

Ordinance No. 121417

Council Bill No. 114815

The City of Seattle
Council Bill/Ordinance

An ordinance relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone property along 12th Avenue, the site of the King County Youth Services Center, from L3 to NC3-65' with a P1 overlay to implement the Central Area Action Plan II Neighborhood Plan.

3-10-04 Passed

3-15-04 Passed

CF No. _____

Date Introduced:	FEB 17 2004	
Date 1st Referred:	FEB 17 2004	
To: (committee)	Urban Development & Planning	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>3-15-04</u>	<u>9-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>3-16-04</u>	<u>3/19/</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/>
<u>3/19/04</u>	<u>2 pp</u>	F.T. <input checked="" type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready for review

Law Department
Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

Alan Steinberg

Councilmember

Committee Action:

(Handwritten initials)

3-10-04 Pass As Amended PS, RC, JR

3-15-04 Passed 9-0

This file is complete and ready for presentation to Full Council.

Committee:

(Initial/Date)

Law Department

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Loaded

Indexed

*Final copy complete
Submitted
Full Staff
Over Ballot
Attachment A &
no 2 w/ 500 moved
vfor Table (need to do)*

ORDINANCE 121417

1
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3 AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle
4 Municipal Code (SMC) Chapter 23.32, to rezone property along 12th Avenue, the site of
5 the King County Youth Services Center, from L3 to NC3-65' with a P1 overlay to
6 implement the Central Area Action Plan II Neighborhood Plan.

7 WHEREAS, the Central Area Action Plan II, recognized by City Council Resolution 29813 in
8 November of 1998, recommends rezone of the affected property consistent with the
9 Plan's vision for the 12th Avenue/South Capitol Hill Urban Center Village Node; and

10 WHEREAS, the property to the north and west of the affected property was rezoned by
11 Ordinance 119218 in 1998 consistent with the Central Area Action Plan II
12 Neighborhood Plan; and

13 WHEREAS, the City Council finds that the proposed rezone will implement the Comprehensive
14 Plan goals and policies for the Central Area Action Plan II Neighborhood Plan, and will
15 promote the health, safety and welfare of the general public; NOW, THEREFORE,

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

17 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code
18 is amended to rezone the property located on Squires W C Replat Block 9, page 111 of the
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1 Official Land Use Map from Lowrise 3 (L3) to Neighborhood Commercial 3 with a
2 sixty-five foot height limit (NC3-65') with a Pedestrian 1 (P1) designation, as shown on Exhibit
3 A attached to this ordinance.

4 Section 2. This ordinance shall take effect and be in force thirty (30) days from and
5 after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
6 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

7 Passed by the City Council the 15th day of March, 2004, and signed by me in open
8 session in authentication of its passage this 15th day of March, 2004.

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10
11 Jon Drago
President of the City Council

12 Approved by me this 19 day of March, 2004.

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14 Gregory J. Nickels
Gregory J. Nickels, Mayor

15 Filed by me this 19th day of March, 2004.

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17 Judith E. Pepper
City Clerk

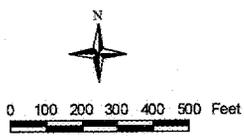
18
19 (Seal)

20 Attachment:
21 Exhibit A (Rezone Map)

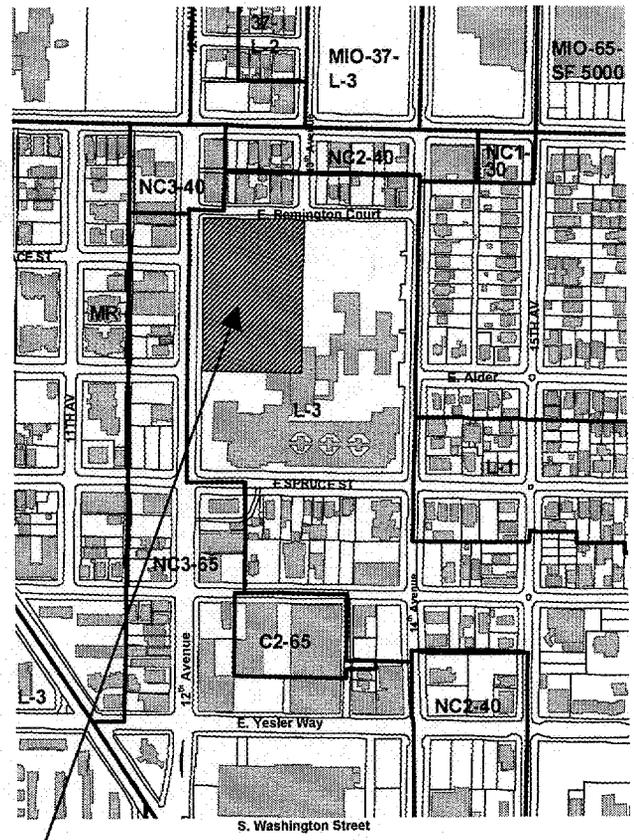
Exhibit A – Rezone Map

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-  Existing Zoning
-  Curb Line
-  Rezone Site
-  Building Outline
-  Parcel Boundary



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Prepared January 7, 2003 by DCLU-GIS



Rezone L3 to NC3-65' with a P1 designation the parcel bounded by 12th Avenue, 13th Avenue right-of-way, East Alder Street right-of-way, and East Remington Court.





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

August 26, 2003

Honorable Peter Steinbrueck
President
Seattle City Council
Municipal Building, 11th Floor

Dear Council President Steinbrueck:

The attached ordinance would rezone a parcel located along 12th Avenue between East Remington Court and East Fir Street. This action was originally proposed by the Central Area neighborhood plan, and enjoys the continued support of the community. The rezone would change zoning from Lowrise 3 (L3) to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65') and a Pedestrian 1 (P1) designation.

The Central Area Action Plan II articulated its vision for the area as follows: "12th Avenue envisions its neighborhood as a thriving mixed-use residential and commercial area set near the intersection of several diverse neighborhoods, and major economic and institutional centers..." The rezone proposal supports this vision and complements the zone designations along the length of 12th Avenue.

Thank you for your consideration of this legislation. Should you have questions please contact Susan McLain at 684-0432.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels", written over a large, faint, stylized graphic element that resembles a signature or a large letter "G".

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



DIRECTOR'S REPORT: 12TH AVENUE LAND USE AND ZONING ANALYSIS

SUMMARY

In 1998 the Central Area Action Plan II recommended rezoning areas along 12th Avenue in order to encourage neighborhood commercial uses along that corridor. In response to the recommendations, zoning changes were made along much of 12th Avenue with the exception of the block between E. Remington Court and E. Spruce Street. This block was set aside for future study.

This report examines a proposed rezone from Lowrise 3 (L3) to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65') and a Pedestrian 1 (P1) designation along 12th Avenue between E. Remington Court and E. Fir Street. It outlines existing conditions and analyzes the impacts of the proposed rezone upon the surrounding neighborhood and future development within the identified area.

DCLU has concluded that the proposed NC3-65' zoning and the P1 designation meet the requirements of Chapter 23.34 of the Land Use Code necessary for these designations. DCLU further concludes that the proposed rezone meets the vision and goals of the neighborhood, the current property owners, and serves a valid public purpose.

Neighbors of the King County Youth Service Center have been working extensively with the County to ensure that their vision for the neighborhood--and the proposed rezone site--is incorporated into the County's planning for the Service Center property. DCLU staff have presented and gathered information about the proposed rezone at related open houses, at a meeting of the Squire Park Community Council, and to individual members of the community.

This report is organized as follows:

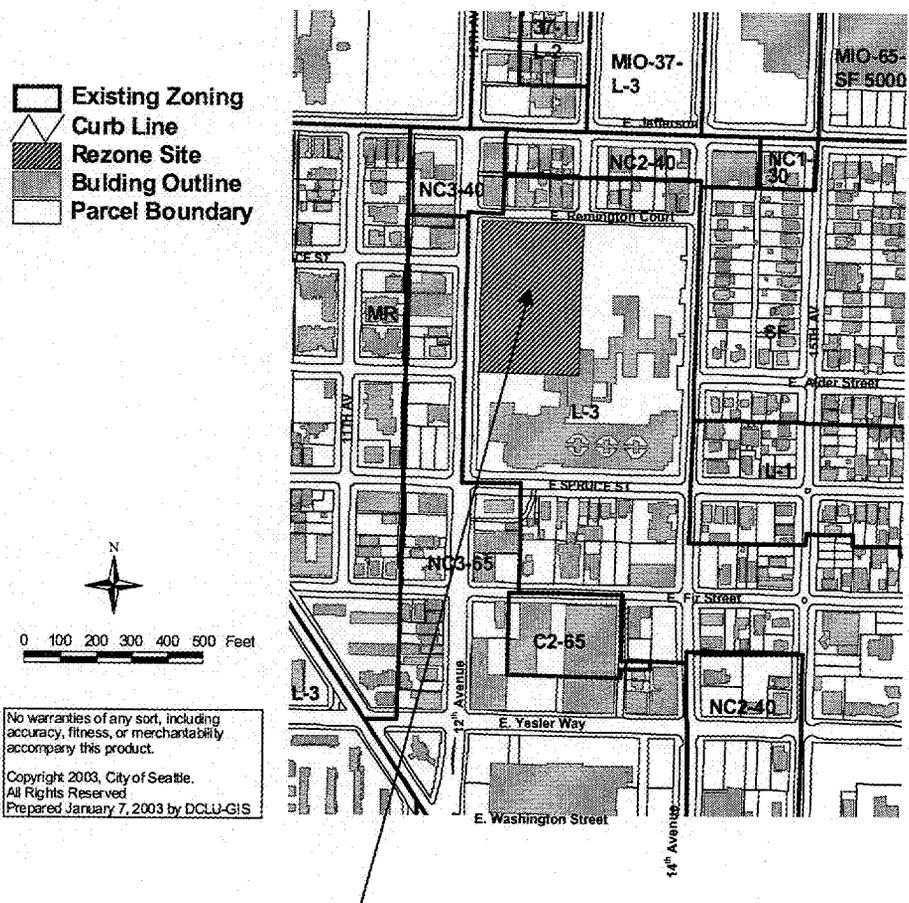
- I. BACKGROUND: existing conditions, neighborhood plan goals
- II. REZONE ANALYSIS: general rezone analysis, match between zone locational criteria and area characteristics for the proposed NC3-65' zone and the P1 designation
- III. CONCLUSION.



I. BACKGROUND

Existing Conditions. The proposed area (labeled "subject parcel") is the northwest portion of a block that consists of two parcels. The subject parcel (King County Assessor's Number 7949300095) is 117,839 square feet in size and comprises approximately 31.5% of the entire block. The parcel is occupied by a parking lot with 236 spaces that serve employees and clients of the King County Youth Services Center. The Northwestern corner of an office structure associated with the Center would be captured within the rezone area.

The remainder of the block--a single parcel occupied by the King County Youth Services Center campus--is not proposed to be rezoned in order to retain the transition from NC3-65' to the single family zoning east of 14th Avenue East. The current L3 designation of the parcel is not incongruous with the NC zoning along 12th Avenue, and retaining the current zoning status will avoid splitting the parcel between two zoning designations.



This map depicts the subject parcel (currently zoned L3) and surrounding neighborhood.



Future Conditions. King County offers no specific plans to develop the site at the time of this writing. However, the County recently conducted a master planning process that suggests future development of a mixed-use building that includes ground-floor retail uses on the subject parcel (see the exhibits at the end of the report).

Neighborhood Plan Goals and 1998 Rezone. An outcome of the Central Area neighborhood planning process was a clear objective to create a retail-service pedestrian-oriented corridor between E. Yesler Way to E. Madison St. Rezones along 12th Avenue were recommended to achieve this outcome.

The following excerpt from the Central Area Action Plan II outlines the neighborhood's vision for the corridor:

"12th Avenue envisions its neighborhood as a thriving mixed-use residential and commercial area set near the intersection of several diverse neighborhoods, and major economic and institutional centers. The success of the 12th Avenue community hinges upon establishing the street as a "boulevard" friendly to pedestrians and bicyclists, yet still accommodating to motorists and transit riders. The vision for the future also foresees a strong and vital local retail and service economy. 12th will be bordered by attractive three- to five-story buildings, and a mix of lively uses at the street level. Shops, service businesses, bookstores, and cafes will offer a comfortable and inviting streetfront that caters to residents, area workers, and university students." (2.2)

The Central Area Plan recommends a specific action to help achieve this vision:

"Recommendation T1: Change C1/65' to NC3-65" along 12th Avenue between E. Remington Ct. and S. Washington St., thereby promoting more neighborhood commercial use for the full length of 12th Avenue."



Impact of proposed change on development capacity. The proposed rezone would increase residential development capacity from 118 to 234 potential units. Non-residential development capacity, which is not allowed under the site's current L3 designation, would increase by 88,400 square feet. The changes to development capacity are consistent with the scale and general mix of developments in the area.

Changes to Development Capacity*			
	Capacity under current zoning	Capacity under proposed zoning	Change in development capacity
Number of parcels available for redevelopment	1	1	0
Residential development capacity (net units added)	118 units	234 units	+116 units
Non-residential development capacity (net non-residential floor area)	0	88,400 square feet	+88,400 square feet

The P1 designation will not affect development capacity.

* Residential development capacity under L3 zoning calculated as 2.7 acres multiplied by 44 units for a total of 118 units. Under NC3-65' calculated as 1.89 acres (70% of the site) multiplied by 124 units for a total of 234.4 units. Non-residential development is currently not allowed within L3 zones. Non-residential development capacity within NC3-65' zoning is calculated as 30% of the total 117,839 square feet for the entire site multiplied by 2.5 FAR for a total of 88,379 square feet. This formula was developed to determine theoretical development capacity for purposes of comparison with Comprehensive Plan goals.

Other Impacts—Nonconforming uses. The proposal involves changing from a zoning designation that encourages multifamily development (L3) to one that encourages mixed use development (NC3-65'/P1). The NC3-65'/P1 designation would encourage a pedestrian-oriented shopping district that will serve the surrounding neighborhood and the larger community through mixed use development including retail, housing and office.

A portion of an administrative office building associated with the King County Youth Services Center is located on the southeastern corner of the rezone parcel. The building houses administrative offices, courtrooms, and conference rooms associated with the Center. Four of the building's five floors are located above-grade. The building, which was built in 1970, is higher than current L3 height limitations, but will conform to the NC3-65' standard. King County has no plans to redevelop the existing building. The building does not pose any issues



for future development on the rezone site under the proposed NC3-65' designation.

II. Rezone Analysis

This section of the report will examine basic zoning principles, expressed in the General Rezone Criteria from the Land Use Code, and the match between locational criteria and area characteristics. This analysis will also discuss the function to be achieved by the rezones in relation to the development objectives of the neighborhood plan. Specific issues will also be examined by focusing on the impact of more intensive zones on less intensive zones such as buffers, transition and boundaries. Pertinent zoning history and changed circumstances, development activity, trends, and new objectives will also be presented.

Impacts of more intensive zones on less intensive zones—proposed NC3-65'/P1 zone designation

The proposal would change the zoning of the subject parcel from L3 to NC3-65'/P1 consistent with parcels along 12th Avenue from E. Jefferson to Boren Street. The height limit would increase from 30 feet (L3) to 65 feet (NC3-65'/P1). The subject parcel is adjacent to NC3-65'/P1 to the west, north along 12th Avenue, and south beyond E. Spruce Street. The identified parcel is bounded by L3 to the north, south and east. The L3 designation of the remaining King County Youth Services Center site to the east would serve to buffer NC3-65'/P1 development of the subject site from the single family neighborhood one block to the east. The 12th Avenue frontage between E. Spruce Street and E. Alder Street would also retain its L3 zoning consistent with the remainder of the parcel.

Properties located on the ½ block north of E. Remington Court are appropriately zoned L3 and will retain that designation. Zoning patterns in the vicinity are typified by Neighborhood Commercial zones abutting Lowrise zones as part of a general transition from the business district to the surrounding residential area. This pattern is consistent with the rezone criteria. The present multifamily structures along E. Remington Court are owned separately from the abutting NC zoned properties and most are well-maintained. Further, E. Remington Court is a narrow right-of-way that is unlikely to draw commercial uses into the block. Proposed development on the subject rezone parcel will likely feature service uses and/or residential uses along E. Remington Court. Consistent with the P1 designation along 12th Avenue (the principle pedestrian street), street level uses would be oriented toward 12th Avenue and away from E. Remington Court.



Impacts of more intensive zones on less intensive zones—proposed Pedestrian 1 (P1) designation

Previous rezones to NC3-65'/P1 of properties along 12th Avenue combine with the current rezone proposal to encourage a pedestrian-scale shopping area that will feature retail, office space and residential capacity. The pedestrian scale would be complemented by the proposed application of a P1 designation of the subject property consistent with properties along the length of 12th Avenue. The P1 designation will apply special use and development standards to encourage a pedestrian-oriented environment at the street level. The pedestrian designation will not affect the overall height and bulk of buildings within the NC3 zone. A P1 designation is more appropriate than a P2 designation due to the presence of high residential density in adjacent neighborhoods, on-street parking, alley parking, and Seattle University. These elements are expected to contribute pedestrian activity to the area. The pedestrian designation is intended to increase pedestrian accessibility to commercial buildings along 12th Avenue, thereby reducing impacts on surrounding areas.

Zoning history and changed circumstances

Recent zoning history. The current L3 designation of the subject parcel was established in 1986 when the City adopted new zoning regulations for commercial and mixed use areas. Rezoning the subject parcel from L3 to NC3-65'/P1 is consistent with the historically mixed use nature of the site. The City first established Title 23 (the current Land Use Code) in 1982. Between that year and 1986, frontage of the parcel along 12th Avenue was zoned General Commercial (CG) and the remainder of the site was zoned for multifamily development (RM).

Rezoning along 12th Avenue took place in 1998 as a result of recommendations from the Central Area Action Plan II, 12th Avenue Urban Village. Through that process, auto-oriented Commercial 1 (C1) designations primarily along the west side of 12th Avenue between E. Remington Ct. and S. Washington St. were rezoned to NC3-65' with a P1 designation in order to promote more pedestrian-oriented neighborhood commercial uses along 12th Avenue.

Permit activity in the area. In general, the surrounding neighborhood is experiencing significant transition. Seattle University (north and west of the subject property) has been expanding its facilities. New mixed-use development on the east side of 12th Avenue (north of the rezone site) is expected to serve university students and the surrounding neighborhood with rental housing, retail and office space (see exhibits). Blocks east of the subject parcel feature new multi-story residential structures. A review of permit records since 1990 shows multiple permits for construction and alterations to the office and parking uses associated with the King County Youth Detention Center facility.



Match between zone locational criteria and area characteristics:

Proposal: L3 to NC3-65 for the parcel bounded by 12 th Avenue, 13 th Avenue, E. Alder Street, and E. Remington Court.			
Criteria for Neighborhood Commercial 3 (NC3)	Meets Criteria		Comments and Description
	YES	NO	
FUNCTION. The intended function of NC3 zoned areas:			
A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides offices and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along with the street front and multi-story residential structures.	X		When redevelopment occurs in accordance with the proposed zoning, the neighborhood plan's vision for an extension of the commercial district along 12th Avenue could be realized. New mixed use developments that have been developed to the north along 12th Avenue are consistent with NC3-65' and are successful to date (see photos at the end of this report). Demand from nearby Seattle University and from moderate- and high-density residential areas could create demand for neighborhood-serving commercial uses in this area in the future. The west side of 12 th Avenue across from the subject parcel consists of one-to-three story buildings of average condition.
DESIRED CHARACTERISTICS.			
Variety of retail businesses at street level.	X		The blocks immediately surrounding this parcel are currently underdeveloped. However, new development north on 12th Avenue and development to the south along Jackson Street and E. Yesler Way indicate a trend toward variety among retail



			businesses at street level.
Continuous storefronts built to the front property line.	X		Several existing buildings on several blocks follow this development pattern.
Intense pedestrian activity.	X		This area can accommodate substantial pedestrian activity. Access to and from commercial and residential areas is good, as is transit service and auto access. A significant amount of pedestrian activity takes place one- to two blocks north on 12th Avenue.
Shoppers can drive to the area, but will walk around from store to store.	X		Ample on-street parking is available along 12th Avenue in addition to off-street parking available for some establishments. Several pay lots and structures are located within a three block radius of the site.
Cycling and transit are important means of access.	X		Several bus routes traverse the area. 12th Avenue is identified as an arterial street commonly used by bicyclists as shown on the Seattle Bicycling Guide Map.
LOCATIONAL CRITERIA. NC3 designation is most appropriate for areas generally characterized by the following			
Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or shopping centers.	X		The existing development pattern along 12th Avenue is commercial. Medium to high density residential areas flank both sides of the commercial district. This proposal would encourage pedestrian, rather than auto-oriented commercial development, as development continues in the area.
Served by principal arterial.		X	12th Avenue is a minor arterial. E. Madison Street to the north and Boren Avenue to the south are principal arterials.
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas.	X		The identified parcel abuts NC3 zones to the west, the north and the south along 12th Avenue. Areas designated single family (SF 5,000) are separated from the



			parcel by existing L3 zones.
Highly accessible for large numbers of people (considering present and anticipated congestion so that intense activity of a major commercial node can be accommodated.	X		The parcel is accessible from the surrounding residential neighborhoods which feature low, medium and high density development.
Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas; excellent transit service.	X		Boren Avenue, E. Yesler Way and E. Jefferson Street are arterials in the vicinity, and provide good traffic circulation. 12th Avenue provides good access without traversing residential areas.
Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.	X		Several pay lots and structures are located within a three block radius of the site.

Summary: The neighborhood's vision for the area is a pedestrian-oriented commercial district. The proposed NC3-65' would match the characteristics of that vision better than the L3 zone designation.

Proposal: Pedestrian 1 (P1) designation for the parcel bounded by 12th Avenue, 13th Avenue, E. Alder Street, and E. Remington Court.			
Criteria for Pedestrian 1 (P1) Designation	Meets Criteria		Comments and Description
	YES	NO	
FUNCTION. The intended function of Pedestrian 1 designations:			
To preserve and encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored	X		The P1 designation would enhance the pedestrian orientation of the commercial district. It is consistent with the neighborhood's vision for the area.
DESIRED CHARACTERISTICS			
Intense pedestrian interest and activity at street level		X	This characteristic is consistent with the vision expressed in the neighborhood plan. Surrounding medium and high density



		residential development, combined with nearby Seattle University, is expected to contribute pedestrian activity at the street level in the area.
Wide variety of retail/service activities	X	Under-developed and vacant buildings in the vicinity provide opportunities for a wide variety of retail service activities, as evidenced by two new mixed-use development projects north along 12 th Avenue.
Large number of shops and services per block.	X	Opportunities exist for a large number of shops and services per block.
Buildings built to the front property line with a minimum of auto-oriented uses.	X	The pattern of buildings built to the front property line is well-established along 12 th Avenue.
Minimal pedestrian-auto conflicts	X	Redevelopment would necessarily reduce the number of curb cuts on the subject parcel in favor of parking to the side or rear of future development.
PHYSICAL CONDITIONS FAVORING DESIGNATION as P1:		
Pedestrian district generally surrounded by medium- to high-density residential areas and/or major activity centers.	X	The parcel is accessible from the surrounding residential neighborhoods which feature low, medium and high density development. The Seattle University campus and area hospitals provide additional population and employment density.
Excellent access for transit, bicycle and pedestrian.	X	The immediate area is relatively flat, making it accessible to bicyclists. The area is served by numerous bus routes, and pedestrian-oriented development is featured north on 12 th Avenue.
Availability of on- and off-street parking which can accommodate those who drive to the area.	X	Several pay lots and structures are located within a three block radius of the site.



Commercial areas with sufficient depth to accommodate off-street parking away from the principal pedestrian street.	X		Off-street lots and parking structures associated with Seattle University and the hospitals are present in the area. Smaller lots are present in the direct vicinity of the subject parcel.
Alleys or side streets allow access to parking areas by means other than curb cuts on principal pedestrian street.	X		The 13 th Avenue right-of-way (vacated) exists on the east side of the subject property. Access to parking associated with future development would likely occur from Remington Court, a side street that features the entrance to an existing parking lot.
Strong existing pedestrian character substantially reduces impact of parking waiver on surrounding areas.		X	This block is underdeveloped. King County has indicated plans to redevelop the subject parcel consistent with other pedestrian-oriented projects along 12 th Avenue (see exhibits).

Summary: The neighborhood's vision for this general area is a vibrant pedestrian-oriented neighborhood-serving commercial district. This proposal is in keeping with that vision, and would enhance and extend pedestrian-oriented commercial development along 12th Avenue. The subject parcel is located in an area that features alley access and on- and off-street parking to reduce spillover impacts. The proximity of major institutions and higher density residential development further supports the pedestrian designation. Parking waivers associated with the pedestrian designation may provide incentives for commercial development in this underdeveloped area.

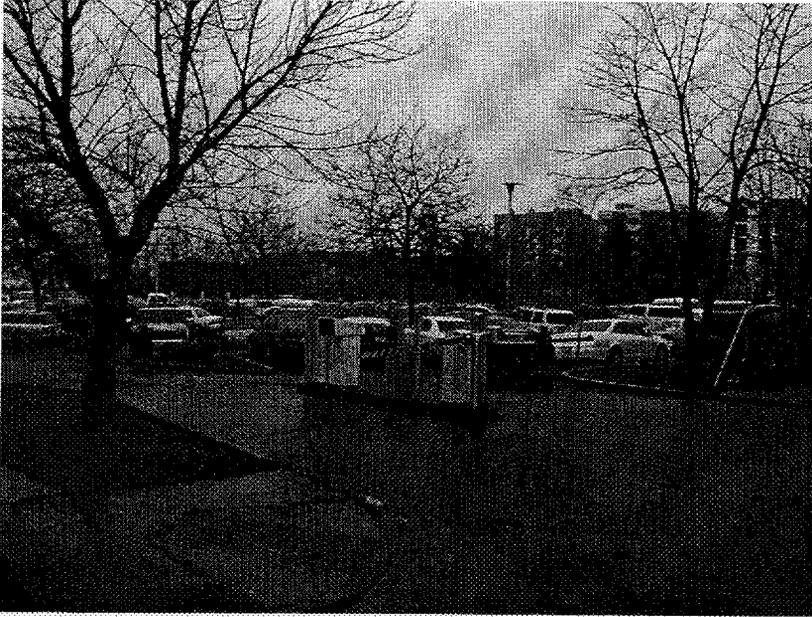
III. CONCLUSION

The 1992 Central Area Action Plan recommended a rezone of the site from Lowrise 3 to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65') and a P1 designation. More recently, discussions with King County revealed neighbors' continued support for the rezone and for a potential mixed use (housing/commercial) development on the site. Further, King County's Master Planning process assumes the rezone in each of its composite plans, and the County has expressed its intent to eventually develop the site in a manner that requires the NC3-65'/P1 zoning. Finally, the NC3-65'/P1 zoning designation will allow a pattern of development that is consistent with other projects in the area.

The Department of Design, Construction and Land Use recommends the adoption of the proposed rezone.



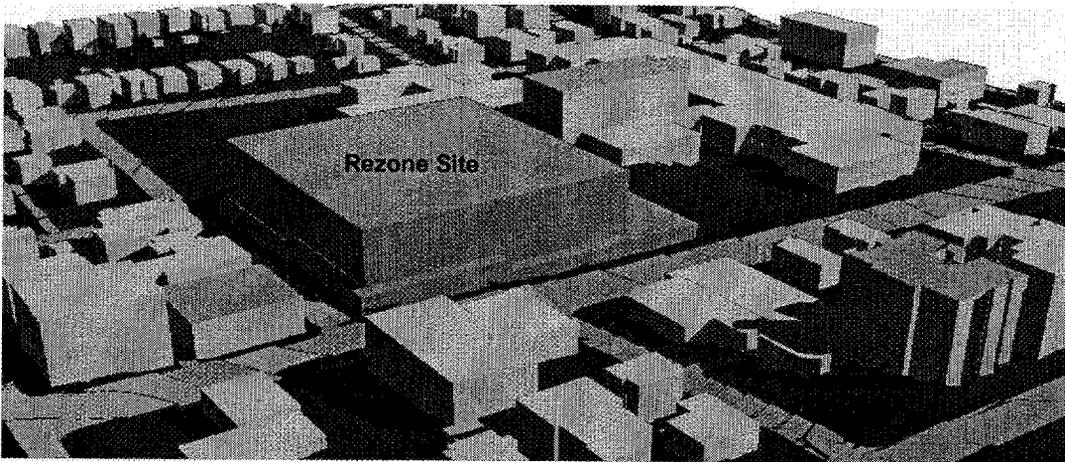
Exhibits



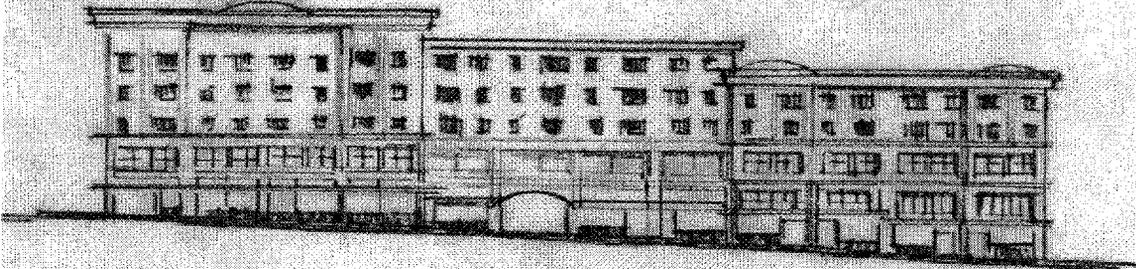
Existing conditions on the site.



Recent development activity several blocks north along 12th Avenue.



Depiction of maximum possible build-out on the site relative to existing buildings.
Depiction of shadows in March mid-afternoon.



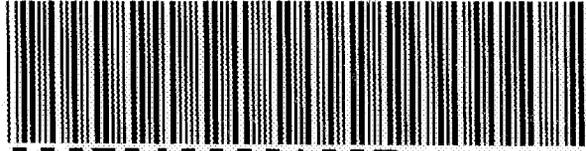
Conceptual depiction of a mixed use development on the site along 12th Avenue, outlined as part of a King County long range site concept. This theoretical development includes approximately 120 units of housing, 50,000 square feet of retail space, 40,000 square feet of office space, and 360 parking spaces. The theoretical building is modulated along E. Remington Court and includes open/civic space on the east side of the parcel.

Return Address:

Seattle City Clerk's Office

PO Box 94728

Seattle, WA 98124-4728



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SEATTLE CITY C ORD 23.00
PAGE001 OF 005
06/02/2005 13:04
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein): Ordinance No. 121417

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Grantor(s)

- 1. City of Seattle
- Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials)

- 1. NA
- 2.
- 3.

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

- #
- Assessor Tax # not yet assigned.
 - N/A

g:\Forms\Recorder Cover.doc

FILED
CITY OF SEATTLE
2005 JUL 25 AM 10:54
CITY CLERK

ORDINANCE 121417

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WHEREAS, the property to the north and west of the affected property was rezoned by Ordinance 119218 in 1998 consistent with the Central Area Action Plan II Neighborhood Plan; and

WHEREAS, the City Council finds that the proposed rezone will implement the Comprehensive Plan goals and policies for the Central Area Action Plan II Neighborhood Plan, and will promote the health, safety and welfare of the general public; NOW, THEREFORE,

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11 Jan Drago
President of the City Council

12 Approved by me this 19 day of March, 2004.
13
14 Gregory J. Nickels
Gregory J. Nickels, Mayor

15 Filed by me this 19th day of March, 2004
16
17 Judith E. Pippus
City Clerk

18
19 (Seal)

20 Attachment:
21 Exhibit A (Rezone Map)



STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} ss

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 121417 And its Attachments

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

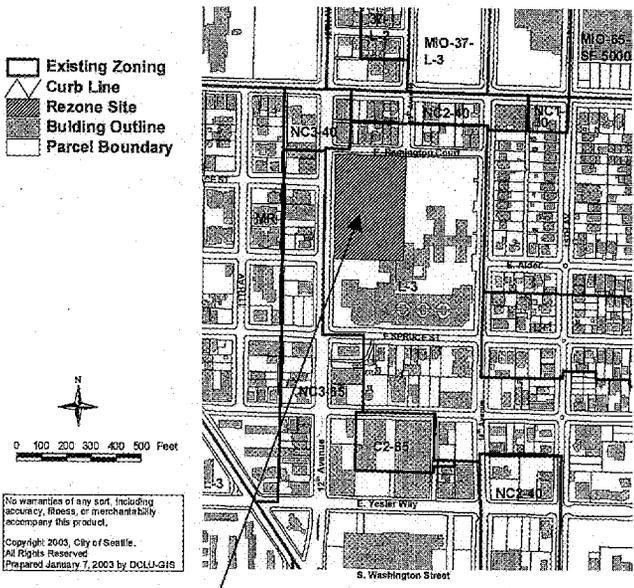
2nd day of June 2005

JUDITH E. PIPPIN
CITY CLERK

BY *Emilia M. Sanchez*
DEPUTY CLERK

Exhibit A - Rezone Map

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Rezone L3 to NC3-65' with a P1 designation the parcel bounded by 12th Avenue, 13th Avenue right-of-way, East Alder Street right-of-way, and East Remington Court.



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Department of Design, Construction and Land Use	C. Susan McLain 684-0432	Casey Doyle 684-8075

Legislation Title: An ordinance relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone property along 12th Avenue, the site of the King County Youth Services Center, from L3 to NC3-65' with a P1 overlay to implement the Central Area Action Plan II Neighborhood Plan.

- **Summary of the Legislation:** The legislation would rezone a parcel along 12th Avenue between E. Remington Court and E. Fir Street from Lowrise 3 (L3) to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65') and a Pedestrian 1 (P1) designation.
- **Background:** Implements neighborhood plan recommendations.

This legislation does not have any financial implications.

Attachment 1: Director's Report and Recommendation



ORDINANCE _____

1
2
3 AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle
4 Municipal Code (SMC) Chapter 23.32, to rezone property along 12th Avenue, the site of
5 the King County Youth Services Center, from L3 to NC3-65' with a P1 overlay to
6 implement the Central Area Action Plan II Neighborhood Plan.

7 WHEREAS, the Central Area Action Plan II, recognized by City Council Resolution 29813 in
8 November of 1998, recommends rezone of the affected property consistent with the
9 Plan's vision for the 12th Avenue/South Capitol Hill Urban Center Village Node; and

10 WHEREAS, the property to the north and west of the affected property was rezoned by
11 Ordinance 119218 in 1998 consistent with the Central Area Action Plan II
12 Neighborhood Plan; and

13 WHEREAS, the City Council finds that the proposed rezone will implement the resolution
14 identified above, and will promote the health, safety and welfare of the general public;
15 NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

16 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code
17 is amended to rezone the property located on Squires W C Replat Block 9, page 111 of the
18 Official Land Use Map from Lowrise 3 (L3) to Neighborhood Commercial 3 with a sixty-five
19 foot height limit (NC3-65') with a Pedestrian 1 (P1) designation, as shown on Exhibit A attached
20 to this ordinance.
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1 Section 2. The City Clerk is hereby authorized and directed to file a copy of this
2 ordinance and attached Exhibit A at the King County Records and Elections Division, and to
3 deliver copies of the same to the Director of the Department of Planning and Development and to
4 the King County Assessor's Office.
5

6 Section 3. This ordinance shall take effect and be in force thirty (30) days from and
7 after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
8 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

9 Passed by the City Council the ____ day of _____, 2004, and signed by me in open
10 session in authentication of its passage this ____ day of _____, 2004.
11

12 _____
13 President _____ of the City Council

14 Approved by me this ____ day of _____, 2004.

15 _____
16 Gregory J. Nickels, Mayor

17 Filed by me this ____ day of _____, 2004.

18 _____
19 City Clerk

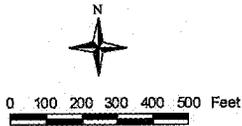
20 (Seal)

21 Exhibit A (Rezone Map)
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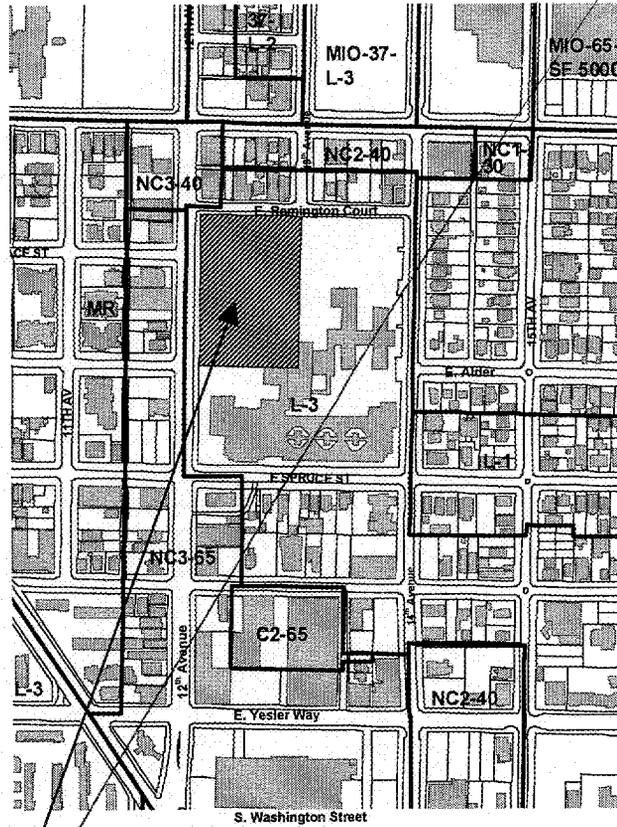
Exhibit A – Rezone Map

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-  Existing Zoning
-  Curb Line
-  Rezone Site
-  Building Outline
-  Parcel Boundary



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Prepared January 7, 2003 by DCLU-GIS



Rezone L3 to NC3-65' with a P1 designation the parcel bounded by 12th Avenue, 13th Avenue right-of-way, East Alder Street right-of-way, and East Remington Court.

STATE OF WASHINGTON – KING COUNTY

--SS.

170186
CITY OF SEATTLE, CLERKS OFFICE

No. ORDINANCE IN FULL W/MAP

Affidavit of Publication

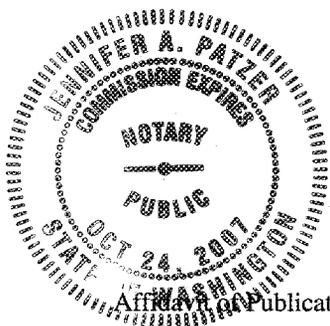
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published 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:121417 ORD IN FULL

was published on

3/29/2004



Melinda

Subscribed and sworn to before me on

3/29/2004

Jennifer Patzer

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

ORDINANCE 121417

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone property along 12th Avenue, the site of the King County Youth Services Center, from L3 to NC3-65' with a P1 overlay to implement the Central Area Action Plan II Neighborhood Plan.

WHEREAS, the Central Area Action Plan II, recognized by City Council Resolution 29813 in November of 1998, recommends rezone of the affected property consistent with the Plan's vision for the 12th Avenue/South Capitol Hill Urban Center Village Node, and

WHEREAS, the property to the north and west of the affected property was rezoned by Ordinance 119218 in 1998 consistent with the Central Area Action Plan II Neighborhood Plan, and

WHEREAS, the City Council finds that the proposed rezone will implement the Comprehensive Plan goals and policies for the Central Area Action Plan II Neighborhood Plan, and 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. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code is amended to rezone the property located on Squires W C Replat Block 9, page 111 of the

Official Land Use Map from Lowrise 3 (L3) to Neighborhood Commercial 3 with a sixty-five foot height limit (NC3-65'), with a Pedestrian 1 (P1) designation, as shown on Exhibit A attached to this ordinance.

Section 2. 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 15th day of March, 2004, and signed by me in open session in authentication of its passage this 15th day of March, 2004.

JAN DRAGO,

President of the City Council.

Approved by me this 19th day of March, 2004.

GREGORY J. NICKELS,

Mayor.

Filed by me this 19th day of March, 2004.

(Seal) JUDITH PIPPIN,

City Clerk.

Attachment:

Exhibit A (Rezone Map)

Date of publication in the Seattle Daily Journal of Commerce, March 29, 2004.

3/29(176198)