Ordinance No. 120094

Council Bill No. 113968

AN ORDINANCE relating to land use and zoning, amending Sections 23.34.020 and 23.34.022 of the Seattle Municipal Code to implement a 2001 amendment to the City of Seattle's Comprehensive Plan to permit the Lowrise 3 (L3) and Lowrise 4 (L4) designations to be applied in the Delridge Neighborhood Revitalization Area for a mixed-income housing development initiated by a public agency or the Seattle Housing Authority.

CF No.

Date Introduced: NOV 26 2001	CONLIN
Date 1st Referred: NOV 26 2001	To: (committee) Neighborhoods, Sustainability & Community Development
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: 12-17-01	Full Council Vote: 9-0
Date Presented to Mayor: 12-18-01	Date Approved: 12/20/01
Date Returned to City Clerk: 12/21/01	Date Published: T.O. ___ F.T. ✓
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

The City of Seattl

Council Bill/Ordina

12/11/01 – pas

12-17-01 Passe

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

Richard Conlin

Committee Action:

12/11/01 - passed unanimously 1-0
Conlin

12-17-01 Passed As Amended 9-0

This file is complete and ready for presentation to Full Council. Committee: RCL 12/11/01
(Initials/date)

Law Department

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

BM/bm/JS
delridge.ordinance.V.6
December 17, 2001
V #6

ORDINANCE 120694

AN ORDINANCE relating to land use and zoning, amending Sections 23.34.020 and 23.34.022 of the Seattle Municipal Code to implement a 2001 amendment to the City of Seattle's Comprehensive Plan to permit the Lowrise 3 (L3) and Lowrise 4 (L4) designations to be applied in the Delridge Neighborhood Revitalization Area for a mixed-income housing development initiated by a public agency or the Seattle Housing Authority.

WHEREAS, the Delridge area has been designated as a Neighborhood Revitalization Area in the City's Consolidated Plan; and

WHEREAS, the redevelopment of public housing in the Delridge area to promote a mixed use community would serve the public welfare, and be consistent with Comprehensive Plan affordable housing policies; and

WHEREAS, the ability to make use of the Lowrise 3 and Lowrise 4 zone designations would facilitate the redevelopment of public housing in the Delridge area,

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.34.020 of the Seattle Municipal Code (SMC), which Section was last amended by Ordinance 119714, is amended as follows:

SMC 23.34.020 Lowrise 3 (L3) zone, function and locational criteria.

A. Function. An area that provides moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures.

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:

a. Properties already zoned L3;

b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; ((~~or~~))

c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village((~~.~~)), or

d. Properties located in the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L3 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority; a property use and development agreement is executed subject to the provisions of SMC Chapter 23.76 as a condition to any rezone; and the development would serve a broad public purpose.

2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the intensity of the L3 zone.

3. Other Criteria. The Lowrise 3 zone designation is most appropriate in areas generally characterized by the following:

a. Development Characteristics of the Area.

(1) Either:

(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, ((~~or~~))

(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan

adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village((.)), or

(c) Areas that are located within the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L3 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority; a property use and development agreement is executed subject to the provisions of SMC Chapter 23.76 as a condition to any rezone; and the development would serve a broad public purpose.

(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas that are well served by public transit and have direct access to arterials, so that vehicular traffic is not required to use streets that pass through less intensive residential zones;

(2) Properties in areas with significant topographic breaks, major arterials or open space that provide sufficient transition to LDT or L1 multifamily development;

(3) Properties in areas with existing multifamily zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities;

(4) Properties that are adjacent to business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.

Exhibit 23.34.020 A

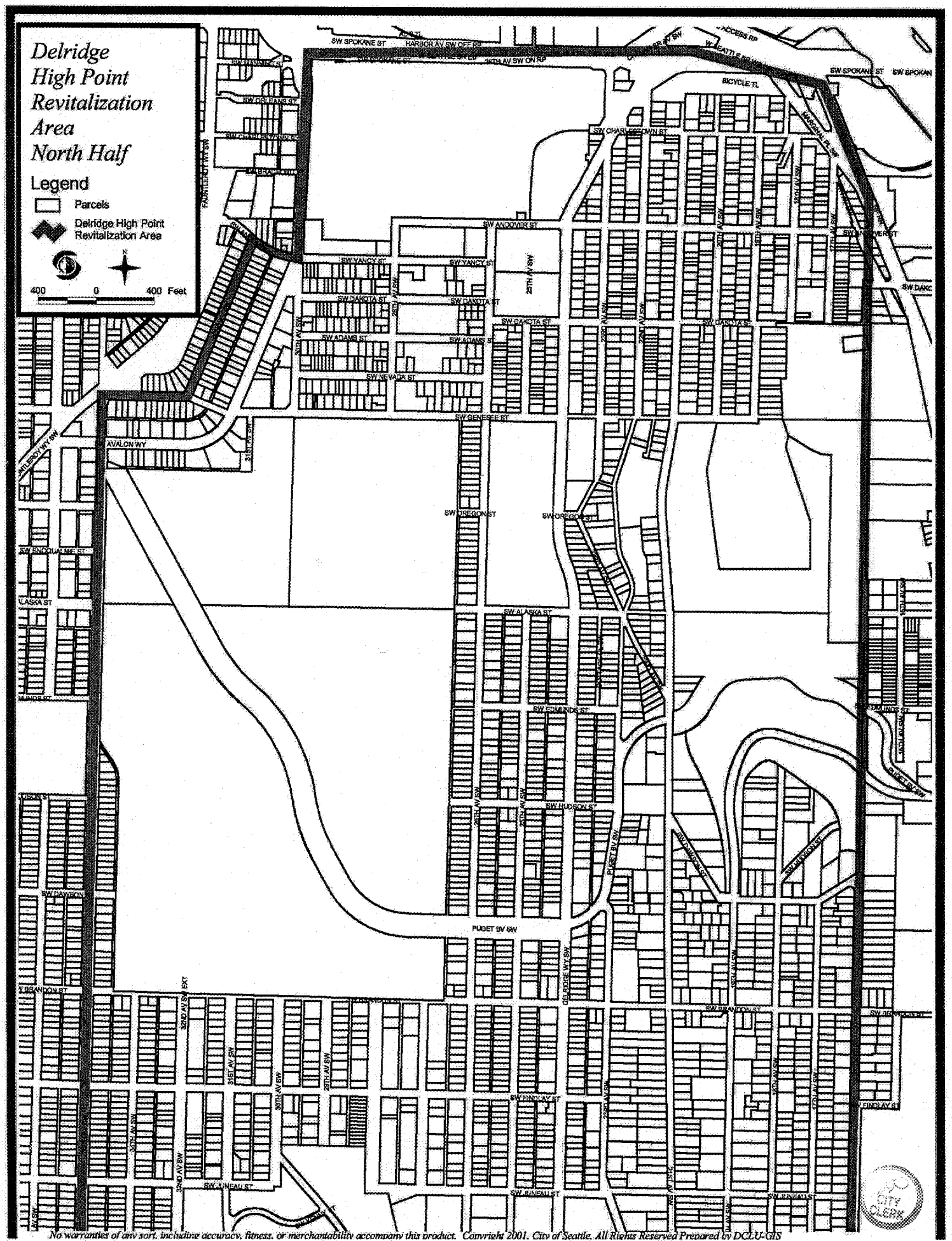

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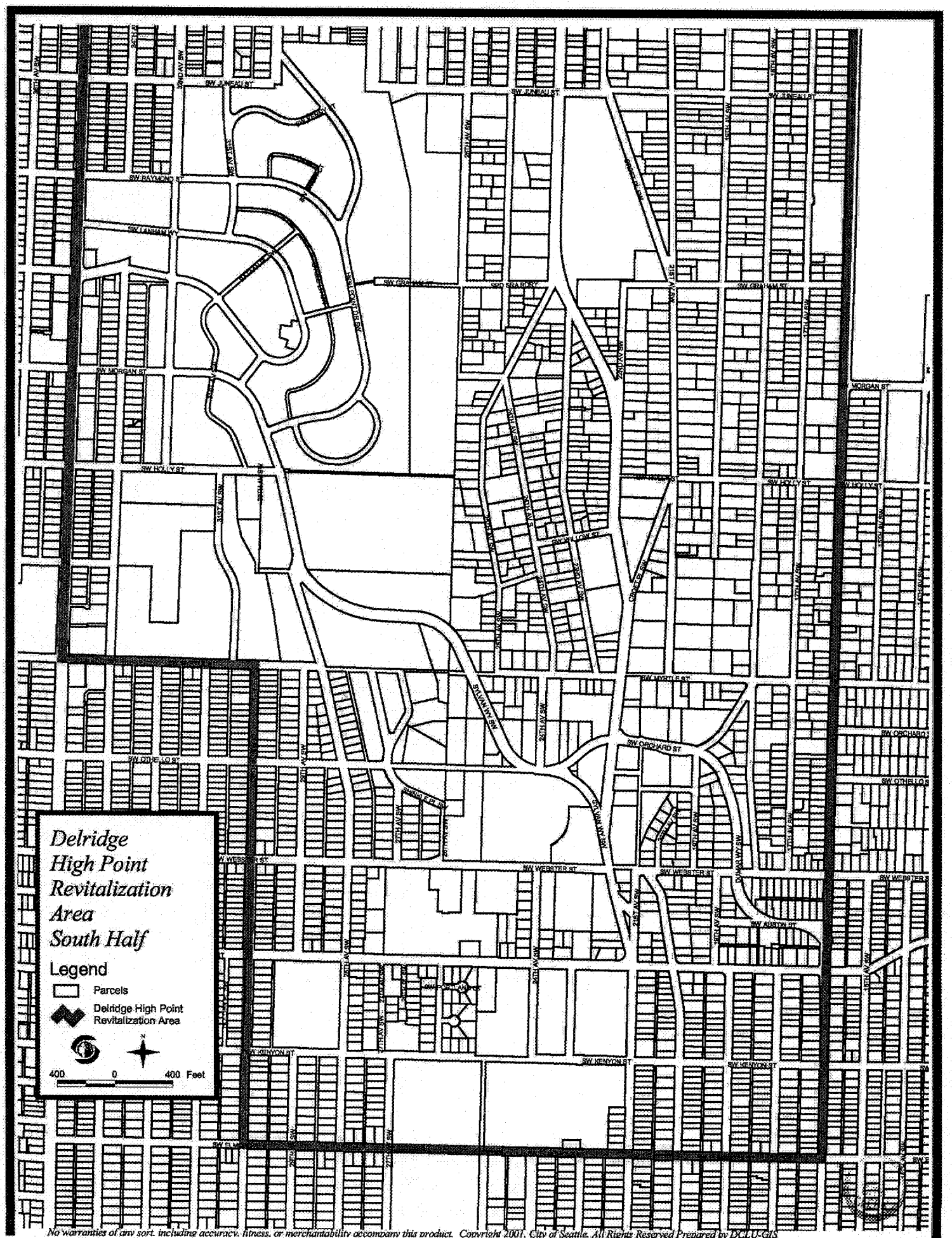
Exhibit 23.34.020 A (Continued)



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Section 2. Section 23.34.022 of the Seattle Municipal Code (SMC), which Section was last amended by Ordinance 119714, is hereby amended as follows:

SMC 23.34.022 Lowrise 4 (L4) zone, function and locational criteria.

A. Function. An area that provides moderate density multifamily infill development in residential neighborhoods already characterized by moderate density residential structures, with good vehicular circulation, adequate alleys, and on-street parking.

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L4 designation are limited to the following:

a. Properties already zoned L4;

b. Properties in areas already developed predominantly to the permitted L4 density and where L4 scale is well established; ((~~or~~))

c. Properties within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village,or in the Admiral Residential Urban Village((~~.~~)), or

d. Properties located in the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L4 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority; a property use and development agreement is executed subject to the provisions of SMC Chapter 23.76 as a condition to any rezone; and the development would serve a broad public purpose.

2. Properties designated as environmentally critical may not be rezoned to an L4 designation, and may remain L4 only in areas predominantly developed to the intensity of the L4 zone.

3. Other Criteria. The Lowrise 4 zone designation is most appropriate in areas generally characterized by the following:

a. Development Characteristics of the Area.

(1) Either:

(a) Areas that are already developed predominantly to the permitted L4 density and where L4 scale is well established, ((~~or~~))

(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village((~~;~~)), or

(c) Areas that are located within the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L4 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority; a property use and development agreement is executed subject to the provisions of SMC Chapter 23.76 as a condition to any rezone; and the development would serve a broad public purpose.

(2) Areas of sufficient size to promote a high quality, higher density residential environment where there is good pedestrian access to amenities;

(3) Areas generally platted with alleys that can provide access to parking, allowing the street frontage to remain uninterrupted by driveways, thereby promoting a street environment better suited to the level of pedestrian activity associated with higher density residential environments;

(4) Areas with good internal vehicular circulation, and good access to sites, preferably from alleys. Generally, the width of principal streets in the area should be sufficient to allow for two (2) way traffic and parking along at least one (1) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas adjacent to concentrations of employment;

(2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good to excellent and street capacity is sufficient to accommodate traffic generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;

(3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;

(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.

Section 3. 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 17th day of December, 2001, and signed by me in open session in authentication of its passage this 17th day of December, 2001.

Margaret Chapelis
President of the City Council

Approved by me this 20th day of DECEMBER, 2001.

Paul Schell
Paul Schell, Mayor

Filed by me this 21st day of December, 2001

Judith E Pippin
City Clerk

(SEAL)

Legislative Department
Seattle City Council
Memorandum

Date: December 12, 2001

To: All Councilmembers

From: Richard Conlin

Subject: Lowrise 3 and Lowrise 4 Rezone Criteria Amendments (High Point) CB 113968
Item #14 on the Council Agenda for Monday December 17, 2001

CB 113968 would amend the City's rezone evaluation criteria to make them consistent with a 2001 Comprehensive Plan amendment that we approved on October 15th.

The change allows consideration of the City's three story and four story multifamily zones (Lowrise 3 and Lowrise 4) outside of an urban village, when within the Delridge Neighborhood Redevelopment Area. This use of these zones would be limited to mixed-income housing projects initiated by a public agency or the Seattle Housing Authority that would serve a broad public purpose. The Delridge Neighborhood Redevelopment Area is roughly between SW Spokane Street on the North, SW Elmore Street on the South, 35th Ave. SW on the West and 16th SW on the East. There is a map in the council bill.

Other rezone evaluation criteria would be balanced with this provision, and this change would not override other restrictions, such as limitations upon the rezone of single-family areas.

Plans for redevelopment of the High Point Garden Community into a mixed-income community under a federal HOPE VI grant call for rezoning a portion of the site from the current Lowrise-1 (townhouse) zone to a mix of zoning, including Lowrise 2 (L2), Lowrise 3 (L3), Lowrise 4 (L4) and Neighborhood Commercial 2 (NC2-40). The proposed change in rezone criteria would permit consideration of rezones to the L3 and L4 zones for of the High Point redevelopment, but would not require approval of a rezone proposal. The other potential zones are currently permitted outside of urban villages. City staff anticipate that a contract rezone will be proposed.

The proposal would permit other publicly-initiated housing development in similar circumstances, although no specific projects are currently anticipated.

L3 and L4 zones generally are not permitted outside of urban villages under the policies of the Comprehensive Plan, and the Land Use Code's rezone evaluation criteria. This is part of the overall strategy of the Comprehensive Plan to encourage greater density in areas where access to transit and services is greatest, and to not permit higher density levels in areas outside of urban villages. We previously approved this limited exception to the Comprehensive Plan policies for L3 and L4, with the expectation that the exception is not likely to have a significant effect on the overall development scheme of the Comprehensive Plan.

An equal opportunity-affirmative action employer
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

BM/bm/JS
delridge.ordinance.V.5
November 14, 2001
V #5

ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending Sections 23.34.020 and 23.34.022 of the Seattle Municipal Code to implement a 2001 amendment to the City of Seattle's Comprehensive Plan to permit the Lowrise 3 (L3) and Lowrise 4 (L4) designations to be applied in the Delridge Neighborhood Revitalization Area for a mixed-income housing development initiated by a public agency or the Seattle Housing Authority.

WHEREAS, the Delridge area has been designated as a Neighborhood Revitalization Area in the City's Consolidated Plan; and

WHEREAS, the redevelopment of public housing in the Delridge area to promote a mixed use community would serve the public welfare, and be consistent with Comprehensive Plan affordable housing policies; and

WHEREAS, the ability to make use of the Lowrise 3 and Lowrise 4 zone designations would facilitate the redevelopment of public housing in the Delridge area,

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.34.020 of the Seattle Municipal Code (SMC), which Section was last amended by Ordinance 119714, is amended as follows:

SMC 23.34.020 Lowrise 3 (L3) zone, function and locational criteria.

A. Function. An area that provides moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures.

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:

a. Properties already zoned L3;

CITY CLERK

b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; ((~~or~~))

c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village((~~.~~)), or

d. Properties located in the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L3 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority and the development would serve a broad public purpose.

2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the intensity of the L3 zone.

3. Other Criteria. The Lowrise 3 zone designation is most appropriate in areas generally characterized by the following:

a. Development Characteristics of the Area.

(1) Either:

(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, ((~~or~~))

(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential

CITY CLERK

Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village((.)), or

(c) Areas that are located within the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L3 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority and the development would serve a broad public purpose.

(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas that are well served by public transit and have direct access to arterials, so that vehicular traffic is not required to use streets that pass through less intensive residential zones;

(2) Properties in areas with significant topographic breaks, major arterials or open space that provide sufficient transition to LDT or L1 multifamily development;

(3) Properties in areas with existing multifamily zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities;

(4) Properties that are adjacent to business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.

CITY CLERK

Section 2. Section 23.34.022 of the Seattle Municipal Code (SMC), which Section was last amended by Ordinance 119714, is hereby amended as follows:

SMC 23.34.022 Lowrise 4 (L4) zone, function and locational criteria.

A. Function. An area that provides moderate density multifamily infill development in residential neighborhoods already characterized by moderate density residential structures, with good vehicular circulation, adequate alleys, and on-street parking.

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L4 designation are limited to the following:

a. Properties already zoned L4;

b. Properties in areas already developed predominantly to the permitted L4 density and where L4 scale is well established; ((~~or~~))

c. Properties within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village,or in the Admiral Residential Urban Village((~~.~~)), or

d. Properties located in the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L4 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority and the development would serve a broad public purpose.

2. Properties designated as environmentally critical may not be rezoned to an L4 designation, and may remain L4 only in areas predominantly

CITY CLERK

developed to the intensity of the L4 zone.

3. Other Criteria. The Lowrise 4 zone designation is most appropriate in areas generally characterized by the following:

a. Development Characteristics of the Area.

(1) Either:

(a) Areas that are already developed predominantly to the permitted L4 density and where L4 scale is well established, ((~~or~~))

(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village((~~;~~)), or

(c) Areas that are located within the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L4 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority and the development would serve a broad public purpose.

(2) Areas of sufficient size to promote a high quality, higher density residential environment where there is good pedestrian access to amenities;

(3) Areas generally platted with alleys that can provide access to parking, allowing the street frontage to remain uninterrupted by driveways, thereby promoting a street environment better suited to the level of pedestrian activity associated with higher density residential environments;

(4) Areas with good internal vehicular circulation, and good access to sites, preferably from alleys. Generally, the width of principal streets in the area should be sufficient to allow for two (2) way traffic and parking along at least one (1) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas adjacent to concentrations of employment;

(2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good to excellent and street capacity is sufficient to accommodate traffic generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;

(3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;

(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.

Section 3. 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 17th day of December, 2001, and signed by me in open session in authentication of its passage this 17th day of December, 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)

STATE OF WASHINGTON – KING COUNTY

--ss.

140089
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:120694 ORD IN FULL

was published on

1/14/2002

J. Stedman

Subscribed and sworn to before me on

1/15/2002

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

Decer
Per
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c/o
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Rent
5600

or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the East-lake Residential Urban Village, in the

d. Properties located in the Delridge Neighborhood Revitalization Area, as shown in Exhibit 23.34.020 A, provided that the L4 zone designation would facilitate a mixed-income housing development initiated by a public agency or the Seattle Housing Authority, a property use and development agreement is executed subject to the provisions of SMC Chapter 23.76 as a condition to any

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generally platted with alleys that can provide access to parking, allowing the street frontage to remain uninterrupted by driveways, thereby promoting a street environment better suited to the level of pedestrian activity associated with higher density residential environments;

(4) Areas with good internal vehicular circulation, and good access to sites preferably from alleys. Generally, the width of principal streets in the area should be sufficient to allow for two (2) way traffic and parking along at least one (1) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas adjacent to concentrations of employment;

(2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good to excellent and street capacity is sufficient to accommodate traffic generated by higher density development. Vehicular access to the area should not require the use of streets passing through less intensive residential areas;

(3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;

(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.

SECTION 3. 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 17th day of December, 2001, and signed by me in open session in authentication of its passage this 17th day of December, 2001.

MARGARET PAGELER,
President of the City Council.

Approved by me this 20th day of December, 2001.

PAUL SCHELL,
Mayor.

Filed by me this 21st day of December, 2001.

(Seal) JUDITH E. PIPPIN,
City Clerk.

Publication ordered by JUDITH PIPPIN, City Clerk.

(Boldface denotes deletion.)

Date of official publication in Daily Journal of Commerce, Seattle, January 4, 2002.
1/14(140089CI)

02-5-00227-8 SEA
THE SUPERIOR COURT
e State of Washington for
ounty of King.
re the Interest of In-
Child Hudson, a child
er the age of 18 years.
02-5-00227-8 SEA. Sum-
is and Notice of Petition/
ring re Relinquishment of
id and Termination of Par-
Child Relationship.
o: Arlon William Faison
l "John Doe".
he Petitioner has filed a Pe-
on for Termination of
rent-Child Relationship
ying that the parent-child
ationship between the
ove-named parent and child
terminated.
You may respond to the
mmons and Petition by
ing a written response with
e Clerk of the Court and
rving a copy on the person
ming the Summons. If you
not serve your written
sponse within thirty (30)
ays after the date this Sum-
ons was served on you, the
ourt may, without further
otice, enter an Order of De-
ault against you, enter an or-
ler relinquishing the child to
he petitioner, permanently
erminating your parent-child
relationship and approving the
adoption of the above-named
child.
The child was born on Janu-
ary 9, 2002, in Seattle, Wash-
ington. The natural mother is
Kali Crystal Irene Hudson.
The court hearing on this
matter shall be on Tuesday,
February 19, 2002, at 1:30
p.m., in Room W-325 of the
King County Courthouse, 516
Third Ave., Seattle, Washing-
ton 98104.
Any indigent, non-consen-
ting parent or alleged father
has the right to be represented
by an attorney if so requested;
and, upon such request one
will be appointed.
Your failure to file a claim of
paternity under chapter 26.26
RCW or your failure to respond
to the Petition within thirty
(30) days of the date of service
of Summons and Notice upon
you, is grounds to terminate
your parent-child relationship
with respect to the child.
Witness: The Honorable
Brian Gain, Judge of said Su-
perior Court and the seal of
said court hereunto affixed this
11th day of January, 2002.
PAUL L. SHERFEY,
King County Superior Court
Clerk.
(Seal) By J. SHAULIS,
Deputy Clerk.
Date of first publication:
January 14, 2002.
File response with: Clerk of
the Court, King County Court-
house, 516 Third Ave., Seattle

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IN THE SUP
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Roeth and Ra
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M. Merlino, h
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Joan P. Merlin
and wife; Rolle
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You are hereby su
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24th day of Decem
and defend the abo
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The purpose of this
to quiet title to real pr
LUCE, LOMBINO
GIO, P.S. By: JOS
BEITEY, WSBA #253
torneys for Plaintiff

s later or, except under those provisions included in RCW 11.40.011, or RCW 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.

Date of filing copy of Notice to Creditors with Clerk of Court: January 4, 2002.

Date of First Publication: January 7, 2002.

Personal Representative:
JACKIE O. KENNEDY.

Attorney: Jeffrey M. Werthan. Firm: JEFFREY M. WERTHAN, ATTORNEY AT LAW. Address: 22525 SE 64th Place, Issaquah, WA 98027. Phone: (425) 391-1828. Fax: (425) 557-3605.

Jackie O. Kennedy,