ORDINANCE 122330

AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Sections 23.49.178, 23.66.122, and 23.84A.038, to encourage the development of a streetcar maintenance base integrated with housing or hotel in the Pioneer Square Preservation District.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.49.178 of the Seattle Municipal Code, which Section was last amended by Ordinance 112519, is amended as follows:

23.49.178 Pioneer Square Mixed, structure height.

A. Maximum structure height shall be as designated on the Official Land Use Map, Chapter 23.32.

B. Rooftop features may be permitted according to the provisions of Section 23.66.140.

C. In the one hundred (100) foot height district, no structure shall exceed by more than fifteen (15) feet the height of the tallest structure on the block or the adjacent block front(s), to a maximum of one hundred (100) feet((.)); provided that a structure within which a streetcar maintenance base use has been established may attain a maximum height of one hundred thirty (130) feet provided that the structure has, in residential or hotel use, gross floor area equivalent to the gross floor area in the structure above one hundred (100) feet.

* * *

Section 2. Section 23.66.122 of the Seattle Municipal Code, which Section was last amended by Ordinance 122311, is amended as follows:

23.66.122 Prohibited Uses

A. The following uses are prohibited in the entire Pioneer Square Preservation District as both principal and accessory uses:

Retail ice dispensaries;

Plant nurseries;

BNS CITY CLERK

Frozen food lockers;

Animal shelters and kennels;

Animal health services;

Pet grooming;

Automotive sales and service, except gas stations located in parking garages;

Marine sales and service;

Heavy commercial services;

Heavy commercial sales;

Adult motion picture theaters;

Adult panorams;

Bowling alleys;

Skating rinks;

Major communication utilities;

Advertising signs and off-premises directional signs;

Transportation facilities, except passenger terminals, rail transit facilities, ((~~and~~)) parking garages, and streetcar maintenance bases;

Outdoor storage;

Jails;

Work-release centers;

General and heavy manufacturing uses;

Solid waste management;

Recycling uses; and

High-impact uses.

* * *

Section 3. Subsection 7, "vehicle storage and maintenance," of the definition of "transportation facility" in Section 23.84A.038 of the Seattle Municipal Code, which Section was

CITY CLERK

enacted by Ordinance 122311, is amended to add a definition of "streetcar maintenance base" as follows:

23.84A.038 "T."

* * *

"Transportation facility" means a use that supports or provides a means of transporting people and/or goods from one location to another. Transportation facilities include but are not limited to the following:

* * *

7. "Vehicle storage and maintenance" means a use in which facilities for vehicle storage and maintenance are provided. Vehicle storage and maintenance uses include but are not limited to:

a. "Bus base" means a transportation facility in which a fleet of buses is stored, maintained, and repaired.

b. "Railroad switchyard" means a vehicle storage and maintenance use in which:

(1) Rail cars and engines are serviced and repaired; and

(2) Rail cars and engines are transferred between tracks and coupled to provide a new train configuration.

c. "Railroad switchyard with a mechanized hump" means a railroad switchyard that includes a mechanized classification system operating over an incline.

d. <u>"Streetcar maintenance base" means a transportation facility in which a fleet of streetcars is stored, maintained, and repaired.</u>

CITY CLERK

e. "Transportation services, personal" means a vehicle storage and maintenance use in which either emergency transportation to hospitals, or general transportation by car, van, or limousine for a fee is provided. Such uses generally include dispatching offices and facilities for vehicle storage and maintenance.

* * *

Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

Section 5. 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 16th day of January, 2007, and signed by me in open session in authentication of its passage this 16th day of January, 2007.

President _____ of the City Council

Approved by me this 18th day of January, 2007.

Gregory J. Nickels, Mayor

Filed by me this 26th day of January, 2007.

City Clerk

(Seal)

CITY CLERK

Kristian Kofoed/msl
December 18, 2006
Trolley Barn Amendment
Version #3

Form revised December 9, 2004

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
DPD City Council	Kristian Kofoed/233-7191 Martha Lester / 684-8149	Amanda Allen/684-8894

Legislation Title:
AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Sections 23.49.178, 23.66.122, and 23.84A.038, to encourage the development of a streetcar maintenance base integrated with housing or hotel in the Pioneer Square Preservation District.

Summary of the Legislation: The Department of Planning and Development (DPD) is proposing to amend the Land Use Code to allow additional height for structures that integrate public transportation facilities when gross floor area equivalent to the gross floor area in the structure above one hundred (100) feet is in residential or hotel use. A definition is added to the Land Use Code of streetcar maintenance base. This use is identified as allowed in the Pioneer Square Preservation District.

Background: With the closing of the streetcar maintenance base in the Seattle Art Museum's Olympic Sculpture Park, a new location for the maintenance base is required to maintain the waterfront streetcar line. The waterfront streetcar line, with its meticulously maintained vintage streetcars, reflects the City's trolley-based transit history and complements Pioneer Square's historic setting. Locating a new maintenance facility in Pioneer Square allows the existing use of the streetcars to continue and facilitates planning for extension of a streetcar line further east. A location near Jackson Street will help serve that designated high-priority transportation corridor should the streetcar line be extended. The new maintenance facility can store, repair and maintain vintage and contemporary style streetcars. In addition, a development in Pioneer Square that integrates housing or hotel is consistent with the adopted neighborhood plan and the City's Comprehensive Plan housing targets.

The Pioneer Square Preservation District is located within the boundaries of the Downtown Urban Center, a designated urban center with overall housing targets for the Center and specific targets for Pioneer Square. Development that uses this proposal will have most or all of three key characteristics of an urban center: residential density, mixed-use services and good public transit service. Progress toward specific Urban Center Comprehensive Plan goals can be met by adoption of this proposal.

_X_ This legislation does not have any financial implications.

2006 CITY CLERK

ORDINANCE _____

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C. In the one hundred (100) foot height district, no structure shall exceed by more than fifteen (15) feet the height of the tallest structure on the block or the adjacent block front(s), to a maximum of one hundred (100) feet((.)); provided that a structure integrating a streetcar maintenance base at street level may attain a maximum height of one hundred thirty (130) feet provided that the structure has, in residential or hotel use, gross floor area equivalent to the gross floor area in the structure above one hundred (100) feet.

* * *

Section 2. Section 23.66.122 of the Seattle Municipal Code, which Section was last amended by Ordinance 122311, is amended as follows:

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BNS CITY CLERK

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Skating rinks;

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Advertising signs and off-premises directional signs;

Transportation facilities, except passenger terminals, rail transit facilities, ((~~and~~)) parking garages, and streetcar maintenance bases;

Outdoor storage;

Jails;

Work-release centers;

General and heavy manufacturing uses;

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Recycling uses; and

High-impact uses.

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Passed by the City Council the ____ day of _____, 2007, and signed by me in open session in authentication of its passage this ____ day of _____, 2007.

_____
President _____of the City Council

Approved by me this ____ day of _____, 2007.

_____
Gregory J. Nickels, Mayor

Filed by me this ____ day of _____, 2007.

_____
City Clerk

(Seal)

CITY CLERK

STATE OF WASHINGTON – KING COUNTY

--ss.

207180 No.
CITY OF SEATTLE,CLERKS OFFICE

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:122330 ORDINANCE

was published on

02/05/07

The amount of the fee charged for the foregoing publication is the sum of $ 223.20, which amount has been paid in full.

JENNIFER A. PATZER
COMMISSION EXPIRES
NOTARY
PUBLIC
OCT. 28, 2007
STATE OF WASHINGTON

Subscribed and sworn to before me on

02/05/07

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

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Passed by the City Council the 16th day of January, 2007, and signed by me in open session in authentication of its passage this 16th day of January, 2007.

Nick Licata

President of the City Council

Approved by me this 18th day of January, 2007.

Gregory J. Nickels, Mayor

Filed by me this 26th day of January, 2007.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk

Date of publication in the Seattle Daily Journal of Commerce, February 5, 2007.

2/5(207180)

minor, born August 5, 2005;

whose parents are Molly S. Bates and Daniel J. Tandeck Jr..

[FOR FURTHER INFORMATION, CALL 206-720-3293, 8:00 a.m. - 4:30 p.m.]

Said Petition will be heard on the 8th day of March, 2007, at the hour of 8:15 a.m., at King County Superior Court, Juvenile Department, 401 Fourth Avenue North, Kent, WA 98032 before a judge of the above entitled court at which time you are directed to appear and answer the said peti-

for the County of King.

In Re the Estate of Betty Cady Deceased. No. **07-4-00190-2 SEA** Probate Notice to Creditors. (RCW 11.40.010.)

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) 30 days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c) or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: January 22, 2007.

Personal Representative:
KIMBALL C. CADY.

Attorney for the Personal Representative: CAROLANN O'BRIEN STORLI. Address for Mailing or Service: THE JOHNSON LAW GROUP, 425 Pike Street, Suite