

ORDINANCE No. 116145

COUNCIL BILL No. 109011

The City

AN ORDINANCE relating to land use and zoning, amending Sections 23.47.004 and 23.76.042 and adding a new Chapter 23.67 to the Seattle Municipal Code to create the Southeast Seattle Reinvestment Area; and adopting amendments to the Official Land Use Map to establish the new Overlay District.

Honorable President:

Your Committee on Growth

to which was referred the within report that we have considered the

COMPTROLLER FILE No. \_\_\_\_\_

Introduced:	By: STREET
Referred:	To: Growth
Referred:	To:
Referred:	To:
Reported:	Second Reading:
Third Reading:	Signed:
Presented to Mayor:	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published: <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">OK</span>
Passed over Veto:	Veto Sustained:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The City of Seattle--Legislative Department

Date Reported  
and Adopted

REPORT OF COMMITTEE

City President:

Committee on

Growth Policies and Regional Affairs

was referred the within Council Bill No.

109011

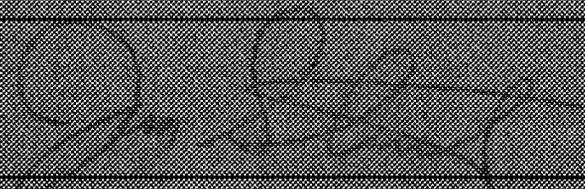
that we have considered the same and respectfully recommend that the same:

Pass as amended

3-0

4/17/98

land use + zoning SMC



Committee Chair

ORDINANCE 116145

1  
2 AN ORDINANCE relating to land use and zoning, amending  
3 Sections 23.47.004 and 23.76.042 and adding a new Chapter  
4 23.67 to the Seattle Municipal Code to create the  
5 Southeast Seattle Reinvestment Area; and adopting  
6 amendments to the Official Land Use Map to establish  
7 the new Overlay District.

8  
9 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

10  
11 Section 1. The official land use map of the City of  
12 Seattle, adopted by SMC 23.32.016, is hereby amended to  
13 include the overlay district known as the Southeast Seattle  
14 Reinvestment Area (SESRA). The boundaries of the SESRA shall  
15 be as depicted on the four pages of maps attached hereto and  
16 by this reference adopted as amendments to the Official Land  
17 Use Map.

18  
19 Section 2. Section 23.47.004 of the Seattle  
20 Municipal Code, as last amended by Ordinance 115043, is  
21 further amended to read as follows:

22  
23 23.47.004 Permitted and prohibited uses.

24  
25 A. All uses shall either be permitted outright, prohibited  
26 or permitted as a conditional use according to Chart A(7),  
27 except to the extent that Chart A may be superseded by  
28 Chapter 23.67 Southeast Seattle Reinvestment Area.

\*\*\*

Section 3. A new chapter 23.67 be added to the  
Seattle Municipal Code to read as follows:

23.67.010 Purpose and Intent

The purpose of this chapter is to implement the Southeast  
Seattle Reinvestment Area Policy, Resolution 28401 and

1 adopted Land Use Policies by creating a Southeast Seattle  
2 Reinvestment Area (SESRA). The intent is to promote community  
3 revitalization and investment, and to encourage development  
4 which supports business activity and provides employment  
5 opportunities and needed services to the residents of  
6 Southeast Seattle.

7 **23.67.020 Establishment of Southeast Seattle Reinvestment**  
8 **Area (SESRA)**

9  
10 There is established, pursuant to Chapter 23.56 of the Seattle  
11 Municipal Code, an overlay district known as the Southeast  
12 Seattle Reinvestment Area (SESRA) as shown on the Official  
13 Land Use Map, Chapter 23.32.

14 **23.67.030 Application of Regulations**

15  
16 All property within the SESRA boundaries shall be subject to  
17 both the requirements of its zone classification and to the  
18 requirements of this Chapter. In the event of conflict  
19 between this Chapter and underlying zone requirements, the  
20 requirements of this Chapter shall prevail.

21 **23.67.040 Southeast Seattle Reinvestment Area**

22  
23 A. A rezone pursuant to Chapter 23.34 shall be required to  
24 change the established boundaries of the SESRA or to rezone  
25 property within the SESRA. A rezone shall be subject to the  
26 provisions of Chapter 23.76, Procedures for Master Use Permits  
27 and Council Land Use Decisions.  
28

1 B. SESRA Boundaries

2  
3 1. Areas to be included within the SESRA boundaries  
4 shall demonstrate all of the following characteristics:

5 a. An existing concentration of commercial activity  
6 or commercial activity and vacant land which abuts  
7 Rainier Avenue South or Martin Luther King, Jr. Way  
8 South; or has access to these arterials without going  
9 through residential zones.

10  
11 b. Adequate existing infrastructure or improvements  
12 are being planned to accommodate increased  
13 development; and

14 c. Adequate buffers or transition areas that can  
15 reduce impacts to adjacent residential or otherwise  
16 less intensively zoned areas.

17  
18 2. In addition to the above criteria, one or more of the  
19 following conditions shall be met:

20 a. The area contains vacant land, or vacant or  
21 dilapidated structures, parking or open storage uses  
22 and is abutting or across the street or alley from  
23 an existing concentration of commercial activity; or

24  
25 b. The area is identified by the City as a Business  
26 Improvement Area; or

27 c. The area is targeted for federal or State  
28 economic development funds; or

1 d. The area can provide opportunities for expansion  
2 of existing businesses or location of new business  
3 enterprises within an existing commercial node; or

4  
5 e. The area has the potential to strengthen or  
6 reinforce a concentration of retail activity,  
7 personal services, employment centers or business  
8 incubators.

9 C. Rezone Criteria for Property Within SESRA

10 A rezone within the boundaries of the SESRA shall be subject  
11 to the general rezone criteria of Chapter 23.34. and the  
12 locational criteria for the proposed classifications. In  
13 addition, the criteria contained in this section shall also  
14 apply. No single location shall be expected to meet all  
15 criteria, nor shall the criteria be ranked in order of  
16 importance. A balance shall be sought between the intent of  
17 the policies for the underlying land use category and this  
18 policy. Specific conditions may be established as part of the  
19 rezone process to ensure negative impacts on the area and its  
20 surroundings are mitigated.

21 1. The proposed designation shall strengthen  
22 and reinforce existing commercial nodes, and  
23 encourage the development and retention of  
24 businesses while retaining or providing adequate  
25 buffers between commercial and residential areas; or

26 2. The proposed designation shall enhance the  
27 vitality of business activity according to the  
28 following:

- 1 a. increase and enhance pedestrian activity,  
2 thereby increasing property surveillance and public  
3 safety; and  
4  
5 b. enable an established business to expand rather  
6 than relocate outside the Rainier Valley or increase  
7 employment and job training opportunities for  
8 residents of the surrounding area; or  
9  
10 c. increase retail, entertainment, or personal  
11 services for residents of the surrounding area; or  
12  
13 d. encourage development on land which is vacant or  
14 contains abated or dilapidated buildings; or  
15  
16 e. increase recreational opportunities in Southeast  
17 Seattle.

18 **23.67.050 Use**

19 A. Whether a use is permitted outright, or as a conditional  
20 use, or whether a use is prohibited shall be governed by the  
21 provisions of the underlying zone; provided that in addition  
22 to uses prohibited by the underlying zone, the following  
23 principal uses shall be prohibited throughout the Southeast  
24 Seattle Reinvestment Area:

- 25 1. Outdoor storage (accessory outdoor storage  
26 permitted)  
27 2. Animal control shelters  
28 3. Helistops

- 1 4. Heliports
- 2 5. Adult motion picture theatres
- 3 6. Adult panorams
- 4 7. Salvage yards
- 5 8. Recycling centers
- 6 9. Work release centers
- 7 10. Construction services
- 8 11. Towing services

9 **23.67.060 Public Notice Requirements for Rezone Applications**

10  
11 In addition to the notice requirements for Type IV rezones  
12 contained in Chapter 23.76, public notice shall also be  
13 provided by publishing the notice of application in at least  
14 one community newspaper in the area affected by the proposal.

15 **Section 4.** Section 23.76.042 of the Seattle Municipal  
16 Code, as last amended by Ordinance 115002, is further amended  
17 to read as follows:

18  
19 \* \* \*

20  
21 C. Additional notice in the Southeast Seattle Reinvestment  
22 Area.

23 The Director shall provide additional notice for Type IV  
24 decisions in the Southeast Seattle Reinvestment Area overlay  
25 district, by publishing the notice of application in at least  
26 one community newspaper in the area affected by the proposal.

27 **Section 5.** This ordinance shall take effect and be in  
28

1 force thirty days from and after its passage and approval, if  
2 approved by the Mayor; otherwise it shall take effect at the  
3 time it shall become law under the provisions of the City  
4 Charter.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

1 PASSED by the City Council the 20~~th~~ day of  
2 April, 1992, and signed by me in open session in  
3 authentication of its passage this 20~~th~~ day of April,  
4 1992.

5  
6 Scott Benson  
7 President of the City Council

8 Approved by me this 24~~th~~ day of April, 1992.

9  
10 Scott Benson  
11 Mayor

12 Filed by me this 24~~th~~ day of April, 1992

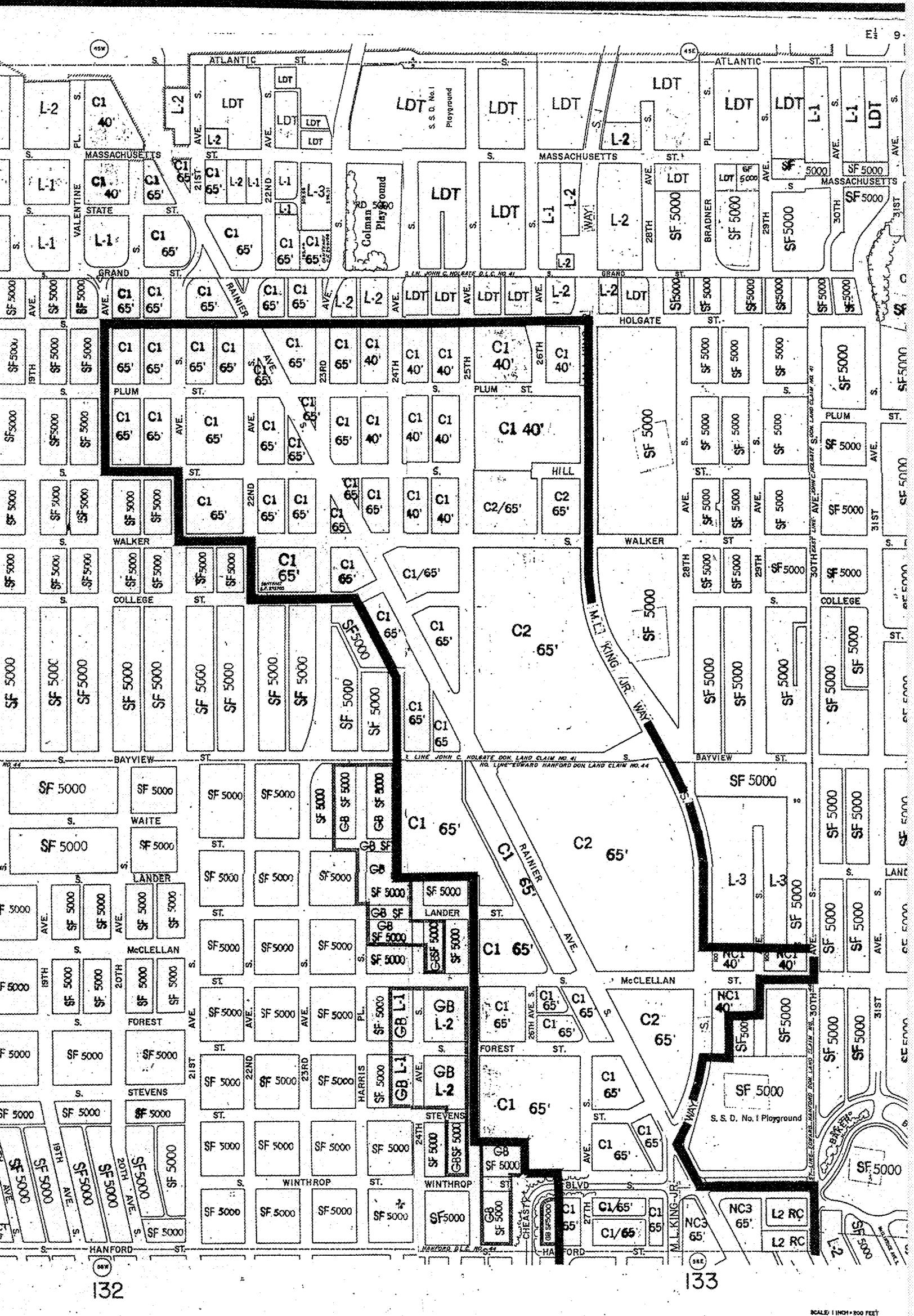
13  
14 ATTEST: Norman J. Brooks  
15 City Comptroller and City Clerk

16  
17 BY: Margaret Carter  
18 Deputy

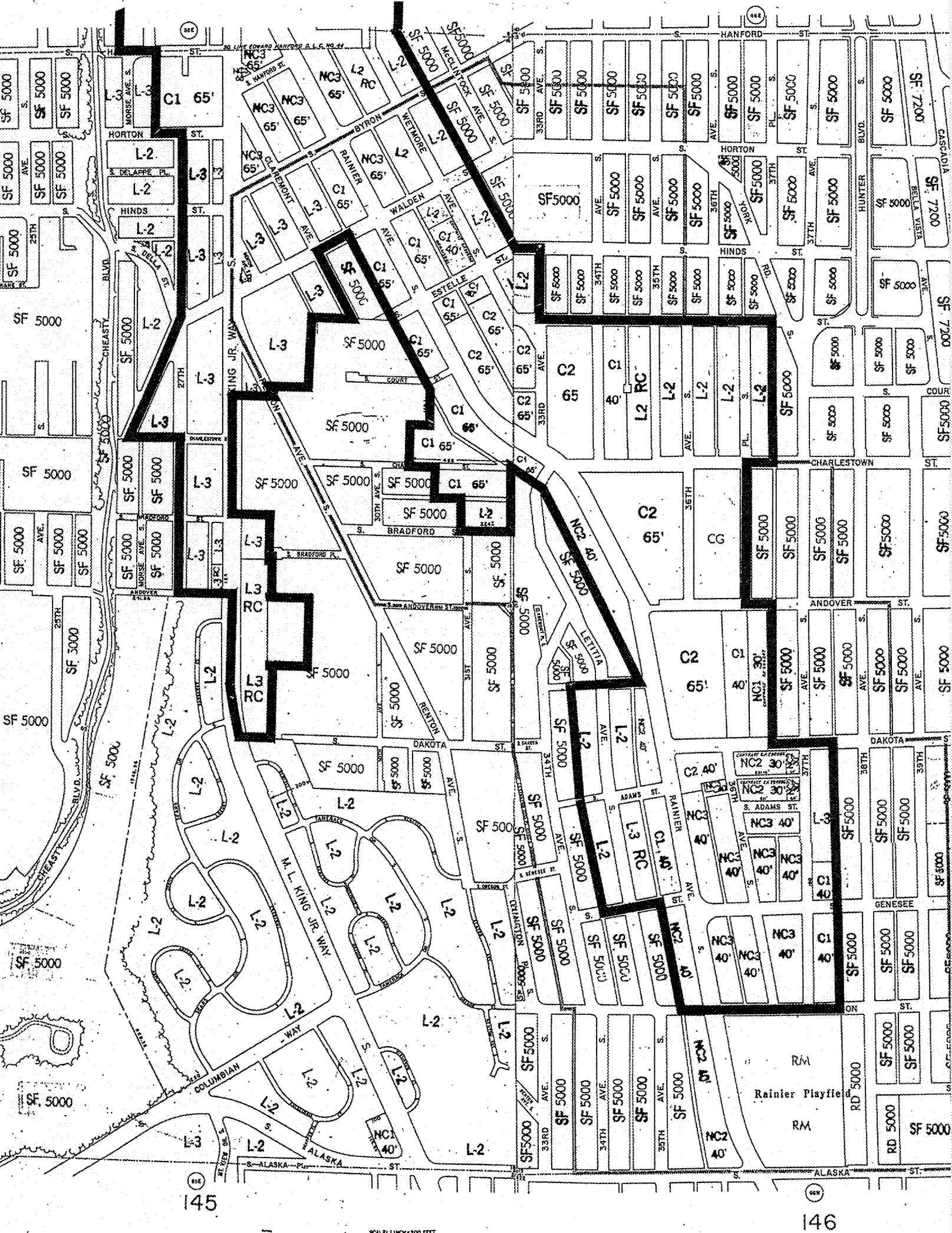
19  
20 (SEAL)  
21 Published \_\_\_\_\_

22  
23  
24  
25  
26  
27 g: \users\wp\doc\secode

# Southeast Seattle Reinvestment Area (SESRA)



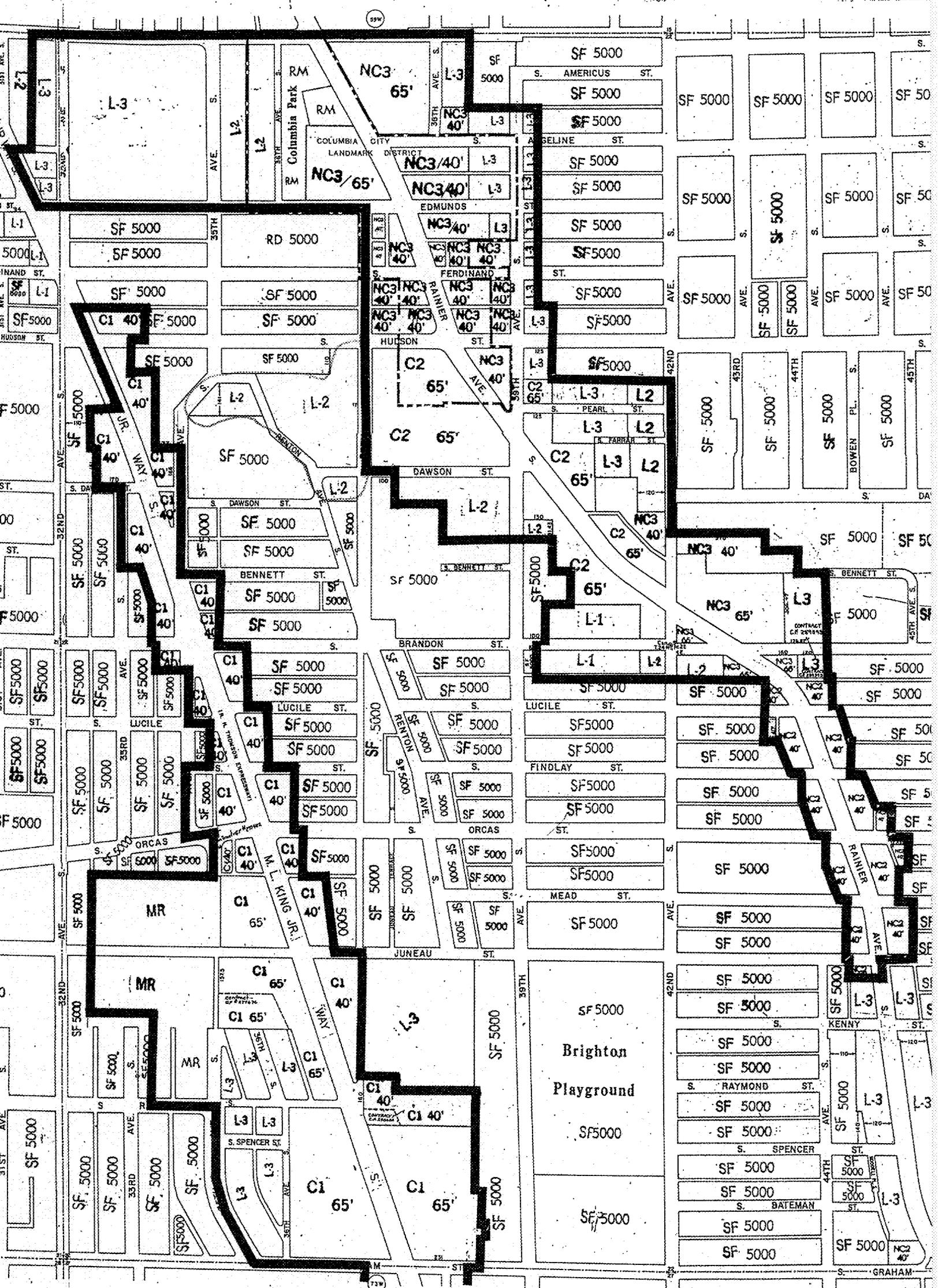
# Southeast Seattle Reinvestment Area (SESRA)



SCALE: 1 INCH = 200 FEET

SCALE: 1 INCH = 200 FEET

# Southeast Seattle Reinvestment Area (SESRA)





1992 JUN -4 AM 10:35

1  
2 AN ORDINANCE relating to land use and zoning, amending  
3 Sections 23.47.004 and 23.76.042 and adding a new Chapter  
4 23.67 to the Seattle Municipal Code to create the  
5 Southeast Seattle Reinvestment Area; and adopting  
6 amendments to the Official Land Use Map to establish  
7 the new Overlay District.

8  
9 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

10  
11 Section 1. The official land use map of the City of  
12 Seattle, adopted by SMC 23.32.016, is hereby amended to  
13 include the overlay district known as the Southeast Seattle  
14 Reinvestment Area (SESRA). The boundaries of the SESRA shall  
15 be as depicted on the four pages of maps attached hereto and  
16 by this reference adopted as amendments to the Official Land  
17 Use Map.

18  
19 Section 2. Section 23.47.004 of the Seattle  
20 Municipal Code, as last amended by Ordinance 115043, is  
21 further amended to read as follows:

22  
23 23.47.004 Permitted and prohibited uses.

24  
25 A. All uses shall either be permitted outright, prohibited  
26 or permitted as a conditional use according to Chart A(+) except to the extent that Chart A may be superseded by  
27 Chapter 23.67 Southeast Seattle Reinvestment Area.

28  
\* \* \*

Section 3. A new chapter 23.67 be added to the  
Seattle Municipal Code to read as follows:

23.67.010 Purpose and Intent

The purpose of this chapter is to implement the Southeast  
Seattle Reinvestment Area Policy, Resolution 28401 and

9205081390

1 adopted Land Use Policies by creating a Southeast Seattle  
2 Reinvestment Area (SESRA). The intent is to promote community  
3 revitalization and investment, and to encourage development  
4 which supports business activity and provides employment  
5 opportunities and needed services to the residents of  
6 Southeast Seattle.

7 **23.67.020 Establishment of Southeast Seattle Reinvestment**  
8 **Area (SESRA)**

9  
10 There is established, pursuant to Chapter 23.56 of the Seattle  
11 Municipal Code, an overlay district known as the Southeast  
12 Seattle Reinvestment Area (SESRA) as shown on the Official  
13 Land Use Map, Chapter 23.32.

14 **23.67.030 Application of Regulations**

15  
16 All property within the SESRA boundaries shall be subject to  
17 both the requirements of its zone classification and to the  
18 requirements of this Chapter. In the event of conflict  
19 between this Chapter and underlying zone requirements, the  
20 requirements of this Chapter shall prevail.

21 **23.67.040 Southeast Seattle Reinvestment Area**

22  
23 A. A rezone pursuant to Chapter 23.34 shall be required to  
24 change the established boundaries of the SESRA or to rezone  
25 property within the SESRA. A rezone shall be subject to the  
26 provisions of Chapter 23.76, Procedures for Master Use Permits  
27 and Council Land Use Decisions.  
28

9205081390

1 B. SESRA Boundaries

2  
3 1. Areas to be included within the SESRA boundaries  
4 shall demonstrate all of the following characteristics:

5 a. An existing concentration of commercial activity  
6 or commercial activity and vacant land which abuts  
7 Rainier Avenue South or Martin Luther King, Jr. Way  
8 South; or has access to these arterials without going  
9 through residential zones.

10  
11 b. Adequate existing infrastructure or improvements  
12 are being planned to accommodate increased  
13 development; and

14 c. Adequate buffers or transition areas that can  
15 reduce impacts to adjacent residential or otherwise  
16 less intensively zoned areas.

17  
18 2. In addition to the above criteria, one or more of the  
19 following conditions shall be met:

20 a. The area contains vacant land, or vacant or  
21 dilapidated structures, parking or open storage uses  
22 and is abutting or across the street or alley from  
23 an existing concentration of commercial activity; or

24  
25 b. The area is identified by the City as a Business  
26 Improvement Area; or

27 c. The area is targeted for federal or State  
28 economic development funds; or

9205081390

1 d. The area can provide opportunities for expansion  
2 of existing businesses or location of new business  
3 enterprises within an existing commercial node; or

4  
5 e. The area has the potential to strengthen or  
6 reinforce a concentration of retail activity,  
7 personal services, employment centers or business  
8 incubators.

9 C. Rezone Criteria for Property Within SESRA

10 A rezone within the boundaries of the SESRA shall be subject  
11 to the general rezone criteria of Chapter 23.34. and the  
12 locational criteria for the proposed classifications. In  
13 addition, the criteria contained in this section shall also  
14 apply. No single location shall be expected to meet all  
15 criteria, nor shall the criteria be ranked in order of  
16 importance. A balance shall be sought between the intent of  
17 the policies for the underlying land use category and this  
18 policy. Specific conditions may be established as part of the  
19 rezone process to ensure negative impacts on the area and its  
20 surroundings are mitigated.

21 1. The proposed designation shall strengthen  
22 and reinforce existing commercial nodes, and  
23 encourage the development and retention of  
24 businesses while retaining or providing adequate  
25 buffers between commercial and residential areas; or

26 2. The proposed designation shall enhance the  
27 vitality of business activity according to the  
28 following:

9205081390

- 1 a. increase and enhance pedestrian activity,  
2 thereby increasing property surveillance and public  
3 safety; and  
4  
5 b. enable an established business to expand rather  
6 than relocate outside the Rainier Valley or increase  
7 employment and job training opportunities for  
8 residents of the surrounding area; or  
9  
10 c. increase retail, entertainment, or personal  
11 services for residents of the surrounding area; or  
12  
13 d. encourage development on land which is vacant or  
14 contains abated or dilapidated buildings; or  
15  
16 e. increase recreational opportunities in Southeast  
17 Seattle.

18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
23.67.050 Use

A. Whether a use is permitted outright, or as a conditional use, or whether a use is prohibited shall be governed by the provisions of the underlying zone; provided that in addition to uses prohibited by the underlying zone, the following principal uses shall be prohibited throughout the Southeast Seattle Reinvestment Area:

1. Outdoor storage (accessory outdoor storage permitted)
2. Animal control shelters
3. Helistops

9205081390

- 4. Heliports
- 5. Adult motion picture theatres
- 6. Adult panorams
- 7. Salvage yards
- 8. Recycling centers
- 9. Work release centers
- 10. Construction services
- 11. Towing services

23.67.060 Public Notice Requirements for Rezone Applications

In addition to the notice requirements for Type IV rezones contained in Chapter 23.76, public notice shall also be provided by publishing the notice of application in at least one community newspaper in the area affected by the proposal.

Section 4. Section 23.76.042 of the Seattle Municipal Code, as last amended by Ordinance 115002, is further amended to read as follows:

\* \* \*

C. Additional notice in the Southeast Seattle Reinvestment Area.

The Director shall provide additional notice for Type IV decisions in the Southeast Seattle Reinvestment Area overlay district, by publishing the notice of application in at least one community newspaper in the area affected by the proposal.

Section 5. This ordinance shall take effect and be in

1 force thirty days from and after its passage and approval, if  
2 approved by the Mayor; otherwise it shall take effect at the  
3 time it shall become law under the provisions of the City  
4 Charter.

9205081390

- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

1 PASSED by the City Council the 20~~th~~ day of  
2 April, 1992, and signed by me in open session in  
3 authentication of its passage this 20~~th~~ day of April,  
4 1992.

5  
6 Geo. Benson  
7 President of the City Council

8 Approved by me this 24~~th~~ day of April, 1992.

9  
10 Geo. Benson  
11 Mayor

12 Filed by me this 24~~th~~ day of April, 1992

13  
14 ATTEST: Norward J. Brooks  
15 City Comptroller and City Clerk

16  
17 BY: Margaret Carter  
18 Deputy

19  
20 (SEAL)  
21 Published \_\_\_\_\_

22 STATE OF WASHINGTON )  
23 COUNTY OF KING ) SS  
24 CITY OF SEATTLE )

25 I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle,  
26 do hereby certify that the within and foregoing is a true and correct copy of  
27 the original instrument as the same appears on file, and of record in this  
28 department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal  
of The City of Seattle, this 5~~th~~ day of May, 1992.

NORWARD J. BROOKS  
Comptroller and City Clerk

By: Margaret Carter  
Deputy Clerk

g:\users\wp\doc\secode

Seattle City Council  
MEMORANDUM

April 17, 1992

To: Councilmembers

From: Frank Kirk

Subject: South East Seattle Reinvestment Area  
Resolution 28500, C.B. 109011

Introduction

The proposed legislation was developed as a part of the implementation of Southeast Action Plan approved by the Council in August, 1991: " While the overall Rainier Valley is identified as the Economic Opportunity Zone, a smaller area would be included in an overlay for City land-use regulations... there are problems created by current application of City Land-use regulations that must be overcome if actual development is to occur...the Overlay zone is intended to allow greater flexibility for uses within certain zones, but to guard against undesirable uses."

Policy Intent

As proposed, the intent of the SESRA legislation is to:

1. Establish unique rezone criteria to take local conditions and economic development policies into consideration;
2. Prevent further concentration of uses that detract from desired development along Rainier and MLK Jr. Avenues.

Features

o Locational criteria:

SESRA locational criteria are proposed to guide the establishment or amendment of the overlay boundaries. These criteria emphasize: the inclusion of existing concentrations of infrastructure and commercial activities; the presence of buffers to adjacent residential zoning; and areas with significant development potential due to vacant or marginally developed property and/or the availability of geographically targeted public funds for economic development.

o Rezone evaluation:

Rezones within the SESRA boundaries would be subject to the criteria established City-wide and the intent of this policy: "No single location shall be expected to meet all criteria, nor shall the criteria be ranked in order of importance. However a balance shall be sought between the intent of the policies for the

underlying land use category and this policy. The intent is to establish a zoning designation that will enhance the character of the area and increase services to the community."

o Prohibited uses:

The policies propose that uses within the SESRA boundaries that conflict with the intent of the policy may be prohibited. The proposed ordinance lists the uses proposed to be prohibited:

- Outdoor storage (accessory outdoor storage permitted)
- Animal control shelters
- Helistops
- Heliports
- Adult motion picture theatres
- Adult panorams
- Salvage yards
- Recycling centers
- Work release centers
- Construction services
- Towing services

The general guiding principles in the development of the list were to prohibit uses which are either unsightly, sources of nuisances such as noise and odors, likely to attract undesirable behaviour, incompatible with neighborhood serving retail uses or in competition with retail uses for space.

o Community participation

In addition to the notice requirements already provided in the land use code for rezone applications, the proposed SESRA legislation provides for publishing the notice in a newspaper of substantial local circulation.

**Committee Review**

The Growth Policies and Regional Affairs Committee conducted a public hearing on April 2, 1992 which produced evidence of broad community support for the proposal. Objection was voiced by the owner of a building contractor business to the inclusion of Construction Services on the prohibited use list. The effect of inclusion is to prevent further expansion of his business in its present location on Rainier Avenue.

The Committee reviewed the proposed legislation at its meeting on April 17, 1992. **The Committee concurs with the SESRA legislation as recommended by the Mayor with minor amendments** which tighten the relationship between the criteria and the proposed boundaries and modify the boundaries to omit the north end of Cheasty Blvd. and an area which is developed predominantly with single family homes. The latter amendment was suggested by the SEED representative.

JAN 02 1992

**Your City, Seattle**

Executive Department - Office for Long-range Planning

J. Gary Lawrence, Director  
Norman B. Rice, Mayor**MEMORANDUM**

December 31, 1991

**TO:** Paul Kraabel, President, Seattle City Council

**VIA:** Andrew J. Lofton, Director, Office of Management and Budget

**FROM:** Dennis J. McLerran, Director, Department of Construction and Land Use *MMJG*  
J. Gary Lawrence, Director, Office for Long-range Planning *E. G. L., for*

**SUBJECT:** Director's Recommendations for Southeast Seattle

The attached resolution and Land Use Code amendment represent the culmination of OLP's and DCLU's work with the Southeast Seattle Community implementing the Southeast Action Plan presented to the City in February 1991. This legislative package is only one element in the City's response, but it is an important step toward addressing the immediate needs of the community.

The proposal establishes Southeast Seattle Reinvestment Area (SESRA). SESRA encompasses properties along Martin Luther King, Jr. Way South and Rainier Avenue South, the commercial heart of the Southeast area. Much consideration was given to appropriate use and zone designation within the SESRA, with input from the citizen groups who worked on the Action Plan and from South East Effective Development (SEED), who coordinated the planning effort.

Within the proposed SESRA, DCLU is processing two rezone applications from Single Family zoning to Neighborhood Commercial. These are quasi-judicial rezones, and the City will follow the standard procedure. The decision will be based on the merits of each case and separate from the legislative policy decisions.

Environmental review occurred during the month of November for public comment and appeal. The appeal period ended December 4 with no appeal of the Declaration of Non-Significance filed.

There is a cost of about \$5,000.00 to notify residents and property and business owners. In addition, the cost of implementation for the recommended amendments is primarily for staff training, overlay maps, and purchase and printing of the Land Use Code changes. Staff

Councilmember Paul Kraabel  
December 31, 1991  
Page Two

training will cost about \$110; copying the ordinance for staff - \$48; providing new code pages - \$242; and changing the official Kroll map pages - \$1760, for a total implementation cost of about \$7,160.

Also attached is an ordinance to appropriate funds to cover the mailing of notice for the SESRA designation. The notification will occur at the time the Council schedules the hearing. Staff at OLP will prepare the notice and assist Council staff in arranging the mailing. Please let Elsie Crossman of OLP know how you want to proceed with the notification (684-8364).

WP4-942

cc: Sue Taoka, Mayor's Office

1 B. SESRA Boundaries

2  
3 1. Areas to be included within the SESRA boundaries  
4 shall demonstrate all of the following characteristics:

5 a. An existing concentration of commercial  
6 *or commercial activity and vacant land*  
7 activity which abuts Rainier Avenue South or Martin  
8 Luther King, Jr. Way South; or has access to these  
9 arterials without going through residential zones.

10 b. Adequate existing infrastructure or improvements  
11 are being planned to accommodate increased  
12 development; and

13 c. Adequate buffers or transition areas that can  
14 reduce impacts to adjacent residential or otherwise  
15 less intensively zoned areas.

16  
17 2. In addition to the above criteria, one or more of the  
18 following conditions shall be met:

19  
20 a. The area contains vacant land, or vacant or  
21 dilapidated structures, parking or open storage uses  
22 and is abutting or across the street or alley from  
23 an existing concentration of commercial activity; or

24 b. The area is identified by the City as a Business  
25 Improvement Area; or

26  
27 c. The area is targeted for federal or State  
28 economic development funds; or

# SEED

SOUTH EAST EFFECTIVE DEVELOPMENT, INC.

4710 32nd Ave. South, Suite 400  
Seattle, Washington 98118  
(206) 723•7333 / 723•7137 (FAX)

April 16, 1992

Chairman Jim Street  
Growth and Regional Affairs Committee  
11th Floor, Municipal Building  
600 Fourth Avenue  
Seattle Washington 98101

Dear Jim:

As demonstrated at the public hearing on April 2, there is broad based community support for a modification to the land use code that will enable revitalization of the Rainier Valley. The proposed SESRA ordinance is one of several tools to help with this process.

We are proposing one modification to the SESRA boundary. On Map 3, we propose deleting the L-2 land west of 37th Avenue, between Hudson and Dawson Streets. This area is mixed with single family and apartment buildings. It needs curbs, sidewalks, and other infrastructures, but should not be part of the SESRA. We propose that the boundary be drawn along 37th Avenue South in this area.

Thank you for your continuing support and we urge your committee to pass the SESRA Ordinance.

Sincerely,



Pat Chemnick  
Economic Development Manager

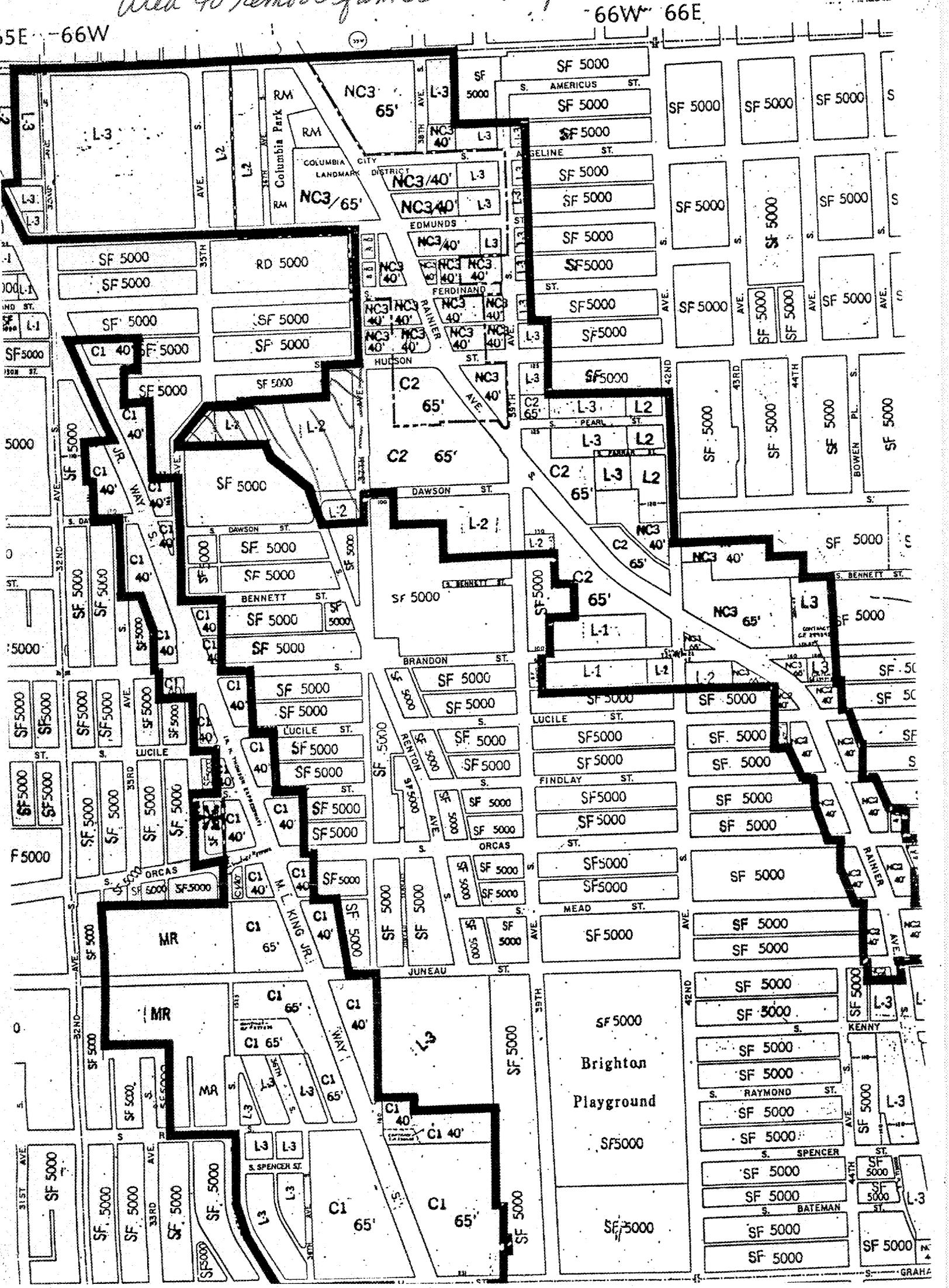
Providing Community Development in Southeast Seattle

Claude Forward, *President* • Michael Prigmore, *Vice President*  
Channing MacFadden, *Secretary/Treasurer* • Thomas Lattimore, *Executive Director*  
State Contractors Registration No. SOUTHEE 15203

# Southeast Seattle Reinvestment Area (SESRA)

December, 1991

*Area to remove from SESRA map*



# City of Seattle

Executive Department-Office of Management and Budget

Andrew J. Lofton, Director  
Norman B. Rice, Mayor



January 7, 1992

*OK, Pat Schneider  
2/10/92*

The Honorable Mark Sidran  
City Attorney  
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING  
DEPARTMENT

Planning Department (formerly Office for Long-range  
Planning)

SUBJECT:

AN ORDINANCE relating to land use and zoning, amending  
Sections 23.47.004 and 23.76.042 and adding a new Chapter  
23.67 to the Seattle Municipal Code to create the Southeast  
Seattle Reinvestment Area; and adopting amendments to the  
Official Land Use Map to implement the new Overlay  
District.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding  
this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return  
the legislation to OMB. Any specific questions regarding the legislation can be directed to  
Victoria Runkle at 4-8088, or Desiree Leigh at 4-8087.

Sincerely,

Norman B. Rice  
Mayor

by

ANDREW J. LOFTON  
Budget Director

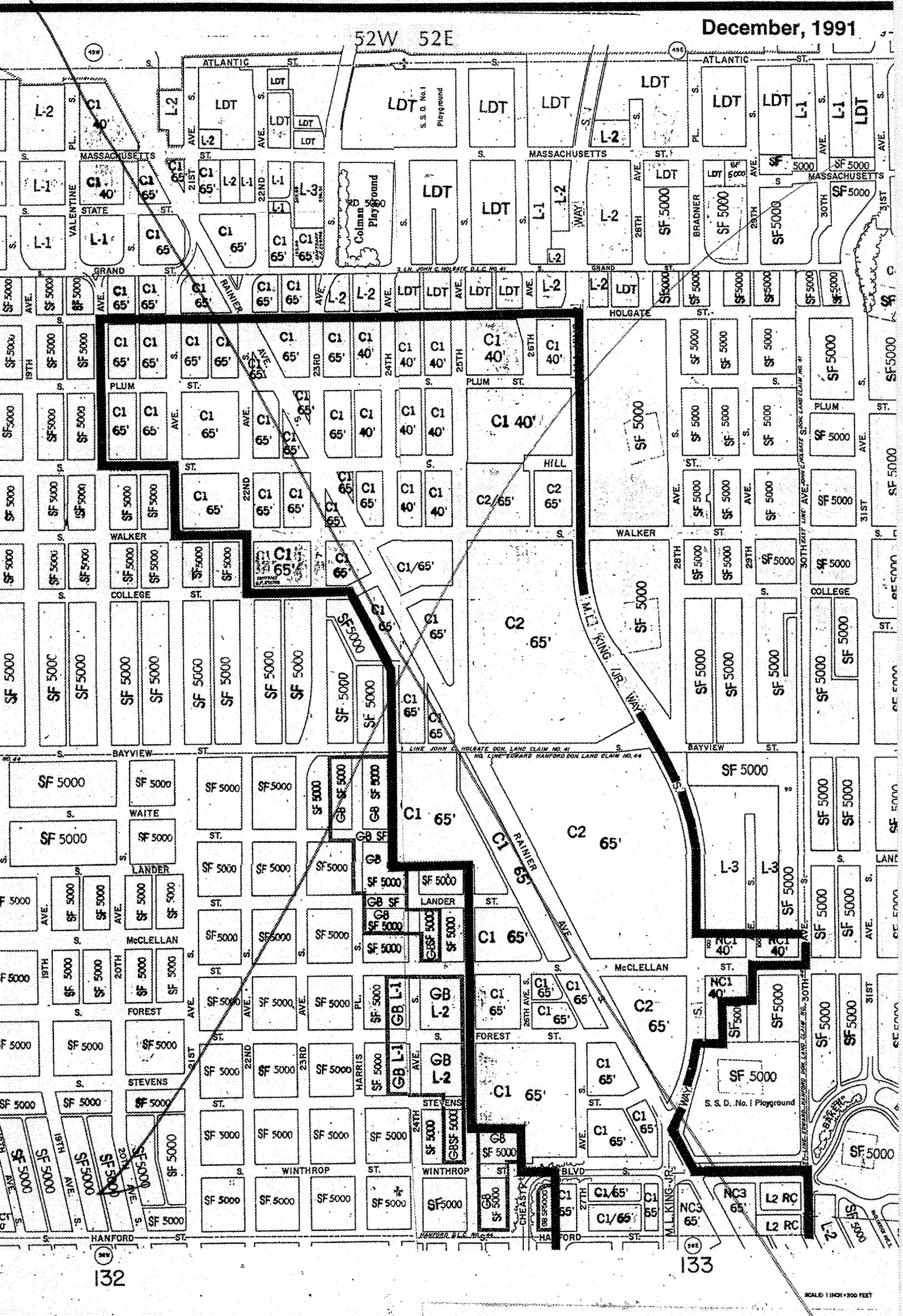
AL/dl/rsh

Enclosure

cc: Director, Planning

# Southeast Seattle Reinvestment Area (SESRA)

December, 1991





STATE OF WASHINGTON - KING COUNTY

16632  
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: 116145

was published on  
05/06/92

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

C. Trent

Subscribed and sworn to before me on  
05/06/92

Jessie P. Nicholson

Notary Public for the State of Washington,  
residing in Seattle

# City of Seattle

ORDINANCE 115043

AN ORDINANCE relating to land use and zoning, amending Sections 23.47.004 and 23.76.042 and adding a new Chapter 23.67 to the Seattle Municipal Code to create the Southeast Seattle Reinvestment Area; and adopting amendments to the Official Land Use Map to establish the new Overlay District.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The official land use map of the City of Seattle, adopted by SMC 23.32.015, is hereby amended to include the overlay district known as the Southeast Seattle Reinvestment Area (SESRA). The boundaries of the SESRA shall be as depicted on the four pages of maps attached hereto and by this reference adopted as amendments to the Official Land Use Map.

Section 2. Section 23.47.004 of the Seattle Municipal Code, as last amended by Ordinance 115043, is further amended to read as follows:

23.47.004 Permitted and prohibited uses.

A. All uses shall either be permitted outright, prohibited or permitted as a conditional use according to Chart A(+), except to the extent that Chart A may be superseded by Chapter 23.67 Southeast Seattle Reinvestment Area.

\* \* \*

Section 3. A new chapter 23.67 be added to the Seattle Municipal Code to read as follows:

23.67.010 Purpose and Intent

The purpose of this chapter is to implement the Southeast Seattle Reinvestment Area Policy, Resolution 28401 and adopted Land Use Policies by creating a Southeast Seattle Reinvestment Area (SESRA). The intent is to promote community revitalization and investment, and to encourage development which supports business activity and provides employment opportunities and needed services to the residents of Southeast Seattle.

23.67.020 Establishment of Southeast Seattle Reinvestment Area (SESRA)

There is established, pursuant to Chapter 23.56 of the Seattle Municipal Code, an overlay district known as the Southeast Seattle Reinvestment Area (SESRA) as shown on the Official Land Use Map, Chapter 23.32.

23.67.030 Application of Regulations

All property within the SESRA boundaries shall be subject to both the requirements of its zone classification and to the requirements of this Chapter. In the event of conflict between this Chapter and underlying zone requirements, the requirements of this Chapter shall prevail.

23.67.040 Southeast Seattle Reinvestment Area

A. A rezone pursuant to Chapter 23.34 shall be required to change the established boundaries of the SESRA or to rezone property within the SESRA. A rezone shall be subject to the provisions of Chapter 23.76, Procedures for Master Use Permits

b. Adequate existing infrastructure or improvements are being planned to accommodate increased development; and

c. Adequate buffers or transition areas that can reduce impacts to adjacent residential or otherwise less intensively zoned areas.

2. In addition to the above criteria, one or more of the following conditions shall be met:

a. The area contains vacant land, or vacant or dilapidated structures, parking or open storage uses and is abutting or across the street or alley from an existing concentration of commercial activity; or

b. The area is identified by the City as a Business Improvement Area; or

c. The area is targeted for federal or State economic development funds; or

d. The area can provide opportunities for expansion of existing businesses or location of new business enterprises within an existing commercial node; or

e. The area has the potential to strengthen or reinforce a concentration of retail activity, personal services, employment centers or business incubators.

C. Rezone Criteria for Property Within SESRA

A rezone within the boundaries of the SESRA shall be subject to the general rezone criteria of Chapter 23.34, and the

locational criteria for the proposed classifications. In addition, the criteria contained in this section shall also apply. No single location shall be expected to meet all criteria, nor shall the criteria be ranked in order of importance. A balance shall be sought between the intent of the policies for the underlying land use category and this policy. Specific conditions may be established as part of the rezone process to ensure negative impacts on the area and its surroundings are mitigated.

1. The proposed designation shall strengthen and reinforce existing commercial nodes, and encourage the development and retention of businesses while retaining or providing adequate buffers between commercial and residential areas; or

2. The proposed designation shall enhance the vitality of business activity according to the following:

a. increase and enhance pedestrian activity, thereby increasing property surveillance and public safety; and

b. enable an established business to expand rather

w. Increase recreational opportunities in Southeast Seattle.

23.67.050 Use

A. Whether a use is permitted outright, or as a conditional use, or whether a use is prohibited shall be governed by the provisions of the underlying zone; provided that in addition to uses prohibited by the underlying zone, the following principal uses shall be prohibited throughout the Southeast Seattle Reinvestment Area:

1. Outdoor storage (accessory outdoor storage permitted)
2. Animal control shelters
3. Helistops
4. Heliports
5. Adult motion picture theatres
6. Adult panoramas
7. Salvage yards
8. Recycling centers
9. Work release centers
10. Construction services
11. Towing services

23.67.060 Public Notice Requirements for Rezoning Applications

In addition to the notice requirements for Type IV rezonings contained in Chapter 23.76, public notice shall also be provided by publishing the notice of application in at least one community newspaper in the area affected by the proposal.

Section 4. Section 23.76.042 of the Seattle Municipal Code, as last amended by Ordinance 115002, is further amended to read as follows:

\* \* \*

C. Additional notice in the Southeast Seattle Reinvestment Area.

The Director shall provide additional notice for Type IV decisions in the Southeast Seattle Reinvestment Area overlay district, by publishing the notice of application in at least one community newspaper in the area affected by the proposal.

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 law under the provisions of the City Charter.

Passed by the City Council the 20th day of April, 1992, and signed by me in open session in authentication of its passage this 20th day of April, 1992.  
GEORGE E. BENSON,  
President of the City Council.  
Approved by me this 24th day of April, 1992.  
GEORGE E. BENSON,  
Mayor.  
Filed by me this 24th day of April, 1992.  
Attest: NORWARD J. BROOKS,

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



A handwritten signature in cursive script, appearing to read "Jim Stuart", is written over a horizontal dashed line. Below this line are four more horizontal dashed lines, and at the bottom of this section are two solid horizontal lines.

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEES REFERRED TO:

-----  
-----  
-----  
-----

PRESIDENT'S SIGNATURE