

8/1 * 1-50-91
ORDINANCE No. 115060

* * COUNCIL BILL No. 107926

Rezoning portions of North Seattle

The City of

Honorable President:

Your Committee on _____

to which was referred the within Council Bill
report that we have considered the same

COMPTROLLER FILE No. _____

Introduced: APR 20 1960	By: DONALDSON
Referred: APR 20 1960	To: FULL COUNCIL
Referred:	To:
Referred:	To:
Reported: APR 20 1960	Second Reading: APR 20 1960
Third Reading: APR 20 1960	Signed: APR 20 1960
Presented to Mayor: APR 30 1960	Approved: MAY 7 1960
Returned to City Clerk: MAY 7 1960	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on _____

was referred to within Council Bill No. _____

we have considered the same and respectfully recommend that the same:

Vote 8-0

Committee Chair

1 AN ORDINANCE rezoning portions of North Seattle.

2 WHEREAS, Ordinance 113858, adopted March 8, 1988, enacted interim
3 controls on development in lowrise multi-family residential
4 zones for a period of one year and called for the Executive
to implement a multi-family work program to develop and
analyze permanent amendments to the multi-family code; and

5 WHEREAS, Ordinance 113858, requested that Executive
6 recommendations include zoning text amendments and legislative
mapping changes; and

7 WHEREAS, Resolution 27850, October 24, 1988, adopted criteria to
8 guide the selection of areas to be considered in the remapping
process, and set forth a process for public review of the map
changes; and

9 WHEREAS, the Office for Long Range Planning held an initial
10 public meeting on the North Seattle cases, published draft
recommendations and held an additional public meeting to hear
11 comments on the draft recommendations, before the final
Executive recommendations were made; and

12 WHEREAS, the City Council's Land Use Committee held public
hearings on March 13 and March 20, 1990 on the Executive
13 recommendations for the North Seattle remapping cases; and

14 WHEREAS, the City Council's Land Use Committee considered the
North Seattle remapping cases at its March 14, March 28 and
15 April 11, 1990 committee meetings; NOW, THEREFORE,

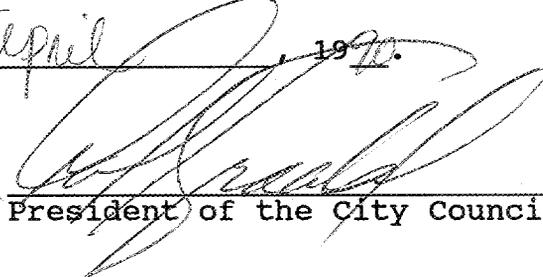
16 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

17 Section 1. Attached to this ordinance are 24 pages of
18 zoning maps, which maps are identified as Attachment A and which
19 are incorporated by reference herein. The areas on these maps
20 which show a change in zoning designation and refer to a
21 corresponding case number are hereby rezoned to the new zoning
22 classification shown for such areas on the maps. These maps are
23 hereby adopted as amendments to the Official Land Use Map of the
24 City of Seattle adopted by S.M.C. 23.32.016.

25 Section 2. The provisions of this ordinance are declared
26 to be separate and severable. The invalidity of any particular
27 rezoned accomplished herein shall not affect the validity of any
28 other rezoned.

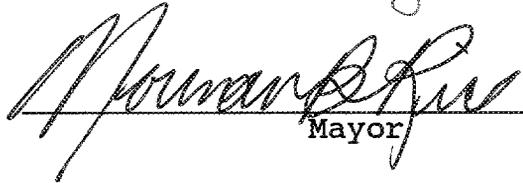
Section 3. This ordinance shall take effect and be in force
thirty days from and after its passage and approval by the Mayor;
otherwise it shall take effect at the time it shall become a law
under the provisions of the City Charter.

Passed by the City Council the 30th day of April
1990 and signed by me in open session in authentication of its
passage this 30th day of April, 1990.



President of the City Council

Approved by me this 7th day of May, 1990.



Mayor

Filed by me this 7th day of May, 1990.

ATTEST: Norward J. Brooks
City Comptroller and City Clerk

BY: Margaret Carter
Deputy Clerk

(SEAL)

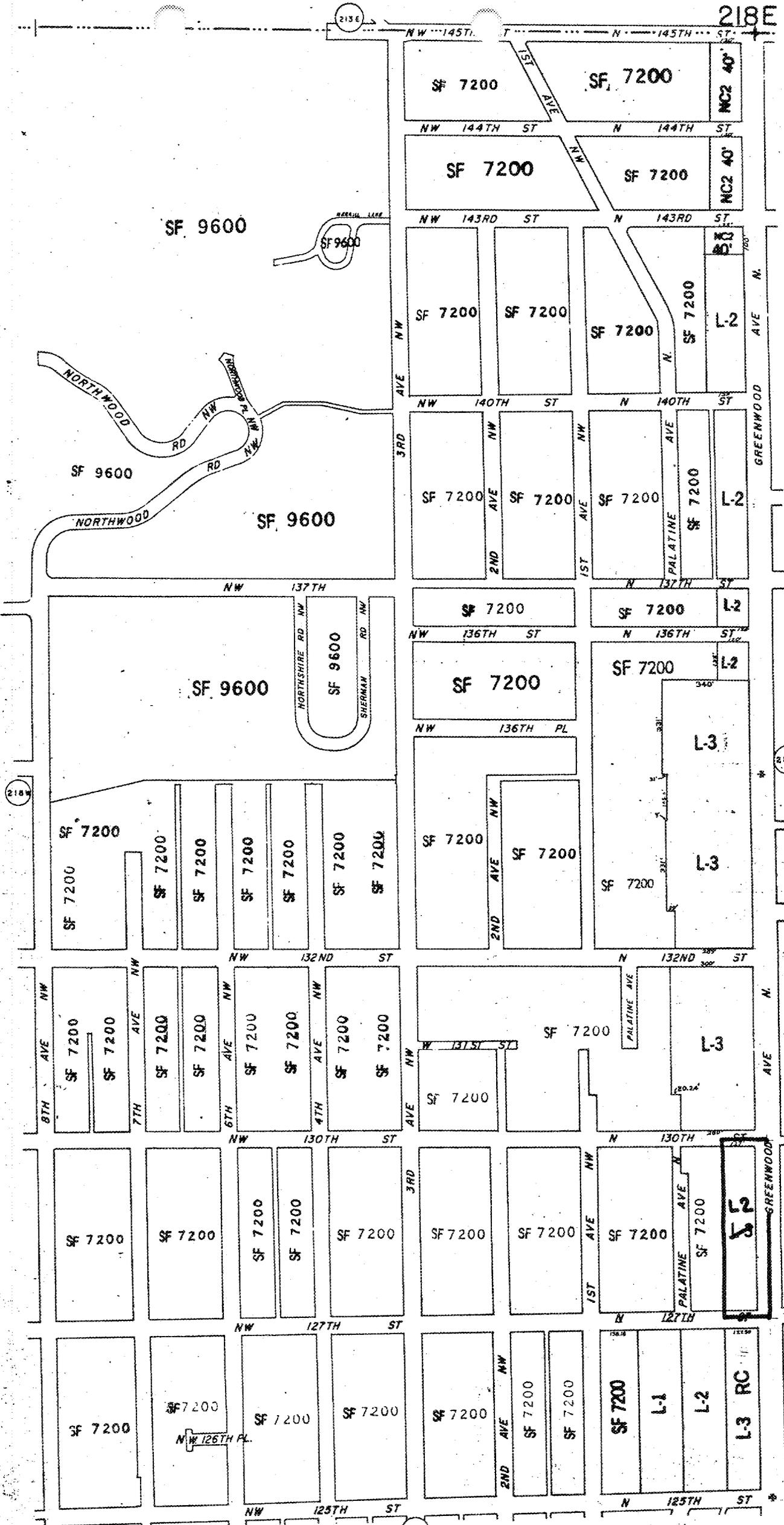
Published _____

ATTACHMENT A

NORTH SEATTLE REMAPPING CASES

*eff date June 6, 1990
Wed.*

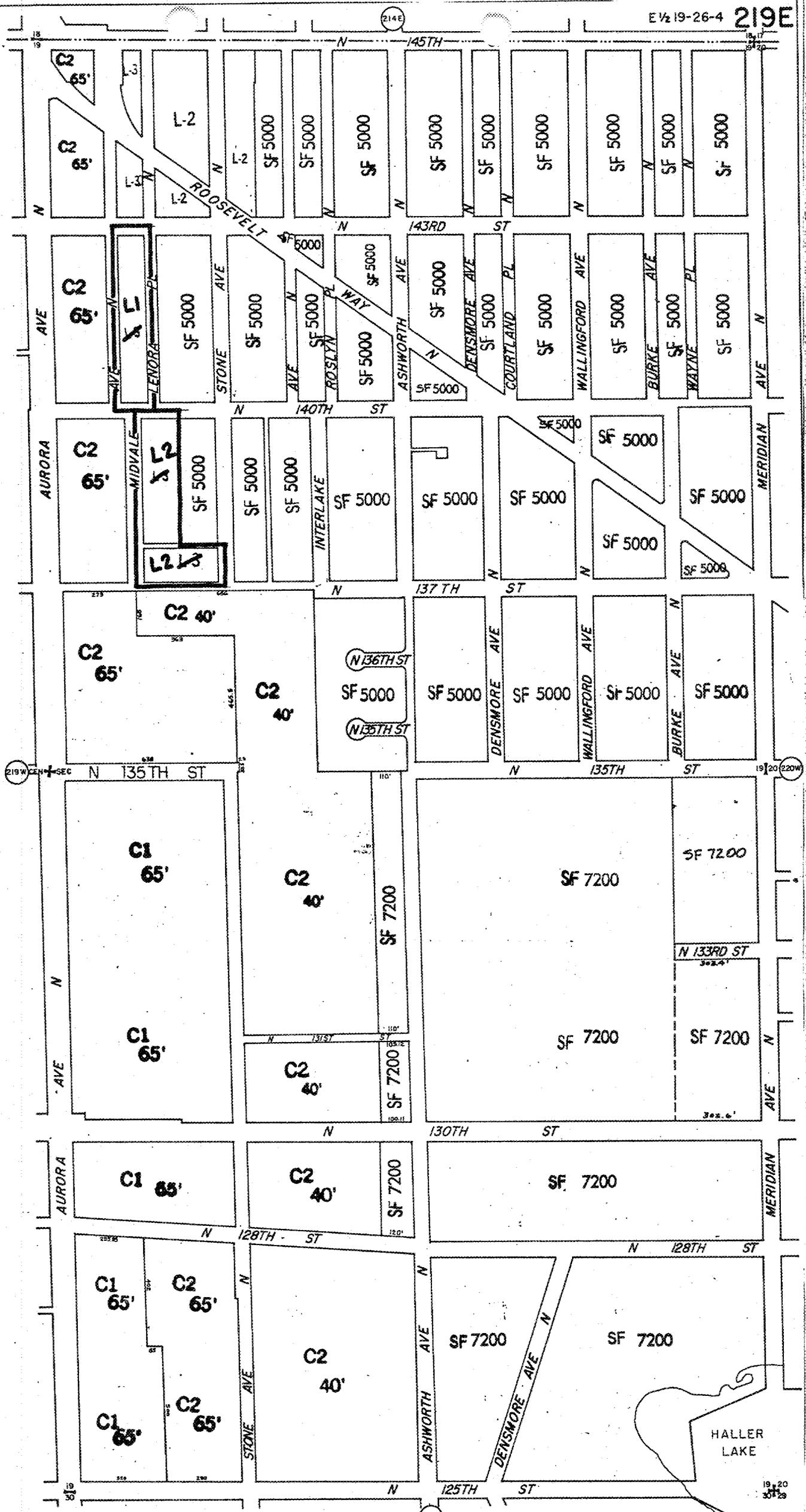
Ord 115060



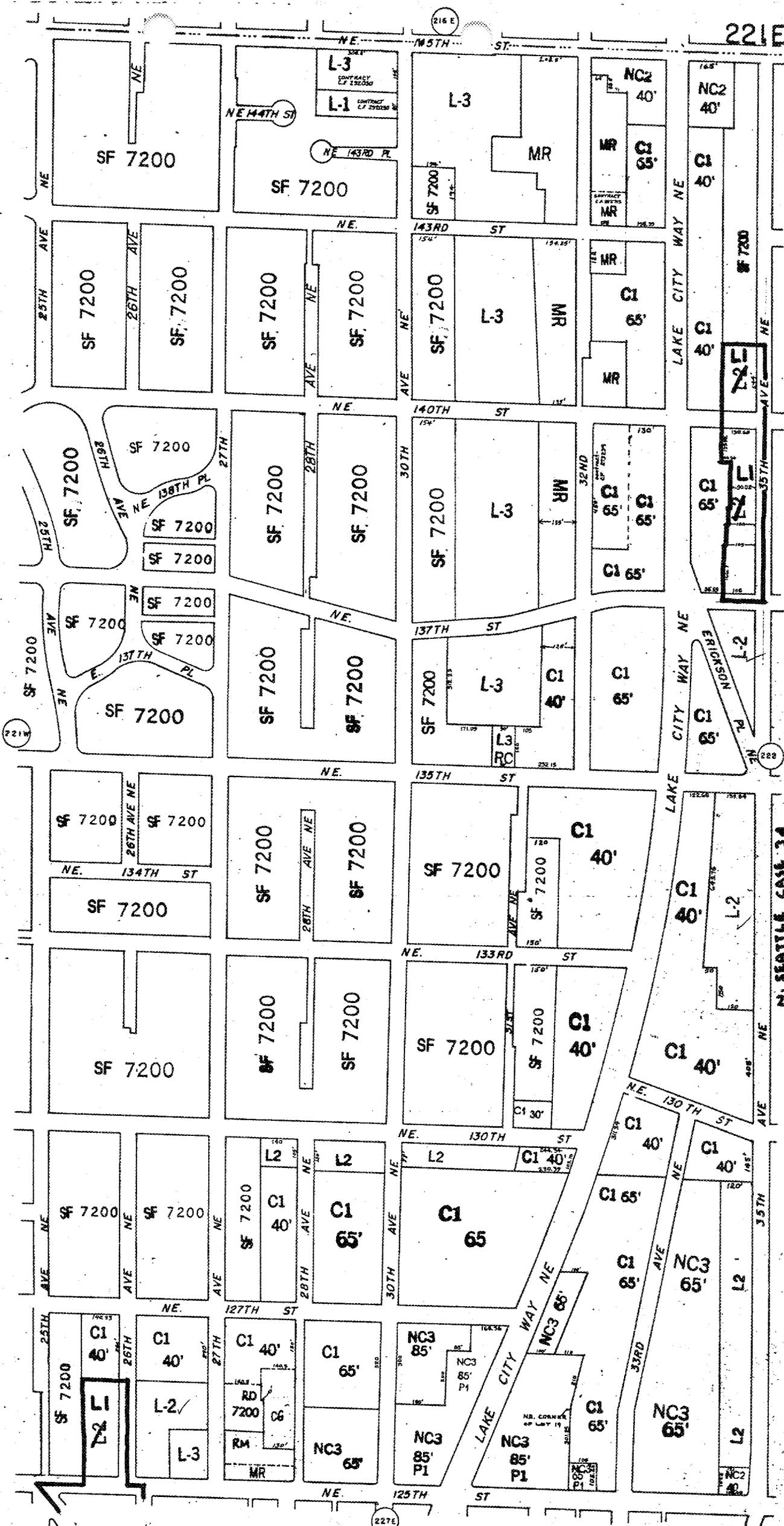
NORTH SEATTLE CASE 17

NORTH SEATTLE CASE 25A

E 1/2 19-26-4 219E

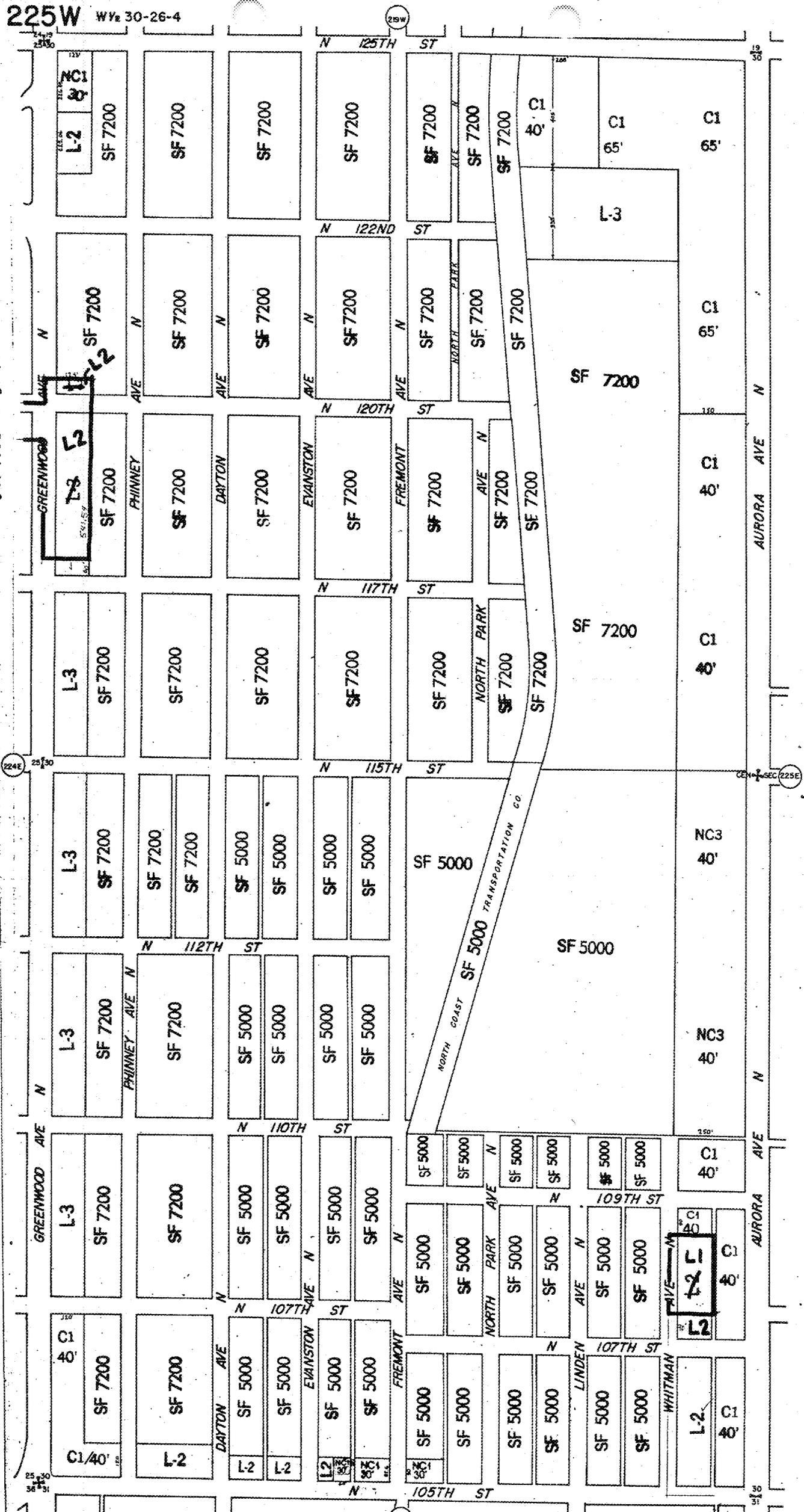


N. SEATTLE CASE 32

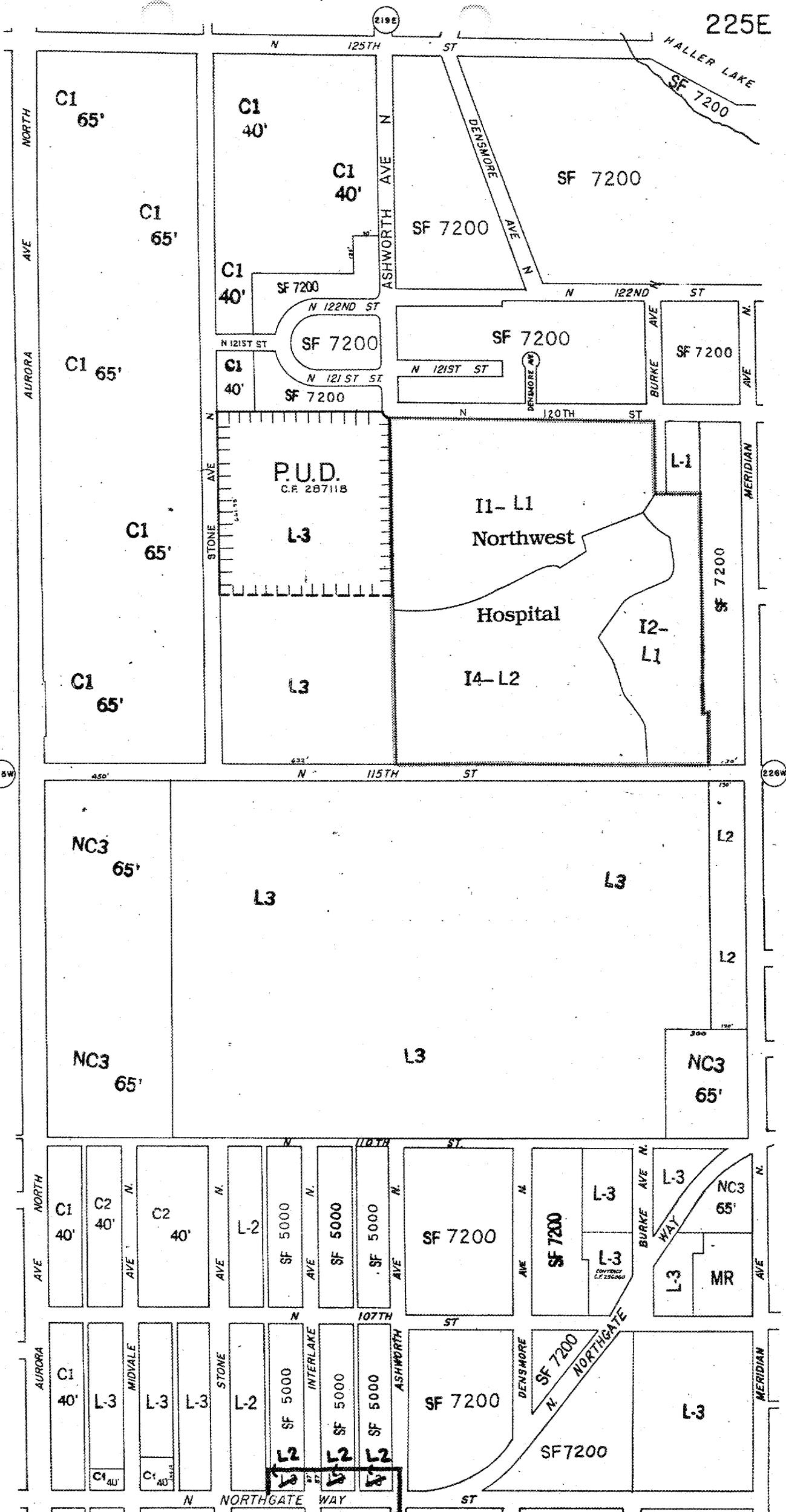


N. SEATTLE CASE 34

NORTH SEATTLE CASE 14



NORTH SEATTLE CASE 18



226W

HALLER LAKE

SF 7200

SF 7200

SF 7200

SF 7200

220W

NE. 125TH ST.

SF 7200

SF 7200

SF 7200

SF 7200

NE. 123RD ST.

SF 7200

SF 7200

SF 7200

SF 7200

N. 122ND ST.

SF 7200

1ST AVE NE

2ND AVE NE

3RD AVE NE

5TH AVE NE

N. 120TH ST.

NE. 120TH ST.

SF 7200

SF 7200

SF 7200

SF 7200

AVE

SF 7200

N. 117TH ST.

SF 7200

SF 7200

SF 7200

SF 7200

SF 7200

SF 7200

PRIVATE ROAD

CORLISS

N. 118TH ST.

N. 115TH ST.

SF 7200

SF 7200

SUNNYBRO AVE

SF 7200

NE. 115TH ST.

SF 7200

SF 7200

SF 7200

225E

L1
7

L2
L3
113TH PL

L-2

L-3

SF 7200

MR

NC2
40'

226E

N. 113TH ST.

L-3

MR

N. 112TH ST.

C1 65'

C1 65'

N. NORTHGATE WAY

N.E. NORTHGATE WAY

C1 85'

C1 85'

N. 107TH ST.

HR

HR

HR

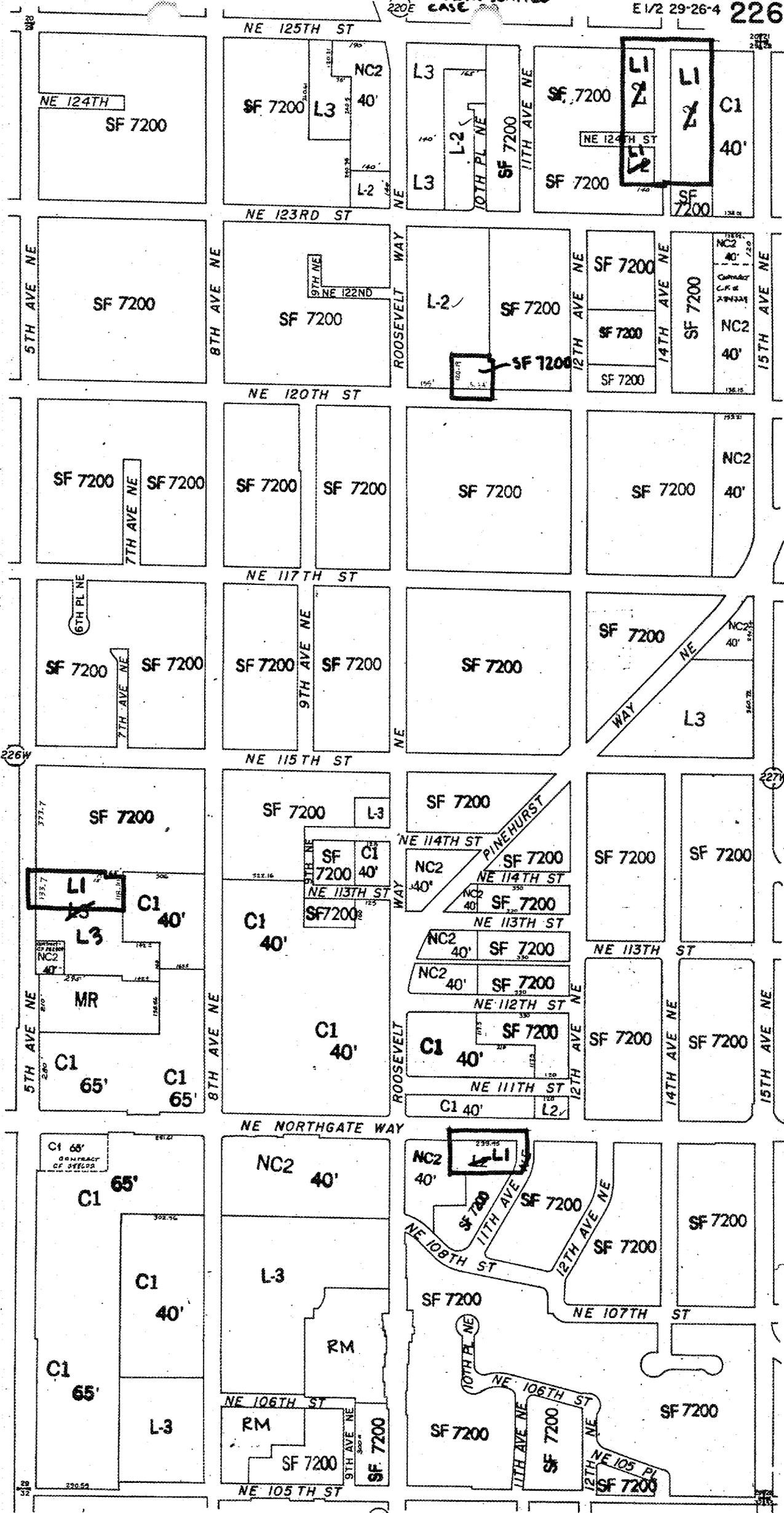
C1 85'

BAGLEY N

N. 106TH ST.

NORTH SEATTLE CASE 25

NORTH SEATTLE CASE 26



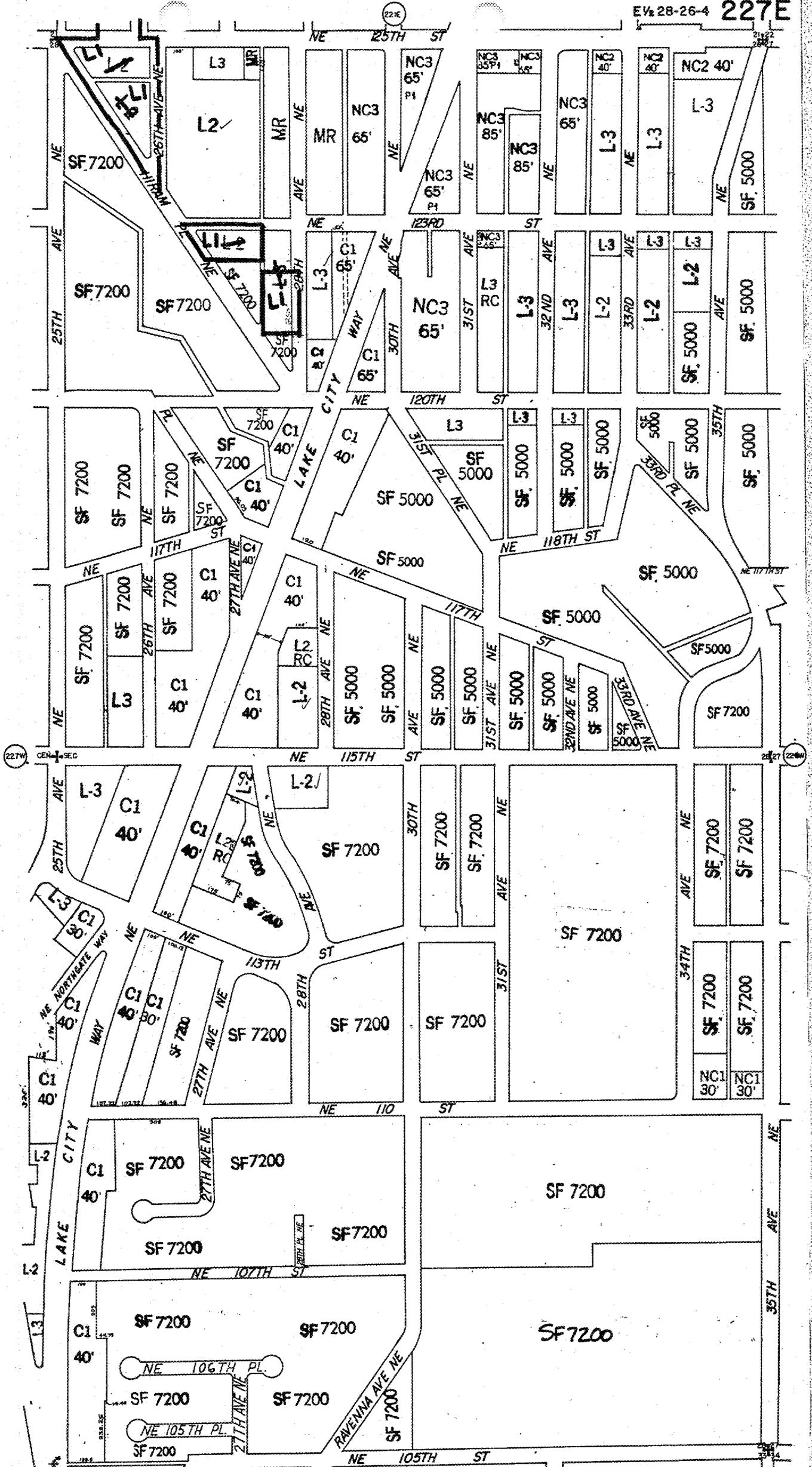
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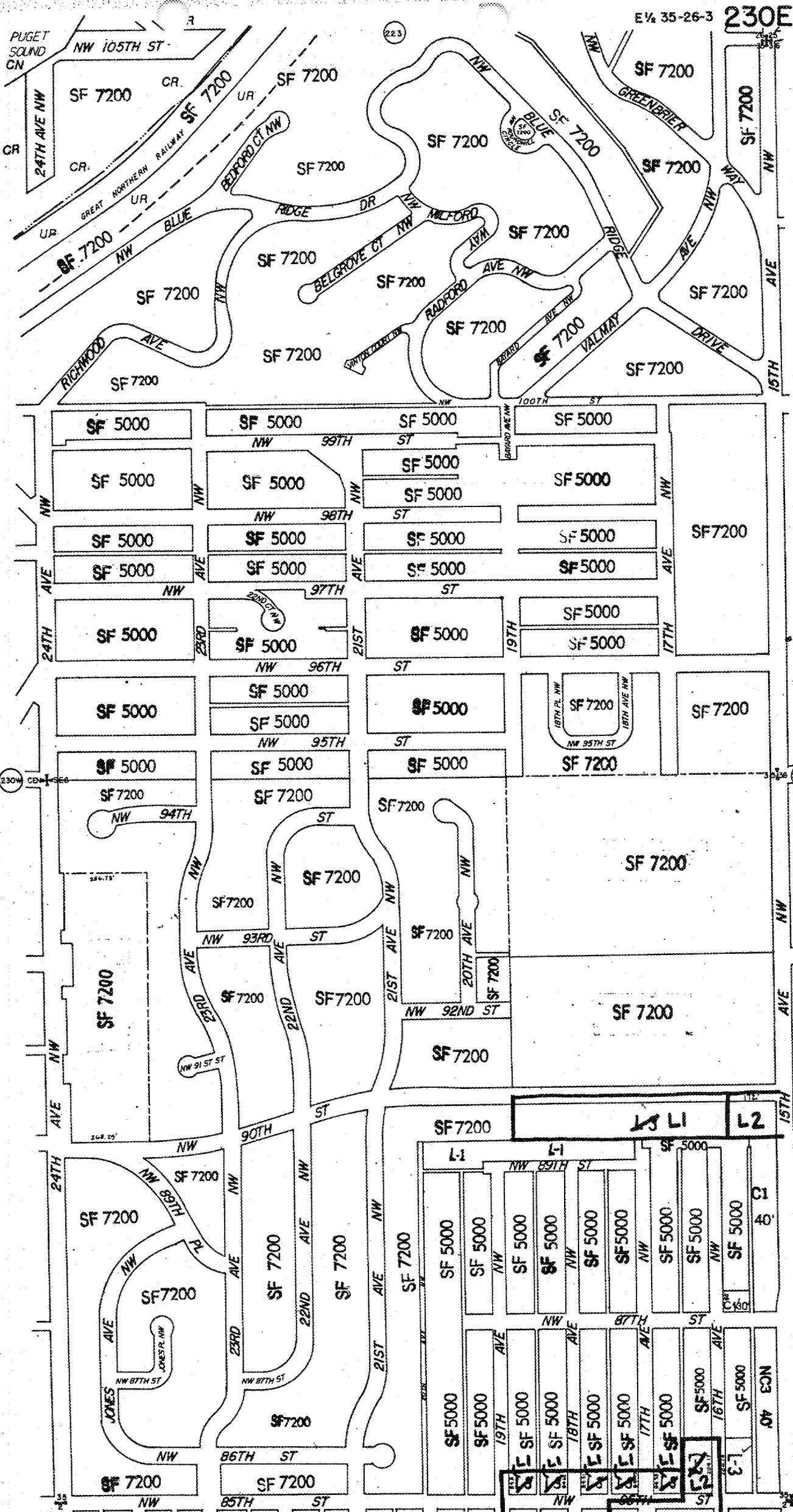
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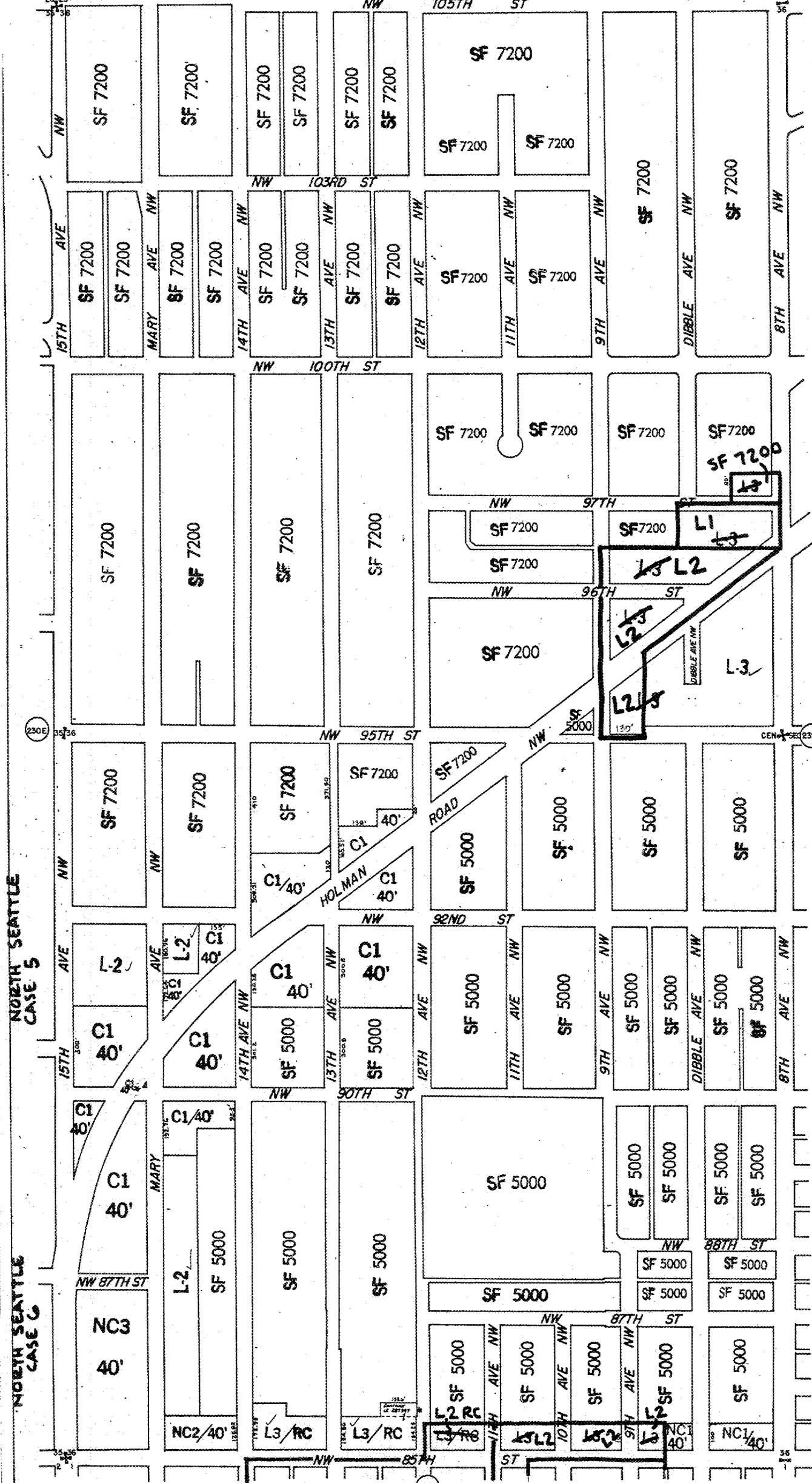
N. SEATTLE CASE 26

N. SEATTLE CASE 31

N. SEATTLE CASE 35







NORTH SEATTLE
CASE II

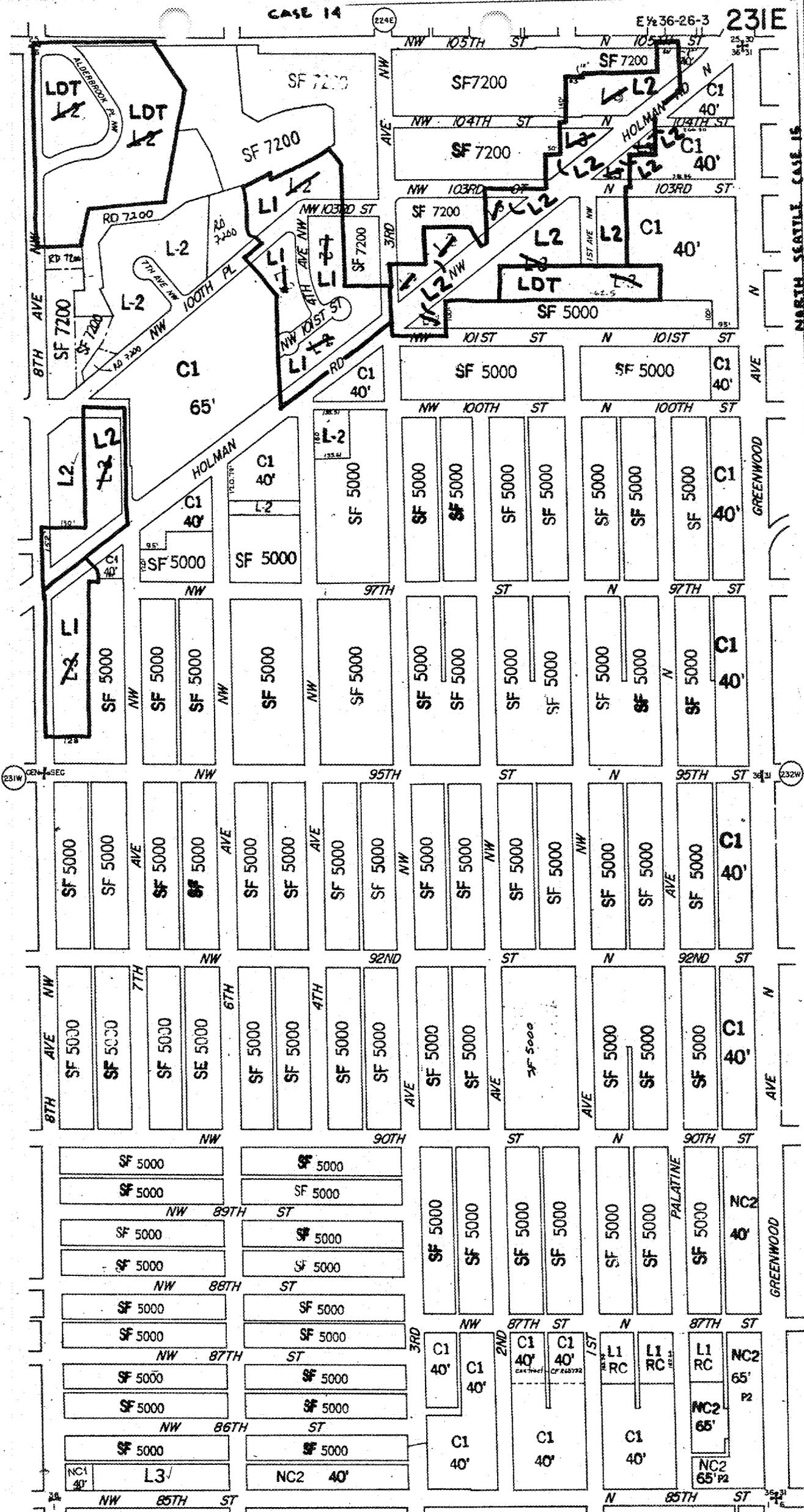
NORTH SEATTLE
CASE 5

NORTH SEATTLE
CASE 6

NORTH SEATTLE
CASE II

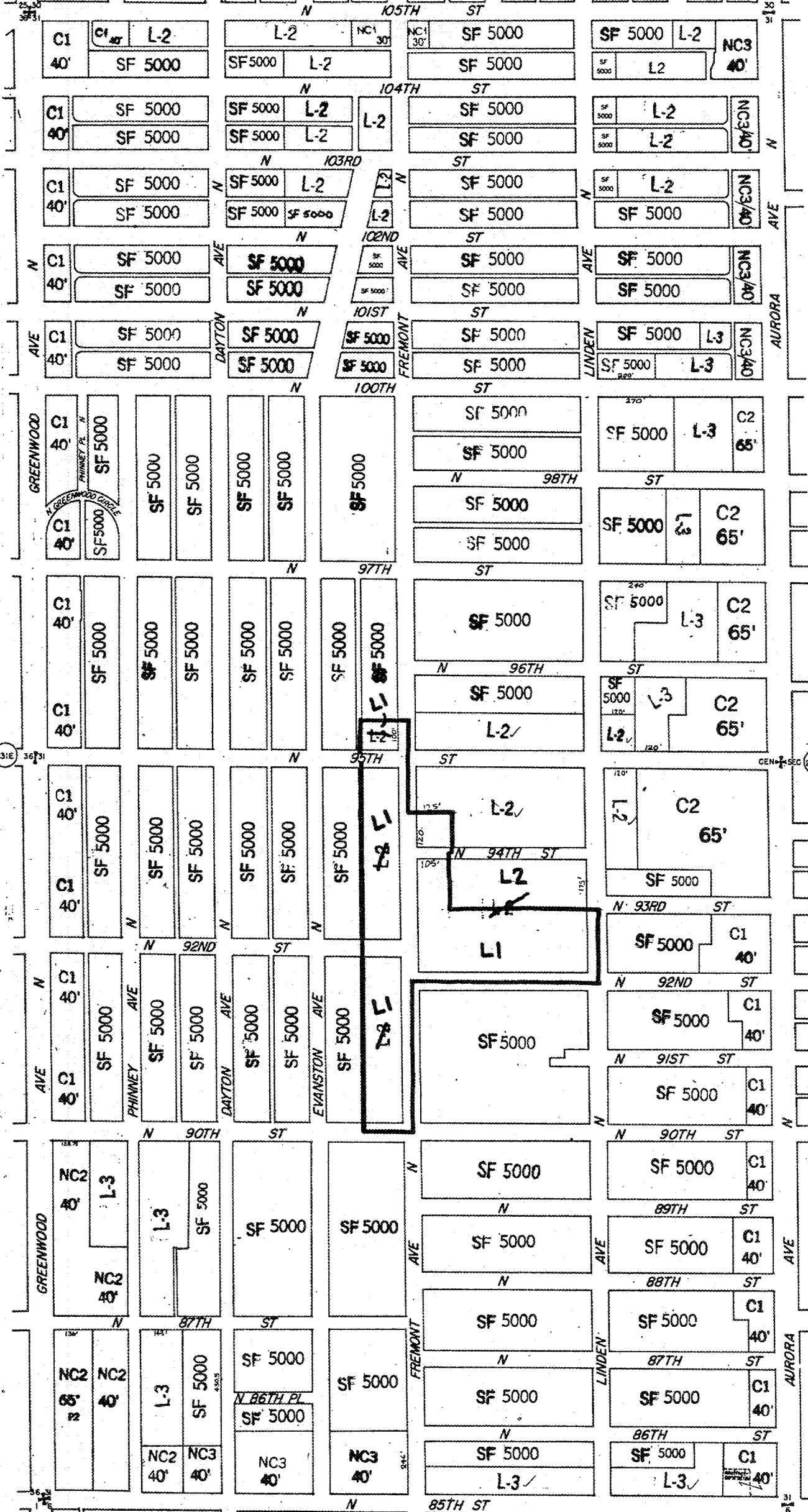
CASE 12

CASE 13



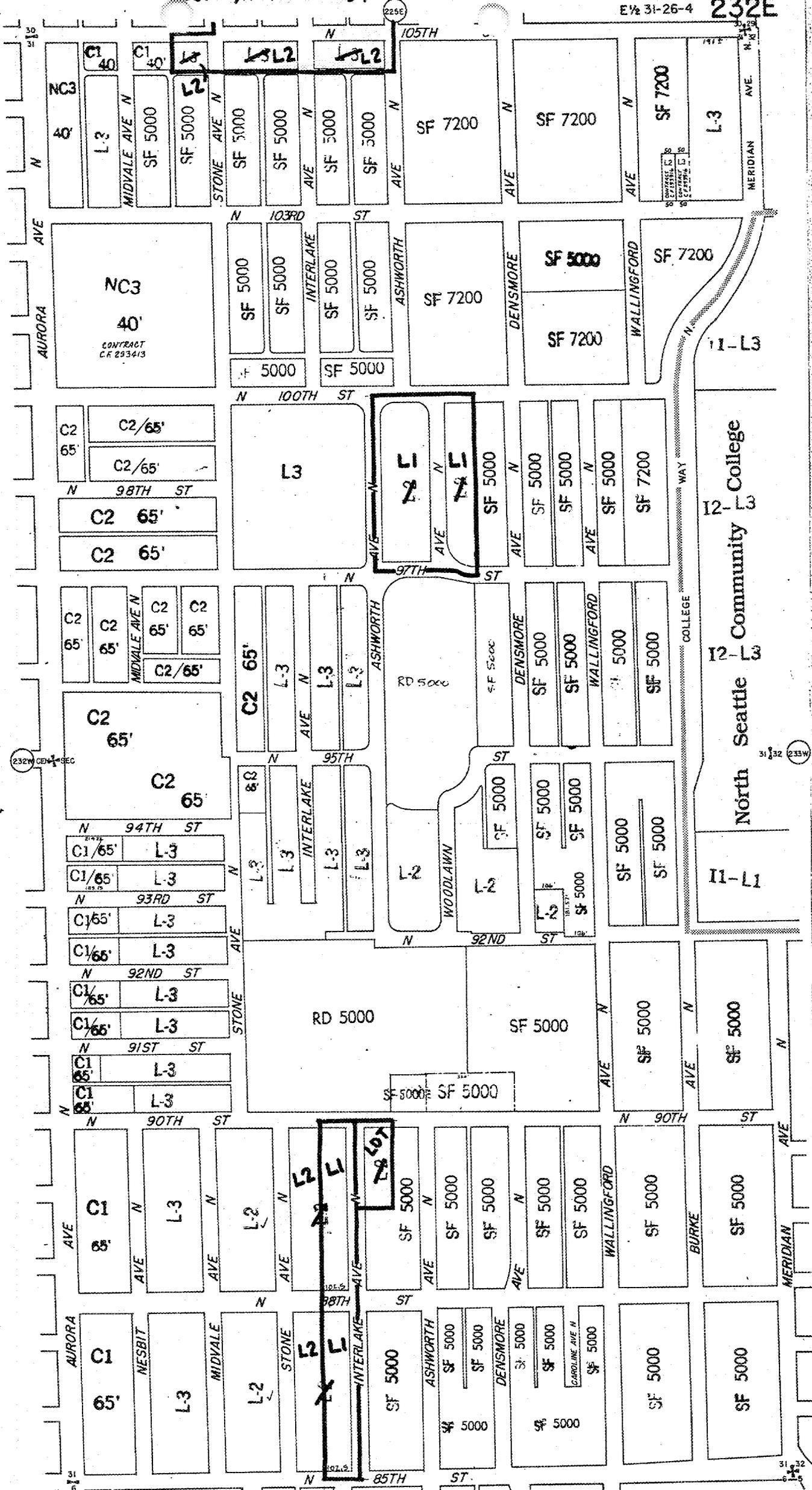
CASE 14

231E

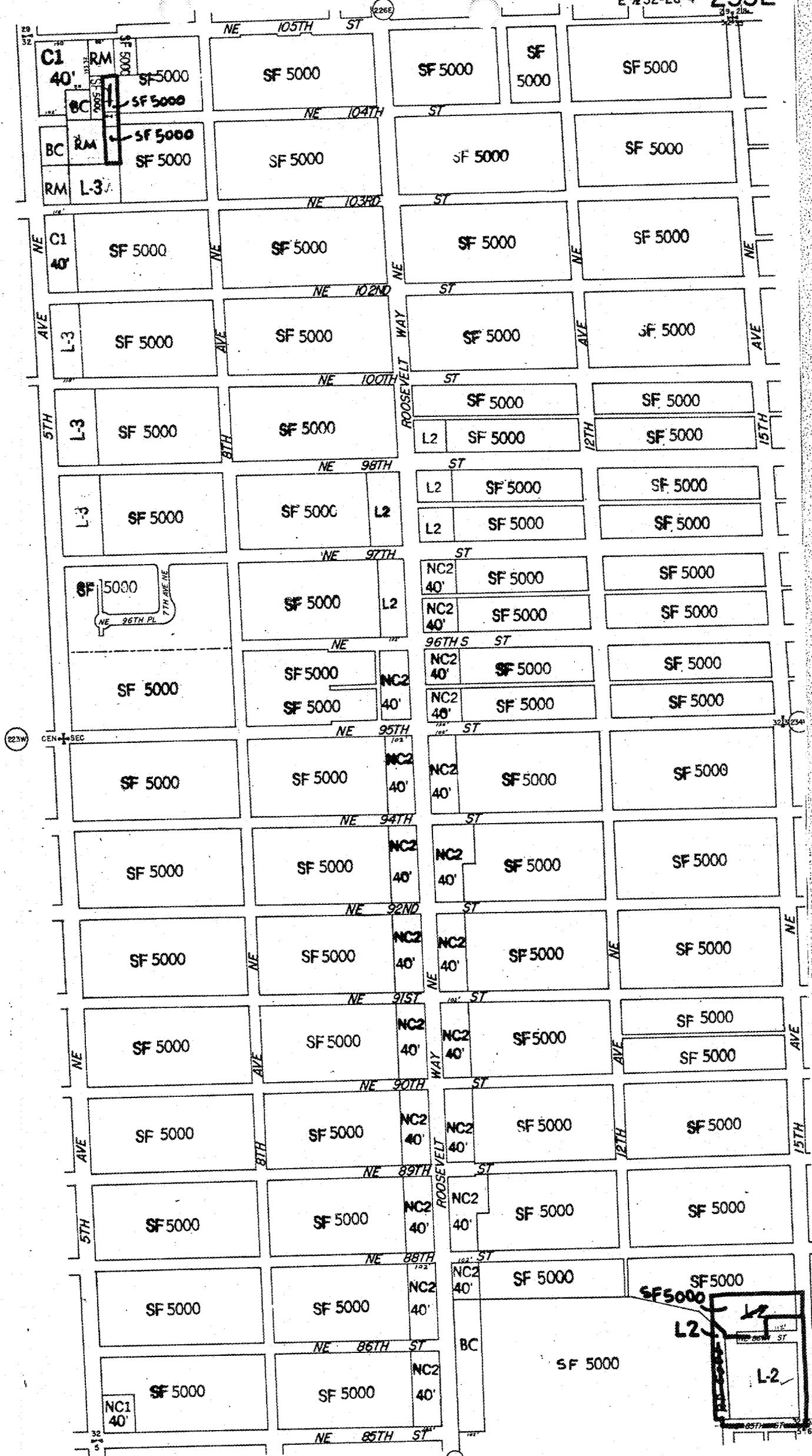


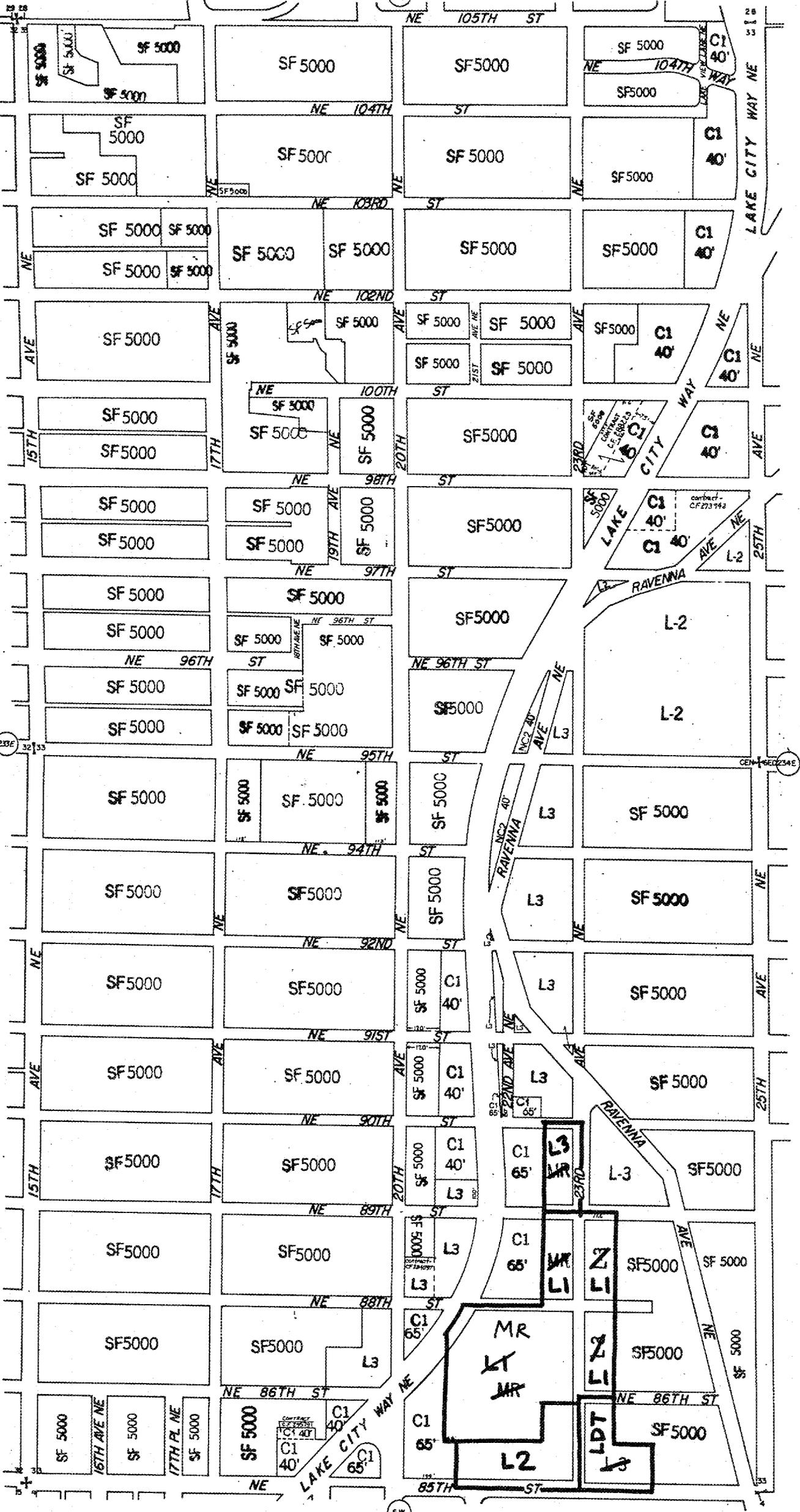
NORTH SEATTLE CASE 19

NORTH SEATTLE CASE 23



NORTH SEATTLE CASE 27





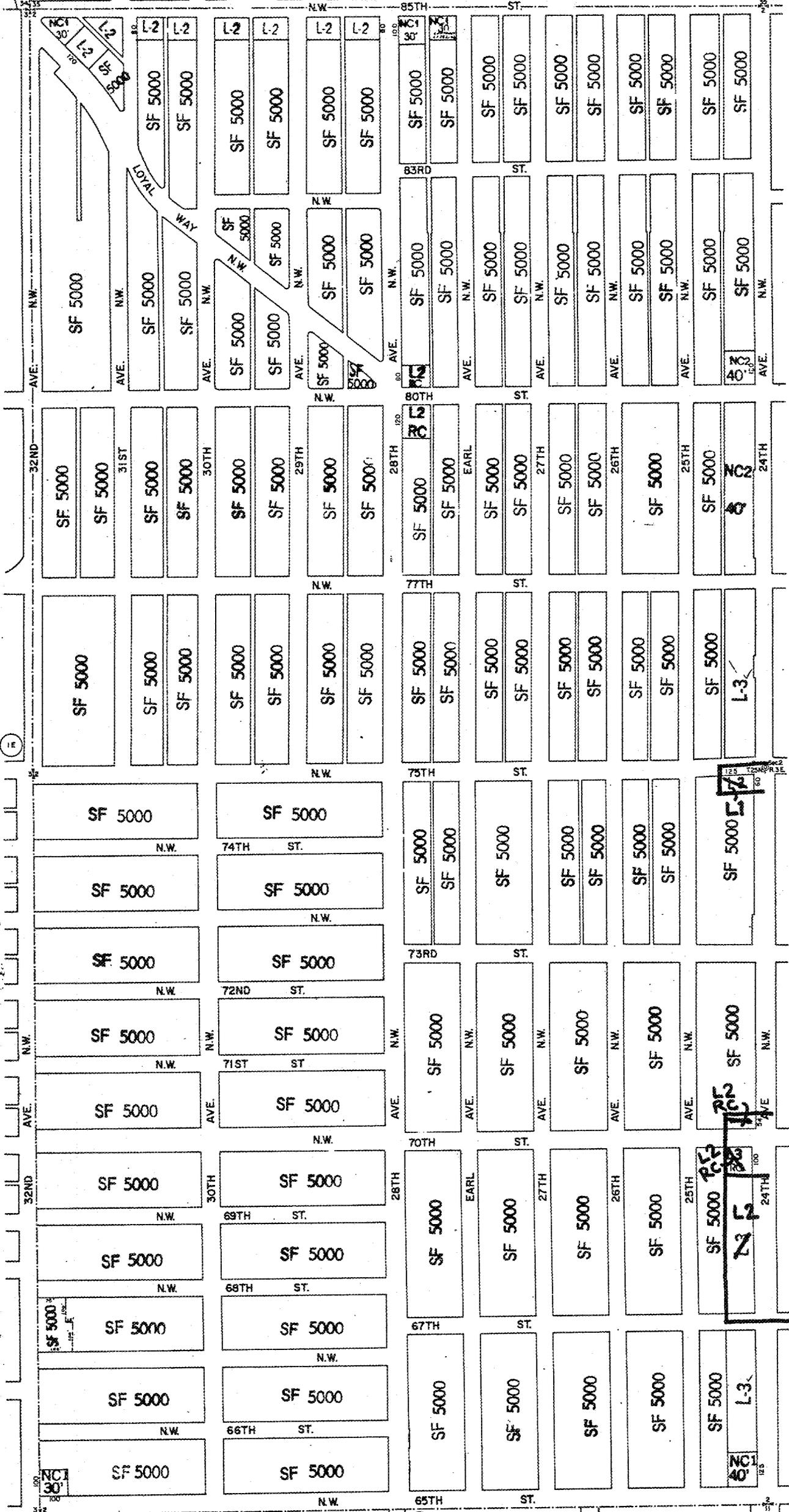
N. SEATTLE CASE 37

No action on Trailer Park

2W

W 2-25-3

2300



NORTH SEATTLE
CASE 2

NORTH SEATTLE
CASE 1

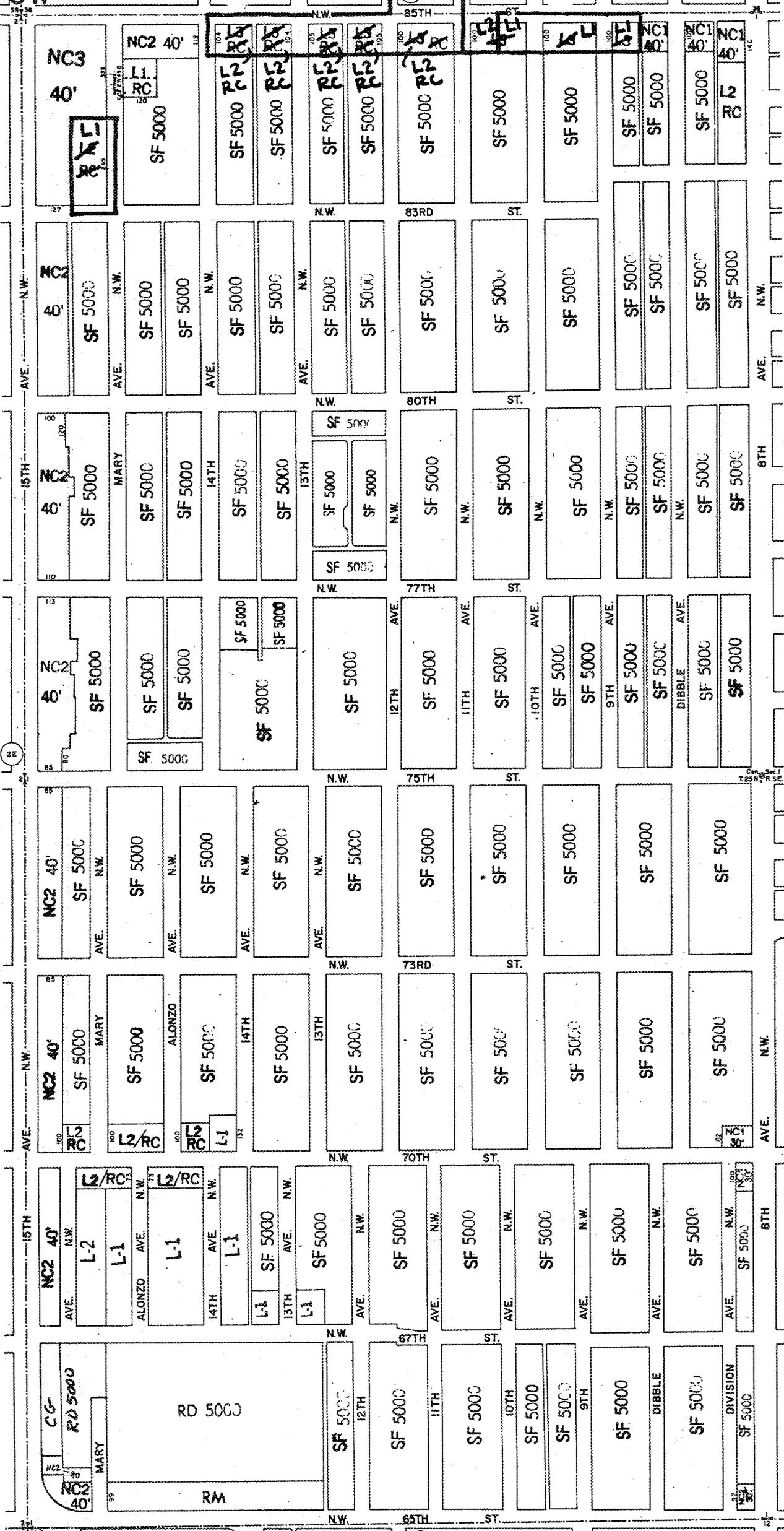
NORTH SEATTLE
CASE 7

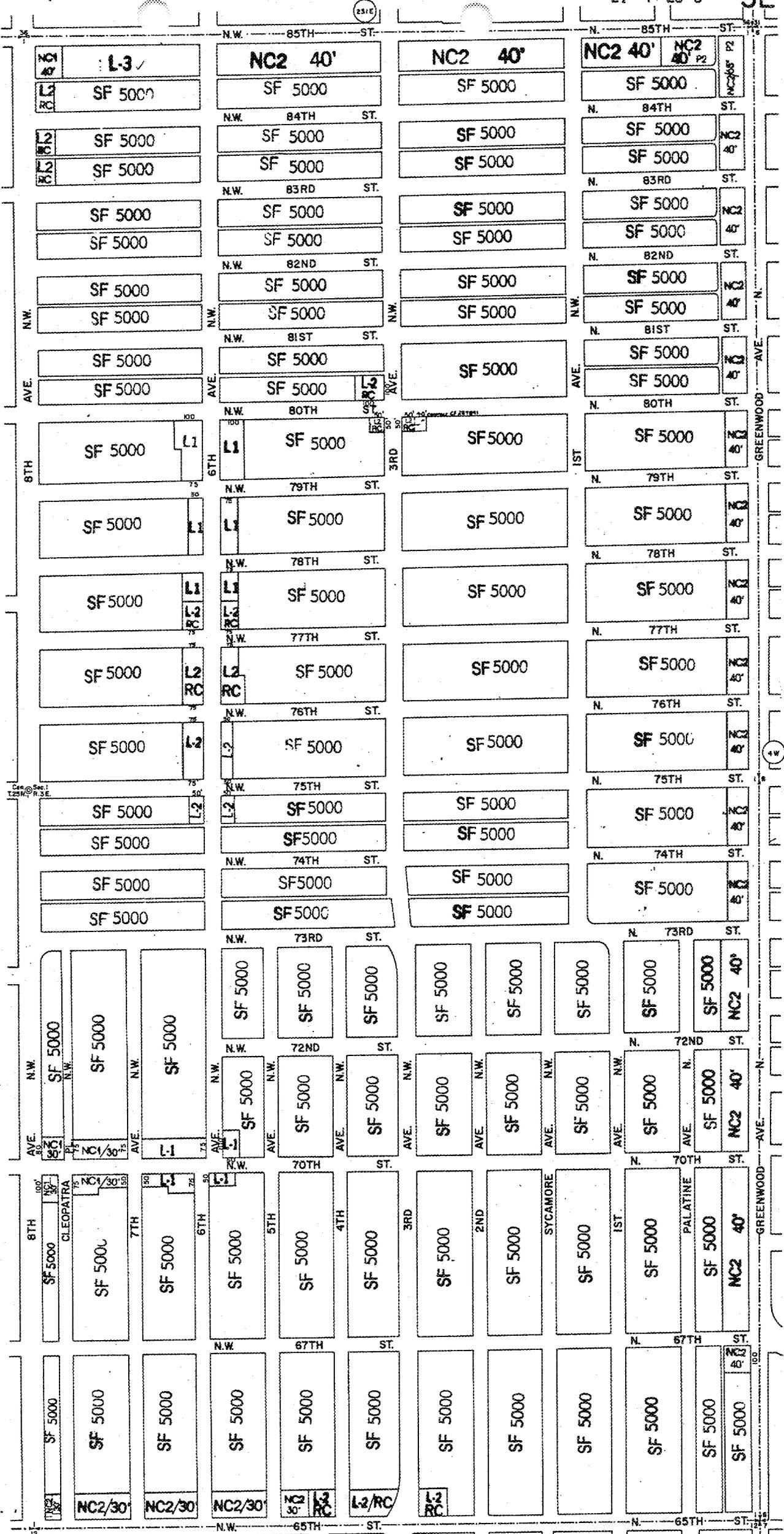
3W

W 1-25-3

NORTH SEATTLE CASE 8

SE 9

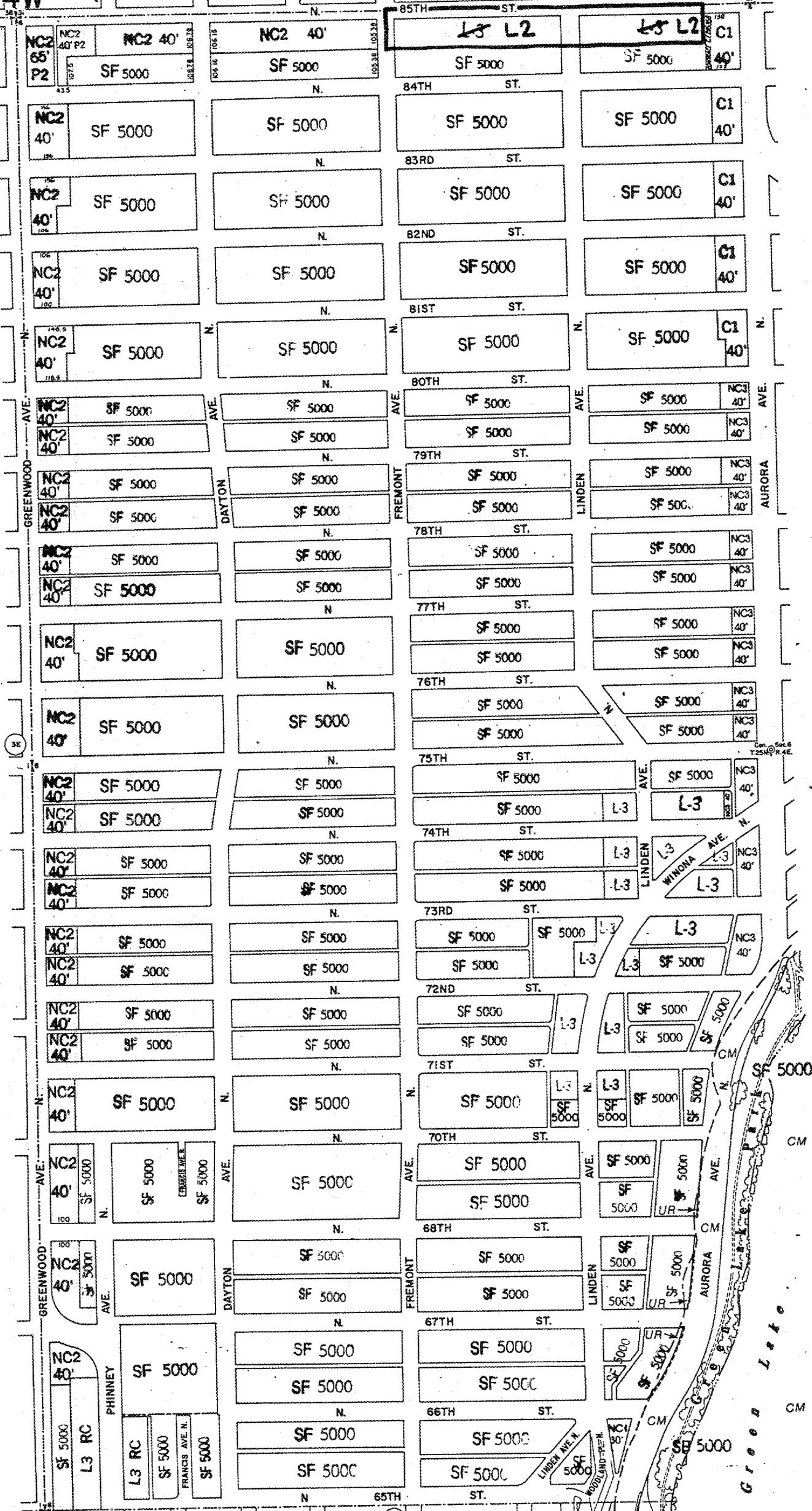


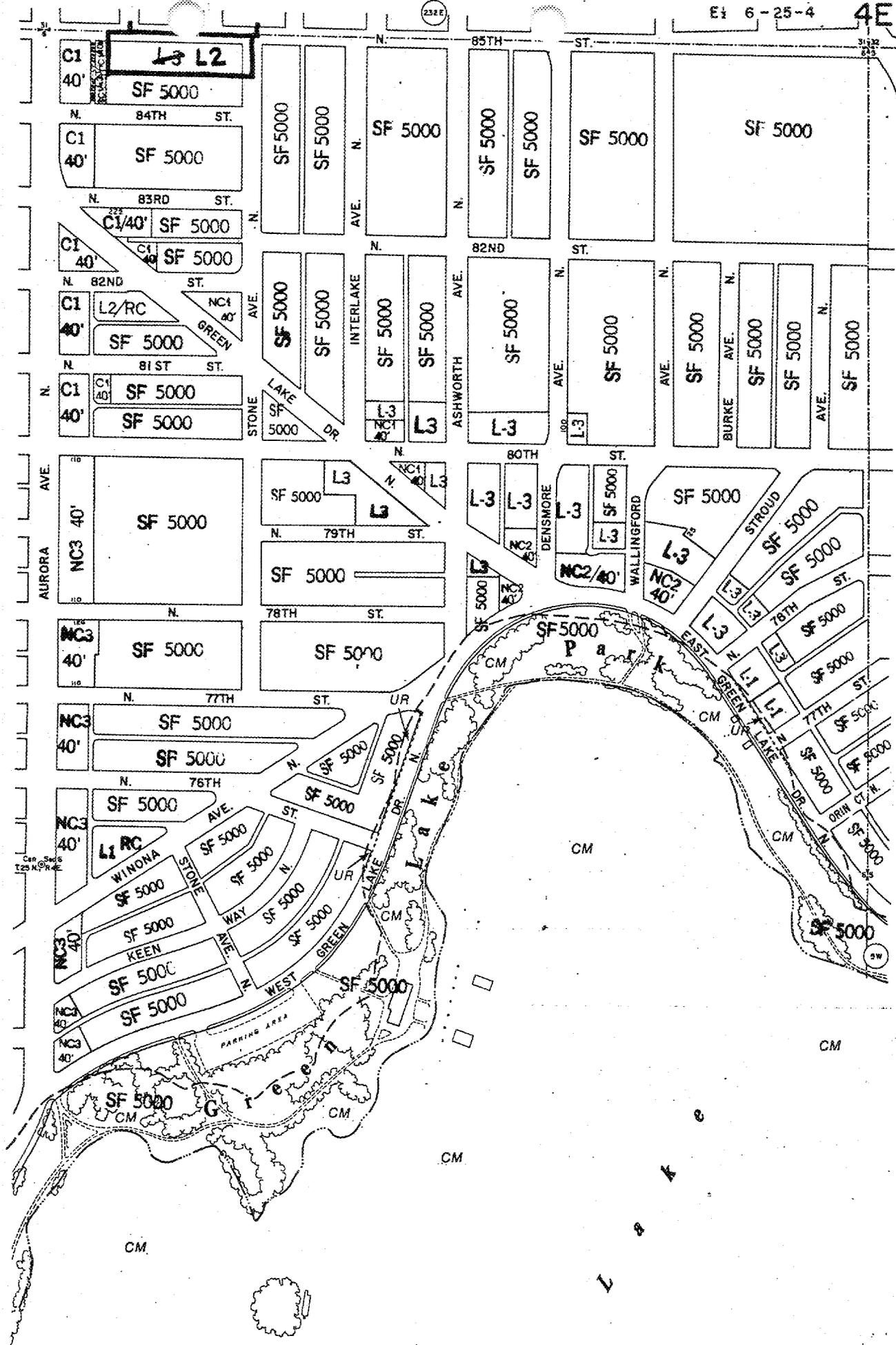


4W

W 6-25-4

2320





**SHORELINE MASTER PROGRAM
ENVIRONMENT DESIGNATIONS**

Legend:

- CM Conservancy Navigation
- CP Conservancy Preservation
- CR Conservancy Recreation
- CMR Conservancy Management
- CW Conservancy Waterway
- UR Urban Residential
- US Urban Suble
- UH Urban Harborfront
- UM Urban Maritime
- UG Urban General
- UI Urban Industrial

----- Shoreline District Boundary
----- Shoreline

City of Seattle
Department of Construction and Land Use

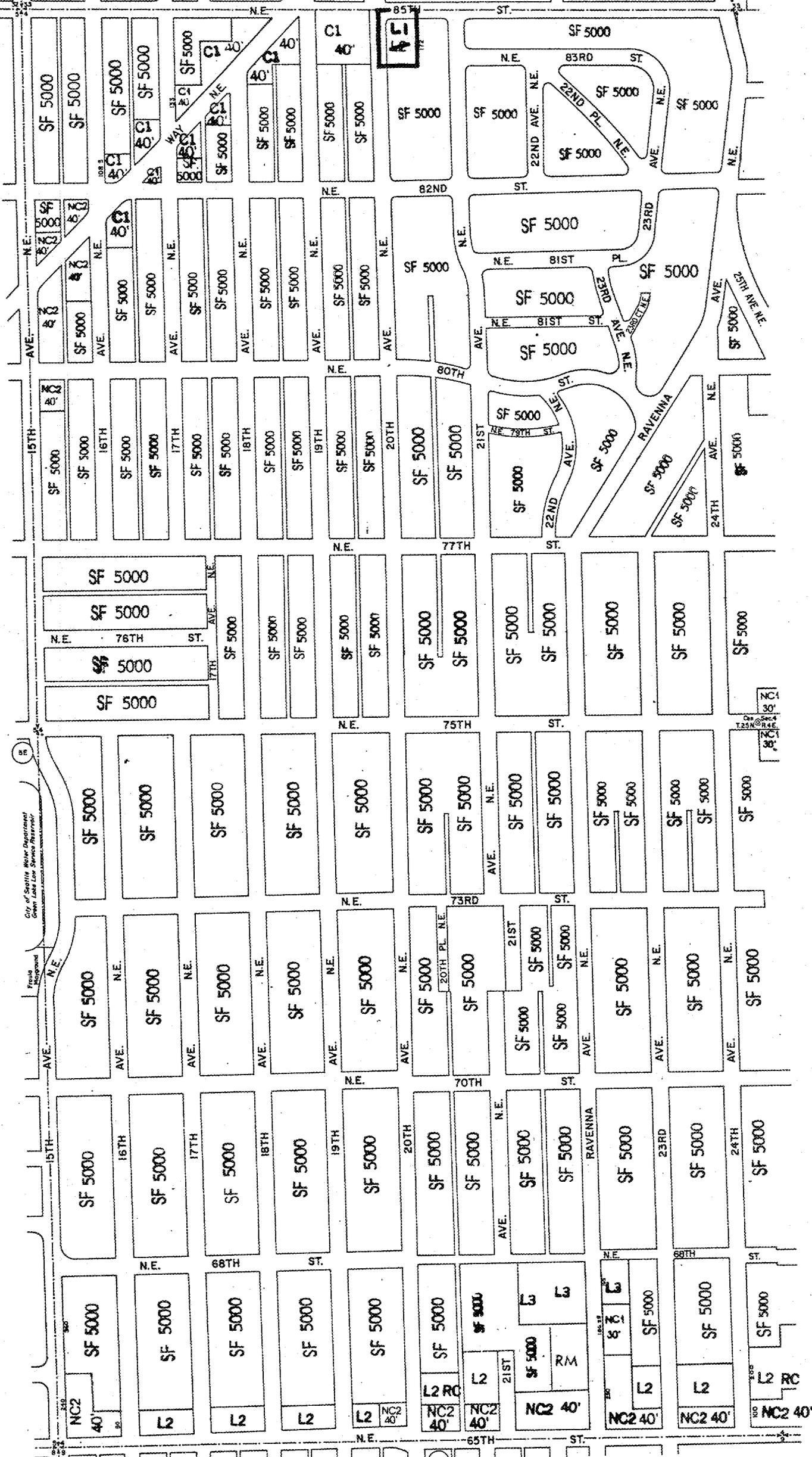
0 100 200 400

For Use and Development Standards, see Municipal Code Chapter 22.60

6W

W 4-25-4

124



City of Seattle Water Department
Green Lake Low Service Reservoir

Francis
Background



Seattle City Council

Memorandum

#3

C.B. 107926

Date: April 23, 1990
To: All Councilmembers
From: Susan Golub *SG*
Subject: Multi-family Remapping -- North End Cases

COMMITTEE REPORT

1. Overview

In 1988, the Council initiated a process to revise both the zoning regulations and zoning map for the multi-family areas of the City. Revisions to the major elements of the multi-family zoning code were approved in December 1989. The first set of remapping recommendations is now before the Council.

With Resolution 27850, adopted October 24, 1988, the Council approved criteria to guide the selection of specific areas in the City to be considered in the remapping effort. Areas were to be chosen for rezone review that were:

- * Zoned multi-family but predominantly developed with single family houses;
- * Zoned multi-family but with more than 35% of the perimeter of the zone abutting a single family zone; or
- * Zone edges where a Lowrise 3 or Midrise zone directly abuts a single family zone, and where a potential development conflict exists.

The Office for Long Range Planning identified approximately 150 areas in the City meeting these criteria. The areas were divided into four regions of the City -- the 41 cases in the North End are before the Council now for action.

2. The OLP Process

In developing the Mayor's recommendations for the North End cases, the Office for Long Range Planning held initial meetings in the community to elicit citizen comments on the rezone areas. The staff then prepared draft recommendations that were reviewed in an additional round of community meetings. Mayor's recommendations came to the Council in late December, 1989.

3. The Land Use Committee's Review Process

The Council's Land Use Committee held two public hearings on the North End cases -- one for the cases west of I-5 and one for the cases east of I-5. The most notable aspect of the hearings was the relatively few cases that citizens were concerned about. In fact, the Committee primarily heard support for the Executive recommendations. This outcome reflects the community process that led to the Executive recommendations; and the fact that the recommendations are almost all downzones, which neighborhood groups support.

In the Committee's voting on the 41 North End cases, one division occurred. The Divided Report for this case is attached to the Committee Report.

MULTI-FAMILY REMAPPING

DIVIDED REPORT FOR A PORTION OF CASE 38

Location: The trailer park site located east of Lake City Way Northeast, between Northeast 85th and Northeast 88th Streets

Current Zoning: Midrise

Mayor's Recommendation: Lowrise 3

Majority Recommendation: Lowrise 3

Minority Recommendation: Lowrise 1

Description of the Area

The area over which the Land Use Committee divided is totally occupied by the University Trailer Park, shown on the attached map. The property is approximately 20 to 30 feet below Lake City Way. Uses in the residential areas to the south, east and north are primarily low scaled multi-family buildings. The C1/65 zone to the southwest of the trailer park is occupied by a plumbing supply business; the C1/65 zone to the north is occupied by a car repair shop.

Reflective of the existing low scale of the adjacent residential areas, the Committee agreed to downzone those areas from Midrise to Lowrise 2 and Lowrise 1, as shown on the attached map.

Public Comments

The property owner wants to keep the existing Midrise zoning. He cites the extreme topographic difference between his property and Lake City Way in support of his request to stay Midrise, noting that development to the 65 foot height permitted along Lake City Way would tower 80 to 90 feet over the trailer park property. He also notes the direct access to Lake City Way, the separation from single family, and the opportunity to increase the City's supply of low income housing. Copies of correspondence from representatives of the property owner are attached to this report.

The Maple Leaf Community Council, and several citizens, have requested Lowrise 1 for the trailer park site. They are concerned about parking and traffic impacts on the narrow, congested streets in the area, worsening the existing drainage problem, and the lack of transition between more intensive

development of the trailer park site and the adjacent low scale residential area. Copies of correspondence from the Community Council and residents are attached to this report.

Majority Report (Kraabel, Benson): Lowrise 3

We recommend rezoning this property from Midrise to Lowrise 3 as recommended by both the Executive and Council staff. In comparing the trailer park site to the multi-family locational criteria, we find the closest match with Lowrise 3.

For example, as described by the Lowrise 3 locational criteria, the area has direct access to a major arterial, Lake City Way. In addition, it is separated from single family areas by less intensive zoning (the areas recommended by the Committee for Lowrise 1 and Lowrise 2). In fact, the trailer park site is 200 feet from a single family zone, separated by both the less intensive zones and streets. Therefore, providing separation from single family zoning is not an issue in determining the appropriate zoning category.

Also consistent with the Lowrise 3 criteria is the fact that the property provides a transition between the higher intensity commercial zones along Lake City Way and the less intensive multi-family areas along 23rd Northeast. The minority recommendation for Lowrise 1 zoning would result in Lowrise 1 being adjacent on two sides to C1/65 zoning. This is not an appropriate transition.

We recognize that weighing in favor of a less intensive zone is the condition of the access streets. While there is direct access to Lake City Way, travel to the site may also be from NE 86th, NE 88th or 23rd NE all of which are narrow streets. However, the fact that the site is in one ownership and probably will develop in one piece provides the City more opportunity to regulate access to the site.

Also, we do not believe it is appropriate to use the current one story, trailer scale of development in determining the match with locational criteria, because the City, through the trailer park moratorium, has frozen redevelopment of the site.

In summary, we find the separation from single family zoning, and the location on Lake City Way adjacent to C1/65 commercial zones on both the north and south, support a Lowrise 3 designation.

Minority Report (Donaldson): Lowrise 1

I am recommending Lowrise 1 zoning for the trailer park site, finding the area more closely matching the Lowrise 1 locational criteria than those of other multi-family zones.

For example, the area has structures of low height and bulk, generally less than 30 feet, as described by the Lowrise 1 criteria. Most importantly, it has all of the street limitations that should be used to limit areas to Lowrise 1 zoning:

- * The streets are narrow, with no curbs, sidewalks or drains;
- * There is parking and traffic congestion;
- * Access to Lake City Way is limited to a narrow, steep street; and
- * Access to Ravenna Ave. NE must pass through a single family area.

The street and drainage conditions cannot support the level of development that would occur with Lowrise 3 zoning.

Furthermore, although the property is on Lake City Way, it has no access to transit. The Lake City Way buses are all express routes through this area, making very limited stops.

I do not agree with the majority position that places faith in the fact that the site is currently in one ownership and may be developed in one piece, thereby providing the City better control over redevelopment issues such as access and street improvements. The City has no control over future sales of the property or the pattern of its redevelopment, which could be as one piece, or as many separate parcels.

The City has not historically imposed development conditions during a legislative remapping process, and I do not suggest we initiate that process with this property. Therefore, I recommend rezoning to Lowrise 1, with the legislative history reflecting that a future contract rezone to a more intensive zone may be appropriate, if the access, drainage and transit limitations are addressed to the Council's satisfaction.

1 AN ORDINANCE rezoning portions of North Seattle.

2 WHEREAS, Ordinance 113858, adopted March 8, 1988, enacted interim
3 controls on development in lowrise multi-family residential
4 zones for a period of one year and called for the Executive
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City of Seattle adopted by S.M.C. 23.32.016.

Section 2. The provisions of this ordinance are declared
to be separate and severable. The invalidity of any particular
rezone accomplished herein shall not affect the validity of any
other rezone.

90/05/23	#0539	E
RECD F	6.00	
REC FEE	2.00	
CASHSL	*****8.00	
	55	

BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

MAY 23 10 14 AM '90

9005230539

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval 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 30th day of April, 1990 and signed by me in open session in authentication of its passage this 30th day of April, 1990.

[Signature]
President of the City Council

Approved by me this 7th day of May, 1990.

[Signature]
Mayor

Filed by me this 7th day of May, 1990.

ATTEST: Norward J. Brooks
City Comptroller and City Clerk

BY: Margaret Carter
Deputy Clerk

(SEAL)
Published _____

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)
I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this 17th day of May, 1990.

NORWARD J. BROOKS
Comptroller and City Clerk
By: Margaret Carter
Deputy Clerk

9005230539

STATE OF WASHINGTON - KING COUNTY

26316
City of Seattle

—SS.

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ord 115060

was published on

05/14/90

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

M. Skyn
Subscribed and sworn to before me on

MAY 14 1990
Levi Ray

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 113900

AN ORDINANCE rezoning portions of North Seattle.

WHEREAS, Ordinance 111858, adopted March 8, 1988, enacted interim controls on development in lowrise multi-family residential zones for a period of one year and called for the Executive to implement a multi-family work program to develop and analyze permanent amendments to the multi-family code; and

WHEREAS, Ordinance 111858, requested that Executive recommendations include zoning text amendments and legislative mapping changes; and

WHEREAS, Resolution 27830, October 24, 1988, adopted criteria to guide the selection of areas to be considered in the remapping process, and set forth a process for public review of the map changes; and

WHEREAS, the Office for Long Range Planning held an initial public meeting on the North Seattle cases, published draft recommendations and held an additional public meeting to hear comments on the draft recommendations, before the final Executive recommendations were made; and

WHEREAS, the City Council's Land Use Committee held public hearings on March 13 and March 29, 1990 on the Executive recommendations for the North Seattle remapping cases; and

WHEREAS, the City Council's Land Use Committee considered the North Seattle remapping cases at its March 14, March 28 and April 11, 1990 committee meetings; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attached to this ordinance are 24 pages of zoning maps, which maps are identified as Attachment A and which are incorporated by reference herein. The areas on these maps which show a change in zoning designation and refer to a corresponding case number are hereby rezoned to the new zoning classification shown for such areas on the maps. These maps are hereby adopted as amendments to the Official Land Use Map of the City of Seattle adopted by S.M.C. 23.12.016.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular rezoning accomplished herein shall not affect the validity of any other rezoning.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval 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 30th day of April, 1990, and signed by me in open session in authentication of its passage this 30th day of April, 1990.

PAUL KRAABEL,
President of the City Council.

Approved by me this 7th day of May, 1990.

NORMAN B. RICE,
Mayor.

Filed by me this 7th day of May, 1990.

Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.

(Seal) By MARGARET CARTER,
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk,
Date of official publication in Daily Journal of Commerce, Seattle, May 14, 1990.
(28816)