Ordinance No. 120661

Council Bill No. 113864

AN ORDINANCE relating to land use and zoning; amending Sections 23.47.004 and the Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, to rezone properties located in the Madison-Miller Neighborhood in the Central Area Residential Urban Village to implement the Central Area Action Plan II.

CF No.

Date Introduced: SEP 24 2001	
Date 1st Referred:	To: (committee) Neighborhoods, Sustainability & Community Development Committee
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: 12-3-01	Full Council Vote: 8-0
Date Presented to Mayor: 12-4-01	Date Approved:
Date Returned to City Clerk:	Date Published: 4 pp. T.O. F.T. ✓
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

The City of Seattl

Council Bill/Ordina

10/9/01 - nit

11/27/01

12-03-01 Passed

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Richard Conlin

Councilmember

Committee Action:

10/9/01 - motion to replace with current version which includes page numbers passed unanimously 2-0 Conlin, Wills

11/27/01 move to ~~amend~~ (E) (fails 1-1) NL RC

move ord w/ techn amd (1-1) RC, NL

move ~~passed~~ divided report

12-03-01 Passed 8-0 (Excused: Wills)

This file is complete and ready for presentation to Full Council. Committee: RC 11/27/01

(initial/date)

KC

Law Department

Law Dept. Review	OMP Review	City Clerk Review	Electronic Copy Loaded	Indexed

ORDINANCE 120661

AN ORDINANCE relating to land use and zoning; amending Sections 23.47.004 and the Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, to rezone properties located in the Madison-Miller Neighborhood in the Central Area Residential Urban Village to implement the Central Area Action Plan II.

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Central Area stakeholders known as the Central Area Action Plan*Implementation Team (CAAP*IT) came together in the spring of 1995 for the purpose of preparing an updated Central Area Action Plan as provided for in the neighborhood planning element of the City of Seattle Comprehensive Plan; and

WHEREAS, CAAP*IT convened monthly meetings open to everyone and regularly attended by several dozen citizens; and

WHEREAS, CAAP*IT conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended community validation event, all of which lead to creation of vision statements for four special emphasis areas or "nodes," and the reaffirmation of an overall vision for the community as established in the first Central Area Action Plan; and

WHEREAS, the overall vision of the Central Area Action Plan II is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, on November 2, 1998, by Ordinance 119216, the City Council amended the Seattle Comprehensive Plan to incorporate portions of the Central Area Action Plan II, including the Central Area Action Plan II goals and policies; and

WHEREAS, several land use actions in the Madison Miller Residential Urban Village were deferred for later study; and

WHEREAS, the Department of Design, Construction, and Land Use (DCLU) has performed a land use and zoning analysis of the East Madison Business District in the Madison Miller Residential Urban Village; and

WHEREAS, the results of the analysis performed by DCLU were presented to residents and property owners in the Madison Miller Residential Urban Village on July 16, 2001, and public input and comments have been obtained and incorporated into DCLU's land use recommendations; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance are consistent with the adopted Central Area Action Plan II; and

CITY CLERK

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance will promote the health, safety and welfare of the general public; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attached to this ordinance is a zoning map, identified as Exhibit A, and incorporated herein by reference. The Official Land Use Map, SMC 23.32.016, Plat 37W, page 104, and Plat 41W, page 112, is hereby amended to rezone the properties as shown on the map in Exhibit A.

Section 2. Subsection E of Section 23.47.004 of the Seattle Municipal Code, which section was last amended by Ordinance 120452, is amended to include Map 23.47.004 J, shown as Exhibit B, and to read as follows:

23.47.004 Permitted and prohibited uses.

***

E. Residential Uses.

1. Residential Use in Single-purpose Residential Structures. Residential use in single-purpose residential structures is permitted as an administrative conditional use, unless:

a. The structure is located within an area in which the use is either permitted outright or prohibited, as shown on the Maps 23.47.004 A, B, C, D, E, F, G, H, ~~and~~ I, and J;

b. The structure is located in a pedestrian-designated zone, in which case residential use is prohibited at street level along the designated principal pedestrian street as provided in Section 23.47.042;

CITY CLERK

c. The structure is located within a zone which has a height limit of eighty-five (85) feet or higher, in which case single-purpose residential structures are prohibited;

d. The residential use is a nursing home, in which case it is permitted outright unless prohibited as provided in subsection E1b; or

e. The structure is located within the Station Area Overlay District, in which case the provisions of Chapter 23.61 apply.

2. Residential Use in Mixed-use Development. Residential use in mixed-

CITY CLERK

use development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones; provided that, for assisted living facilities, which are considered mixed-use development, private living units and parking accessory to those units are prohibited at street level.

***

Section 3. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 3rd day of December, 2001, and signed by me in open session in authentication of its passage this 3rd day of December 2001.

Margaret A. Pageler
President of the City Council

Approved by me this 11th day of DECEMBER, 2001.

Paul Schell
Paul Schell, Mayor

Filed by me this 11th day of _____, 2001.

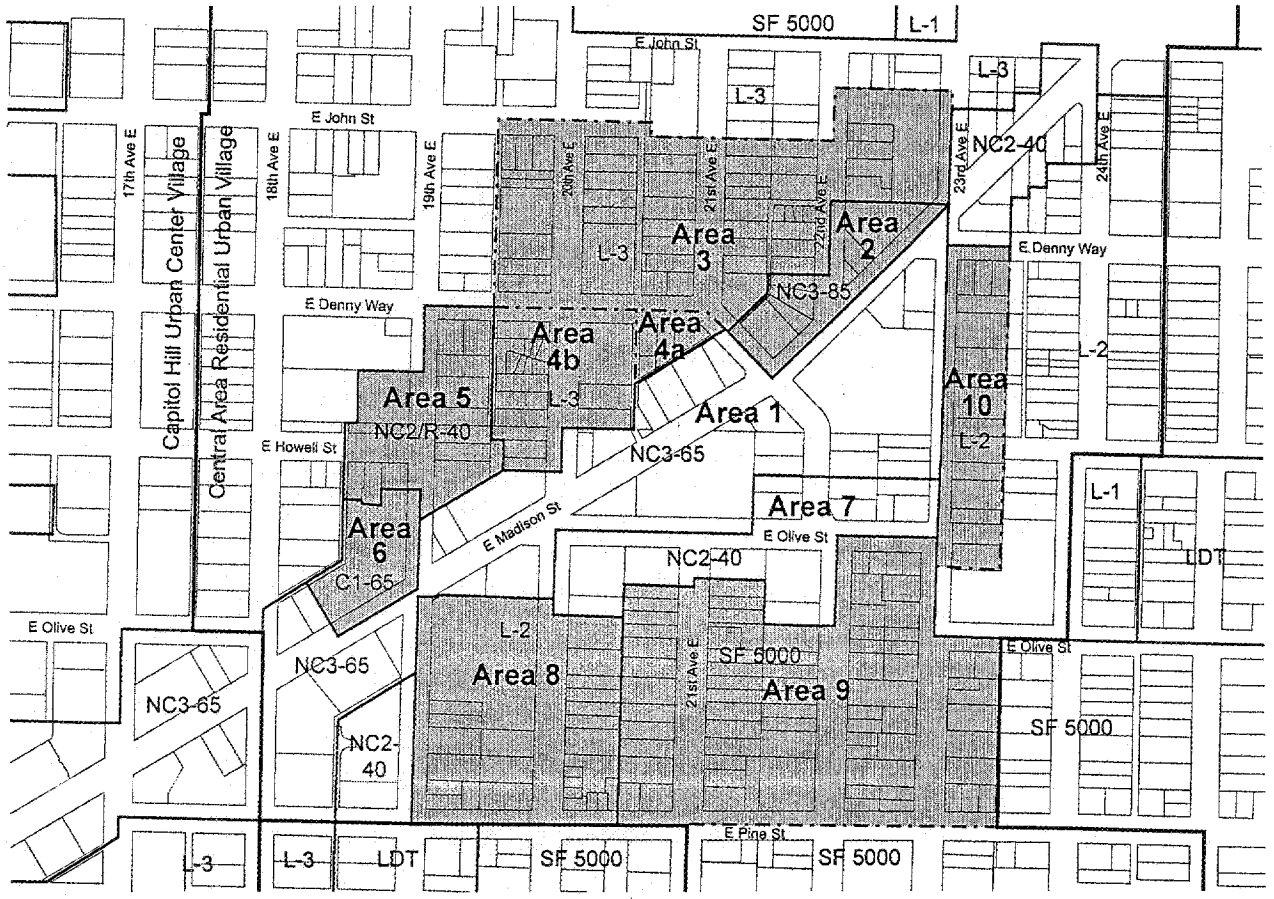
Judith E. Pippin
City Clerk

(SEAL)

LIST OF ATTACHMENTS:
Exhibit A: Rezone Map
Exhibit B: Map 23.47.004 J

CITY CLERK

Exhibit A: Rezone Map



East Madison Business District Rezones
Amending Official Land Use Map Pages 104 and 112

Area #	Current Zoning	New Zoning
Area 1	NC3-65	no change
Area 2	NC3-85	NC3-65
Area 3	L3	L4
Area 4a	L3	NC2/R-65[1]
Area 4b	L3	NC2/R-40[1]
Area 5	NC2/R-40	no change[1]
Area 6	C1	NC3-65
Area 7	NC2-40	no change
Area 8	L2	L3
Area 9	SF 5000	RSL/TC
Area 10	L2	L3

1. Map J would be added to SMC 23.47.004, showing Areas 4a, 4b, and 5 as areas where single-purpose residential buildings would be permitted outright.

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Exhibit B: Map 23.47.004 J

Madison Miller
Residential Urban Village
Section 23.47.004
Map 23.47.004 J

Single-purpose residential development permitted outright

100 0 100 Feet

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

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Prepared September 7, 2001 by DCLU-GIS

Return Address:

Seattle City Clerk's Office
600 4th Avenue, Room 104
Seattle, WA 98104

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PAGE 001 OF 008
12/19/2001 13:43
KING COUNTY, WA

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled in.

1. ORDINANCE #120661

Re -_____ of document.
AN ORDINANCE relating to land use and zoning; amending Sections 23.47.004 and the Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, to rezone properties located in the Madison-Miller Neighborhood in the Central Area Residential Urban Village to implement the Central Area Action Plan II.

Grantor(s) (Last name first, then first name and initials) 1.City of Seattle ☐ Additional names on page----- of document.

Grantee(s) (Last name first, then first name and initials) 1.N/A 2.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range) ☐ Additional reference #'s on page --------of document N/A

Assessor's Property Tax Parcel/Account Number/ N/A

☐ Assessor Tax # not yet assigned.

L:\forms\recorder.doc

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FILED
CITY OF SEATTLE
2002 JAN 24 AM 11:40
CITY CLERK

ORDINANCE 120661

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2001 121 8002794

CITY CLERK

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2001 121 9002794

CITY CLERK

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2001 121 9002794

CITY CLERK

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Passed by the City Council the 3rd day of December, 2001, and signed by me in open session in authentication of its passage this 3rd day of December, 2001.

Margaret A. Pageler
President of the City Council

Approved by me this 11th day of DECEMBER, 2001.

Paul Schell
Paul Schell, Mayor

Filed by me this 11th day of _____, 2001.

Judith E. Pippin
City Clerk

(SEAL)

LIST OF ATTACHMENTS:
Exhibit A: Rezone Map
Exhibit B: Map 23.47.004 J

2001 121 9002784

CITY CLERK

2001 1219 - 002794

STATE OF WASHINGTON
COUNTY OF KING } ss
CITY OF SEATTLE

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF ordinance 120661

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

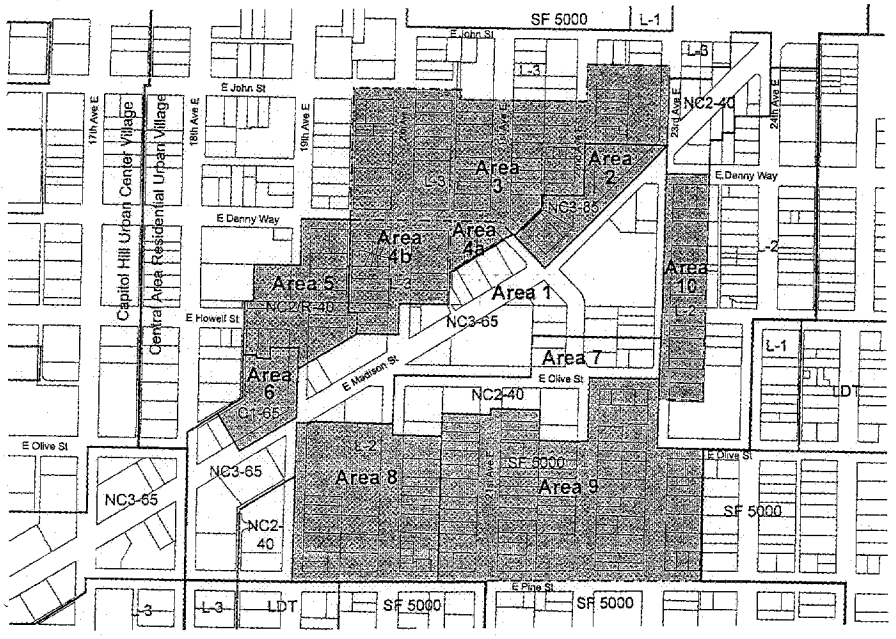
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL TO THE CITY OF SEATTLE, THIS 19th day of Dec, 2001

JUDITH E. PIPPIN
CITY CLERK

BY: Margaret Carter

DEPUTY CLERK

Exhibit A: Rezone Map



East Madison Business District Rezones
Amending Official Land Use Map Pages 104 and 112

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CITY CLERK

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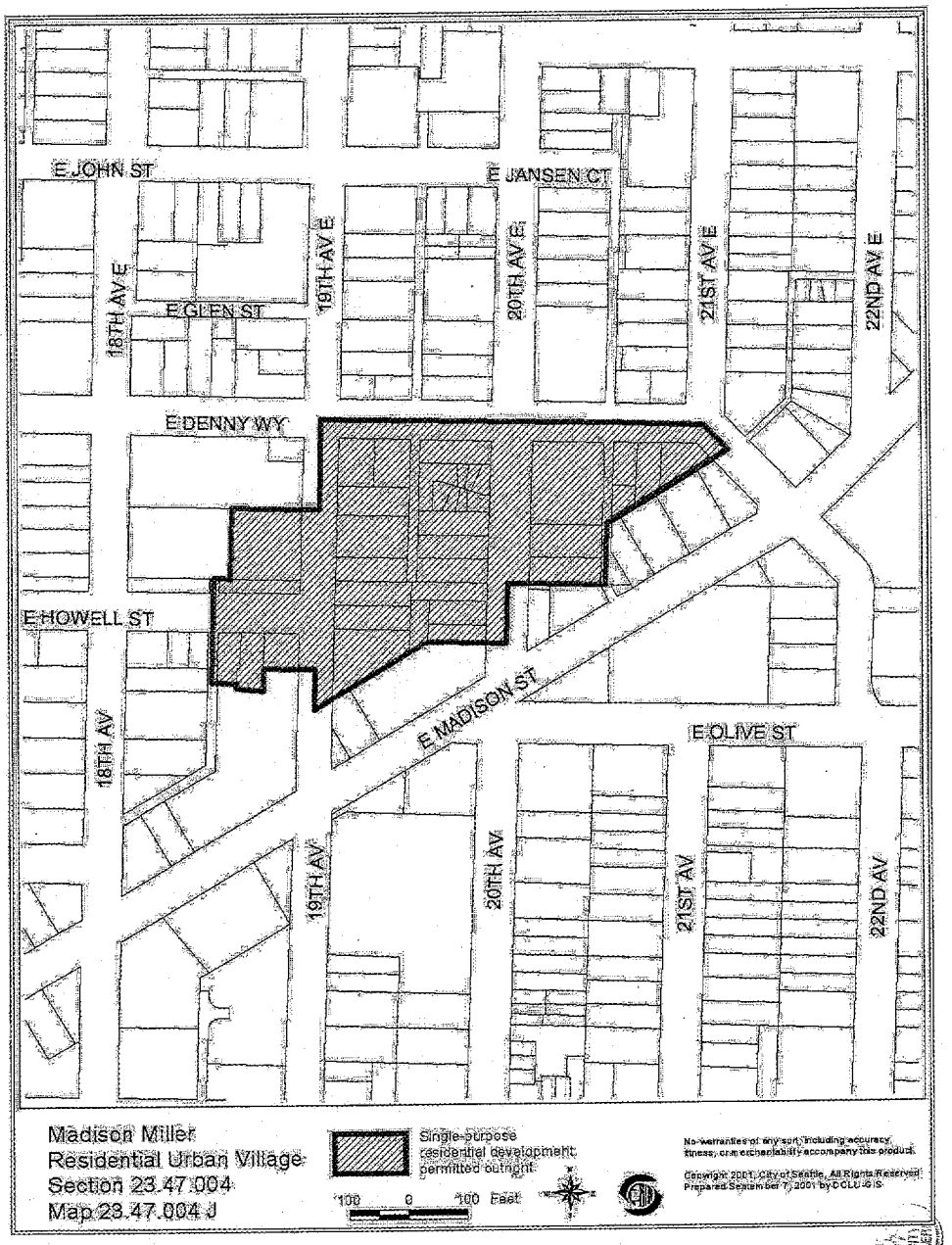
Exhibit B: Map 23.47.004 J



2001 121 9002794

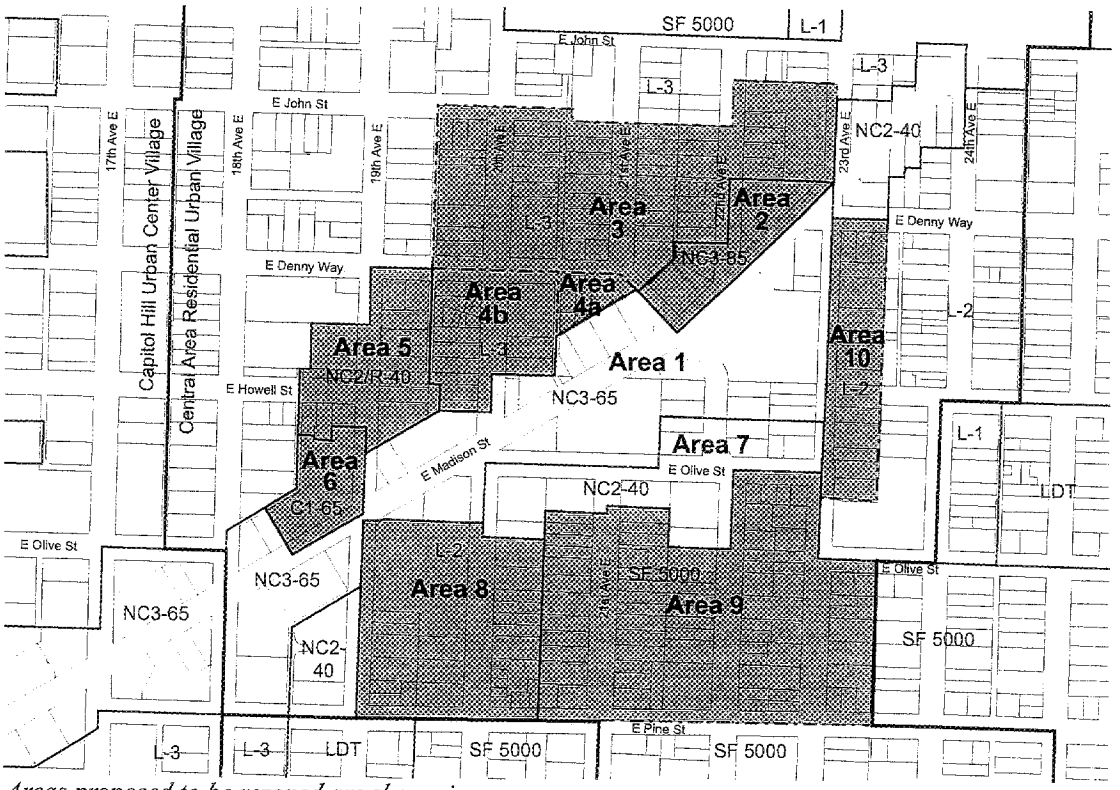
Director's Report
East Madison Business District
Land Use & Zoning Analysis - Conclusions and Recommendations
September 11, 2001

Summary & Purpose

This document summarizes recommended land use actions based on an examination of existing land use and zoning, along with *Central Area Action Plan II* strategies for the East Madison Business District. The recommendations are being made with the intent to advance this plan's goals to:

1. Emphasize the revitalization of the area along E Madison Street as a regional commercial destination;
2. Increase housing options and residential densities near the commercial area; and
3. Maintain and enhance the physical character of the area, including the pedestrian environment.

Additionally, the recommendations are intended to provide more compatible transitions in height, bulk, and scale between commercial and residential zoning in the area.



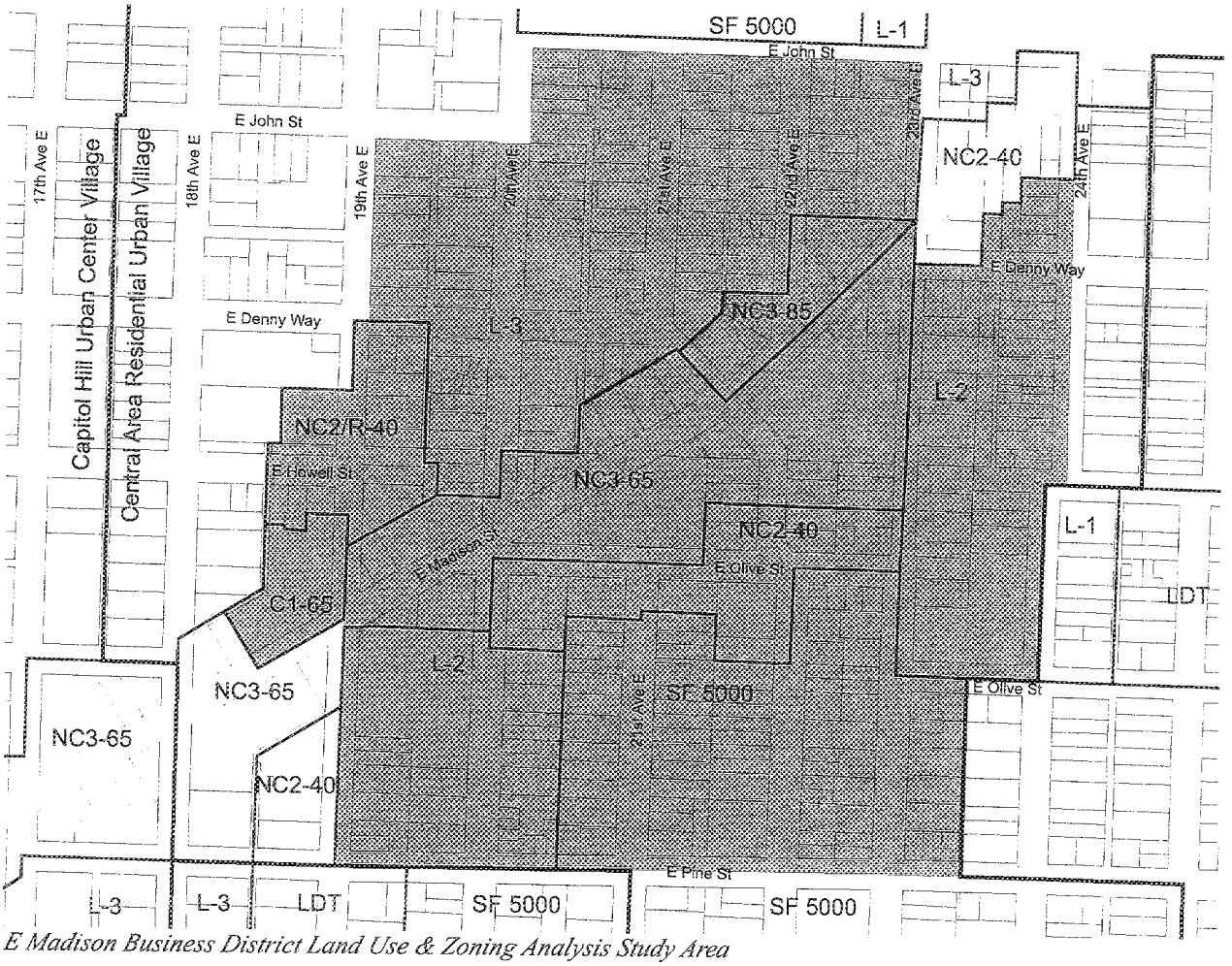
Areas proposed to be rezoned are shown in gray.

This area is presently zoned to allow commercial and mixed uses along East Madison and Olive Streets, with multifamily zoning to the north and a mix of single and multifamily zoning to the south. Generally, the current zoning is effective in advancing the neighborhood's goals. Analysis performed by the Department of Design, Construction, and Land Use (DCLU) has shown that the opportunity exists for some changes to the existing zoning and allowed heights to create better transitions between zones. Expanding the neighborhood commercial area while recognizing existing residential character will help advance commercial revitalization and housing goals. Additionally, DCLU's analysis has found that the opportunity exists for mapping of the Residential Small Lot zoning designation, which was called upon by the Central Area's plan, but has not yet been mapped in Seattle.

The recommendations and associated analysis are intended to serve as the framework for neighborhood, City department, property owners, and other interested party discussions. The analysis provides an objective view of land use and zoning for an area along and surrounding East Madison Street to help guide these discussions and serve as the basis for DCLU's recommended actions.

Study Area

The analysis upon which these recommendations are based focuses on the East Madison Business District, examining areas within the zoning boundaries along East Madison Street between approximately 19th and 24th Avenues East. The study area also includes several adjacent blocks, as the zoning designations for these areas should be compatible.



E Madison Business District Land Use & Zoning Analysis Study Area

Study Methodology

The analysis examines the areas within each zoning designation to determine how well the area's characteristics match the zone's functional and locational criteria. Based on this examination and the goals and vision of the *Central Area Action Plan II*, further evaluation is completed on potential changes using General Rezone Criteria listed in section 23.24.008 of the Seattle Municipal Code. After carefully weighing and balancing these results, existing conditions, and neighborhood responses, conclusions and recommendations are made and presented in this document.

Land Use & Zoning Analysis - DCLU

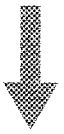
A separate document that provides the basis for the recommended changes, "Madison-Miller Planning Area, East Madison Business District Land Use & Zoning Analysis", June 22, 2001.

Part I

- Examines neighborhood plan goals
- Compares existing conditions to zone function and locational criteria to identify gaps
- Makes alternative recommendations for further analysis based on these factors

Part II

- Examines General Rezone Criteria for each alternative identified in Part I
- Criteria Include:
  - A. Rezone Standards
  - B. Match Between Zone Criteria and Area Characteristics
  - C. Zoning History and Precedential Effect
  - D. Neighborhood Plans
  - E. Zoning Principles
  - F. Impact Evaluation
  - G. Changed Circumstances
  - H. Overlay Districts
  - I. Critical Areas
  - J. Land Use Policies
- Examines Height Change Recommendations



Director's Report - DCLU

This document accompanies the proposed Ordinance that City Council will vote on.

- Summarizes the above analysis and makes Zoning Recommendations to Council based on its results

Public Hearing, City Council Committee Vote, Full Council Vote

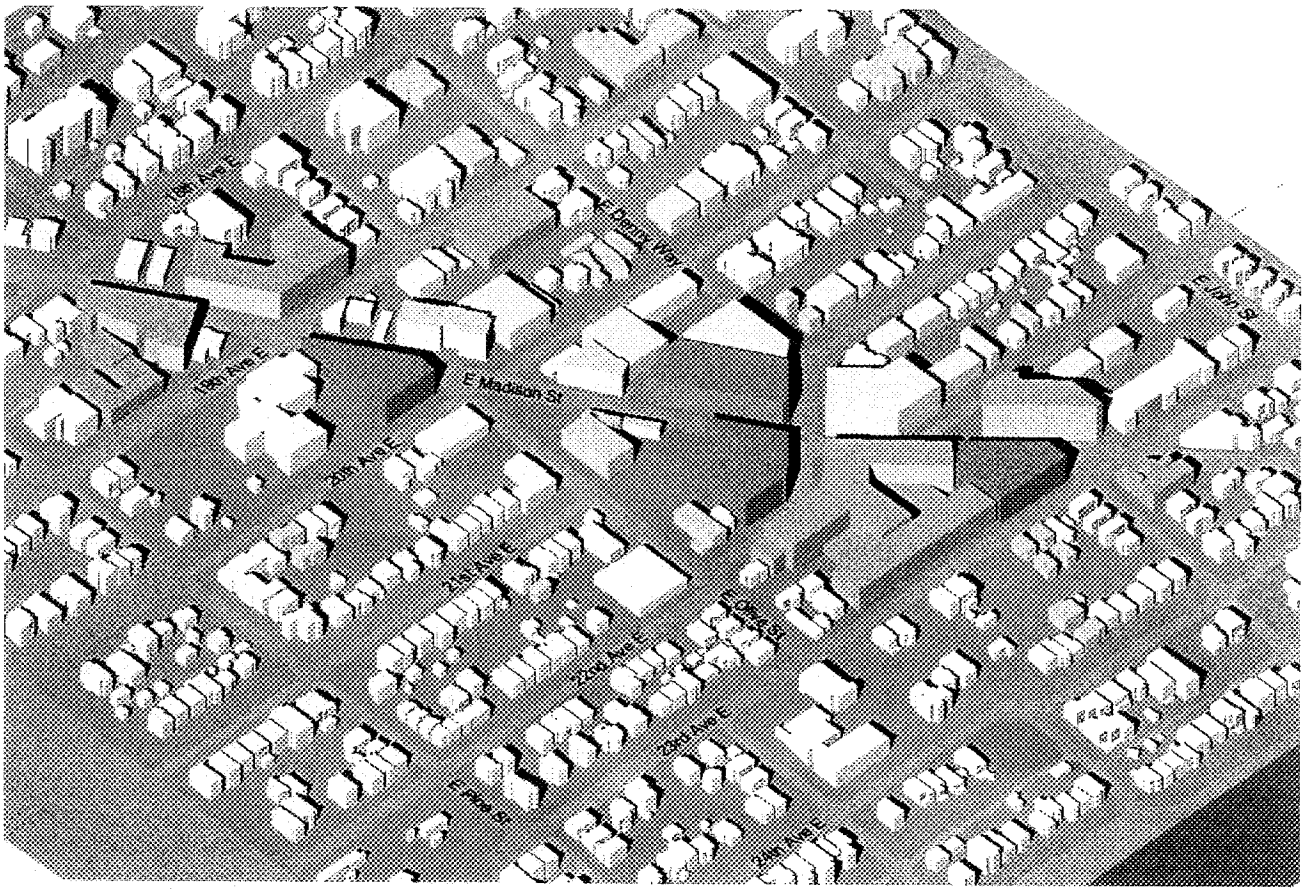
Area-Wide Physical Features

This analysis examines features such as topography and building bulk and heights and compares them to existing zoning. The analysis uses a 3D computer model based on City of Seattle Geographic Information System data.

The East Madison Business District includes several physical features that are highly relevant to the analysis:

- The district lies in a flat area between two major topographic breaks.
- The district generally follows East Madison Street, a major arterial well-served by public transit.
- The district is accessed by 23rd Ave E, a major arterial
- The district is also served by 19th Ave E, a minor arterial
- Many alleys are present in the area.

These physical features are important when considering zone boundaries, intensifying the commercial core, or when addressing building heights.

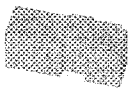


Axonometric view of East Madison Business District, Proposed Projects, Development Allowable Under Existing Zoning, and Potential Development Allowed by Recommended Zoning (N. Side of Madison)

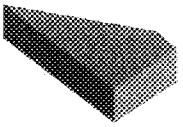
Gray Buildings = Existing

Blue Buildings = Project in Permit Process

Yellow Building = Potential Allowed by Recommended Zoning



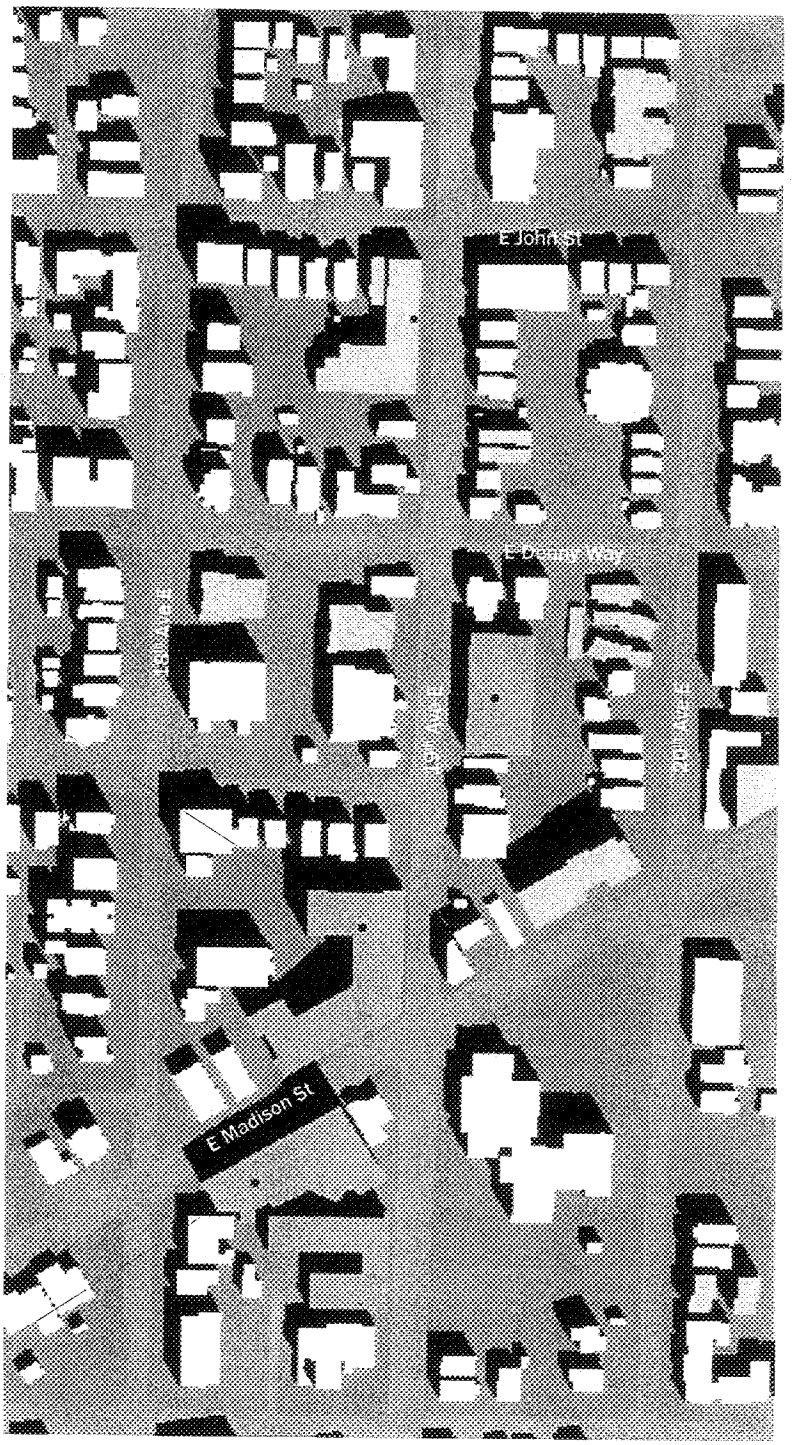
Tan Buildings = New in last 7 Years



Red Building = Potential Allowed by Existing Zoning

New Development Recently in DCLU Permitting Process

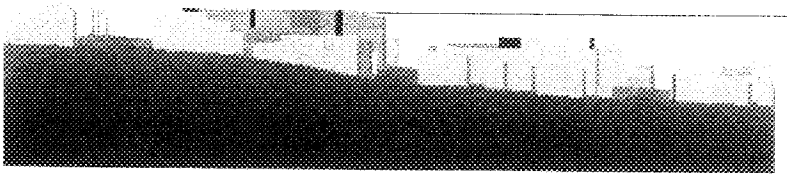
Plan View of East Madison Business District. Shadows calculated at 10:30 am December 21 (Winter Solstice).



19th & Howell
47 units
60 parking spaces

1818 E Madison St
134 units
6,600 sf commercial
189 parking spaces

1823 E Madison St
96 Units
30K sf commercial
137 parking spaces

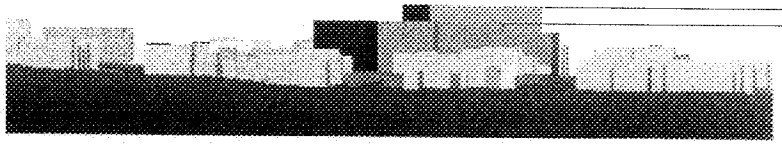


Elevation from the south

2305 E Madison St
14 units
ground floor comm.
30 parking spaces

Madison Temple
91 units
5,645 sf
commercial
123 parking spaces

2211 E Madison
220 units
60K sf commercial
~380 parking spaces



July 16, 2001 Public Meeting

On July 16, a meeting was held to present the East Madison Business District Land Use and Zoning Analysis and associated Land Use Recommendations to the community.

The meeting started with an open house, where meeting attendees were able to view boards describing the recommendations and analysis. Most of the information they viewed is in this report. After the open house, presentations were made, which included an overview of the *Central Area Action Plan II*'s goals, policies, and land use recommendations; an overview of the land use recommendations presented in an earlier version of this report, dated July 2, 2001; and an overview of how traffic impacts are evaluated by the Department of Design, Construction, and Land Use for individual projects.

Following the presentations, meeting attendees broke into small groups representing different land use recommendations and geographic areas. Some of the comments heard in the small groups included:

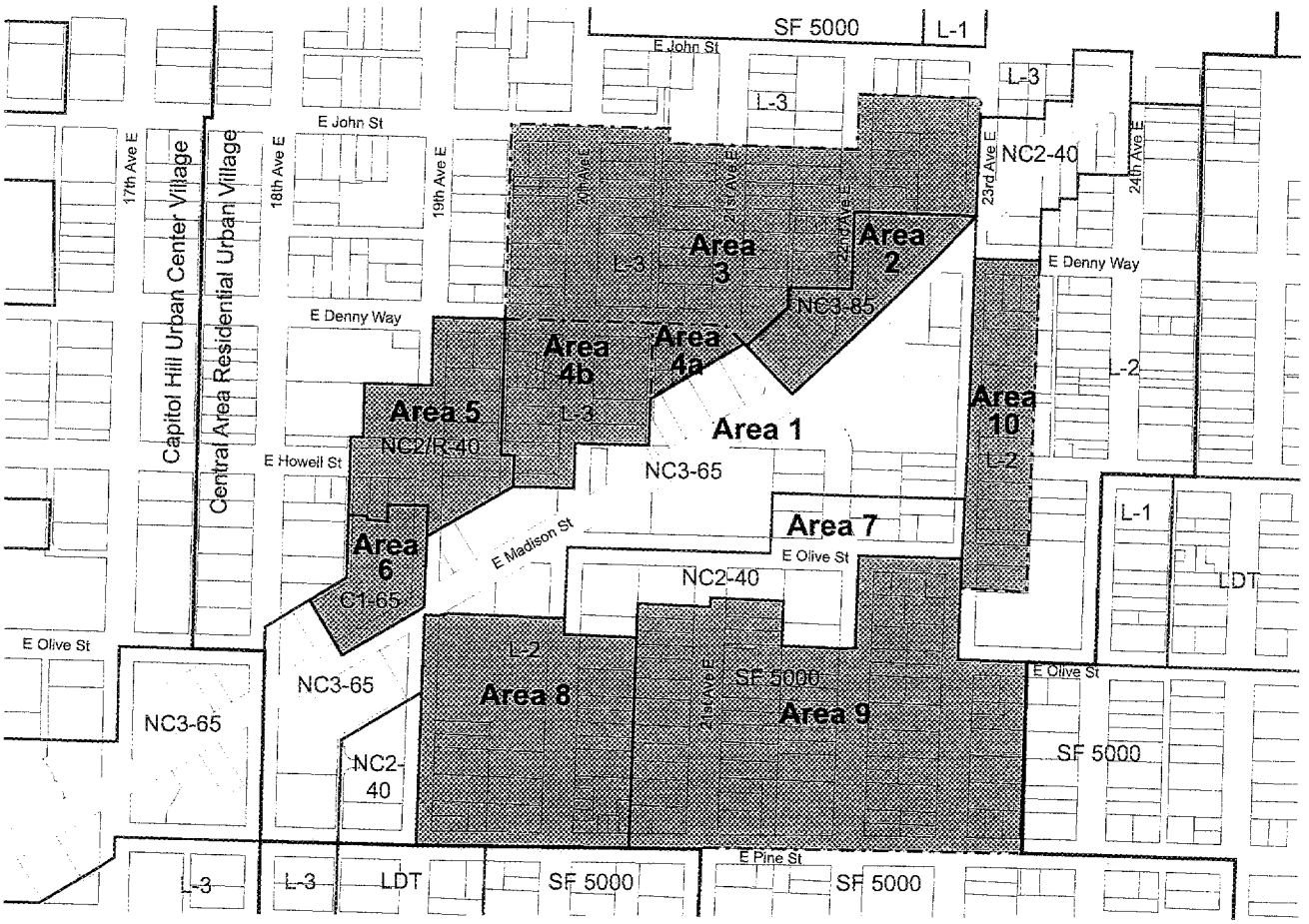
- opposition to reduction in height limit from 85 feet to 65 feet in Area 2
- support for reduction in height limit from 85 feet to 65 feet in Area 2
- support for further increase in height limit on a set of parcels in Area 4 (now labelled 4a)
- support for further mapping of L4 north of Area 4
- concern over mapping of RSL in Area 9 and L3 in Area 8 all the way to East Pine Street
- support for mapping of RSL in Area 9

Additionally, several letters were mailed into DCLU following the meeting, most of which echoed the comments listed above. A general level of overall support was expressed, and many wrote in to specifically support the reduction in height limit in Area 2 from 85 feet to 65 feet. One resident wrote a four-page letter of supportive comments for almost all the recommendations made in this report.

Analysis Updated

As a result of the comments heard, DCLU performed further analysis of several areas in the East Madison Business District, including Areas 2, 3, 4, and 9. After carefully considering potential changes to zone boundaries, changes in height, and further ways to provide transitions between commercial and residential areas, modifications were made to recommended boundaries for Areas 3 and 4, and further increases in height have been recommended in the area now labelled 4a. These results are presented on pages 12-19.

List of Evaluated Actions: Revised Recommendations



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Area 10	L2	L3	

1. Map J would be added to SMC 23.47.004, showing Areas 4a, 4b, and 5 as areas where single-purpose residential buildings would be permitted outright.

NC3 Along Madison (Area 1 and Area 2)

Recommended Action: None. Maintain NC3 designation in Areas 1 and 2, consistent with the *Central Area Action Plan II* goal of serving local and destination shoppers.

Evaluation

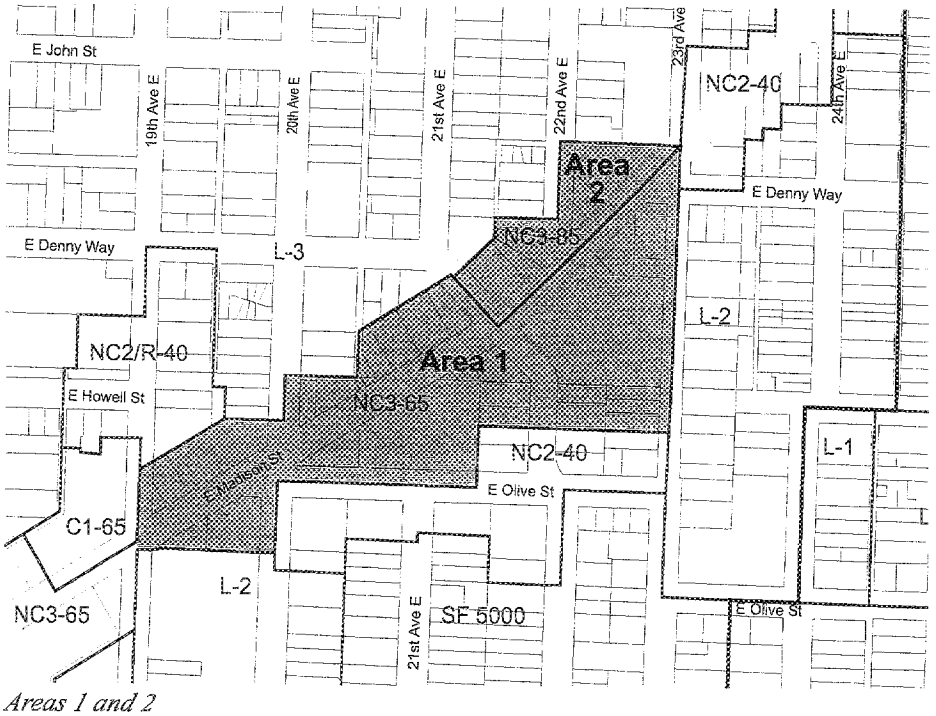
No zoning designation changes are recommended for Areas 1 and 2, as the existing Neighborhood Commercial 3 designation allows regional-scale commercial development in a mixed-use, pedestrian-friendly form.

However, to ensure that the analysis was comprehensive, the area was evaluated to see if existing conditions matched the zone's criteria. An initial examination of this NC3 area found that:

- The NC3 area does not presently provide comparison shopping with a wide range of goods and services, a criterion for NC3 designation.
- The NC3 area is lacking continuous storefronts along E Madison Street and intense levels of pedestrian activity.
- The NC3 area is directly adjacent to single family homes in the L3 zone to the north and could be better buffered.

NC2 was evaluated for this area to see if its functional and locational criteria better matched existing conditions. It was found that NC2 does not better meet the function and locational criteria for this area: the area does not yet provide a full range of household goods and services; while it does have a variety of small to medium-sized business, the variety is limited. There is not yet continuous development fronting Madison Street, another desired characteristic of the NC2 zone. Additionally, only one locational criteria is met, and that is that the area is surrounded by low- to medium-density residential areas. NC2 would also limit the size of commercial uses, inconsistent with the neighborhood planning goal of serving local and destination shoppers, which NC3 is intended to serve.

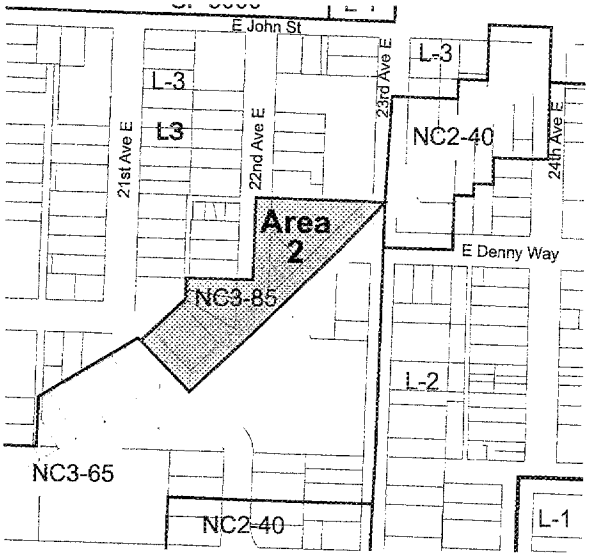
Again, no change in zoning designation is recommended for Area 1 and 2, as NC3 best meets the intent of the *Central Area Action Plan II* for this area.



Areas 1 and 2

NC3-85 Along Madison (Area 2)

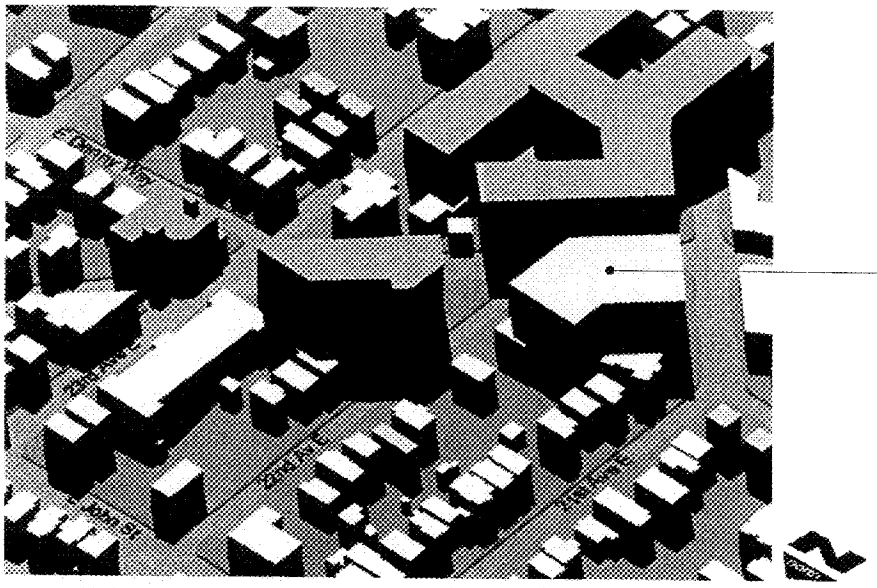
Recommended Action: Lower the height limit of Area 2 to 65 feet to help maintain consistent building heights along East Madison Street and to reduce the impacts of height on adjacent areas to the north.



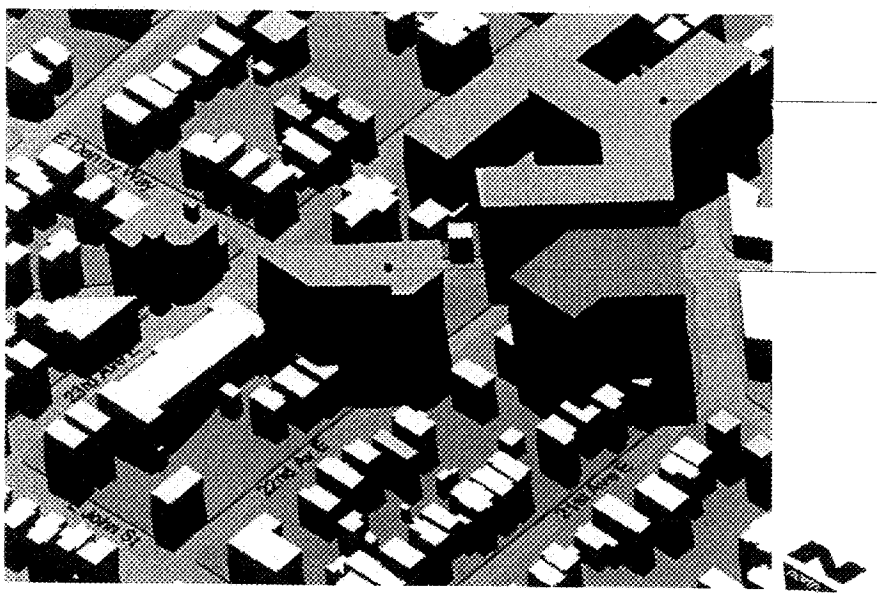
Area 2

Evaluation

While no change to the NC3 designation is proposed, the current 85-foot height designation is incompatible with zoned and actual heights of the surrounding area. It is recommended that this area be lowered to 65 feet to provide a more gradual transition with the adjacent residential area (L3 recommended change to L4) as well as the 65-foot height limit along E Madison Street.



Recommended
Potential 65' Mixed-Use Development



Proposed NC3-65 Project
65' Mixed-Use Development (existing zoning) Currently in permitting process

Proposed NC3-85 Project
85' Mixed-Use Development (existing zoning) Currently in permitting process

L3 North of Madison (Area 3)

Recommended Action: Rezone Area 3 from L3 to L4.

Evaluation

The analysis confirmed that L4 was appropriate for a portion of the L3 area between E Madison Street and E Denny Street from the east side of 20th Ave E to the west side of 23rd Ave E. The evaluation determined that L4 would provide a more gradual transition in height, bulk, and scale between existing and proposed NC areas and the mix of single family and multifamily homes to the north.

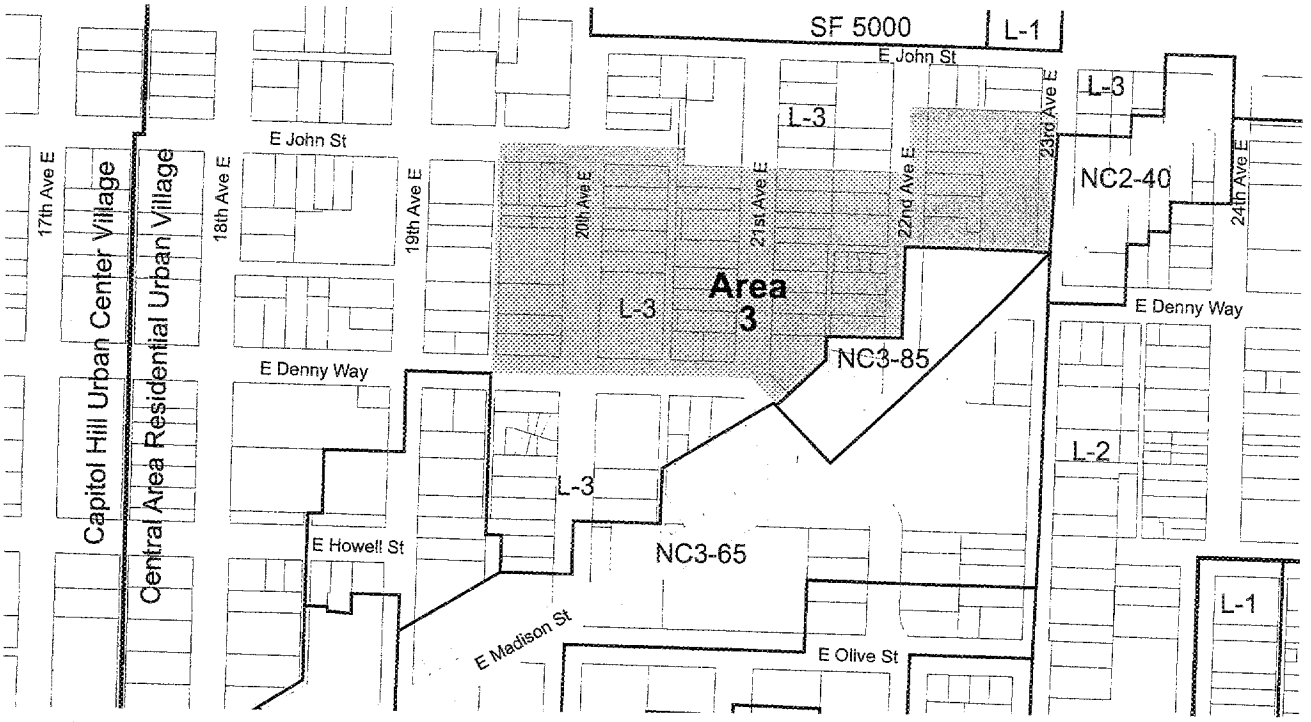
The recommended zoning boundary for this area has changed from the July 2, 2001 Draft Recommendations and Conclusions document. The new boundary better incorporates street rights of way, alleys, and parcel lines by expanding west to also provide further buffering.

Proposed NC3-85 Project

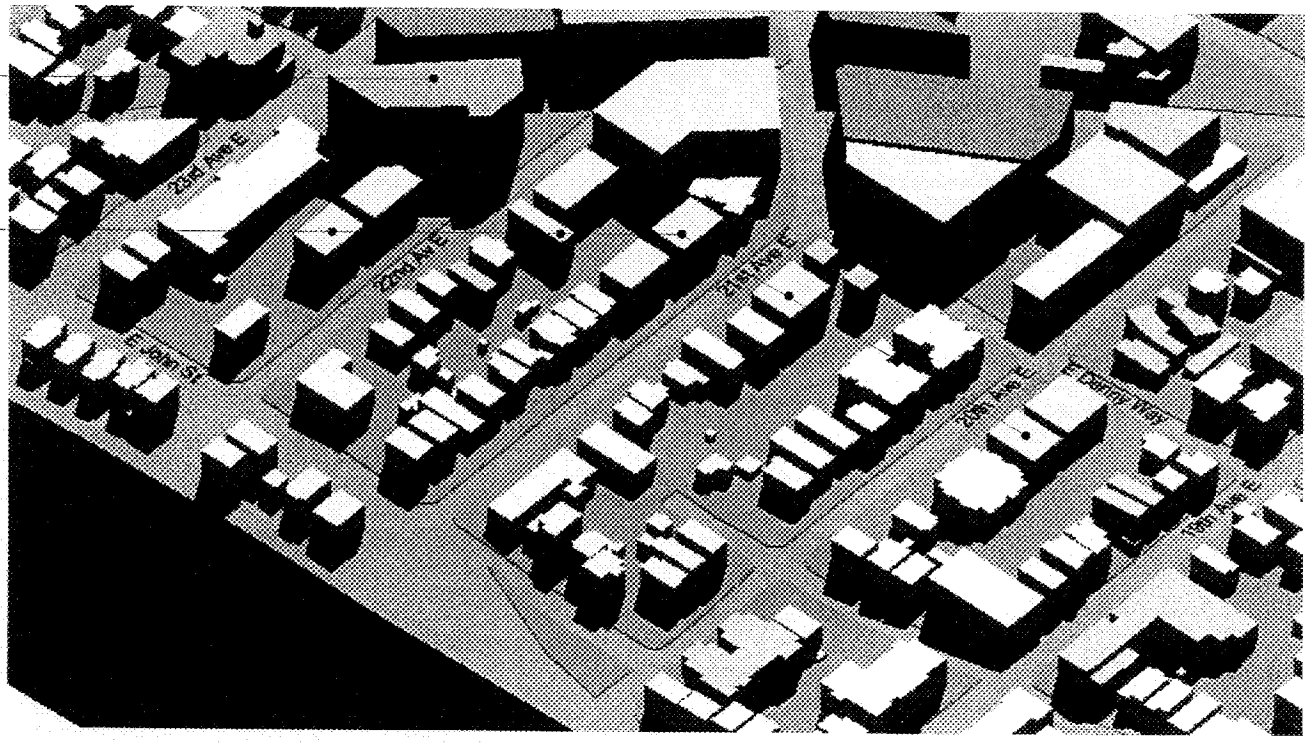
85' Mixed-Use Development (existing zoning) Currently in permitting process

Recommended

Potential Lowrise 4 (L4) Development. L4 allows a 37-foot building with an extra 5 feet of roof pitch with setback and open space requirements.


SF 5000
L-1
E John St
L-3
L-3
E John St
17th Ave E
18th Ave E
19th Ave E
20th Ave E
21st Ave E
22nd Ave E
23rd Ave E
24th Ave E
NC2-40
Capitol Hill Urban Center Village
Central Area Residential Urban Village
Area 3
L-3
E Denny Way
NC3-85
E Denny Way
L-2
L-3
E Howell St
NC3-65
L-1
E Madison St
E Olive St

Area 3

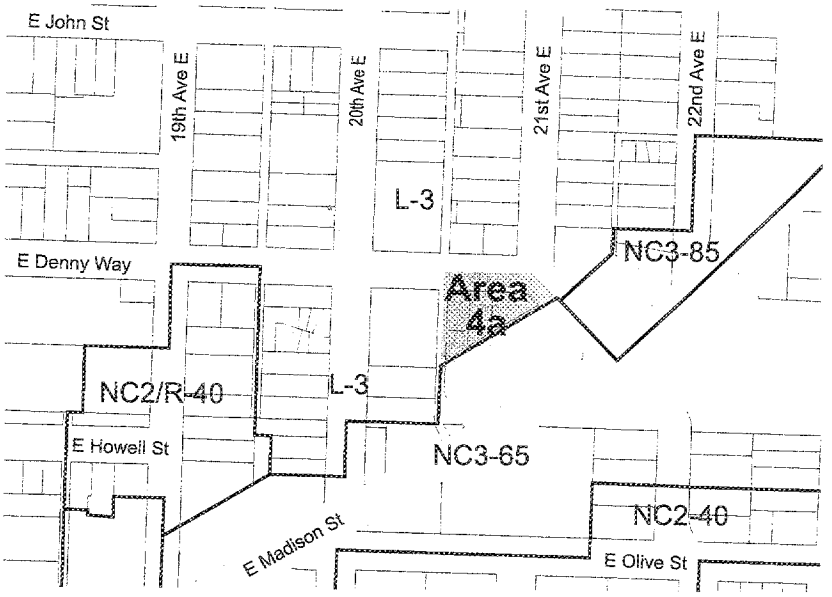


L3 North of NC3-65 (Area 4a)

Recommended Action: Rezone Area 4a from L3 to NC2/R-65 with land use code amendment to allow single-purpose residential buildings outright.

Evaluation

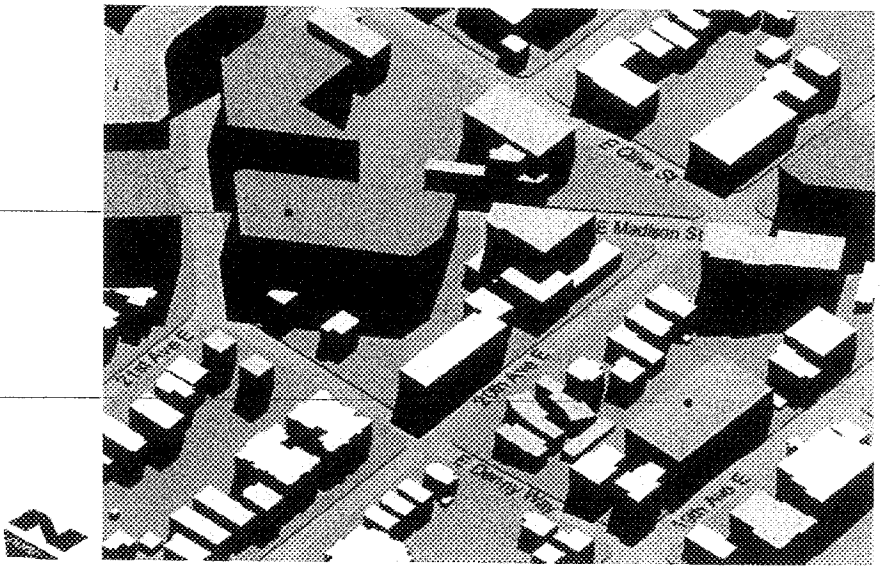
Both NC2/R and L4 were examined for a portion of the L3 area between E Madison Street and E Denny Street from the west side of 20th Ave E to the west side of 21st Ave E. The examination determined that expanding the NC2/R area to the east would provide a better buffer between NC3-65 to the south and east, while also best advancing the goals and policies of the *Central Area Action Plan II.* This plan emphasizes the revitalization of the East Madison Business District and increased housing options near the commercial area.



A commercial zone designation (NC2) would help establish a commercial "core" area rather then the current narrow "strip" of commercial along Madison. The uses in NC2 are generally more limited in size than in NC3, providing a better transition with the residential area to the north. The "R" designation and a change to the land use code section 23.47.004 would allow more housing opportunities than regular commercial zoning, by allowing housing without density limits and without ground floor commercial if desired. Additional housing would help provide a concentration of people nearby to support the businesses in the area. The 65' height limit would provide a reasonable transition between the 65' areas and the residential area to the north - L3 (30'), recommended to be L4 (37' height limit). Additionally, the City's Design Review Program could help mitigate the impact of a new 65' building in this area.

Potential NC3-65 Infill
65' Mixed-Use Development (allowed under existing zoning)

Proposed NC2/R-40 Project
40' Mixed-Use Development (existing zoning) Currently in permit process



Alternative Action: Rezone Area 4a to NC2/R-40 with land use code amendment to allow single-purpose residential buildings outright.

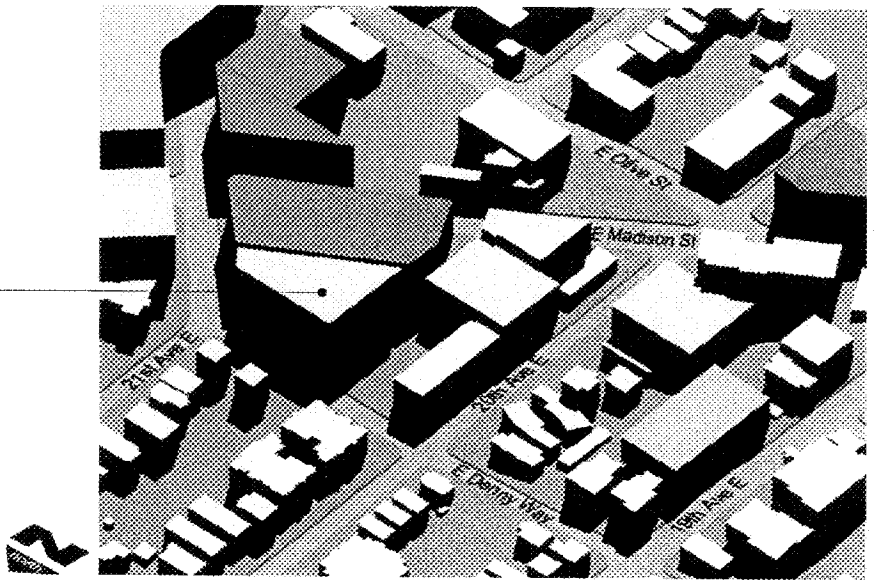
Evaluation

NC2/R-65 would provide more housing opportunities and a larger building envelope close to the District than the existing L3 designation. The recommended action would advance the goals and policies of the *Central Area Action Plan II* while providing a smooth transition between the NC3-65 along Madison to the residential area to the north. A change to NC2/R-65 in Area 4a could further advances these goals by providing more housing in the commercial area. From a physical standpoint, a height limit of 40 feet in this area could be more compatible with existing Lowrise 3 development north of East Denny Way.

In both cases East Denny Way would serve as the physical buffer between this area and the proposed L4 designation to the north.

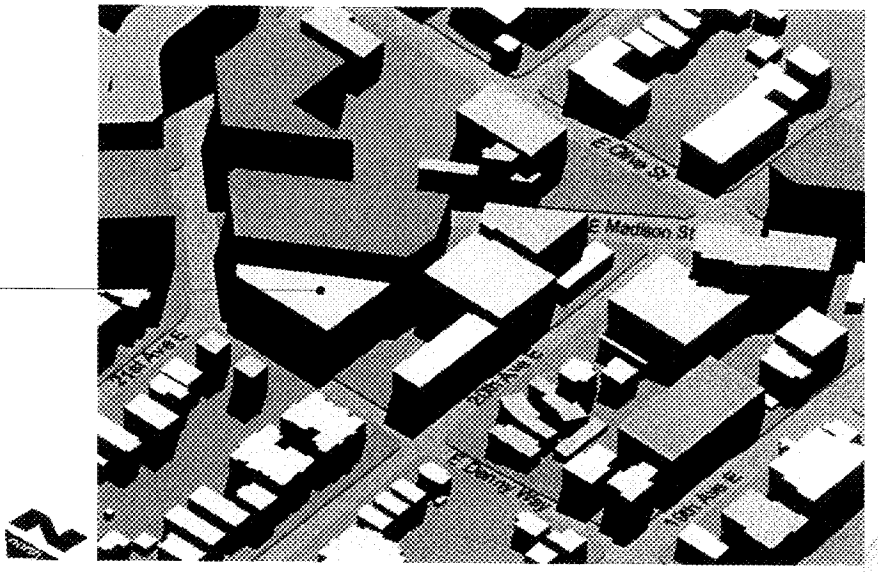
Recommended

Potential NC2/R-65 Development in Area 4a. NC2/R-65 allows lot-line to lot-line construction to 65 feet.



Alternative Action

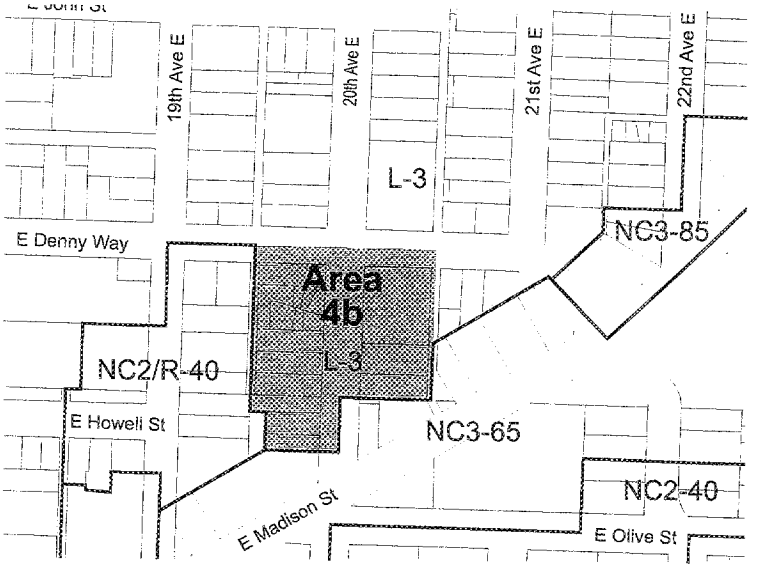
Potential NC2/R-40 Development. NC2/R-40 allows lot-line to lot-line construction at a height between 30 and 65 feet.



L3 North of NC3-65 (Area 4b)

Recommended Action: Rezone Area 4b to NC2/R-40 with land use code amendment to allow single-purpose residential buildings outright.

Both NC2/R and L4 were examined for a portion of the L3 area between E Madison Street and E Denny Street from the west side of 20th Ave E to the west side of 21st Ave E. The examination determined that expanding the NC2/R area to the east would provide a better buffer between NC3-65 to the south and east, while also best advancing the goals and policies of the *Central Area Action Plan II.* This plan emphasizes the revitalization of the East Madison Business District and increased housing options near the commercial area.

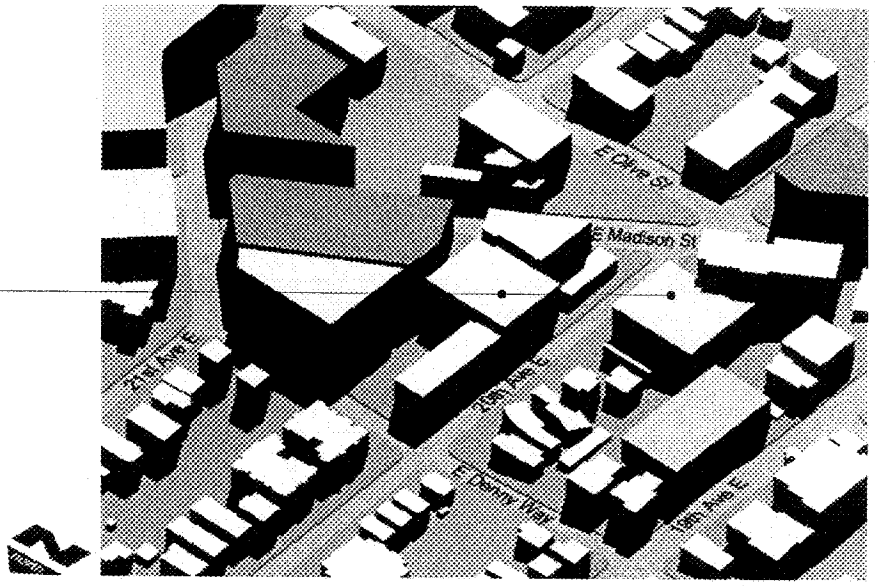


Area 4b

A commercial zone designation (NC2) would help establish a commercial "core" area rather then the current narrow "strip" of commercial along Madison. The uses in NC2 are generally more limited in size than in NC3, providing a better transition with the residential area to the north. The "R" designation and a change to the land use code section 23.47.004 would allow more housing opportunities than regular commercial zoning, by allowing housing without density limits and without ground floor commercial if desired. Additional housing would help provide a concentration of people nearby to support the businesses in the area. The 40' height limit would provide a good transition between the 40' areas and the residential area to the north - L3 (30'), recommended to be L4 (37' height limit).

Recommended

Potential NC2/R-40 Development in Area 4b. NC2/R-40 allows lot-line to lot-line construction to 40 feet.

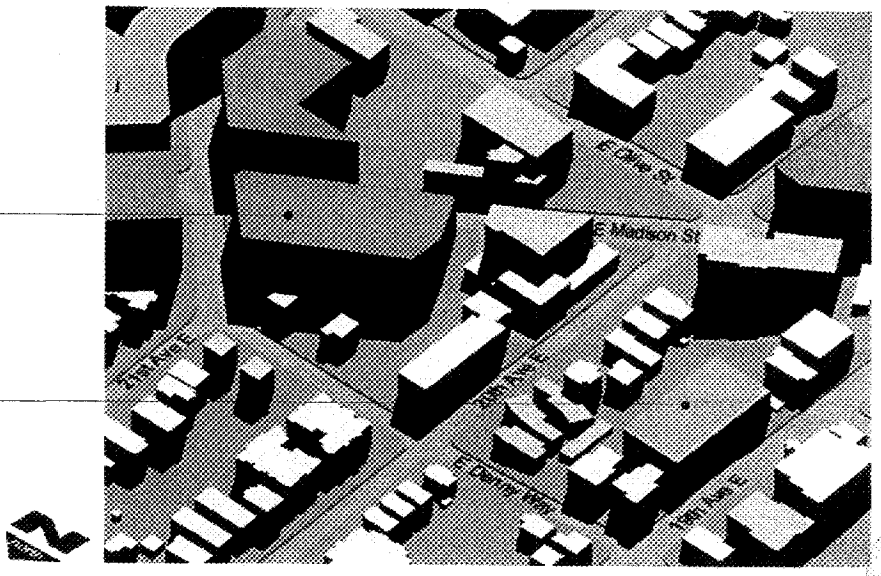


Potential NC3-65 Infill

65' Mixed-Use Development (allowed under existing zoning)

Proposed NC2/R-40 Project

40' Mixed-Use Development (existing zoning) Currently in permit process

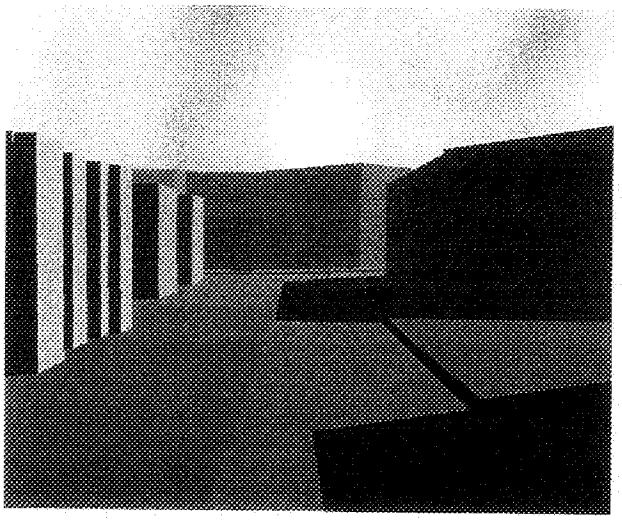


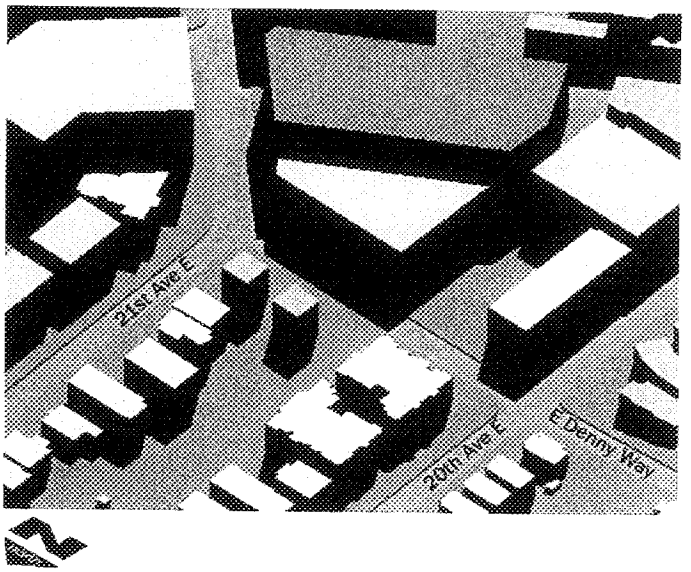
Comparison between potential 40-foot building and 65-foot building in Area 4a

Perspective facing South on E. Denny Way

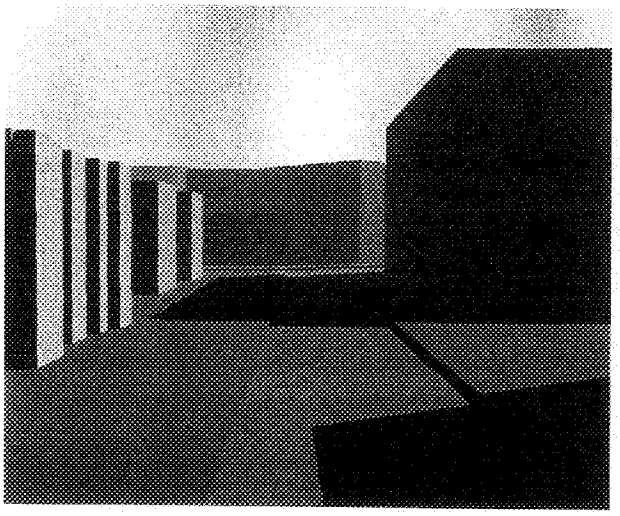
Shadow effect at Vernal Equinox, March 21 10:30 am.

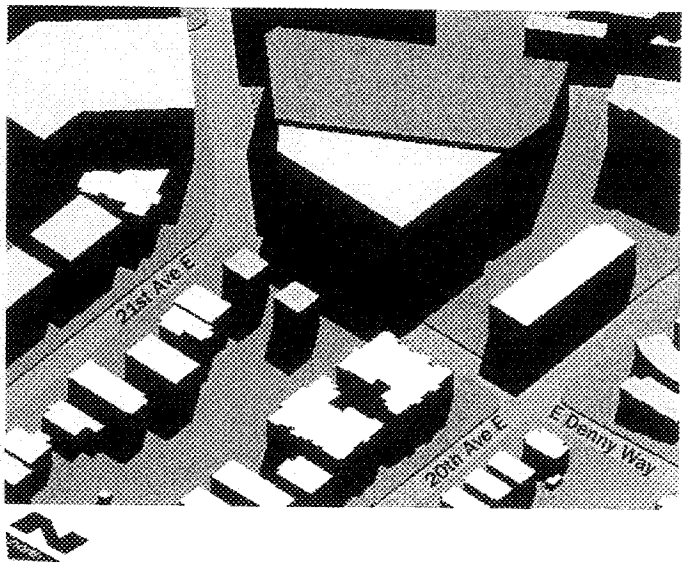
40'





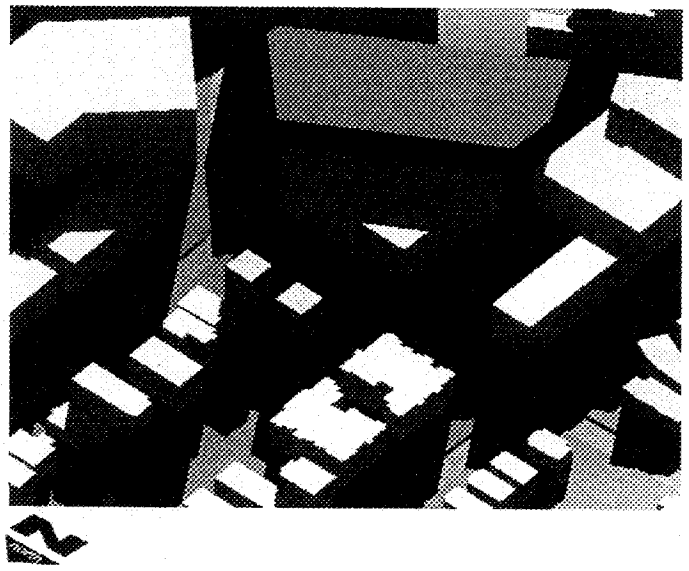
65'





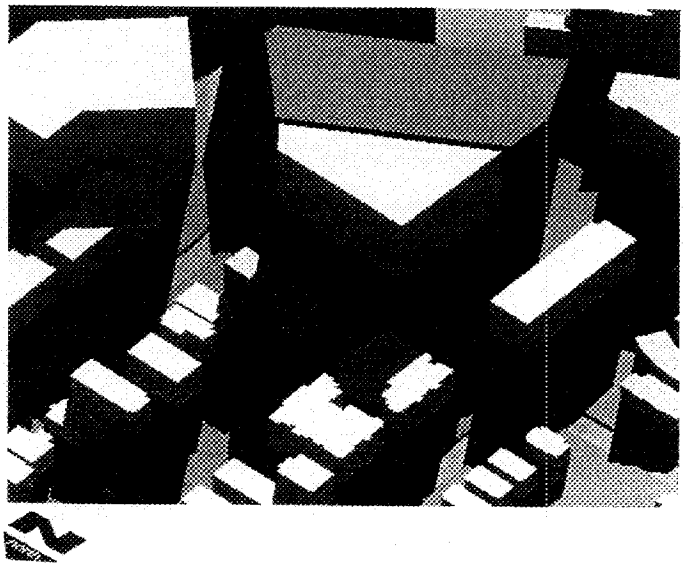
Shadow effect at Winter Solstice,
December 21 10:30 am.

40'



A 40-foot building built lot line-to-lot line on the parcels on the southwest corner of 21st Ave E & E Denny Way would cast a shadow onto parcels to the north during daylight hours (between 10:30 a.m. and 2:30 p.m.), but would not completely envelope the adjacent buildings.

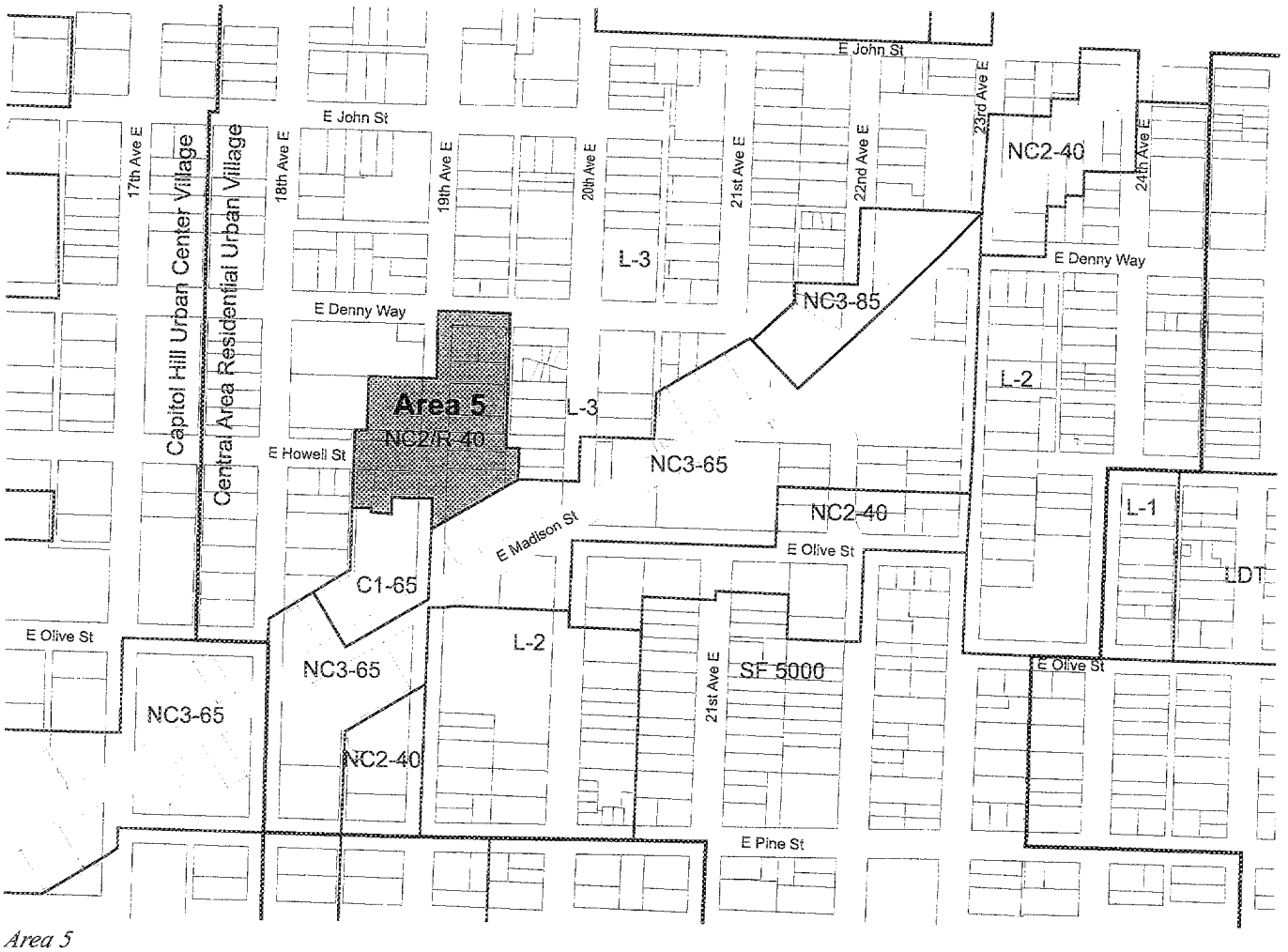
65'



At a maximum a 65-foot building built lot line-to-lot line on the parcels on the southwest corner of 21st Ave E & E Denny Way would cast a shadow completely over structures up to three parcels to the north during daylight hours (between 10:30 a.m. and 2:30 p.m.). This effect could potentially be mitigated through the City of Seattle's Design Review Process.

NC2/R-40 Along 19th Ave E (Area 5)

Recommended Action: Amend land use code to allow single-purpose residential outright.



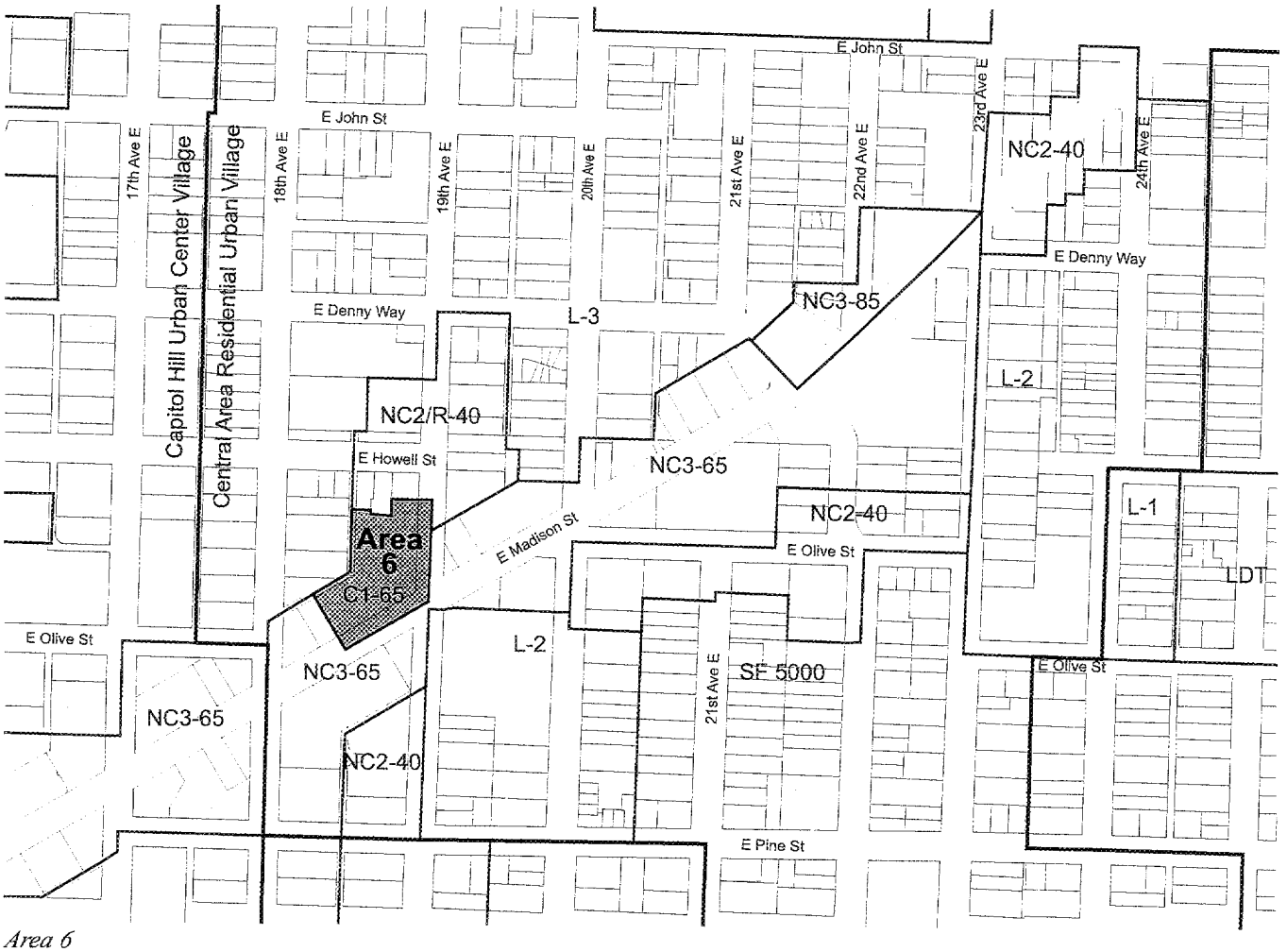
Area 5

Evaluation

The NC2/R area north of E Madison Street was evaluated and found to be only partially functioning as NC2/R while meeting only a few of the locational criteria for NC2. However, this area was re-zoned to NC2/R following the adoption of the *Central Area Action Plan II* to encourage the gradual expansion of the business district along 19th Ave E. An amendment to the *Central Area Action Plan II* to allow for single-purpose residential in this area would allow flexibility for development to be either mixed use or single-purpose residential.

C1-65 on East Madison Street (Area 6)

Recommended Action: Rezone Area 6 to NC3-65.



Area 6

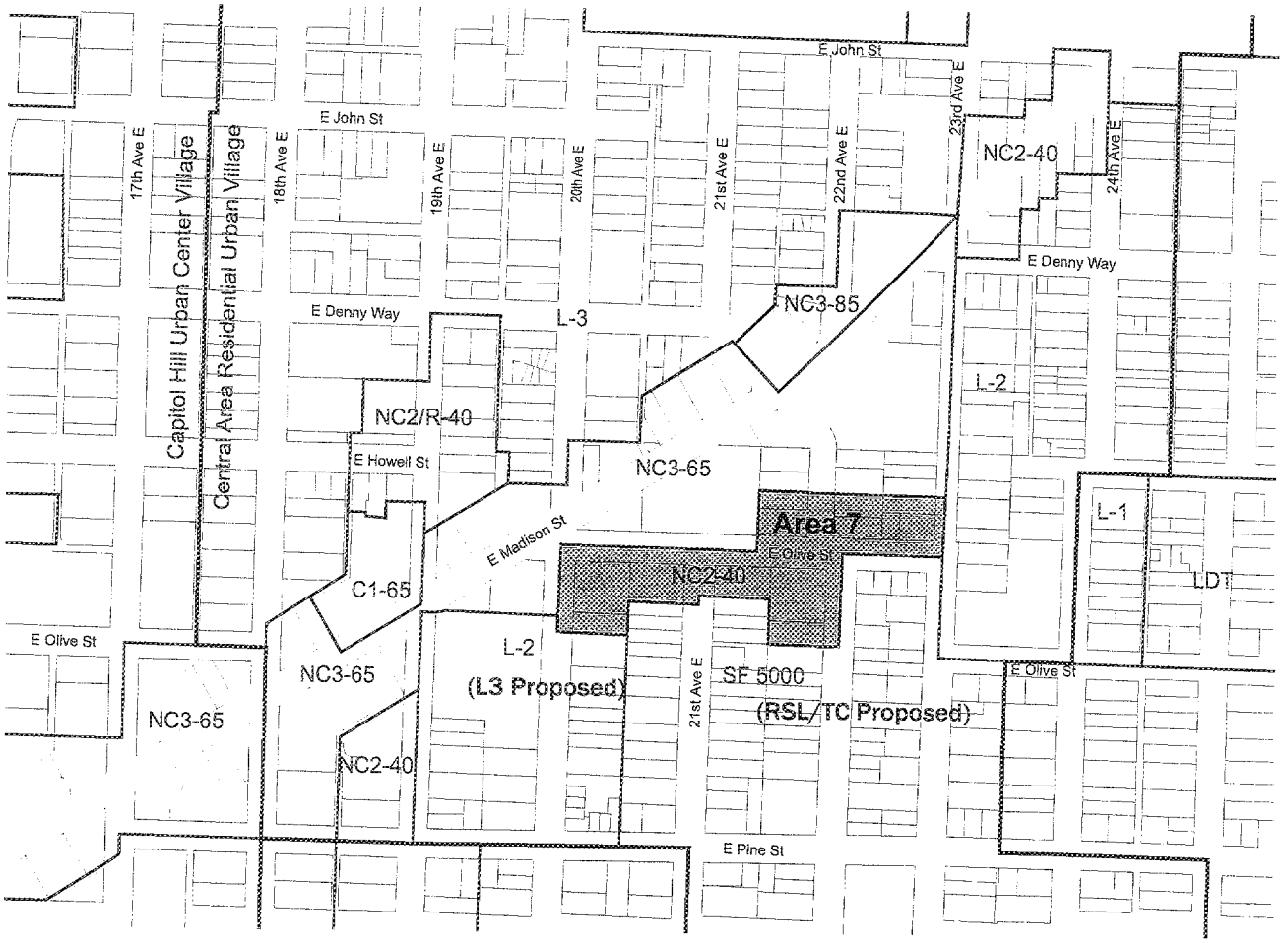
Evaluation

The analysis found that Area 6 only positively meets one locational criteria for C1 zone designation: it is accessible from a major arterial. Both NC2 and NC3 were evaluated for the area to determine whether they better match the functional and locational criteria. The evaluation determined that NC3 was the most appropriate designation for the area, particularly to make this area consistent with the adjacent zoning along Madison. The NC3 designation, a pedestrian-oriented zone, helps provide the commercial character that is desired for the area, rather than the more auto-oriented character with the potential for more intense uses allowed in the C1 zone.

NC2 Along East Olive Street (Area 7)

Recommended Action: None. With continued redevelopment Area 7 will function as intended.

Evaluation

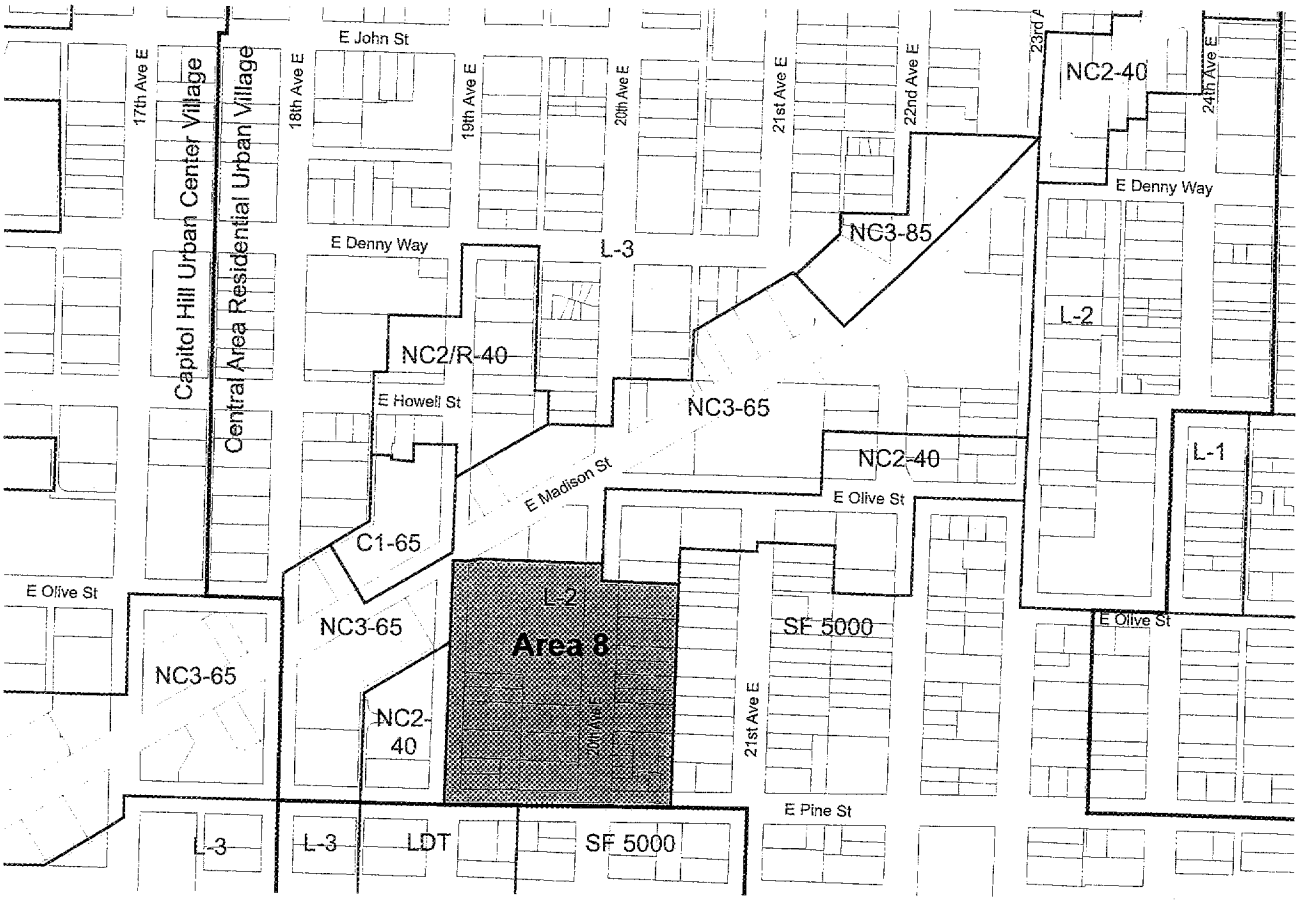


Area 7

An evaluation of the NC2 Function & Locational Criteria for this area along E Olive Street determined that it is not yet functioning as NC2. However, as the area redevelops, the characteristics of NC2 zoning will begin to emerge. The NC2-40 designation in this area provides a good transition in height, bulk, scale, and intensity of use between the NC3 along Madison (Area 1) and the residential areas to the south - Area 8 (L2, recommended L3) and Area 9 (SF recommended RSL/TC).

L2 Along 19th and 20th Avenues E (Area 8)

Recommended Action: Rezone Area 8 to L3.



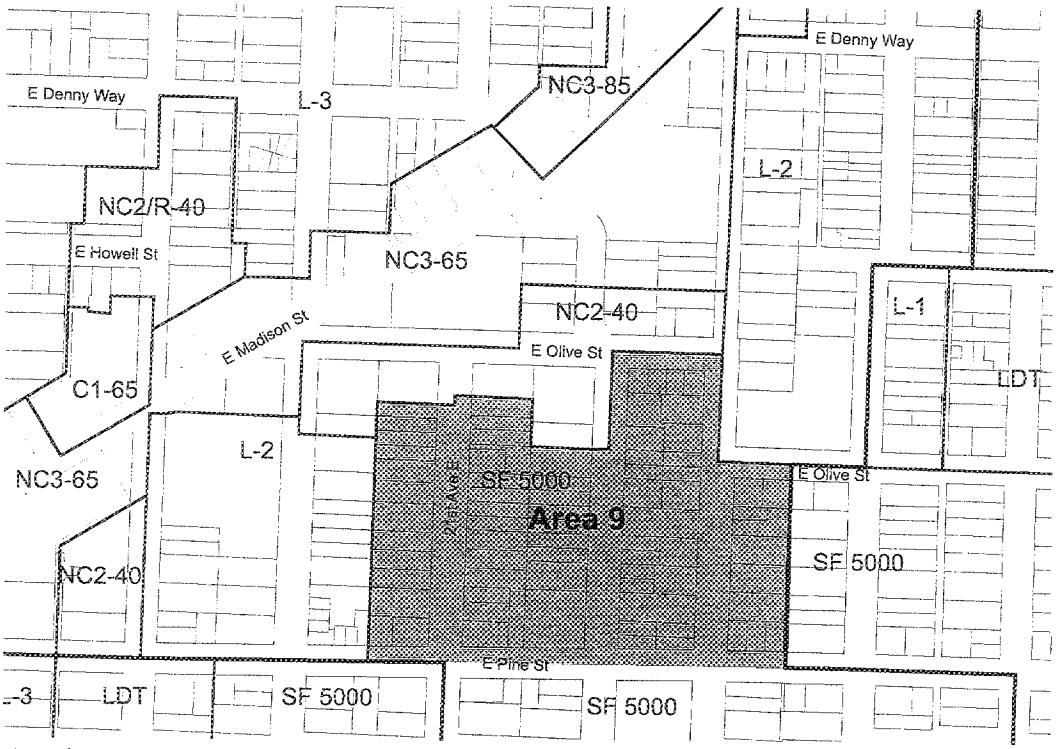
Area 8

Evaluation

An evaluation of the NC2 Function & Locational Criteria found that there are portions of this area that could allow more housing options, while still providing an appropriate scale of development, and without blocking views. L3 would provide a smooth transition between the NC2 and NC3 zoning to the north and west, and the residential areas to the east (Area 9, SF recommended RSL/TC). More detailed evaluation of this recommended action showed that the area functions consistent with and meets the locational criteria for L3 designation. Further, a change to L3 would be consistent with *Central Area Action Plan II* policies to increase housing options and densities near the East Madison Business District. This change would allow for a marginal increase in scale and the number of residential units compared to what the existing L2 designation allows.

SF5000 South of E Olive Street (Area 9)

Recommended Action: **Rezone Area 9 to RSL/TC with neighborhood plan amendment to allow cottage, tandem, and small lot single family housing**



Area 9

Evaluation

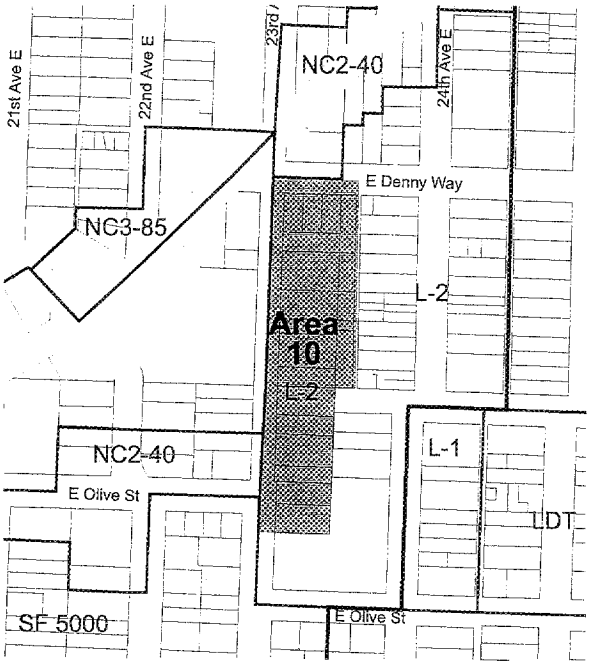
Residential Small Lot zoning was evaluated for the SF 5000 area south of East Olive Street. Neighborhood plan policies and existing character are the primary drivers for this recommended action. The *Central Area Action Plan II* identifies RSL zoning for urban villages as a way to stimulate more housing opportunities. Additionally, the *Central Area Action Plan II* has a specific policy of encouraging increased residential densities near the business district. Given the area's proximity to the East Madison Business District, its existing character of smaller lot sizes, and presence of cottage housing, a change to RSL zoning is recommended.

L2 Along 23rd Ave E (Area 10)

Recommended Action: Rezone Area 10 to L3.

Evaluation

An evaluation of the NC2 Function & Locational Criteria found that there are portions of this area that could be higher density without blocking views; L3 could provide a smoother transition from NC2 and NC3 areas to lower intensity residential areas to the east. More detailed evaluation of this recommended action showed that the area functions consistent with and meets the locational criteria for L3 designation. Further, a change to L3 would be consistent with *Central Area Action Plan II* policies to increase housing options and densities near the East Madison Business District. This change would allow for a marginal increase in scale and the number of residential units compared to what the existing L2 designation allows.



Area 10

Legislative Department
Seattle City Council
Memorandum

Date: November 29, 2001

To: All Councilmembers

From: Geri Beardsley

Subject: Divided Report for Council Bill 113864

Council Bill 113864 rezones a large area of property in the Madison-Miller neighborhood to implement the Central Area Neighborhood Plan. The rezones, shown on the attached map, are intended to revitalize the commercial area along East Madison Street; increase housing opportunities; and enhance the physical character of the area, including the pedestrian environment. The Neighborhoods, Sustainability & Community Development Committee recommends the Council DO PASS C.B. 113864 with one technical amendment to Attachment A, but with a divided report for one specific rezone area. The options and arguments for the area in question (Area 3) are listed below.

Majority - Conlin: Rezone all of Area 3 from Lowrise 3 (L-3) to Lowrise 4 (L-4). (See first attached map.)

- This action is consistent with the rezone recommendation from the Department of Design, Construction and Land Use (DCLU) and Central Area Action Plan II policies to increase housing opportunities near the East Madison commercial area.
- The larger rezone area makes a better transition from the Neighborhood Commercial zoning to the south and the L-3 zoning to the north.
- A number of property owners support the larger rezone area because it helps them with redevelopment plans.
- The increase in density will not adversely affect the neighborhood because the potential number of new units is not that great. (Up to 50 units.)

Minority - Licata: Rezone a portion of Area 3 from L-3 to L-4 and leave the rest as L-3. (See second attached map.)

- The smaller rezone area is consistent with an earlier DCLU recommendation (which was later revised and expanded).
- The smaller rezone area still provides a transition of L-4 adjacent to the highest intensity zones to the south and the L-3 zoning to the north.
- There is enough growth in the rest of the neighborhood to meet the housing targets for this urban village (they will likely exceed their growth target of 400 units with permits already under review) so keeping a lower density for a portion of Area 3 should not adversely affect the neighborhood.

This matter is scheduled for full Council action on December 10. Unfortunately, both Jory Phillips from DCLU and I are out of the office on that date. If you have questions or would like additional information, please contact John Skelton at DCLU (3-3883) or John Taylor (4-8178).

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600 Fourth Avenue, 1100 Municipal Building, Seattle, Washington 98104-1876
Office: (206) 684-8888 Fax: (206) 684-8587 TTY: (206) 233-0025
email: council@ci.seattle.wa.us

City of Seattle
Paul Schell, Mayor

Department of Design, Construction and Land Use
R. F. Krochalis, Director

MEMORANDUM

TO: Margaret Pageler, City Council President,
Via Margaret Klockars, Law Department

FROM: Rick Krochalis, Director RFK for RK

DATE: September 11, 2001

SUBJECT: East Madison Business District Land Use Recommendations

Transmittal

With this memorandum we are transmitting for City Council consideration proposed legislation amending the Official Land Use Map and the Land Use Code to implement the goals and policies of the Central Area Action Plan II for the Madison Miller Residential Urban Village.

Background

With recent redevelopment and several large new projects in the permitting process, the East Madison Business District is changing very rapidly. As a follow-up to the Central Area Action Plan II, the Central Area's neighborhood plan adopted in November of 1998, the Department of Design, Construction, and Land Use (DCLU) has prepared an analysis of land use and zoning in the East Madison Business District. The analysis looks at the area approximately bounded by E John Street to the north, E Pine Street to the south, 19th Ave E to the west, and 24th Ave E to the east. Based on this analysis, recommendations have been made for changes to zoning within the East Madison Business District.

The changes are recommended to help provide for smoother transitions between neighborhood commercial areas along East Madison Street and residential areas to the north and south and to help implement the goals and policies of the Central Area Action Plan II. In general, the Central Area's plan's goals are to:

1. Emphasize the revitalization of the area along E Madison Street as a regional commercial destination;
2. Increase housing options and residential densities near the commercial area; and
3. Maintain and enhance the physical character of the area, including the pedestrian environment.

Recommendations

Based on the goals and vision of the Central Area Action Plan II and an analysis of existing land use and zoning in the East Madison Business District, the following recommendations are being made:

- Lowering the allowed height of an area (Area 2) zoned NC3-85 along East Madison Street between 21st and 23rd Avenues East to 65 feet;
- Rezoning an area (Area 3) north of the NC3-85 along East Madison Street from Lowrise 3 to Lowrise 4;
- Rezoning a portion of the area zoned L3 (Area 4a) to NC2/R up to 65 feet;
- Rezoning a portion of the area zoned L3 (Area 4b) to NC2/R-40;
- Rezoning the area zoned L2 bounded by E Madison Street to the north, E Pine Street to the south, 19th Ave E to the west , and extending east a half-block west of 20th Ave E, (Area 8) to L3;
- Rezoning the area zoned SF 5000 (Area 9) south of Olive Street and north of East Pine Street to Residential Small Lot/Tandem and Cottage Housing (RSL/TC); and
- Rezoning an area zoned L2 along 23rd Ave E (Area 10) to L3;
- Allowing Single Purpose Residential Structures outright in NC2/R zones within the study area.

Based on the analysis of the physical conditions of the area and the goals and policies of the Central Area Action Plan II, a case could be made for either NC2/R-40 or NC2/R-65 in Area 4a. Following a meeting held in the East Madison Business District on July 16, 2001, it was found that there is neighborhood support for a change to allow 65 feet in the area. DCLU has determined that a change to allow 65 feet here in conjunction with mapping Lowrise 4 to the north (Area 3) would provide a reasonable transition while further advancing the goal of increasing housing opportunities and residential densities, helping to support the nearby commercial area.

SEPA Environmental Review Determination

DCLU has completed environmental review of the proposed rezones and has issued a Determination of Non-Significance (no Environmental Impact Statement required) on September 10, 2001. The appeal period runs through September 27, 2001.

Public Hearing Scheduled

A public hearing on the proposed legislation is scheduled before the Seattle City Council's Neighborhoods, Sustainability, and Community Development Committee on Thursday,October 11, 2001, at 6:00 p.m. in the Miller Community Center, Multipurpose Room #2, 330 19th Avenue East.

Financial Legislation

The proposed legislation is not anticipated to have a financial impact on City revenues or expenditures .

If you have any questions about the proposed legislation, please contact Jory Phillips by email at jory.phillips@*ci.seattle.wa.us* or by phone at (206) 386-9761.

Attachments: Proposed Ordinance
Exhibit A: Rezone Map
Exhibit B: Map 23.47.004 J

STATE OF WASHINGTON – KING COUNTY

--ss.

139415
City of Seattle,Clerk's Office

No. ORDINANCE IN FULL

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

CT:120661 ORD. IN FULL

was published on

12/20/2001

Subscribed and sworn to before me on

12/20/2001

Notary public for the State of Washington,
residing in Seattle

VALERIE VALDEZ
COMMISSION EXPIRES
NOTARY
PUBLIC
NOV 7, 2005
STATE OF WASHINGTON

State of Washington, King County

City of Seattle

ORDINANCE 119861

AN ORDINANCE relating to land use and zoning; amending Sections 23.47.004 and the Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, to rezone properties located in the Madison-Miller Neighborhood in the Central Area Residential Urban Village to implement the Central Area Action Plan II.

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Central Area stakeholders known as the Central Area Action Plan*Implementation Team (CAAP*IT) came together in the spring of 1995 for the purpose of preparing an updated Central Area Action Plan as provided for in the neighborhood planning element of the City of Seattle Comprehensive Plan; and

WHEREAS, CAAP*IT convened monthly meetings open to everyone and regularly attended by several dozen citizens; and

WHEREAS, CAAP*IT conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended community validation event, all of which lead to creation of vision statements for four special emphasis areas or "nodes," and the reaffirmation of an overall vision for the community as established in the first Central Area Action Plan; and

WHEREAS, the overall vision of the Central Area Action Plan II is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, on November 2, 1998, by Ordinance 119216, the City Council amended the Plan to incorp tral Area Act Central Area policies; and

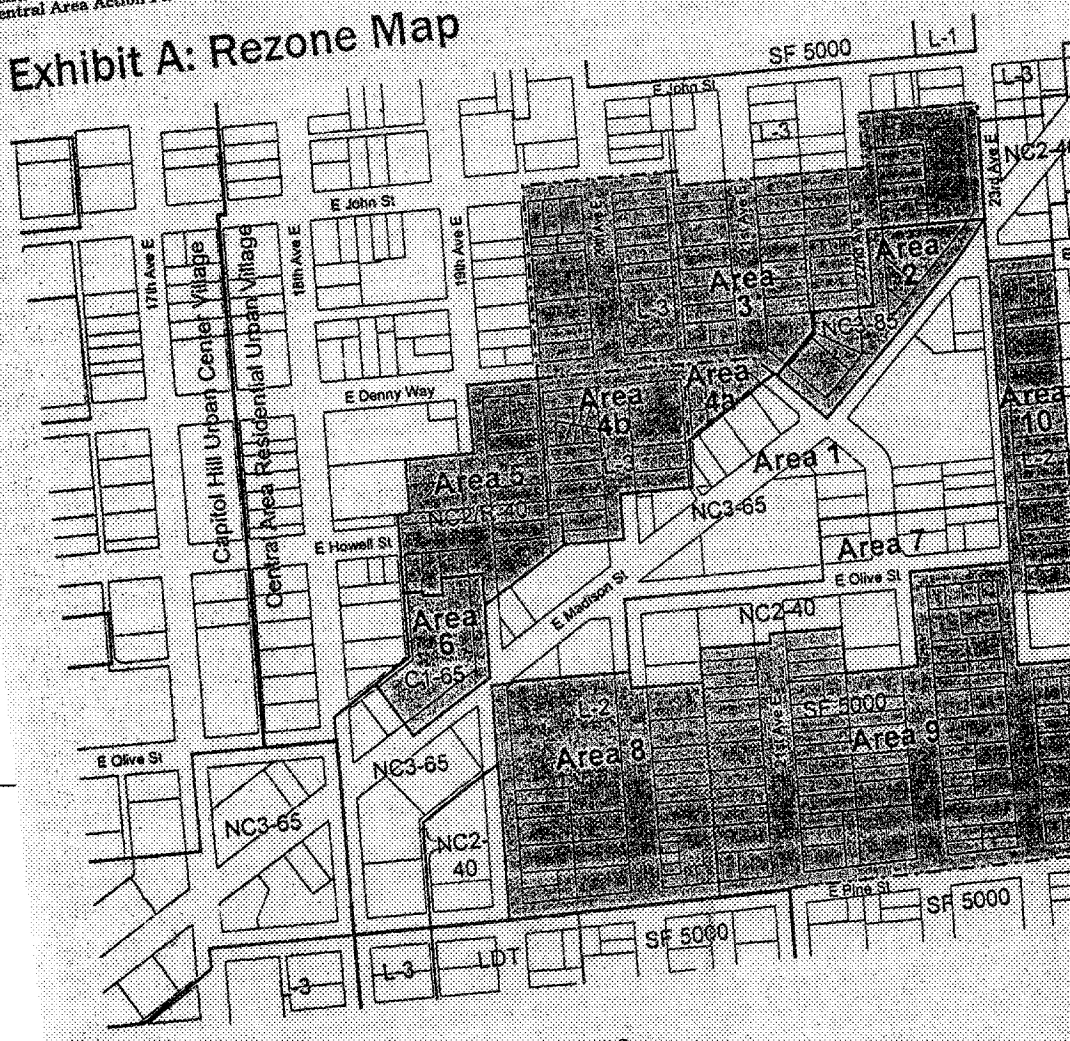
WHEREAS the Madison Village were

WHEREAS Construction performed a sis of the Ea in the Madi Village; and

WHEREA performed residents Madison M lage on Ju and comm incorporat recommen

WHERE

Exhibit A: Rezone Map



East Madison Business District Rezones
Amending Official Land Use Map Pages 104 and 112

Area #	Current Zoning	New Zoning
Area 1	NC3-65	no change
Area 2	NC3-85	NC3-65
Area 3	L3	L4
Area 4a	L3	NC2/R-65[1]
Area 4b	L3	NC2/R-40[1]
		no change[1]

STATE OF WASHINGTON – KING COUNTY

--ss.

139183
City of Seattle,Clerk's Office

No. 45,48,50-52,59 &120660

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

CTOT:120632,33,36,40,43

was published on

12/13/01

Subscribed and sworn to before me on

12/13/01

Notary public for the State of Washington,
residing in Seattle

MELISSA M. PASCUA
COMMISSION EXPIRES
NOTARY
PUBLIC
NOV 21, 2004
STATE OF WASHINGTON

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on November 26, 2001, and published here by title only, will be mailed upon request, or can be accessed electronically at http://clerk.ci.seattle.wa.us. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 120633

AN ORDINANCE adopting the 2001 Water System Plan Update, and authorizing the Director of Seattle Public Utilities to transmit it to the appropriate State and County agencies.

ORDINANCE NO. 120640

AN ORDINANCE adopting a budget, including a capital improvement program and listing of position changes, for The City of Seattle for fiscal year 2002.

ORDINANCE NO. 120636

AN ORDINANCE relating to and providing for disposition of certain monies seized and forfeited, and proceeds of the sale of goods and materials seized and forfeited, pursuant to the Uniform Controlled Substances Act; accepting such forfeitures; appropriating such monies to reimburse expenses incurred by the Police and Law Departments and to expand programs of the Police and Law Departments to enforce narcotic and other drug enforcement laws; and increasing certain expenditure allowances in the 2002 Budgets of the Police and Law Departments by reimbursable appropriation from the General Subfund, by a three-fourths vote of the City Council.

ORDINANCE NO. 120643

AN ORDINANCE relating to the City's accounting practices, creating a Fleets and Facilities Fund; moving the assets and liabilities of the Department of Finance, the Office of Sustainability and Environment, and the Personnel Department from the Executive Services Fund to the General Fund; abolishing the Executive Services Fund; authorizing the carryover of unexpected balances and appropriation authority in the Debt Management Policy Advisory Committee (DMPAC) expenditure projects; and transferring expenditure authority and revenues into a new DMPAC Expenditure Project Account.

ORDINANCE NO. 120645

AN ORDINANCE revising the 2001 annual budget and accounts by decreasing certain expenditure allowances and increasing certain other expenditure allowances in the 2001 budgets of various City departments and agencies from various City funds to provide for costs and expenses not provided for in the 2001 Budget; authorizing the acceptance of certain monies; appropriating, reappropriating, and transferring money from various City funds and subfunds; and authorizing the abrogation and creation of certain positions; all by a three-fourths vote of the City Council.

ORDINANCE NO. 120648

AN ORDINANCE relating to the Fleets and Facilities Department; authorizing the sale of Lots 1-9, Block 48, Replat of Mercer's 2nd, according to the plat thereof recorded in Volume 10 of Plats, page 34, Records of King County, Washington, at fair market value and execution of a Purchase and Sale Agreement and Deed in connection therewith; and designating the disposition of sales process.

ORDINANCE NO. 120650

AN ORDINANCE relating to the Fire Department; authorizing execution of a contract with the State of Washington to accept pass-through funding from the Federal Emergency Management Agency's Terrorism Consequence Management Preparedness program to conduct a regional hazardous materials/terrorism exercise; increasing the expenditure allowance of the Fire Department's 2001 Adopted Budget; and making a reimbursable appropriation from the Emergency Sub-fund; all by a three-fourths vote of the City Council.

ORDINANCE NO. 120651

AN ORDINANCE relating to the Human Services Department, authorizing the transfer of funds from the H.H. Dearborn Trust to the General Subfund; and authorizing the execution of an agreement with the Lifelong AIDS Alliance for emergency and transitional housing for people with AIDS or AIDS-Related Conditions.

ORDINANCE NO. 120652

AN ORDINANCE relating to compensation for certain City officers and employees not covered by collective bargaining agreements and providing salary increases effective January 2, 2002; January 1, 2003; and December 31, 2003; and providing payment therefor.

ORDINANCE NO. 120632

AN ORDINANCE relating to implementing portions of the Homeless Strategic Response Program; authorizing the Human Services Department to expend $1,000,000 and the Office of Housing to expend $1,750,000 to implement, beginning in 2002, the shelter portion and the transitional housing and support services portion of the Homeless Strategic Response Program, respectively; and directing that this ordinance be filed with the King County Superior Court in connection with litigation pertaining to the proposed Initiative Measure No. 71.

ORDINANCE NO. 120659

AN ORDINANCE relating to the Revenue Stabilization Account of the Cumulative Reserve Subfund; transferring money from the Revenue Stabilization Account to the General Subfund; by a two-thirds vote of the City Council.

ORDINANCE NO. 120660

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 13, 2001. 12/13(139183CD)

jlp/
east madison rezone ord JS GB BT.doc
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ORDINANCE _____

AN ORDINANCE relating to land use and zoning; amending Sections 23.47.004 and the Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, to rezone properties located in the Madison-Miller Neighborhood in the Central Area Residential Urban Village to implement the Central Area Action Plan II.

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Central Area stakeholders known as the Central Area Action Plan*Implementation Team (CAAP*IT) came together in the spring of 1995 for the purpose of preparing an updated Central Area Action Plan as provided for in the neighborhood planning element of the City of Seattle Comprehensive Plan; and

WHEREAS, CAAP*IT convened monthly meetings open to everyone and regularly attended by several dozen citizens; and

WHEREAS, CAAP*IT conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended community validation event, all of which lead to creation of vision statements for four special emphasis areas or "nodes," and the reaffirmation of an overall vision for the community as established in the first Central Area Action Plan; and

WHEREAS, the overall vision of the Central Area Action Plan II is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, on November 2, 1998, by Ordinance 119216, the City Council amended the Seattle Comprehensive Plan to incorporate portions of the Central Area Action Plan II, including the Central Area Action Plan II goals and policies; and

WHEREAS, several land use actions in the Madison Miller Residential Urban Village were deferred for later study; and

WHEREAS, the Department of Design, Construction, and Land Use (DCLU) has performed a land use and zoning analysis of the East Madison Business District in the Madison Miller Residential Urban Village; and

WHEREAS, the results of the analysis performed by DCLU were presented to residents and property owners in the Madison Miller Residential Urban Village on July 16, 2001, and public input and comments have been obtained and incorporated into DCLU's land use recommendations; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance are consistent with the adopted Central Area Action Plan II; and

WHEREAS, the City Council finds that the proposed amendments to the Land Use Code established by this ordinance will promote the health, safety and welfare of the general public; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attached to this ordinance is a zoning map, identified as Exhibit A, and incorporated herein by reference. The Official Land Use Map, SMC 23.32.016, Plat 37W, page 104, and Plat 41W, page 112, is hereby amended to rezone the properties as shown on the map in Exhibit A.

Section 2. Subsection E of Section 23.47.004 of the Seattle Municipal Code, which section was last amended by Ordinance 120452, is amended to include Map 23.47.004 J, shown as Exhibit B, and to read as follows:

23.47.004 Permitted and prohibited uses.

***

E. Residential Uses.

1. Residential Use in Single-purpose Residential Structures. Residential use in single-purpose residential structures is permitted as an administrative conditional use, unless:

a. The structure is located within an area in which the use is either permitted outright or prohibited, as shown on the Maps 23.47.004 A, B, C, D, E, F, G, H, ~~and~~ I, and J;

b. The structure is located in a pedestrian-designated zone, in which case residential use is prohibited at street level along the designated principal pedestrian street as provided in Section 23.47.042;

c. The structure is located within a zone which has a height limit of eighty-five (85) feet or higher, in which case single-purpose residential structures are prohibited;

d. The residential use is a nursing home, in which case it is permitted outright unless prohibited as provided in subsection E1b; or

e. The structure is located within the Station Area Overlay District, in which case the provisions of Chapter 23.61 apply.

2. Residential Use in Mixed-use Development. Residential use in mixed-

use development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones; provided that, for assisted living facilities, which are considered mixed-use development, private living units and parking accessory to those units are prohibited at street level.

***

Section 3. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2001, and signed by me in open session in authentication of its passage this _____ day of _____, 2001.

_____
President of the City Council

Approved by me this _____ day of _____, 2001.

_____
Paul Schell, Mayor

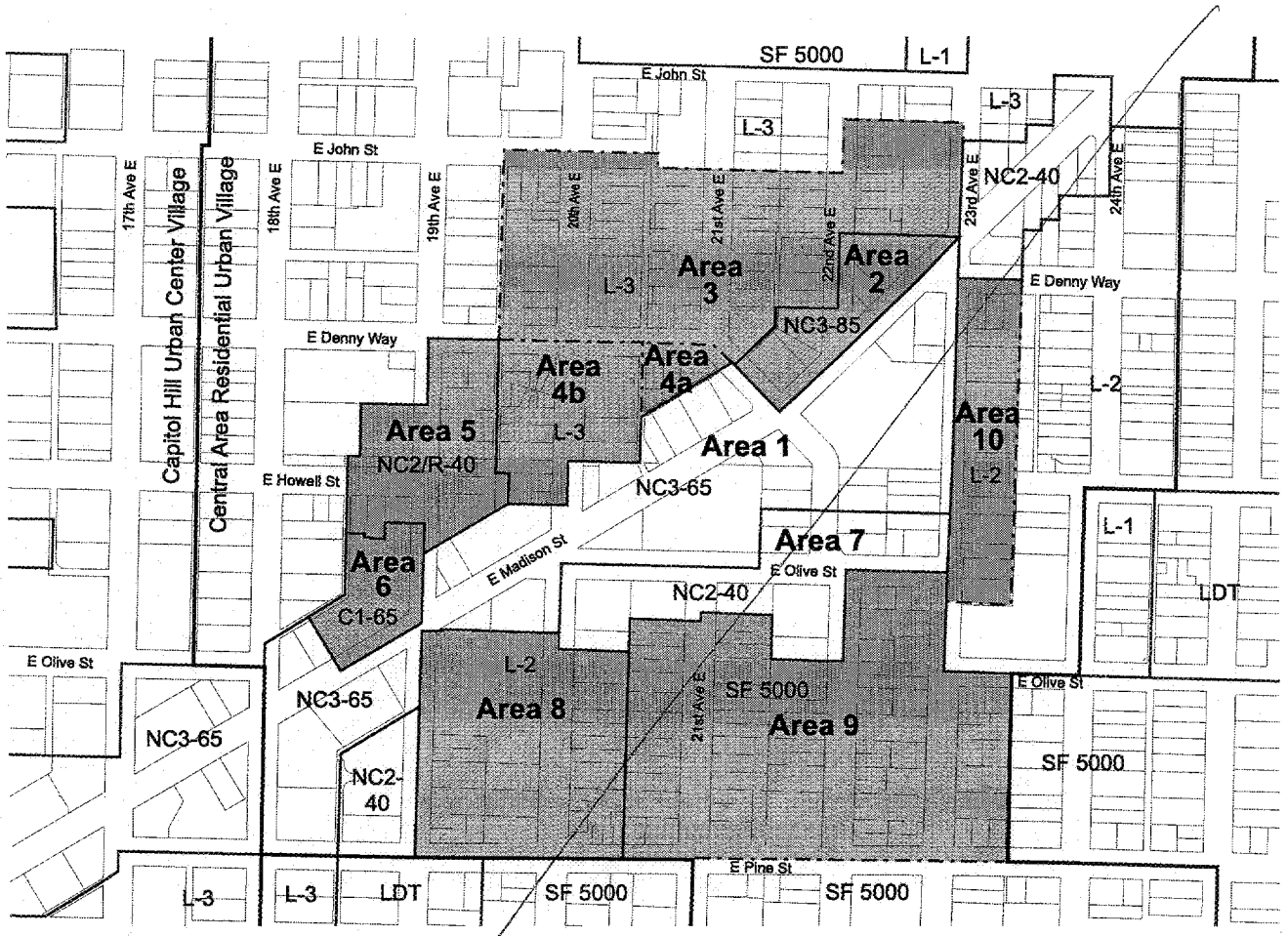
Filed by me this _____ day of _____, 2001.

_____
City Clerk

(SEAL)

LIST OF ATTACHMENTS:
Exhibit A: Rezone Map
Exhibit B: Map 23.47.004 J

Exhibit A: Rezone Map



East Madison Business District Rezones
Amending Official Land Use Map Pages 104 and 112

Area #	Current Zoning	New Zoning
Area 1	NC3-65	no change
Area 2	NC3-85	NC3-65
Area 3	L3	L4
Area 4a	L3	NC2/R-65[1]
Area 4b	L3	NC2/R-40[1]
Area 5	NC2/R-40	no change[1]
Area 6	C1	NC3-65
Area 7	NC2-40	no change
Area 8	L2	L3
Area 9	SF 5000	RSL
Area 10	L2	L3

1. Map J would be added to SMC 23.47.004, showing Areas 4a, 4b, and 5 as areas where single-purpose residential buildings would be permitted outright.

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
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