Council hearings on the Initiative.

Sincerely,



Norward J. Brooks
City Comptroller

Enclosures

cc: Charles Royer, Mayor
Doug Jewett, City Attorney
Dennis McLerran, Director, Department of Construction and Land Use
Edwin Inkley, Chairman, Citizens' Alternative Plan
Debra Wilson-Mobley, City Council Committee Assistant
Gail Keefe, Assistant City Clerk

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King County
Records and Elections Division
Election Section
553 King County Administration Bldg.
500 Fourth Avenue
Seattle, Washington 98104
(206) 296-1565

November 23, 1988

Mr. Norward J. Brooks
City Comptroller, City of Seattle
101 Seattle Municipal Building
Seattle, Wa. 98104

Dear Mr. Brooks,

In response to your letter of November 9, 1988, the Department of Records and Elections has examined a number of signatures contained on the petitions filed with you in support of Initiative No. 31. We have terminated this process because of the reasons specified in this letter.

Of the 18,041 signatures that were compared against those on file in our office, 13,981 were determined to be registered voters of the City of Seattle. Since the total number of valid signatures exceeds the number required (13,652), it is our determination that the petition is sufficient.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jane Hague".

Jane Hague, Manager
Records and Elections Division

JH:kw

Enclosure: Original Petition Sheets (1,016)
Certificate of Sufficiency

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**King County
Records and Elections Division**

Election Section

553 King County Administration Bldg.
500 Fourth Avenue
Seattle, Washington 98104

(206) 296-1565

THIS IS TO CERTIFY that Initiative Measure No. 31, amending Seattle's Land Use Code has been examined, the signatures thereon carefully compared with the registration records of this office, and as a result of such examination, it is found to be sufficient under the provisions of the City of Seattle Charter, Article IV, Section 1 (B).

Dated this 23rd day of November, 1988.

A handwritten signature in cursive script that reads "John J. Pearson".

John J. Pearson
Superintendent of Elections

JJP:kw

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Office of the Comptroller
City of Seattle

1988 NOV -9 PM 3:31



Norward J. Brooks, Comptroller

November 9, 1988

Ms. Jane Hague, Manager
Department of Records and Elections
County of King
553 King County Administration Building
Seattle, Washington 98104

#9
C.F. 296398

Dear Ms. Hague:

Transmitted herewith are petitions containing signatures for an initiative providing that Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared. These petitions are being forwarded to your office for checking as to sufficiency of signatures.

Article IV, Section 1 (B) of the City Charter, as amended September 15, 1982, provides:

"B. INITIATIVE AND REFERENDUM; HOW EXERCISED; PETITIONS; COMPTROLLER TO VERIFY SIGNATURES; COMPLETION OF PETITION, CONSIDERATION IN COUNCIL: The first power reserved by the people is the initiative. It may be exercised on petition of a number of registered voters equal to not less than ten (10) percent of the total number of votes cast for the office of Mayor at the last preceding municipal election, proposing and asking for the enactment as an ordinance of a bill or measure, the full text of which shall be included in the petition. Prior to circulation for signatures, such petition shall be filed with the city comptroller in the form prescribed by ordinance, and by such officer assigned a serial number, dated, and approved or rejected as to form, and the petitioner so notified within five (5) days after such filing. Signed petitions shall be filed with the city comptroller within one hundred eighty (180) days after the date of approval of the form of such petitions. Upon such filing, the city comptroller shall verify the sufficiency of the signatures to the petition, and transmit it, together with his report thereon to the city council at a regular meeting not more than twenty (20) days after the filing of such signed petition, and such transmission shall be introduction of the initiative bill or measure in the city council. If the comptroller shall find any petition, which upon filing had a sufficient number of signatures, to have insufficient verified

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Jane Hague
November 9, 1988
Page Two

signatures, he shall notify the principal petitioners, and an additional twenty (20) days shall be allowed them in which to complete such petition to the required percentage; provided however, that in no event shall the time for procuring signatures exceed two hundred (200) days. Consideration of such initiative petition shall take precedence over all other business before the city council except appropriation bills and emergency measures."

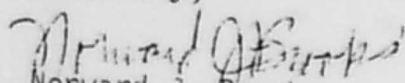
Such petition was filed and approved as to form on May 17, 1988, and was designated as "Initiative Petition No. 31." As stated in the Charter, signed petitions shall be filed within 180 days after the approval of the form of said petition, which makes the deadline for submission of the initiative November 13, 1988.

Petitioners have stated they have approximately 18,289 signatures submitted herewith. They were submitted to the Seattle City Clerk's Office at 1:18 p.m., November 9, 1988. Necessary signatures for validation are 13,652. The charter provides that the Comptroller shall verify the sufficiency of signatures at a regular meeting of the City Council not more than twenty (20) days after the filing of said petitions, which would be November 29, 1988. An additional 20 days is allowed should the petition not contain the required number of signatures.

I recently requested an opinion from the City Attorney's Office with regard to whether I have the authority to request that your department use a random sample method for signature verification. By the attached letter, dated October 21, 1988, the City Attorney has advised that I do have such authority. I therefore request that if the signatures on the attached initiative petitions meet the same criteria as that used by your office in determining random sample eligibility for King County initiatives, the same random sampling technique be applied.

Your immediate attention to the validation of signatures on these petitions will be appreciated.

Sincerely,


Norward J. Brooks
City Comptroller

Attachment

cc: Charles Royer, Mayor
City Councilmembers
Doug Jewett, City Attorney
Dennis McLerran, Director, Department of Construction and Land Use
Ted Inkley
Gail Keefe, Assistant City Clerk

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RECEIPT OF INITIATIVE NO. 31

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that on the 9th day of November, 1988, 1015 initiative petitions, numbered 31 and containing the title: " Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared?", were filed with the Seattle City Comptroller for signature verification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle.

NORWARD J. BROOKS
Comptroller and City Clerk

BY:

Joan Yoshitomi
Deputy City Clerk

FILED
CITY OF SEATTLE

1988 NOV -9 PM 1:18

COMPTROLLER AND CITY CLERK

40

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*Brooks/Upshittoni
C/Moraleja*

M E M O R A N D U M

October 21, 1988

NORWARD J. BROOKS Seattle City Comptroller						
RECEIVED						
OCT 24 1988						
ADM	ACCT	ELK	SYG	AUD	FIN	
ACT						
WFS						

TO: Hon. Norward J. Brooks
City Comptroller

FROM: The Law Department
By: Jorgen G. Bader *JGB*
Assistant City Attorney

RE: Verification of signatures on initiative
petitions by sampling (Initiative No. 31)

By memorandum, dated October 11, 1988, you inquired whether the King County Department of Records and Elections may verify the sufficiency of signatures on Initiative Measure No. 31 in accordance with the procedures adopted by state law for verification of signatures on state measures. RCW 29.79.200 states, in part, as follows:

"The secretary of state may use any statistical sampling techniques for this verification and canvass which have been adopted by rule as provided by chapter 34.04 RCW. No petition will be rejected on the basis of any statistical method employed, and no petition will be accepted on the basis of any statistical method employed if such method indicates that the petition contains less than one hundred ten percent of the requisite number of signatures of legal voters."

The state sampling techniques are set out in Washington Administrative Code 434-79. The Secretary of State and the Director of Records and Elections have confidence in the accuracy of the sampling techniques.

The Seattle City Charter, Article IV, Section 1 B requires that the City Comptroller verify "the sufficiency of the signatures to the petition", as follows:

"Upon such filing, the city comptroller shall verify the sufficiency of the signatures to the petition, and transmit it, together with his report thereon to the city council ... If the comptroller shall find any petition, which upon filing had a sufficient number of signatures, to have insufficient verified signatures, he shall notify the principal petitioners, and an

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Hon.-Norward J. Brooks
October 21, 1988
Page 2

additional twenty (20) days shall be allowed them in which to complete such petition to the required percentage ..."

Amendment IV, Section 1 B of the 1946 City Charter is derived from Article IV, Section 1 of the 1896 City Charter, as amended on March 3, 1908. The City Charter preceded adoption of the popular initiative and referendum by the State of Washington through Amendment 7 of the Washington Constitution and Chapter 138, Laws of 1913, the predecessor of RCW 29.79.200.

RCW 29.79.200 in its first sentence requires the Secretary of State to proceed to "verify and canvass the names of the legal voters on the petition." Sampling, by its nature, draws conclusions from a portion of the group, rather than verifying the names of the individual voters. It, therefore, required an amendment to RCW 29.79.200 in order to authorize it. The Seattle City Charter requires verification of "the sufficiency of the signatures", rather than "the names of the legal voters on the petition." If you have confidence in the sampling techniques authorized by state law for state petitions, you may approve their use for verifying the sufficiency of the signatures on an initiative. However, a complete verification of signatures would be needed if a petition, which upon filing had a sufficient number of signatures, were to fall short, because the City Charter allows the petitioners an additional twenty (20) days to gather more signatures in order to meet the required number and an individual verification of signatures would be necessary to determine the additional number of signatures needed. The City Charter reaches the same result as state law on state measures.

JGB:bjw

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October 18, 1988

Ms. Theresa Dunbar
Office of the City Clerk
101 Municipal Building
Seattle, WA 98104

Re: Citizens' Alternative Plan
Initiative 31

Dear Ms. Dunbar:

This will confirm our telephone conversations of last week, during which you informed me of the following:

1. The 180-day signature-gathering period for Initiative 31 began May 18, the date of the letter from Mr. Norward Brooks indicating transmittal of the initiative title.
2. The normal deadline for signature-gathering is Sunday, November 13, 1988, the 180th day.
3. Because November 13 falls on a Sunday, and November 11 is a city holiday, signatures will be due in your office no later than 4:30 p.m. on Thursday, November 10, 1988. You prefer, however, that signatures be transmitted to you earlier in the day.
4. It may be possible for the City Clerk's office to have an employee present on Sunday, November 13 to accept signatures should that become necessary. However, you will have to check with Mr. Brooks regarding this. I will call you as our deadline approaches to let you know whether our group wishes to request that this be done.
5. Our group will turn in more than the required minimum 13,652 signatures on November 10 or 13 (As of October 17, we had an estimated 16,000 in hand, with additional petitions circulating). Because of this, the law allows us an additional 20 days in which to gather signatures if the petitions which we initially turn in do not contain enough valid signatures.
6. Your office will transmit the signatures to the King County Elections Division for counting. King County has up to 20 days in which to count the signatures and inform us whether we have turned in enough valid signatures.

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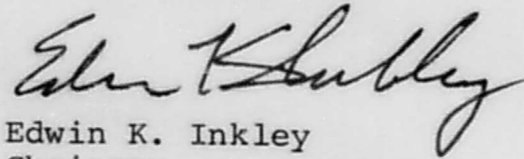
October 18, 1988
Ms. Theresa Dunbar
Page Two

7. The 20-day period noted in Paragraph 5 above will begin, if applicable, at the time we are informed that the number of signatures initially turned in falls short of the required number. However, we may continue to gather signatures between November 10 (or November 13) and the date we are informed of whether or not we have turned in enough signatures. Thus, we could potentially be given an additional 40 days to gather additional signatures.

8. You have asked the City Attorney's office to determine whether it would be permissible to conduct a random sample of our petitions, rather than checking each signature individually. You will inform me of the City Attorney's opinion.

Thank you for your help in this matter. Please inform me immediately if the City takes a position contrary to those stated above, or if you have any questions or comments.

for the Citizens' Alternative Plan:



Edwin K. Inkley
Chairman
103 N. 54th St.
Seattle, WA 98103

H) 789-0948
W) 296-9010

xc: Sam Jacobs
Attorney at Law

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Office of the Comptroller
City of Seattle



Norward J. Brooks, Comptroller

October 11, 1988

Ms. Jane Hague, Manager
Department of Records and Elections
County of King
553 King County Administration Building
Seattle, Washington 98104

Dear Ms. Hague:

You are hereby advised that an initiative petition was filed on May 4, 1988, and was designated as Initiative Measure No. 31. A ballot title was received from the City Attorney on May 17, 1988, as follows:

INITIATIVE MEASURE NO. 31

"Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building heights and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared."

The petition was approved as to form on May 17, 1988. As stated in the Seattle City Charter, signed petitions shall be filed with the City Comptroller within 180 days after the date of approval of the form of the petition.

Coordinators of the above Initiative No. 31 campaign are confident they will have sufficient signatures for validation to the next regularly scheduled municipal election ballot. The deadline for submission of signatures for Initiative Measure 31 will be November 13, 1988. Because November 13 falls on a Sunday, and because the working day prior to November 13 is a City/County holiday (Veteran's Day), the deadline for submission of signatures on Initiative 31 will be Thursday, November 10, 1988.

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Ms. Jane Hague
October 11, 1988
Page Two

This information is submitted to you in compliance with provisions of
Ordinance 103892.

Sincerely,

Norward J. Brooks
Norward J. Brooks
City Comptroller

cc: John Pearson

NJB:td

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Office of the Comptroller
City of Seattle

Norward J. Brooks, Comptroller



MEMORANDUM

Date: October 11, 1988
To: The Honorable Douglas Jewett
City Attorney
From: Norward J. Brooks, City Comptroller *NJB*
Subject: Initiative Measure No. 31

I am requesting your opinion on a question raised by Mr. Ted Inkley, petitioner for Initiative Measure No. 31, filed on May 4, 1988, and referenced by Comptroller File No. 296398.

Mr. Inkley has asked my office what criteria is used to determine what percentage of signatures over and above the minimum required on a petition, will result in a random sample of the signatures submitted for verification to the King County Elections Department.

Theresa Dunbar in the City Clerk's Office discussed this issue with John Pearson, of the King County Elections Department. Mr. Pearson told Ms. Dunbar that neither the Seattle City Charter nor the Seattle Municipal Code authorizes random sample verification of initiative petition signatures. However, both the County and the State have statutes providing for random sample verification.

Since the Seattle City Charter authorizes the City Comptroller to verify the signatures on an initiative petition, would it be appropriate for this office to request the King County Elections Department to apply the same criteria for determining the percentage of signatures to be used for a random sample as they would for a County initiative?

cc: Jorgen Bader

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Office of the Comptroller
City of Seattle

Norward J. Brooks, Comptroller



File

May 18, 1988

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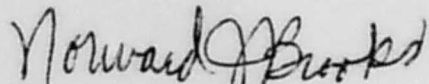
Mr. Ted Inkley
C.A.P.
Citizens' Alternative Plan
For Downtown Development
c/o 112 North 54th Street
Seattle, WA 98103

Dear Mr. Inkley:

Pursuant to Article IV, Section 1 of the City Charter, Seattle Municipal Code 2.08 and RCW 29.27.060, herewith transmitted is the ballot title for Initiative Measure No. 31:

"Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared."

Sincerely yours,


Norward J. Brooks
City Comptroller

NB:mc

cc: Mayor Charles Royer
Sam Smith, President, City Council
Councilmembers Paul Kraabel
Don Stout, City Attorney
Holly Miller, Director, DCLU
Margaret Pageler
Roger Pence

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C.A.P.
CITIZENS' ALTERNATIVE PLAN
FOR DOWNTOWN DEVELOPMENT
c/o 112 North 54th Street
Seattle, WA 98103

May 17, 1995

Hon. Norward Brooks
Seattle City Comptroller
101 Municipal Building
Seattle, WA 98104

Re: ENCLOSED INITIATIVE MEASURE

Dear Mr. Brooks:

Pursuant to our rights under the Seattle City Charter, we are herewith submitting the enclosed initiative measure which we wish to circulate to the voters of the City of Seattle.

We request that an initiative number and ballot title be assigned at your earliest convenience.

Contact persons for C.A.P. are Ted Inkley (Home - 789-0948), Margaret Pageler (624-0900) and Roger Pence (547-1321).

For the Citizens' Alternative Plan:

Ted Inkley
Ted Inkley
TI:jw
Enclosures - 2

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CRIMINAL DIVISION
1055 DEXTER HORTON BLDG.
SEATTLE, WA 98104
(206) 684-7757

LAW DEPARTMENT
THE CITY OF SEATTLE
DOUGLAS N. JEWETT, CITY ATTORNEY
10TH FLOOR MUNICIPAL BUILDING
SEATTLE, WASHINGTON 98104
(206) 684-8200

UTILITIES DIVISION
1015 THIRD AVE., SUITE 902
SEATTLE, WA 98104
(206) 684-3528

May 17, 1988

Honorable Norward Brooks
City Comptroller
The City of Seattle

Re: Resubmitted Initiative 31

Dear Mr. Brooks:

On May 17, 1988, you forwarded to us a resubmitted proposed Initiative 31 for preparation of a ballot title. Consistent with Charter Article IV and SMC Chapter 2.08, we return with this letter proposed Initiative 31 with a ballot title as set forth below. Proposed Initiative 31, if enacted, would place certain limitations upon development in downtown Seattle.

As required by RCW 29.27.060, this office is to prepare "a concise statement posed as a question and not exceeding seventy-five words containing the essential features" of the proposition to be voted upon which shall constitute the ballot title therefor. The following is the ballot title we have prepared:

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses for public benefit features, to limit the development of new office space (with exceptions for small buildings) to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require that studies regarding the future management of downtown growth be prepared?

The ballot title for proposed resubmitted Initiative 31 has been subject to extensive discussions between ourselves and proponents of the initiative following the initial submission on May 4, 1988 and the ballot title we prepared on May 11, 1988.

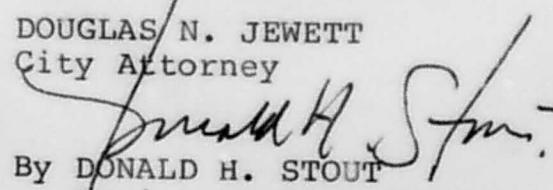
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Honorable Norward Brooks
May 17, 1988
Page 2

We also transmit a copy of our May 11, 1988 letter. We stand by the discussion of "legality" of proposed Initiative 31 set forth therein.

Very truly yours,

DOUGLAS N. JEWETT
City Attorney


By DONALD H. STOUT
Assistant City Attorney

DHS:bjw

cc: Mayor Charles Royer
Sam Smith, President, City Council
Councilmember Paul Kraabel
Holly Miller, Director, DCLU
Ted Inkley
Margaret Pageler
Roger Pence
Samuel M. Jacobs, Esq.

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File

Office of the Comptroller
City of Seattle



Norward J. Brooks, Comptroller

M E M O R A N D U M

Date: May 17, 1988
To: The Honorable Douglas Jewett, City Attorney
From: Norward J. Brooks, City Comptroller
Subject: Initiative No. 31

On May 4, 1988, Initiative No. 31 was filed with the City Clerk's Office and submitted to the City Law Department for a ballot title as required by RCW 29.27.060.

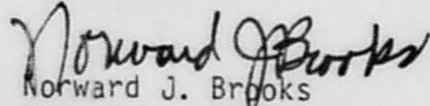
On May 11, 1988, the Seattle City Law Department submitted to the Clerk's Office a ballot title for Initiative No. 31 which read:

"Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height, reduce bulk by reducing development bonuses for public and development benefits, limit the development of new office space, with exceptions for small buildings, to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and require that a study regarding the future management of downtown growth be prepared."

Due to the sponsors' dissatisfaction with the ballot title, Initiative No. 31 was resubmitted to the City Clerk's Office on Tuesday, May 17, 1988, at the hour of 12:06 p.m.

I am resubmitting to you Initiative No. 31 entitled: "An Initiative pertaining to land use; amending chapter 23.49; establishing a new definition in chapter 23.84; establishing and amending heights for buildings in certain downtown zones; changing the bonus system in certain downtown zones; modifying the floor area ratios in certain downtown zones and requiring that studies be performed," for a new ballot title.

Sincerely yours,


Norward J. Brooks
City Comptroller

NB:mc

cc: Mayor Charles Royer
Sam Smith, President, City Council
Councilmember Paul Kraabel
Don Stout, City Attorney
Holly Miller, Director, DCLU
Margaret Pageler
Roger Pence

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Office of the Comptroller
City of Seattle

Norward J. Brooks, Comptroller



May 12, 1988

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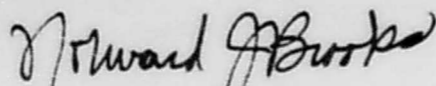
Mr. Ted Inkley
C.A.P.
Citizens' Alternative Plan
For Downtown Development
c/o 112 North 54th Street
Seattle, WA 98103

Dear Mr. Inkley:

Pursuant to Article IV, Section 1 of the City Charter, Seattle Municipal Code 2.08 and RCW 29.27.050, herewith transmitted is the ballot title for Initiative Measure No. 31:

"Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height, reduce bulk by reducing development bonuses for public and development benefits, limit the development of new office space, with exceptions for small buildings, to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and require that a study regarding the future management of downtown growth be prepared."

Sincerely yours,


Norward J. Brooks
City Comptroller

NB:mc

cc: Mayor Charles Royer
Sam Smith, President, City Council
Councilmembers Paul Kraabel
Gordon Crandall, City Attorney
Holly Miller, Director, DCLU
Margaret Pageler
Roger Pence

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City of Seattle - Office of the Comptroller, 101 Seattle Municipal Bldg., Seattle, WA 98104 - (206) 625-2794

THE CITY OF SEATTLE

LAW DEPARTMENT
MUNICIPAL BUILDING SEATTLE WASHINGTON 98104
AREA CODE 206 TELEPHONE 684-8200
DOUGLAS N. JEWETT, CITY ATTORNEY

May 11, 1988

Honorable Norward Brooks
City Comptroller
The City of Seattle

Re: Initiative 31

Dear Mr. Brooks:

On May 4, 1988, you forwarded to us proposed Initiative 31 for preparation of a ballot title. Consistent with Charter Article IV and SMC Chapter 2.08, we return with this letter proposed Initiative 31 with a ballot title as set forth below. Proposed Initiative 31, if enacted, would place certain limitations upon development in downtown Seattle.

As required by RCW 29.27.060, this office is to prepare "a concise statement posed as a question and not exceeding seventy-five words containing the essential features" of the proposition to be voted upon which shall constitute the ballot title therefor. The following is the ballot title we have prepared:

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height and bulk, to reduce floor area bonuses, to limit the development of new office space to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and to require a growth control study?

Some persons have raised the question whether such a measure as is proposed is "legal" and whether the City may prevent placement thereof on the ballot.

It is general policy of the courts in this state to refrain from inquiring into the validity of a proposed law, including initiative and referendum, before enactment, except to extent that a proposal does or does not lie within

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Honorable Norward Brooks
May 11, 1988
Page 2

the legislative power. See State ex rel. O'Connell v. Kramer, 73 Wn.2d 85, 436 P.2d 786 (1968). As indicated, in some instances, courts will act on certain objections; e.g.: Leonard v. Bothell, 37 Wn.2d 847, 557 P.2d 1306 (1976) (initiative and referendum may not be used to exercise a power vested only in the legislative authority); Ruano v. Sullivan, 81 Wn.2d 820, 505 P.2d 447 (1973) (initiative may not be used to effect matter administrative in character); and Seattle Building and Construction Trades Council v. Seattle, 94 Wn.2d 740, 620 P.2d 82 (1980) (initiative power cannot be exercised in an area where general law places the matter beyond the jurisdiction of a local government). As to Seattle, the courts have determined that actions of the City in regard to zoning matters are not subject to RCW Ch. 35.63 vesting the power solely in the City's legislative authority. See Nelson v. Seattle, 64 Wn.2d 862, 395 P.2d 82 (1964).

In the matter of proposed Initiative 31, it appears that the proposed amendments to the City's Land Use Code are general and permanent in character and not administrative. In our view the proposition should be placed on the ballot in the event sufficient qualified signatures are acquired pursuant to Article IV, Section 1 of the City Charter.

We do not comment upon the validity of the proposed measure in its entirety but merely conclude that it passes the tests announced by the courts to qualify proposed Initiative 31 for the ballot.

Very truly yours,

DOUGLAS N. JEWETT
City Attorney

Donald H. Stout
By DONALD H. STOUT
Assistant City Attorney

DHS:bjw

cc: Mayor Charles Royer
Sam Smith, President, City Council
Councilmember Paul Kraabel
Holly Miller, Director, DCLU
Ted Inkley
Margaret Pageler
Roger Pence
Samuel M. Jacobs, Esq.

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THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING SEATTLE, WASHINGTON 98104

AREA CODE 206 TELEPHONE 684-8200

DOUGLAS N. JEWETT, CITY ATTORNEY

May 11, 1988

Honorable Norward Brooks
City Comptroller
The City of Seattle

Re: Initiative 31

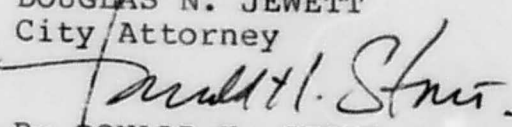
Dear Mr. Brooks:

Earlier today, May 11, 1988, we transmitted to you a ballot title for proposed Initiative 31. We have had subsequent discussions with the sponsors of that measure and have agreed to some changes. The modified ballot title is as follows:

Shall Seattle's Land Use Code be amended as it relates to downtown zoning to reduce permitted building height, reduce bulk by reducing development bonuses for public and development benefits, limit the development of new office space, with exceptions for small buildings, to 500,000 square feet per year through 1994 and to 1,000,000 square feet per year from 1994 through 1999, and require that a study regarding the future management of downtown growth be prepared.

Very truly yours,

DOUGLAS N. JEWETT
City Attorney


By DONALD H. STOUT
Assistant City Attorney

DHS:bjw

cc: Mayor Charles Royer
Sam Smith, President, City Council
Councilmember Paul Kraabel
Holly Miller, Director, DCLU
Ted Inkley
Margaret Pageler
Roger Pence
Samuel M. Jacobs, Esq.

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Office of the Comptroller
City of Seattle

Norward J. Brooks, Comptroller



#9928

MEMORANDUM

Date: May 5, 1988
To: Douglas Jewett, City Attorney
From: Norward J. Brooks, City Comptroller *NJB*
Subject: Proposed Initiative Petition

Fear

Herewith transmitted is Comptroller File No. 296398, a proposed initiative pertaining to land use; amending chapter 23.49; establishing a new definition in chapter 23.84; establishing and amending heights for buildings in certain downtown zones; changing the bonus system in certain downtown zones; modifying the floor area ratios in certain downtown zones and requiring that studies be performed. The proposed initiative was filed with the City Clerk's Office at 12:21 p.m., on May 4, 1988 and is submitted pursuant to Article IV, Section B of the City Charter and Ordinance No. 103892.

The title of the Comptroller File is "Initiative Measure No. 31, pertaining to land use; amending chapter 23.49; establishing a new definition in chapter 23.84; establishing and amending heights for buildings in certain downtown zones; changing the bonus system in certain downtown zones; modifying the floor area ratios in certain downtown zones and requiring that studies be performed."

cc: Mayor Charles Royer
City Councilmembers
Gordon Crandall, City Attorney
Ted Inkley
Margaret Pageler
Roger Pence

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INITIATIVE _____

AN INITIATIVE pertaining to land use; amending chapter 23.49; establishing a new definition in chapter 23.84; establishing and amending heights for buildings in certain downtown zones; changing the bonus system in certain downtown zones; modifying the floor area ratios in certain downtown zones and requiring that studies be performed.

WHEREAS, overdevelopment of downtown office space creates substantial economic costs because of the transportation, utility and service improvements which it makes necessary; and

WHEREAS, the expenditure of disproportionately large amounts of public funds on improvements made necessary by downtown overdevelopment occurs at the expense of Seattle's residential neighborhoods; and

WHEREAS, thousands of units of downtown low-income housing have been lost in recent years to office development, with thousands of additional units in danger of demolition; and

WHEREAS, the city-subsidized replacement of downtown low-income housing lost solely because of office development will cost taxpayers millions of dollars, which could better be spent for other purposes if such housing were preserved; and

WHEREAS, overdevelopment of downtown office space will adversely affect the city's residential neighborhoods, driving up the price of homes, depriving middle income families of the option of living in Seattle, and increasing the likelihood of residential up-zones in single family areas; and

WHEREAS, the rapid proliferation of large downtown office

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towers is creating a windy, dark, crowded and unpleasant environment in which to work and shop; and

WHEREAS, overdevelopment of downtown office space threatens the economic viability of older, architecturally-significant structures and historic districts downtown; and

WHEREAS, speculative office development has displaced many of the small retail businesses which are important to the continued economic vitality of our city center, and to its continued usefulness to Seattle residents; and

WHEREAS, orderly, predictable and aesthetically pleasing growth in downtown Seattle is in the best long-term economic interest of the city's residents, while concurrent construction of a number of downtown skyscrapers disrupts businesses, restricts use of the streets, and makes downtown an unpleasant place in which to live, work or shop; and

WHEREAS, the present Downtown Plan allows for greater and more rapid growth of office space than is good for the ultimate economic well-being and liveability of the city; and

WHEREAS, certain features of the present Downtown Plan fail to address the undesirable economic, social and environmental impacts brought about by overdevelopment of downtown office space,

BE IT ENACTED BY THE CITY OF SEATTLE:

Section 1.

SMC Section 23.49.008A is amended to read as follows:

INITIATIVE - 2

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A. Maximum structure height shall be as designated on the Official Land Use Map, Chapter 23.32, except that:

1. The Council shall determine the maximum permitted height when a major retail store or performing arts theater bonus is approved in Downtown Retail Core zones pursuant to Section 23.49.096; provided, that such height shall not exceed ~~four-hundred-(400')~~ one hundred and fifty feet (150').
2. Any property in the Pike Market Mixed zone that is subject to an urban renewal covenant may be built no higher than the height permitted by the covenant for the life of the covenant.
3. Structures in the Downtown Office Core 1 zone shall not exceed a height of 450 feet.
4. Notwithstanding any contrary designation on the Official Land Use Map, the maximum height of structures in the Downtown Retail Core zones shall be 85 feet, except as otherwise specified in subparagraph A.1 of this section.
5. Notwithstanding any contrary designation on the Official Land Use Map, structures in the Downtown Office Core 2 zones that are designated for a permitted height of 400 feet may not exceed a maximum height of 300 feet.

Section 2.

SMC Chapter 23.49 is amended by adding a new Section 23.49.011 to read as follows:

23.49.011 Maximum Annual Development of Office Space

The following provisions establish the maximum number of square feet of usable new office space for which the City may issue building permits on an annual basis, as well as exceptions to these limitations.

A.1. If this ordinance takes effect before July 1, 1989, the City may not, during the remainder of 1989, issue building permits for more than 500,000 square feet of usable new office space in downtown, including all downtown zones. If this ordinance takes effect on or after July 1, 1989, the City may not, during the remainder of 1989, issue building permits for more than 250,000 square feet of usable new office space in downtown, including all downtown zones.

A.2. Except as otherwise provided in Sub-Section A.3 below, the City may not, in any calendar year from 1990 through 1994 issue building permits for the construction of more than 500,000 square feet of usable new office space in downtown, including all downtown zones.

A.3. If, in any calendar year from 1990 through 1994, the City does not issue building permits for the construction of 500,000 square feet of usable new office space, then the difference between the square footage for which building permits have been issued and 500,000 square feet shall be

available in the next calendar and subsequent years. In no event, however, may the City issue building permits for more than 1,000,000 square feet of usable new office space in any calendar year through 1994.

B.1. Except as otherwise provided in Sub-Section B.2 below, the City may not, in any calendar year from 1995 through 1999, issue building permits for the construction of more than 1,000,000 square feet of usable new office space in downtown, including all downtown zones.

B.2. If, in any calendar year, from 1995 through 1999, the City does not issue building permits for 1,000,000 square feet of usable new office space, then the difference between the square footage for which building permits have been issued and 1,000,000 square feet shall be available in the next and subsequent calendar years. In no event, however, may the City issue building permits in any calendar year from 1995 through 1999 for more than 2,000,000 square feet of usable new office space.

C. Any building which contains less than 50,000 square feet of usable new office space is exempt from the provisions of this Section 23.49.011.

D. Except as provided in Sub-section E below, building permits will be issued on a first-come, first-served basis annually under rules adopted by the Department of Construction and Land Use, or pursuant to such other reasonable mechanism established by DCLU after public comment and hearing.

E. Of the maximum allowable square footage for usable new office space allowed under Sub-section A or B above, building permits for 85,000 square feet per year shall be reserved for buildings containing between 50,000 and 85,000 square feet of usable new office space. Permits for these buildings will be issued on a first-come-first-served basis annually under rules adopted by the Department of Construction and Land Use, or pursuant to such other reasonable mechanism established by DCLU after public comment and hearing. Any square footage of usable new office space reserved under this sub-section E which is not used in any calendar year shall be carried over to the next calendar year and subsequent years to be available for buildings containing between 50,000 square feet and 85,000 square feet of usable new office space.

Section 3.

SMC Section 23.49.048B is amended to read as follows:

B. Permitted FAR

Permitted FAR shall be as follows:

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FLOOR AREA RATIO

	Maximum With Bonus for Public Benefit Features Other Than Housing or TDR Other Than From Low Income Base Housing	Maximum with Housing Bonus or Transfer of Development Rights From Low Income Housing or Land- mark Structures	Maximum With <u>Transfer of</u> <u>Development</u> <u>Rights from Low</u> <u>Income Housing</u>
	10	15	20
	5	7	10
			14

Section 4.

SMC Section 23.49.068B is amended to read as follows:

B. Permitted FAR

Permitted FAR shall be as follows:

FLOOR AREA RATIO

	Maximum With Bonus for Public Benefit Features Other Than Housing or TDR Other Than From Low Income Base Housing	Maximum with Housing Bonus or Transfer of Development Rights From Low Income Housing or Land- mark Structures	Maximum With <u>Transfer of</u> <u>Development</u> <u>Rights From Low</u> <u>Income Housing</u>
	8	11	14
	4	6	8
			10

Section 5.

Section 23.49.096B 4 a. is amended to read as follows:

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An increase in the height up to ~~400~~ 150 feet may be permitted when the primary objective described above will be furthered and:

Section 6.

SMC Section 23.49.098B is amended to read as follows:

FLOOR AREA RATIO				
Base	Maximum With Bonus for Public Benefit Features Other Than Housing or Transfer of Development Rights ¹	Maximum With Bonus for Public Benefit Features, Including Housing, Where Permitted As Shown on Map IVA	Maximum with Major Retail Store <u>or</u> <u>Performing Arts Theater</u> Bonus	Maximum-with Performing Arts-Theater Bonus
5	7	9	11	12
<u>2.5</u>	<u>3.5</u>	<u>4</u>	<u>6</u>	

Section 7.

SMC Section 23.84.040 is amended by adding the following definition:

Usable New Office Space

The floor area of a structure, which floor area is available for lease, sale or occupancy as office use, whether such floor area is created by new construction or by conversion from other use.

¹ As permitted by Section 23.49.102A

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Section 8.

The Office for Long Range Planning or other appropriate City agency is directed to monitor and study what effect, if any, this ordinance will have on areas outside the Downtown Zone. Specifically, the agency shall evaluate whether changes are needed to the neighborhood commercial, commercial and other zones within the city to maintain downtown as the center for dense commercial use, and to prevent adverse development in the city's neighborhoods. The agency shall report to the City Council on a regular basis regarding the progress of its study. The final report on this study, and recommendations regarding any necessary zoning changes, shall be presented to the City Council within six months of the effective date of this Ordinance.

Section 9.

The Office for Long Range Planning or other appropriate City agency is directed to study measures for the long-term management of downtown development, including a permanent annual limitation on the issuance of building permits. Specifically, the study shall evaluate what measures are appropriate to control the pace, scale and impacts of downtown development, and to prevent construction cycles harmful to Downtown and to the city's neighborhoods. The report to the City Council on this study shall be presented no later than January, 1998. This study shall address the following factors, among others, in determining long-term growth management measures:

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a. Progress toward implementation of a regional light-rail or other transportation system capable of adequately serving downtown and regional needs;

b. Compliance with downtown housing and low-income housing goals, including those set by the 1985 Downtown Plan;

c. Development pressures in the city's neighborhoods which may result from downtown office development;

d. The effect which downtown office development may have on the affordability of housing in the city's neighborhoods;

e. The cost of infrastructure and utility improvements required to serve new downtown office development, and manner in which such improvements are to be financed;

f. Levels of service at downtown intersections, and other measures of traffic and parking capacity; and

g. Attainment of clean air standards as prescribed by the Puget Sound Air Pollution Control Authority.

Section 10.

This ordinance shall take effect on the earliest date authorized under Article IV, Section 1 of the City Charter.

Section 11.

If any provision of this ordinance or its application to any person or circumstance is declared illegal the remainder of the ordinance or its application to other persons or circumstances shall not be affected thereby. The City Attorney is directed to

fully defend against any challenge to this ordinance and/or its application to any person or circumstance.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

INITIATIVE - 11

C.A.P.
CITIZENS' ALTERNATIVE PLAN
FOR DOWNTOWN DEVELOPMENT
c/o 112 North 54th Street
Seattle, WA 98103

May 4, 1988

Hon. Norward Brooks
Seattle City Comptroller
101 Municipal Building
Seattle, WA 98104

Re: ENCLOSED INITIATIVE MEASURE

Dear Mr. Brooks:

Pursuant to our rights under the Seattle City Charter, we are herewith submitting the enclosed initiative measure which we wish to circulate to the voters of the City of Seattle.

We request that an initiative number and ballot title be assigned at your earliest convenience.

Contact persons for C.A.P. are Ted Inkley (Home - 789-0948), Margaret Pageler (624-0900) and Roger Pence (547-1321).

For the Citizens' Alternative Plan:

Ted Inkley

Ted Inkley
TI:jw
Enclosures - 2

FILED
CITY OF SEATTLE
1988 MAY -4 PM 12:21
COMPTROLLER AND CITY CLERK

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SUGGESTED INITIATIVE BALLOT TITLE

Shall the Seattle Municipal Code be amended to reduce building heights and densities in certain downtown zones; to place an annual limit on the amount of usable new office space through 1999 in the downtown zones; to amend certain bonus provisions relating to certain downtown zones; to make other related changes to land use regulations pertaining to downtown; and to require that studies be performed?

FILED
CITY OF SEATTLE
1998 MAY -4 PM 12:21
COMPTROLLER AND CLERK

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.