

Ordinance No. 124513

Council Bill No. 118111

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.032, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District, implement standards for a Mount Baker Overlay District Special Standards Area, modify maximum parking limit requirements, change the definition of "Zone, residential" to include SM\R, and modify and add maps for Chapter 23.48.

CF No. _____

Date Introduced:	<u>6/2/14</u>	
Date 1st Referred:	To: (committee) <u>Planning, Land Use, and Sustainability</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: <u>8-1</u>	
Date Presented to Mayor:	Date Approved: <u>7/3/14</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. _____
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____

W. Allen
Councilmember

Committee Action:

6/3/14 Pass 4-1
6/4/14 ~~Oppose~~ (MOB, TB SC, NL) (BH)

Full Council Action

6/23/14 Passed 8-1 (opposed: Harrell)

This file is complete and ready for presentation to Full Council. Committee: _____ (initial/date)

Law Dept. Review

OMP Review

City Clerk Review

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CITY OF SEATTLE
ORDINANCE 124513
COUNCIL BILL 118111

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4 AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at
5 pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the
6 boundaries of the Mount Baker Station Area Overlay District; and amending Sections
7 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.032, 23.48.034,
8 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus
9 provisions for additional floor area within the Mount Baker Station Area Overlay
District, implement standards for a Mount Baker Overlay District Special Standards
Area, modify maximum parking limit requirements, change the definition of "Zone,
residential" to include SMR, and modify and add maps for Chapter 23.48.

10 WHEREAS, on September 27, 1999, the City Council adopted Resolution 29976 recognizing the
11 North Rainier Neighborhood Plan and approving the City's work program in response to
12 the Plan;

13 WHEREAS, in September 2008, the City Council passed Ordinance 122799 and adopted
14 Resolution 31085, that collectively outlined a process for updating the City's
15 neighborhood plans and placed a priority on updating plans in neighborhoods containing
transit stations; and

16 WHEREAS, Ordinance 122799 prioritized the North Beacon Hill, North Rainier and Othello
17 Neighborhood Plans for updates to capitalize on the opening of light rail stations in these
neighborhoods in 2009; and

18 WHEREAS, throughout 2009, the Department of Planning and Development (DPD) and
19 Department of Neighborhoods (DON) conducted significant public outreach, including to
20 historically underrepresented communities, in the North Beacon Hill, North Rainier, and
Othello neighborhoods; and

21 WHEREAS, over 1600 City of Seattle residents played an integral role in neighborhood planning
22 for these three neighborhoods, as evidenced by over 100 public workshops and meetings,
that resulted in proposals to update neighborhood plans; and

23 WHEREAS, on April 19, 2010, the City Council adopted Resolution 31204 outlining specific
24 actions, deliverables, and a schedule for completing neighborhood plan updates for the
25 North Beacon Hill, North Rainier, and Othello neighborhoods; and



1 WHEREAS, broad community commitment to updating neighborhood plans was shown in May
2 2010, when 169 people, including 47 from historically underrepresented communities,
3 attended Town Hall meetings, and 136 participated through a web survey to prioritize
4 strategies and actions to implement neighborhood priorities; and

5 WHEREAS, on October 4, 2010, the City Council adopted Resolution 31247 recognizing the
6 extensive efforts of the North Rainier neighborhood to update their vision and plan for
7 the future; approving an action plan for the neighborhood and City to undertake actions to
8 advance neighborhood priorities; and authorizing the submittal of proposed amendments
9 to the North Rainier Neighborhood Plan for consideration as part of the Comprehensive
10 Plan amendment process; and

11 WHEREAS, in 2011, an Urban Design Framework was prepared for the Mount Baker town
12 center; and

13 WHEREAS the proposed rezone meets the Land Use Code rezone criteria contained in Chapter
14 23.34, Amendments to Official Land Use Map (Rezones);

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, is
17 amended to rezone certain land shown on pages 133 and 145 of the Official Land Use Map and
18 to expand the boundaries of the Mount Baker Station Area Overlay District, all as shown on
19 Exhibit A and Exhibit B attached to this ordinance.

20 Section 2. Section 23.48.004 of the Seattle Municipal Code, last amended by Ordinance
21 124172, is amended as follows:

22 **23.48.004 Uses**

23 * * *

24 **D. Required street-level uses**

25 1. One or more of the uses listed in this subsection 23.48.004.D are required at
26 street-level on all lots abutting streets designated as Class 1 Pedestrian Streets shown on Map A
27 for 23.48.014, except as required in subsection 23.48.004.D.3. The following uses qualify as
28 required street-level uses:

a. General sales and service uses;



- b. Eating and drinking establishments;
- c. Entertainment uses;
- d. Public libraries;
- e. Public parks; and
- f. Arts facilities

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.014.E.

3. Within the SM 160/85-240 zone, for development meeting the standards in subsection 23.48.017.B, structures with a street-facing facade along 8th Avenue N. or a designated neighborhood green street (Map A for 23.48.014) shall have a minimum of 10 percent of the length of the street-level portion of that street-facing facade occupied by general sales and service uses, eating and drinking establishments, or entertainment uses, that shall meet the development standards for required street-level uses in subsection 23.48.014.E.

Section 3. Section 23.48.009 of the Seattle Municipal Code, last amended by Ordinance 124172, is amended as follows:

23.48.009 Floor area ratio

A. General provisions

1. All gross floor area not exempt under subsection 23.48.009.D counts toward the maximum gross floor area allowed under the floor area ratio (FAR) limits.

2. The applicable FAR limit applies to the total non-exempt gross floor area of all structures on the lot.

3. If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

B. Floor Area Ratio (FAR) limits in SM zones



1 1. Except as otherwise specified in this subsection 23.48.009.B, FAR limits in
2 SM zones exclusive of specified SM zones within the South Lake Union Urban Center are as
3 shown in Table A for 23.48.009(:(:)).

Table A for 23.48.009		
Floor Area Ratios in Seattle Mixed Zones, excluding specified SM zones within the South Lake Union Urban Center		
ZONE	Base FAR for all uses	Maximum FAR for all uses
SM 40	3	3.5
SM 65	3.5	5
SM 85	4.5 (1)	6 (1)
SM 125	5	8
SM 160	5	9
SM 240	6	13
SM/R 55/75	NA	NA
SM/D 40-85	NA	NA

Footnotes for Table A for 23.48.009:
NA (not applicable) refers to zones where uses are not subject to an FAR limit.
(1) Within the area shown on Map A for 23.48.009, all gross floor area occupied by a residential use is exempt from FAR calculations.

16 2. Except as otherwise specified in this subsection 23.48.009.B, FAR limits for
17 specified SM zones within the South Lake Union Urban Center are as shown in Table B for
18 23.48.009.



Table B for 23.48.009
FAR limits for specified zones in South Lake Union Urban Center

Zone	FAR limits for nonresidential uses		Maximum FAR for structures that do not exceed the base residential height limit and include any residential use.
	Base FAR	Maximum FAR	
SM 85/65-125	4.5	6	4.5
SM 85/65-160	4.5	7	4.5
SM 160/85-240	4.5*	7	6
SM 85-240	0.5	NA	6
SM 240/125-400	5*	7	10

*In the SM 160/85-240, and SM 240/125-400 zones, an additional increment of 0.5 FAR above the base FAR is permitted on lots meeting conditions of 23.48.009.B.4.

3. FAR for development including a mix of residential and nonresidential uses.

a. For zones included on Table B for 23.48.009, development including a mix of nonresidential uses and residential uses that do not exceed the base height limit for residential use shall:

1) obtain extra floor area for any chargeable nonresidential floor area above the base FAR for nonresidential uses as prescribed in Table B for 23.48.009; and

2) not exceed the lower of the maximum FAR for nonresidential uses in Table B of 23.48.009 or the maximum FAR for structures that do not exceed the base height limit and include any residential use in Table B of 23.48.009.

* * *

9. Within zones that have an incentive zoning suffix, the number in the suffix shall be the base floor area ratio.

* * *

Section 4. Section 23.48.011 of the Seattle Municipal Code, last amended by Ordinance 124172, is amended as follows:

1 **23.48.011 Extra floor area in Seattle Mixed ((Z)) zones**

2 A. General

3 1. Developments containing extra floor area obtained under Sections 23.48.009
4 or 23.48.010 shall provide public amenities according to the standards of this Section 23.48.011
5 and Chapter 23.58A. If the development is not located within an adopted Local Infrastructure
6 Project Area, extra floor area shall be achieved through the requirements of subsection
7 23.48.011.B. If the development is located within an adopted Local Infrastructure Project Area,
8 extra floor area shall be achieved through the requirements of subsection 23.48.011.C.

9 2. Definitions in Section 23.58A.004 apply in this Section 23.48.011 unless
10 otherwise specified.

11 B. Calculation outside of an adopted Local Infrastructure Project Area

12 1. Means to achieve extra residential floor area.

13 a. If the maximum height limit for residential use is 85 feet or lower or
14 the lot is located outside of the South Lake Union Urban Center and the Mount Baker Station
15 Area Overlay District, the applicant shall use bonus residential floor area for affordable housing
16 pursuant to Section 23.58A.014 to achieve all extra residential floor area on the lot.

17 b. If the maximum height limit for nonresidential use is greater than 85
18 feet and the lot is located in the South Lake Union Urban Center, the applicant shall:

19 ((a-))1) achieve 60 percent of the extra residential floor area on the
20 lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014;
21 and

22 ((b-))2) achieve 40 percent of the extra residential floor area by
23 using open space transferable development potential or Landmark transferable development
24 potential pursuant to subsection 23.48.011.D and Section 23.58A.042.



1 c. If the maximum height limit for residential use is greater than 85 feet
2 and the lot is located in the Mount Baker Station Area Overlay District, the applicant shall:

3 1) achieve 60 percent of the extra residential floor area on the lot
4 by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014; and

5 2) achieve 40 percent of the extra residential floor area by using
6 open space amenities pursuant to Section 23.58A.040.

7 2. Means to achieve extra nonresidential floor area.

8 a. If the maximum height limit for nonresidential use is 85 feet or lower
9 or the lot is located outside of the South Lake Union Urban Center and the Mount Baker Station
10 Area Overlay District, the applicant shall use bonus nonresidential floor area for affordable
11 housing and child care pursuant to Section 23.58A.024 to achieve all extra nonresidential floor
12 area on the lot.

13 b. If the maximum height limit for nonresidential use is greater than 85
14 feet and the lot is located in the South Lake Union Urban Center, the applicant shall:

15 ~~((a.))~~ 1) achieve 75 percent of the extra nonresidential floor area on
16 the lot by using bonus nonresidential floor area for affordable housing and child care pursuant to
17 Section 23.58A.024, or housing transferable development rights pursuant to subsection
18 23.48.011.D and Section 23.58A.042, or both.

19 ~~((b.))~~ 2) achieve 25 percent of the extra nonresidential floor area by
20 using open space transferable development rights or Landmark transferable development rights
21 pursuant to subsection 23.48.011.D and Section 23.58A.042.

22 c. If the maximum height limit for nonresidential use is greater than 85
23 feet and the lot is located in the Mount Baker Station Area Overlay District, the applicant shall:
24



1 1) achieve 75 percent of the extra nonresidential floor area on the
2 lot by using bonus nonresidential floor area for affordable housing pursuant to Section
3 23.58A.024 ; and

4 2) achieve 25 percent of the extra nonresidential floor area by
5 using open space amenities pursuant to Section 23.58A.040.

6 * * *

7 Section 5. Section 23.48.012 of the Seattle Municipal Code, last amended by Ordinance
8 124172, is amended as follows:

9 **23.48.012 Upper-level setback requirements**

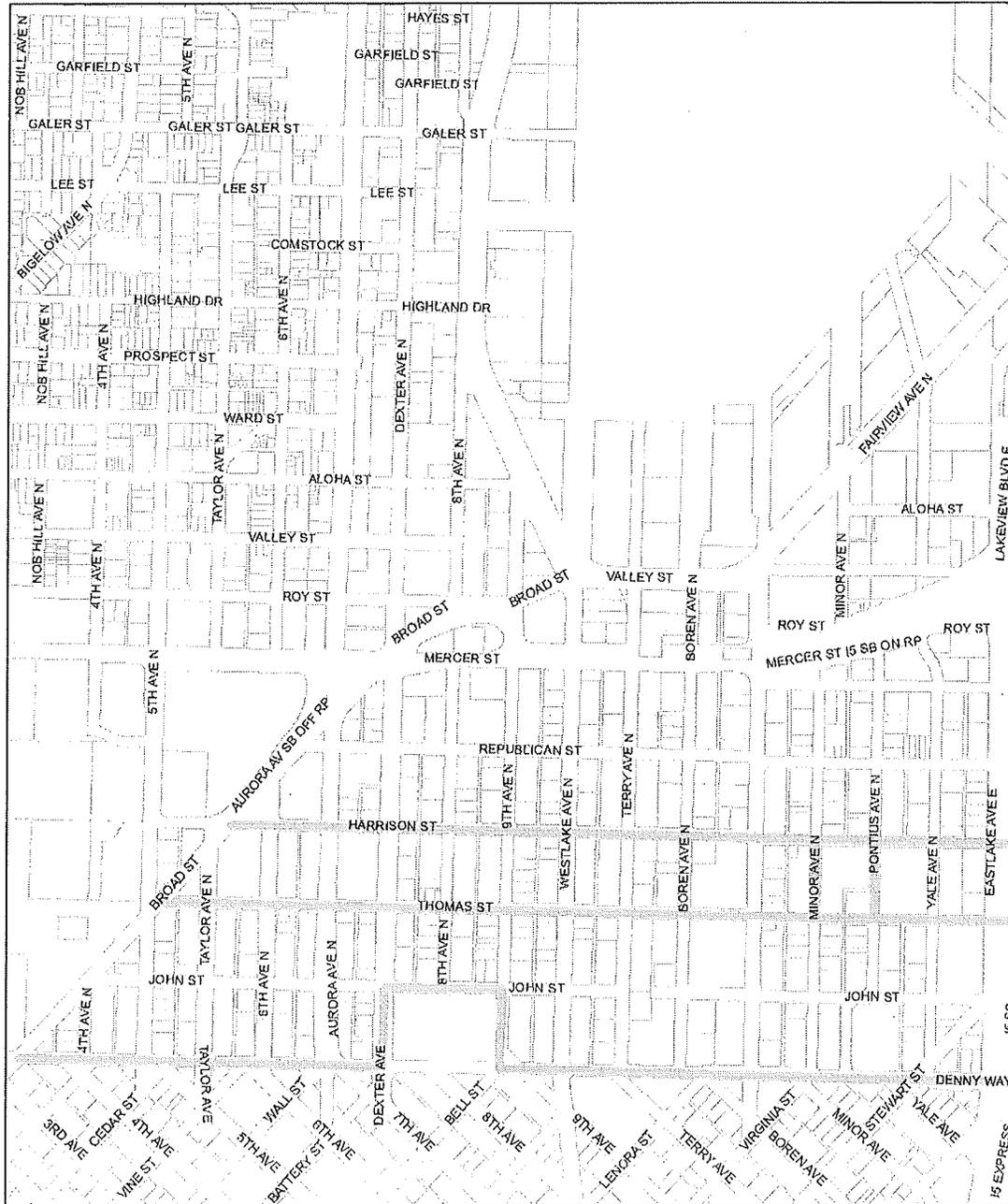
10 A. The following requirements for upper-level setbacks in this subsection 23.48.012.A
11 apply to structures on lots abutting a street shown on Maps A and B for 23.48.012, except for
12 those structures in the South Lake Union Urban Center with nonresidential uses above 85 feet in
13 height or residential uses above the base height limit for residential use, which are subject to the
14 upper-level setback requirements of subsection 23.48.013.C.

15 1. For all zones except the SM 240/125-400 zone, any portion of a structure
16 greater than 45 feet in height is required to set back from a lot line abutting a street shown on
17 Maps A and B for 23.48.012. In the SM 240/125-400 zone, portions of a structure greater than
18 75 feet in height are required to set back from a lot line abutting a street shown on Map A for
19 23.48.012.

20 2. A setback of ~~((one))~~1 foot for every ~~((two))~~2 additional feet of height is
21 required for any portion of a structure exceeding the maximum height permitted without a
22 setback according to subsection 23.48.012.A.1, up to a maximum setback of 15 feet measured
23 from the street lot line, as shown in Exhibit A for 23.48.012.



Map A for 23.48.12: Upper-Level Setbacks in South Lake Union



**Map A for
 23.48.012**

**Upper-Level Setbacks
 in South Lake Union**

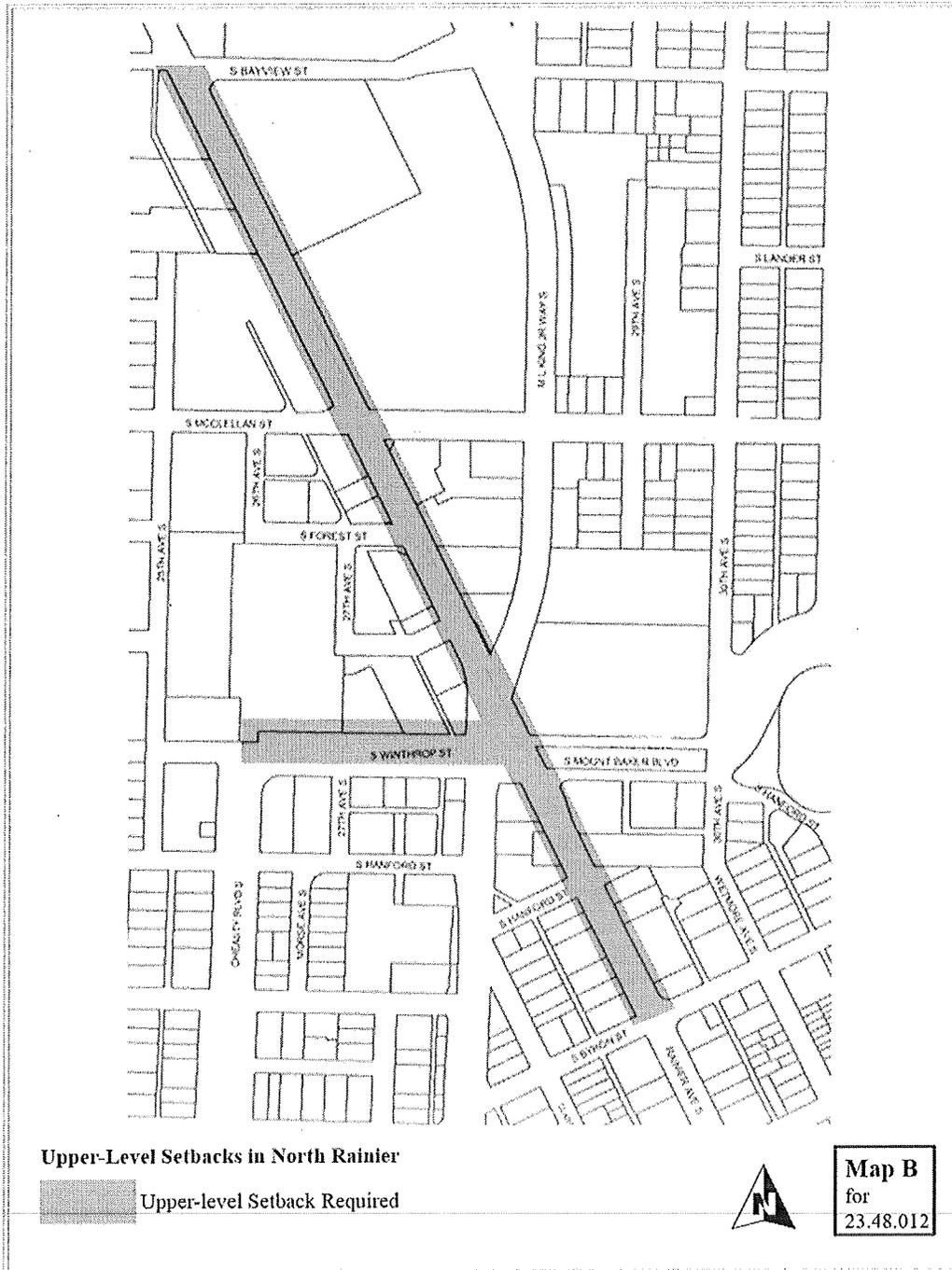
 **Upper-Level
 Setbacks Required**

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 fitness, or merchantability accompany this product.
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 Prepared July 3, 2013



Map B for 23.48.012

Upper Level Setbacks in North Rainier



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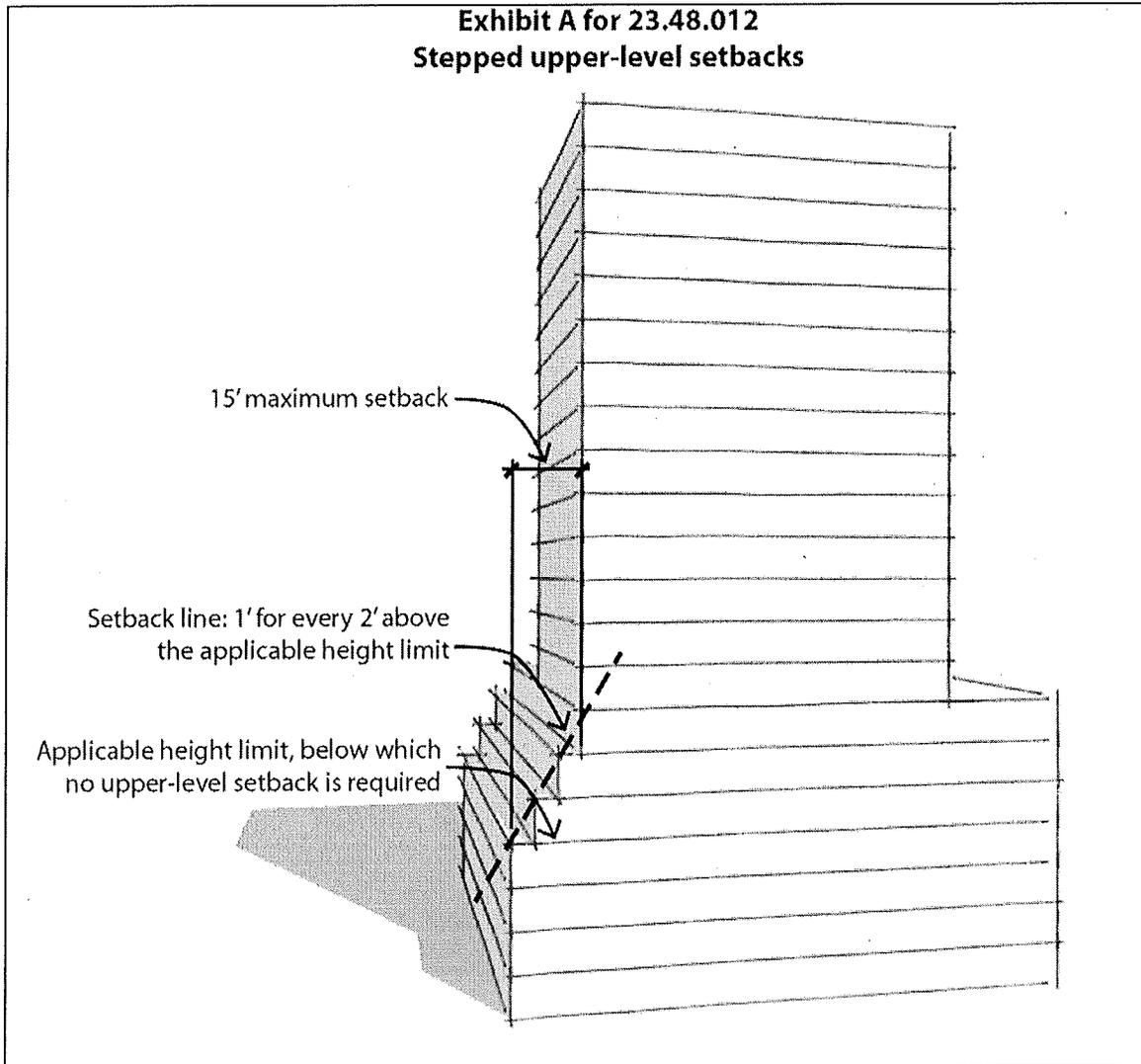
B. Upper-level setbacks in the SM 85/65-160 zone. The following requirements for upper-level setbacks in this subsection 23.48.012.B apply to all development in the SM 85/65-160 zone on the blocks bounded by Valley Street, Mercer Street, Westlake Avenue North, and Fairview Avenue North:

1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North as shown in Exhibit B for 23.48.012.

2. In addition to the upper-level setbacks specified in subsection 23.48.012.B.1, additional upper-level setbacks are required for tower structures that include residential use above the base height limit for residential use, or hotel use above a height of 85 feet, according to the provisions of subsection 23.48.013.C.3.



Exhibit A for 23.48.012
Stepped upper-level setbacks

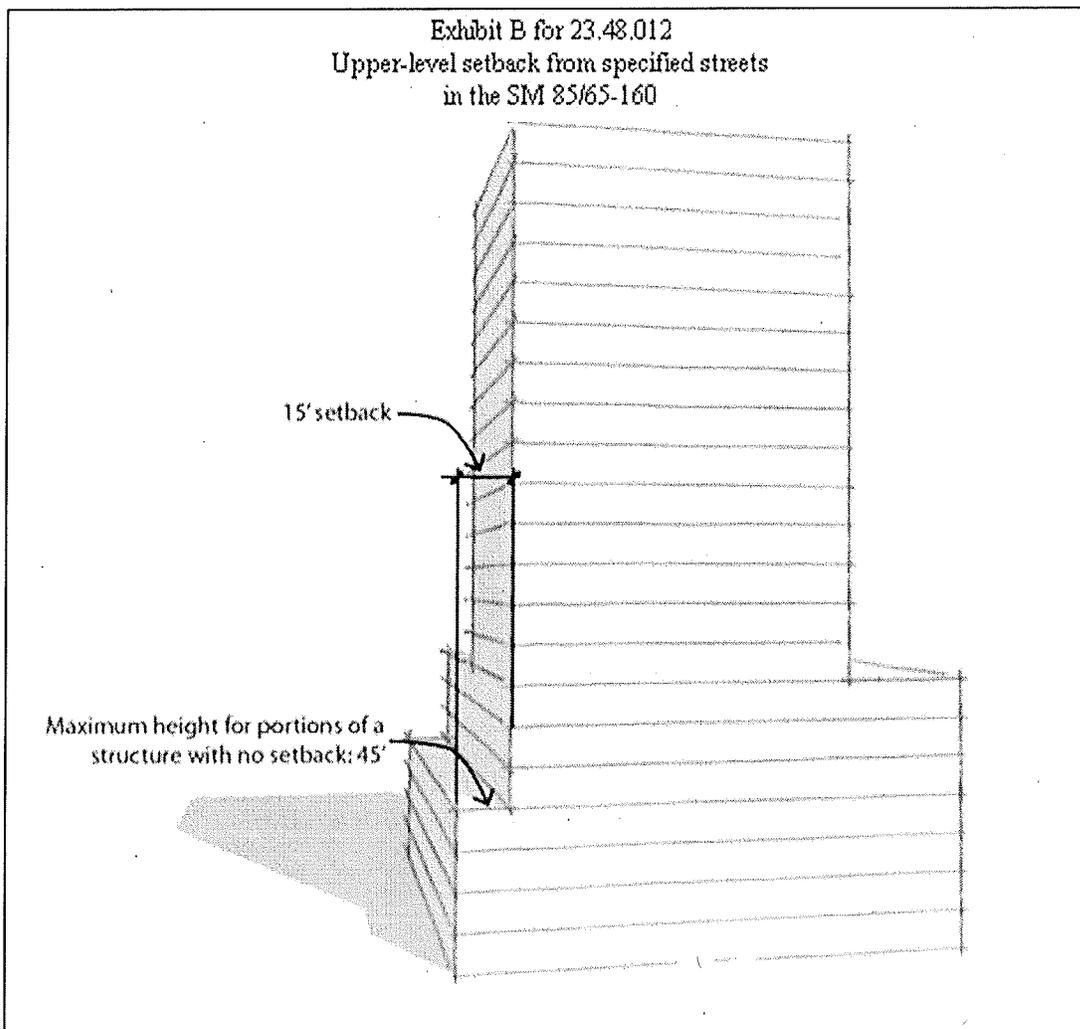


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Exhibit B for 23.48.012

Upper-level setback from specified streets in the SM 85/65-160 ((zone on the blocks bounded by Valley Street, Mereer Street, Westlake Avenue North, and Fairview Avenue North))



C. Upper-level setbacks on alleys in the SM/R 55/85 zone. For lots abutting an alley in the SM/R 55/85 zone, portions of a structure greater than 25 feet in height shall set back a minimum of ~~((one))~~ 1 foot from the alley lot line for every 2 feet of additional height above 25

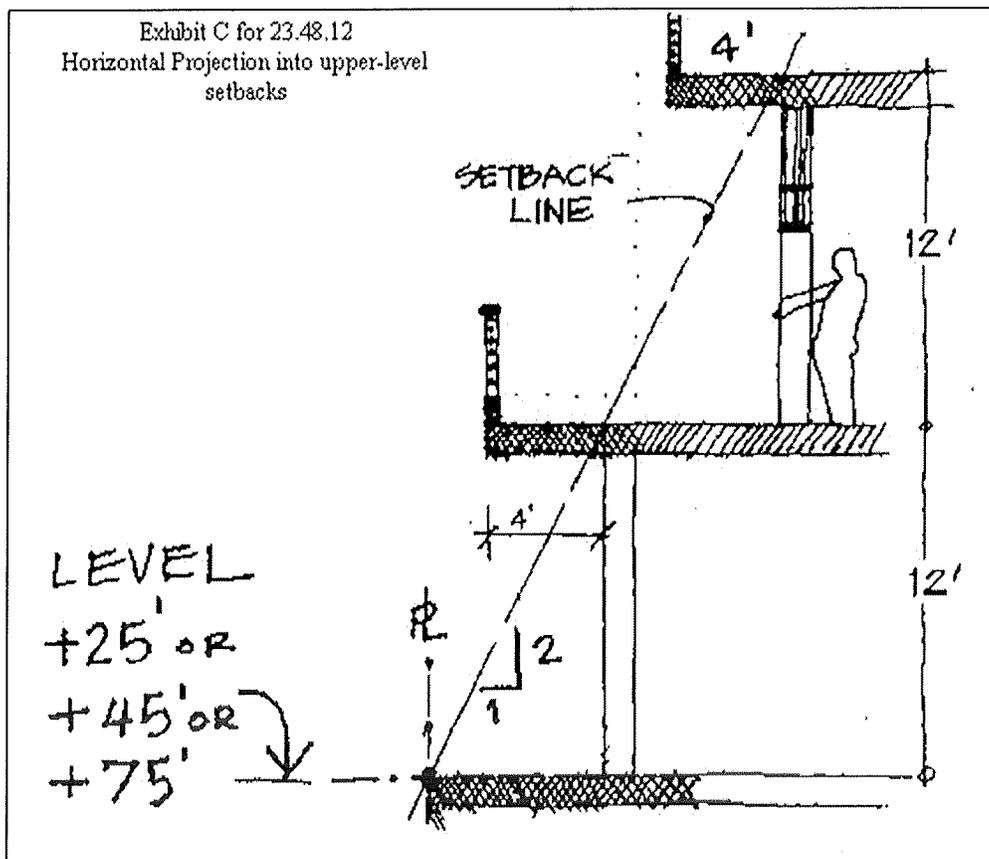


1 feet, up to a maximum setback of 15 feet measured from the alley lot line, as shown in Exhibit A
2 for 23.48.012.

3 D. Projections permitted in required upper-level setbacks. Horizontal projections,
4 including decks, balconies with open railings, eaves, cornices, and gutters are permitted to
5 extend a maximum of 4 feet in required setbacks (Exhibit C for 23.48.012).

6 **Exhibit C for 23.48.012**

7 **Horizontal projection into upper-level setbacks**



22 Section 6. Section 23.48.014 of the Seattle Municipal Code, last amended by Ordinance
23 124172, is amended as follows:

24 **23.48.014 Street-level development standards**

25 A. General facade requirements

1 1. Primary pedestrian entrance. Each new structure facing a street is required to
2 provide a primary building entrance for pedestrians from the street or a street-oriented courtyard
3 that is no more than 3 feet above or below the sidewalk grade.

4 2. Minimum facade height. A minimum facade height is required for the street-
5 facing facades of new structures, unless all portions of the structure are lower than the required
6 minimum facade height listed below.

7 a. On Class 1 Pedestrian Streets, as shown on Map A for 23.48.014, the
8 minimum height for street-facing facades is 45 feet.

9 b. On Class 2 Pedestrian Streets and Neighborhood Green Streets, as
10 shown on Maps A and B for 23.48.014, the minimum height for street-facing facades is 25 feet.

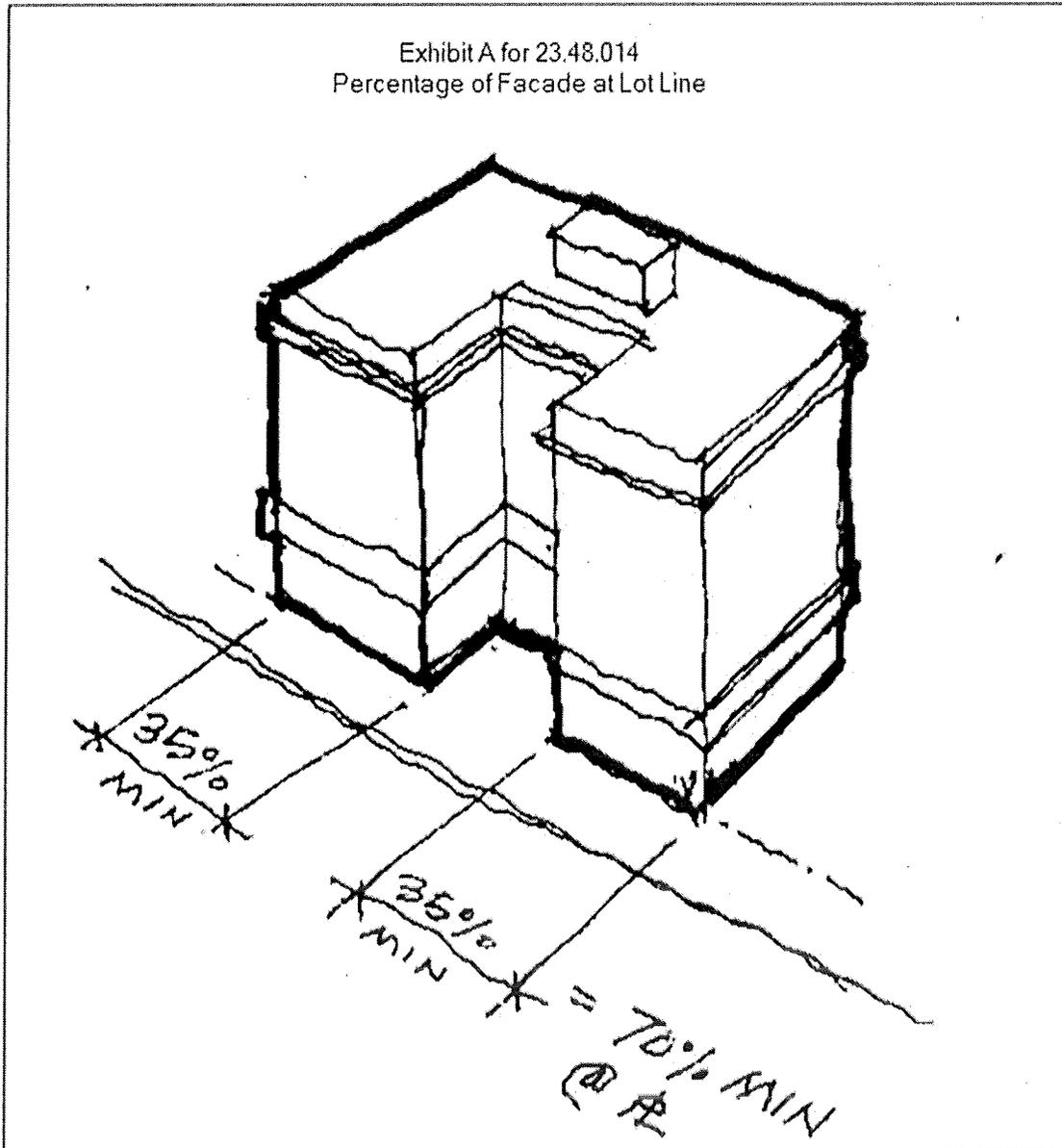
11 c. On all other streets, the minimum height for street-facing facades is 15
12 feet.

13 3. Permitted setbacks from street lot lines. Except on lots subject to the
14 provisions of subsection 23.48.014.B, the street-facing facades of a structure are permitted to set
15 back from the street lot line as follows:

16 a. The street-facing facades of structures abutting Class 1 Pedestrian
17 Streets, as shown on Map A for 23.48.014, shall be built to the street lot line for a minimum of
18 70 percent of the facade length, provided that the street frontage of any required outdoor amenity
19 area, or other required open space, or usable open space provided in accordance with subsections
20 23.48.013.B.4.c, 23.48.014.F, or 23.48.014.G is excluded from the total amount of frontage
21 required to be built to the street lot line.



Exhibit A for 23.48.014
Percentage of Facade at Lot Line

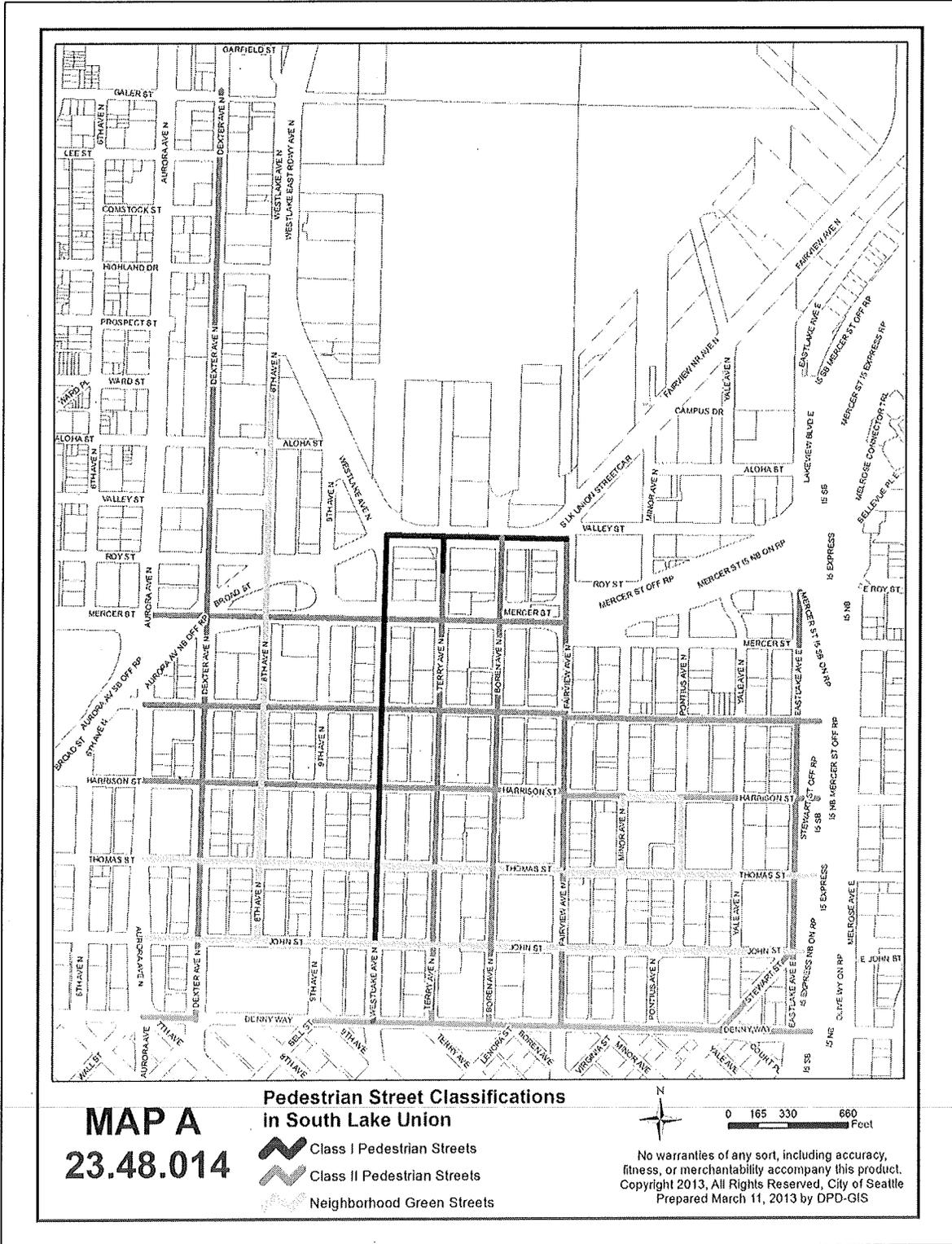


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Map A for 23.48.014

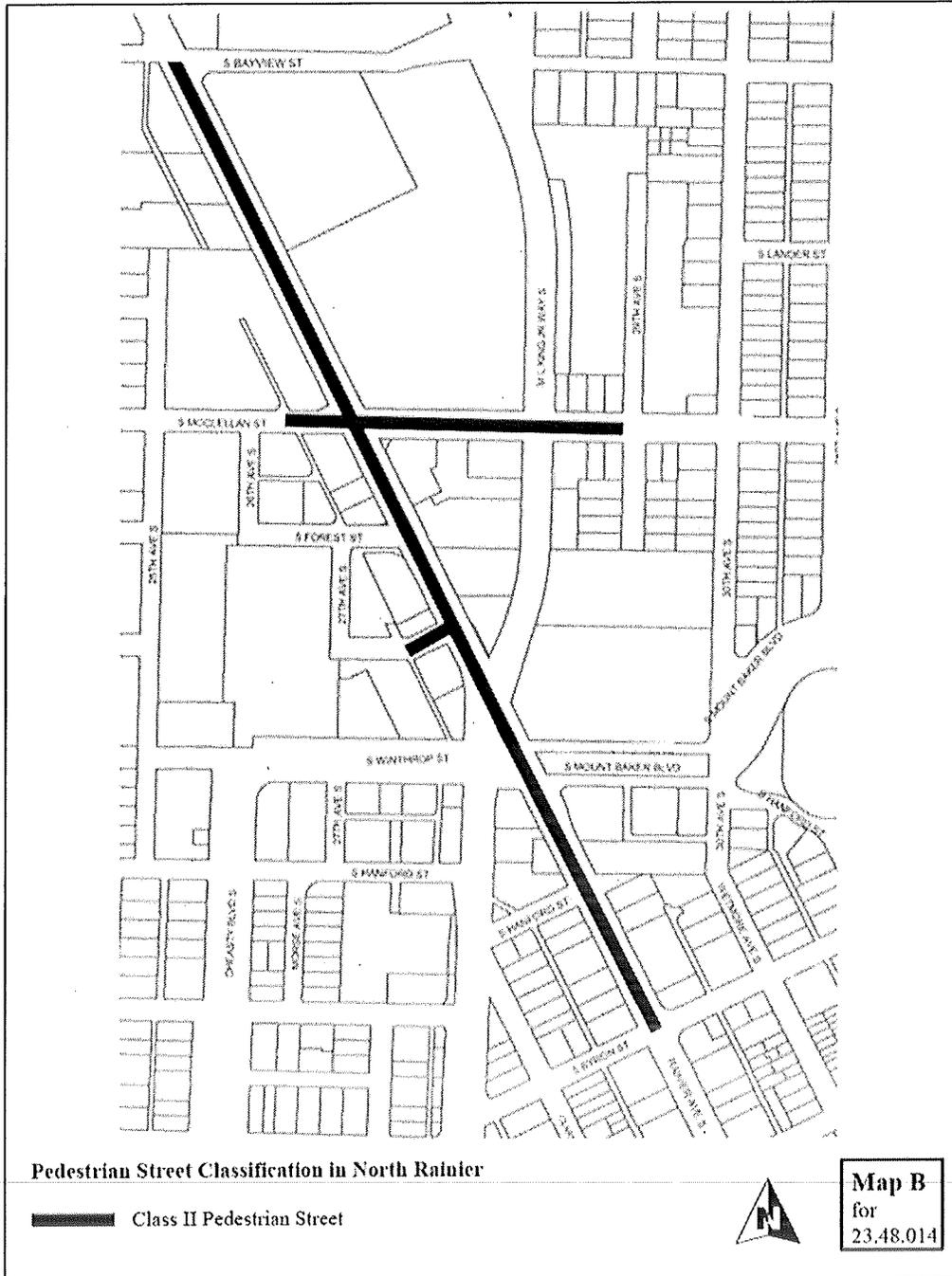
Pedestrian Street Classifications in South Lake Union



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Map B for 23.48.014

Pedestrian Street Classifications in North Rainier



1 b. Except on Class 1 Pedestrian Streets, as shown on Map A for
2 23.48.014, and as specified in subsection 23.48.014.B.1, the street-facing facade of a structure
3 may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for
4 23.48.014):

5 1) The setback area shall be landscaped according to the
6 provisions of Section 23.48.024;

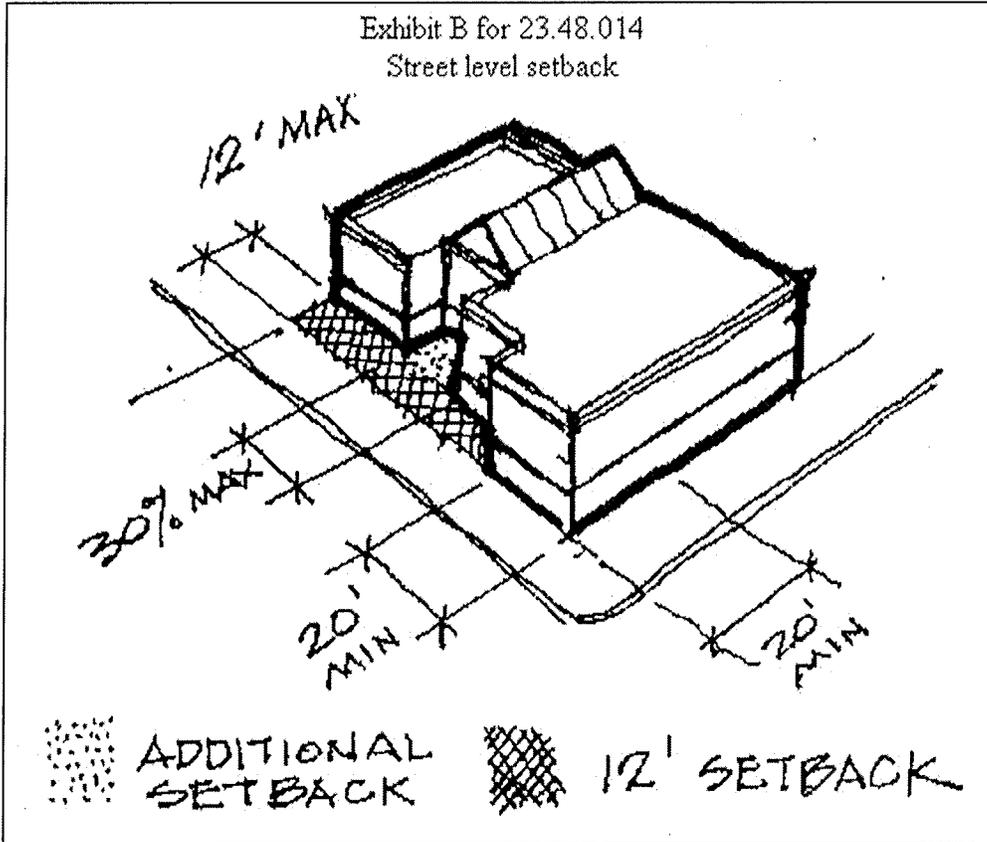
7 2) Additional setbacks are permitted for up to 30 percent of the
8 length of portions of the street facade that are set back from the street lot line, provided that the
9 additional setback is located 20 feet or more from any street corner; and

10 3) Any required outdoor amenity area, or other required open
11 space, or usable open space provided in accordance with subsections 23.49.013.B.4.c,
12 23.48.014.F or 23.48.014.G is not considered part of the setback area and may extend beyond the
13 limit on setbacks from the street lot line that would otherwise apply under subsections
14 23.48.014.A.3.b or 23.49.014.A.3.b.2.



Exhibit B for 23.48.014((☺))

Street level setback

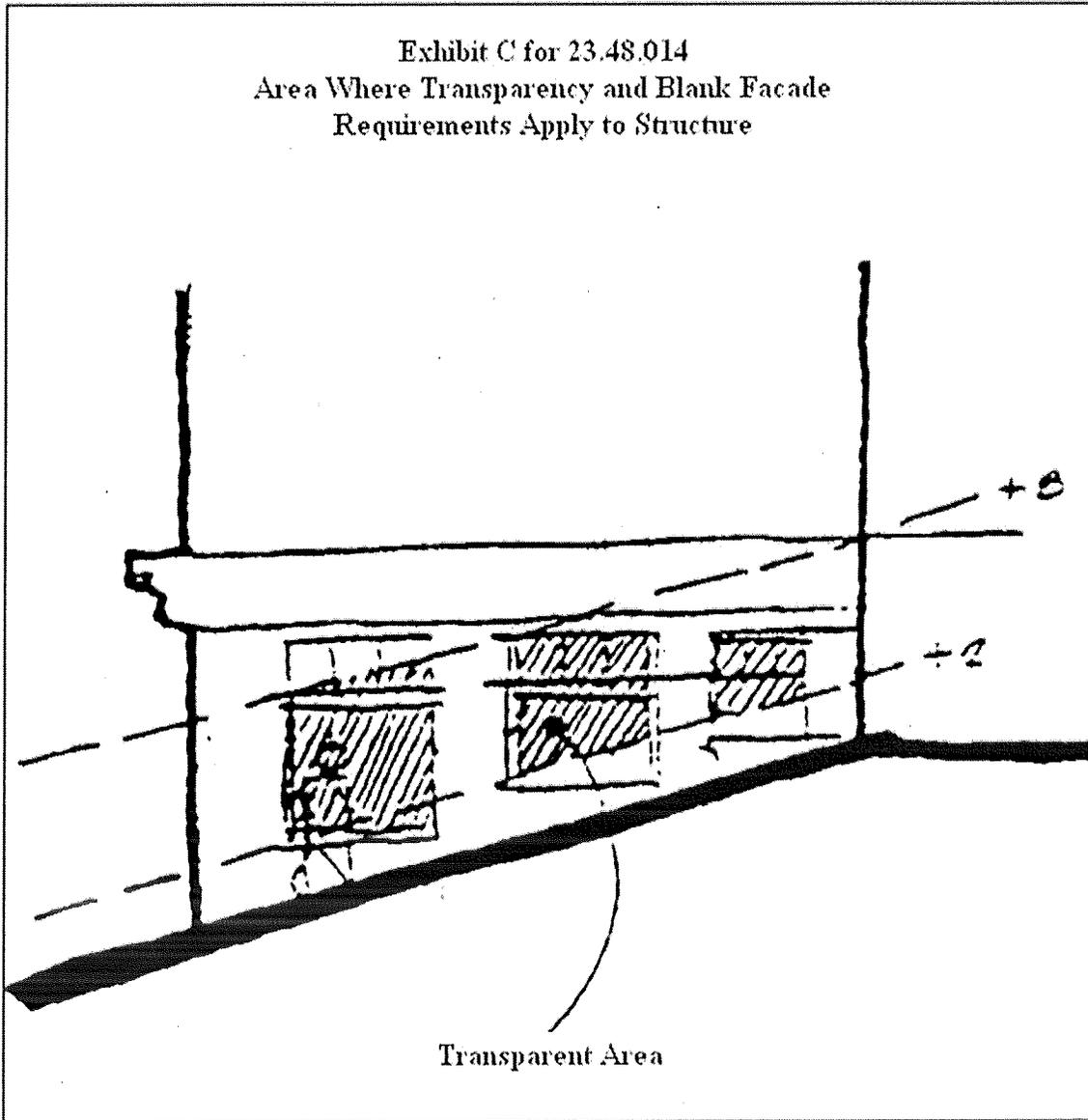


D. Transparency and blank facade requirements. The provisions of this subsection 23.48.014.C apply to the area of a street facing facade between 2 feet and 8 feet above a sidewalk (Exhibit C for 23.48.014).



Exhibit C for 23.48.014

Area ~~((W))~~ where ~~((F))~~ transparency and ~~((B))~~ blank ~~((F))~~ facade ~~((R))~~ requirements
~~((A))~~ apply to ~~((S))~~ structure



1 a. Surface parking areas abutting streets. Surface parking areas shall
2 provide 3 foot high screening along the lot lines abutting all streets, except within required sight
3 triangles.

4 b. Surface parking areas abutting alleys. Surface parking areas shall
5 provide 3 foot high screening along the lot lines abutting an alley. The Director may reduce or
6 waive the screening requirement for part or all of the lot line abutting the alley when required
7 parking is provided at the rear lot line and the alley is necessary to provide aisle space.

8 3. Parking in structures. Except where prohibited by subsection 23.48.034.B,
9 parking located at or above street-level in a garage shall be screened according to the following
10 requirements.

11 a. On Class 1 and 2 Pedestrian Streets, shown on Maps A and B for
12 23.48.014, parking is not permitted at street level unless separated from the street by other uses,
13 provided that garage doors need not be separated. The facade of the separating uses shall be
14 subject to the transparency and blank facade standards in Section 23.48.014.

15 b. On all other streets, parking is permitted at street level when at least 30
16 percent of the street frontage of the parking area, excluding that portion of the frontage occupied
17 by garage doors, is separated from the street by other uses. The facade of the separating uses
18 shall be subject to the transparency and blank wall standards in Section 23.48.014. The
19 remaining parking shall be screened from view at street level and the street facade shall be
20 enhanced by architectural detailing, artwork, landscaping, or similar visual interest features
21 (Exhibit A for 23.48.024)

22 c. The perimeter of each floor of parking above street level shall have an
23 opaque screen at least 3.5 feet high.
24



- b. Class 2 Pedestrian Street;
- c. Class 1 Pedestrian Street;
- d. Designated ~~((n))~~Neighborhood ~~((g))~~Green ~~((s))~~Street.

* * *

Section 9. Subsection 23.58A.040.C of the Seattle Municipal Code, last amended by Ordinance 124172, is amended as follows:

23.58A.040 Bonus floor area for open space amenities

* * *

C. Performance option

1. General provisions

a. An applicant electing to use the performance option shall provide the amenity on the same lot as the development using the bonus floor area, except to the extent a combined lot development is expressly permitted by the provisions of the zone and except for green street improvements that shall be provided within two blocks of the lot. The maximum area of any amenity or combination of amenities provided on a lot eligible for a bonus is established in this subsection 23.58A.040.C and may be further limited by Sections 23.58A.012, 23.58A.022, or the provisions of the zone. Open space amenities shall meet the standards of this subsection 23.58A.040.C in order to qualify for bonus floor area, except as may be authorized by the Director under subsection 23.58A.040.C.4. An open space amenity may also qualify as a required residential amenity to the extent permitted by the provisions of the zone.

b. Amenities in Downtown zones in South Downtown

1) In Downtown zones in South Downtown, in order to qualify for bonus residential floor area, amenity features shall satisfy the eligibility conditions of the Downtown Amenity Standards, except as provided in subsection 23.58A.040.C.1.b.2, and shall be consistent with the guidelines of the Downtown Amenity Standards.



1 open space amenity per square foot of bonus residential floor area, unless the Director
2 determines, as a Type I decision, that a different ratio applies based on consideration of one or
3 both of the following:

4 a. the overall number or density of people anticipated to use or occupy the
5 structure in which bonus floor area will be located, in relation to the total floor area of the
6 structure, is different from the density level of approximately 1.32 persons per 1,000 residential
7 gross square feet, which was used to establish the ratio in subsection 23.58A.040.C, such that a
8 different amount of open space is needed to mitigate the impacts of development;

9 b. characteristics or features of the development mitigate the impacts that
10 the anticipated population using or occupying the structure in which bonus floor area will be
11 located would otherwise have on open space needs.

12 4. Standards for open space amenities. The following standards apply to open
13 space amenities, except as otherwise specifically stated in the provisions of the zone.

14 a. Public access

15 1) Public access for open space amenities in Downtown zones is
16 regulated pursuant to subsection 23.58A.040.C.1.b.

17 2) Except for green street improvements, open space amenities not
18 in Downtown zones shall be open to the public, without charge, each day of the year for a
19 minimum of ten hours each day for a neighborhood open space and 24 hours each day of the year
20 for a green street setback. The hours of public access identified above shall be during daylight
21 hours, unless there are insufficient daylight hours, in which case the open space shall also be
22 open during nighttime hours for the balance of the hours the open space is to remain open. Public
23 access may be limited temporarily during hours that are otherwise required to be open to the
24 public for necessary maintenance or for reasons of public safety.



1 a) The open space shall comply with the applicable
2 provisions of this Section 23.58A.040. The open space shall consist of one continuous area with
3 a minimum of 3,000 square feet and a minimum horizontal dimension of 10 feet.

4 b) A minimum of 35 percent of the open space shall be
5 landscaped with grass, ground cover, bushes and/or trees.

6 c) Either permanent or movable seating in an amount
7 equivalent to 1 lineal foot for every 200 square feet of open space shall be available for public
8 use during hours of public access.

9 d) The open space shall be located and configured to
10 maximize solar exposure to the space, allow easy access from streets or other abutting public
11 spaces, including access for persons with disabilities, and allow convenient pedestrian circulation
12 through all portions of the open space. The open space shall have a minimum frontage of 30 feet
13 at grade abutting a sidewalk, and be visible from sidewalks on at least one street.

14 e) The open space shall be provided at ground level, except
15 that in order to provide level open spaces on steep lots, some separation of multiple levels may
16 be allowed, provided they are physically and visually connected.

17 f) Up to 20 percent of the open space may be covered by
18 elements accessory to public use of the open space, including: permanent, freestanding
19 structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead
20 arcades or other forms of overhead weather protection; and any other features approved by the
21 Director that contribute to pedestrian comfort and active use of the space. The following
22 elements within the open space area may count as open space and are not subject to the
23 percentage coverage limit: temporary kiosks and pavilions, public art, permanent seating that is
24 not reserved for any commercial use, exterior stairs and mechanical assists that provide access to
25 public areas and are available for public use, and any similar features approved by the Director.



1 Seating or tables, or both, may be provided and reserved for customers of restaurants or other
2 uses abutting the open space, but the area reserved for customer seating shall not exceed 15
3 percent of the open space area or 500 square feet, whichever is less.

4 c. Standards for green street setbacks

5 1) Green street setbacks in Downtown zones in South Downtown
6 are regulated pursuant to subsection 23.58A.040.C.1.b.

7 2) Green street setbacks in Downtown zones outside South
8 Downtown are regulated pursuant to Section 23.49.013.

9 3) Green street setbacks not in Downtown zones shall meet the
10 following standards:

11 a) Where permitted by the provisions of the zone, bonus
12 floor area may be gained for green street setbacks by development on lots abutting those street
13 segments that are listed or shown as green streets in the provisions of the zone.

14 b) A green street setback shall be provided as a setback
15 from a lot line abutting a designated green street. The setback shall be continuous for the length
16 of the frontage of the lot abutting the green street, and a minimum of 50 percent of the setback
17 area eligible for a bonus shall be landscaped. The area of any driveways in the setback area is not
18 included in the bonusable area. For area eligible for a bonus, the average setback from the
19 abutting green street lot line shall not exceed 10 feet, with a maximum setback of 15 feet. The
20 design of the setback area shall allow for public access, such as access to street level uses in
21 abutting structures or access to areas for seating. The Director may grant an exception to the
22 standards in this subsection 23.58A.040.C.4.c.3.b as a Type I decision, based on the Director's
23 determination that the exception is consistent with a green street concept plan, if one exists,
24 established in accordance with Directors Report DR 11-2007, or a successor rule.



1 d. Standards for green street improvement. Green street improvements
2 used to qualify for bonus floor area shall be located on a designated green street and shall meet
3 the standards of a city-approved streetscape concept plan or other design document approved by
4 the Director.

5 e. Standards for mid-block corridor. Mid-block corridors used to qualify
6 for bonus floor area in Downtown zones in South Downtown are regulated pursuant to
7 subsection 23.58A.040.C.1.b. Mid-block corridors used to qualify for bonus floor area in the
8 Mount Baker Station Area must meet the requirements in the Downtown Amenity Standards.

9 * * *

10 Section 10. A new Section 23.61.018 of the Seattle Municipal Code is added as follows:

11 **23.61.018 Provisions applicable to Mount Baker Station Area Overlay District**

12 A. Development within the area described in Map A for Section 23.61.018 shall meet the
13 following standards:

14 1. Maximum lot coverage for structures and surface parking areas shall be 80
15 percent of the lot area.

16 2. A continuous open space corridor interior to the site shall extend across the
17 area described in Map A for Section 23.61.018 to connect at least three of the four surrounding
18 streets: Rainier Avenue South, South Bayview Street, Martin Luther King Jr Way South, and
19 South McClellan Street.

20 a. The required internal corridor shall have a minimum width of 60 feet.

21 b. The point at which the corridor intersects each street shall be located no
22 closer than 150 feet to any street intersection.

23 c. The corridor shall not contain any structures containing any floor area
24 and shall be open from the ground to the sky, although landscaping, transparent weather



1 protection overhangs, balconies not more than 5 feet in depth, temporary or permanent seating
2 and tables, artwork, or other similar features shall be allowed.

3 d. The corridor shall not contain any physical barriers or grade changes
4 that would prevent pedestrian access through the site except as necessary to limit public access
5 consistent with subsection 23.61.018.A.2.e.

6 e. The corridor shall not be required to be open to the public based on the
7 requirements of this subsection 23.61.018.A.2; however, the corridor may be used to meet the
8 requirements for obtaining extra floor area pursuant to Section 23.58A.040 if it is open to the
9 public and meets the requirements of Chapter 23.58A for a mid-block corridor.

10 f. Driveways providing access to parking or passage through the site are
11 permitted within the internal corridor, but shall be limited in width to a maximum of one lane in
12 each direction, excluding parking areas. Parking is allowed within the internal corridors, except
13 that the width of the driveway and parking areas combined may not exceed more than 60 percent
14 of the width of the corridor. Portions of the corridor with driveways or parking shall not be used
15 to meet the requirements for obtaining extra floor area pursuant to Section 23.58A.040.

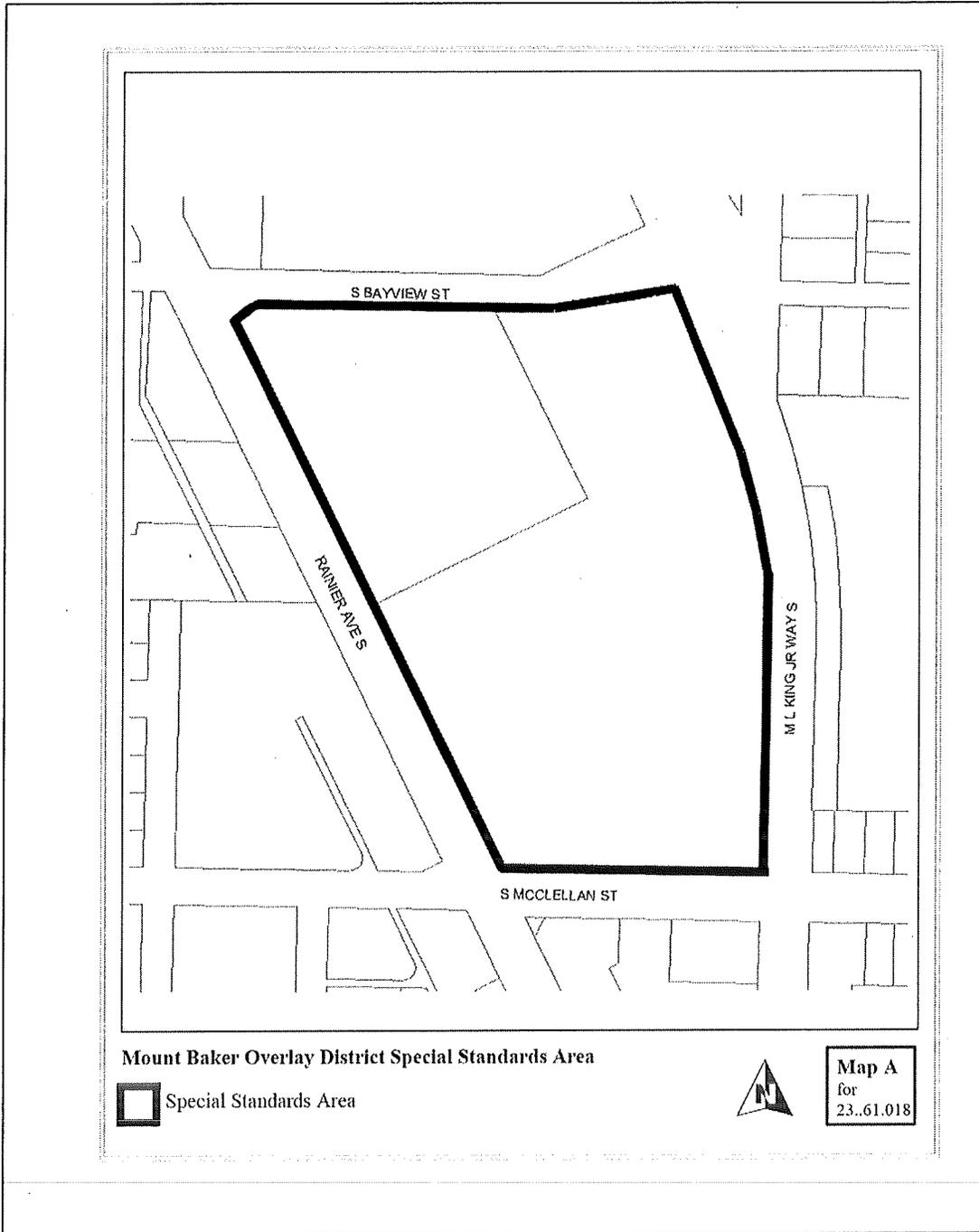
16 g. The corridor shall include at least one 6-foot wide sidewalk connecting
17 the adjacent streets. Where a driveway is provided within the corridor, the corridor shall include
18 at least 6-foot wide sidewalks along both sides of the driveway.

19 h. The Director may as a Type I decision, modify the standards in
20 subsection 23.61.018.A.2 as follows:

21 1) if less than all of the area described in Map A for 23.61.018 is
22 proposed for development, the Director may allow less than three of the streets listed in
23 subsection 23.61.018.A.2 to be connected if the applicant connects as many streets as possible
24 and submits a plan demonstrating how at least three of the listed streets can be connected as the

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Map A for 23.61.018
Mount Baker Overlay District Special Standards Area



1
2 B. Applications for subdivisions within the area described in Map A for 23.61.018 must
3 address the potential location of the open space corridor interior to the site required by
4 subsection 23.61.018.A.2 and shall be designed to facilitate developments that can comply with
5 subsection 23.61.018.A.2.

6 Section 11. Section 23.84A.048 of the Seattle Municipal Code, which section was last
7 amended by Ordinance 123495, is amended as follows:

8 **23.84A.048 Definitions "Z((:))"**

9 "Zone, residential" means a zone with a classification that includes any of the following:
10 SF9600, SF7200, SF5000, RSL, LR1, LR2, LR3, MR, HR, RC, DMR, ~~((and,))~~ IDR and SM/R,
11 which classification also may include one or more suffixes, but not including any zone with an
12 RC designation.

13 * * *

14 Section 12. Section 23.48.032 of the Seattle Municipal Code, last amended by Ordinance
15 124172, is amended as follows:

16 **23.48.032 Required parking and loading**

17 A. Off-street parking spaces and bicycle parking are required according to Section
18 23.54.015, Required parking.

19 B. Maximum parking limit for non-residential uses, except for non-residential uses in the
20 Mount Baker Station Overlay District.

21 1. Except as provided in subsections 23.48.032.B.2, 23.48.032.B.3, and
22 23.48.032.B.4 parking for non-residential uses, except for non-residential uses in the Mount
23 Baker Station Overlay District, is limited to one parking space per every 1,000 square feet of
24 gross floor area in non-residential use.

1 2. Parking for non-residential uses in excess of the maximum quantity identified
2 in subsection 23.48.032.B.1 may be permitted as a special exception pursuant to Chapter 23.76.
3 When deciding whether to grant a special exception, the Director shall consider evidence of
4 parking demand and the availability of alternative means of transportation, including but not
5 limited to the following:

6 a. Whether the additional parking will substantially encourage the use of
7 single occupancy vehicles;

8 b. Characteristics of the work force and employee hours, such as multiple
9 shifts that end when transit service is not readily available;

10 c. Proximity of transit lines to the lot and headway times of those lines;

11 d. The need for a motor pool or large number of fleet vehicles at the site;

12 e. Proximity to existing long-term parking opportunities within the area
13 which might eliminate the need for additional parking;

14 f. Whether the additional parking will adversely affect vehicular and
15 pedestrian circulation in the area;

16 g. Potential for shared use of additional parking as residential or short-
17 term parking;

18 h. The need for additional short-term parking to support retail activity in
19 areas where short-term parking and transit service is limited.

20 3. If on or before September 1, 2012, a lot is providing legal off-site parking for
21 another lot, by means such as a recorded parking easement or off-site accessory parking
22 covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-
23 site lot in addition to one space per 1,000 square feet for non-residential uses on the subject lot.

24 4. A lot in the SM 85/65-160 zone may exceed the maximum parking limit in
25 subsection 23.48.032.B without approval of a special exception pursuant to subsection
26



1 23.48.032.B.2 when, prior to issuance of a Master Use Permit for the lot that exceeds the
2 maximum parking limit, the fee owners of both the property subject to the Master Use Permit for
3 the lot that exceeds the maximum parking limit and the fee owners of the property subject to the
4 Master Use Permit execute a restrictive covenant that is recorded in the King County real
5 property records that limits the amount of parking that can be provided on other lot(s), such that
6 the total quantity of parking provided as part of the Master Use Permit together with the parking
7 to be provided on the other lot(s) subject to the restrictive covenant does not exceed the
8 maximum parking limit in subsection 23.48.032.B.

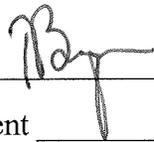
9 ***

10 Section 13. Severability. The provisions of this ordinance are declared to be separate and
11 severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of
12 this ordinance, or the invalidity of its application to any person or circumstance, do not affect the
13 validity of the remainder of this ordinance, or the validity of its application to other persons or
14 circumstances.



1 Section 14. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 23rd day of June, ²⁰¹⁴ 2013, and
5 signed by me in open session in authentication of its passage this
6 23rd day of June, ²⁰¹⁴ 2013.

7
8 
9 President _____ of the City Council

10
11 Approved by me this 3 day of July, ²⁰¹⁴ 2013.
12 

13
14 ~~Michael McGinn~~ Mayor
Edward B. Murray

15
16 Filed by me this 3rd day of July, ²⁰¹⁴ 2013. 

17
18 

19 Monica Martinez Simmons, City Clerk

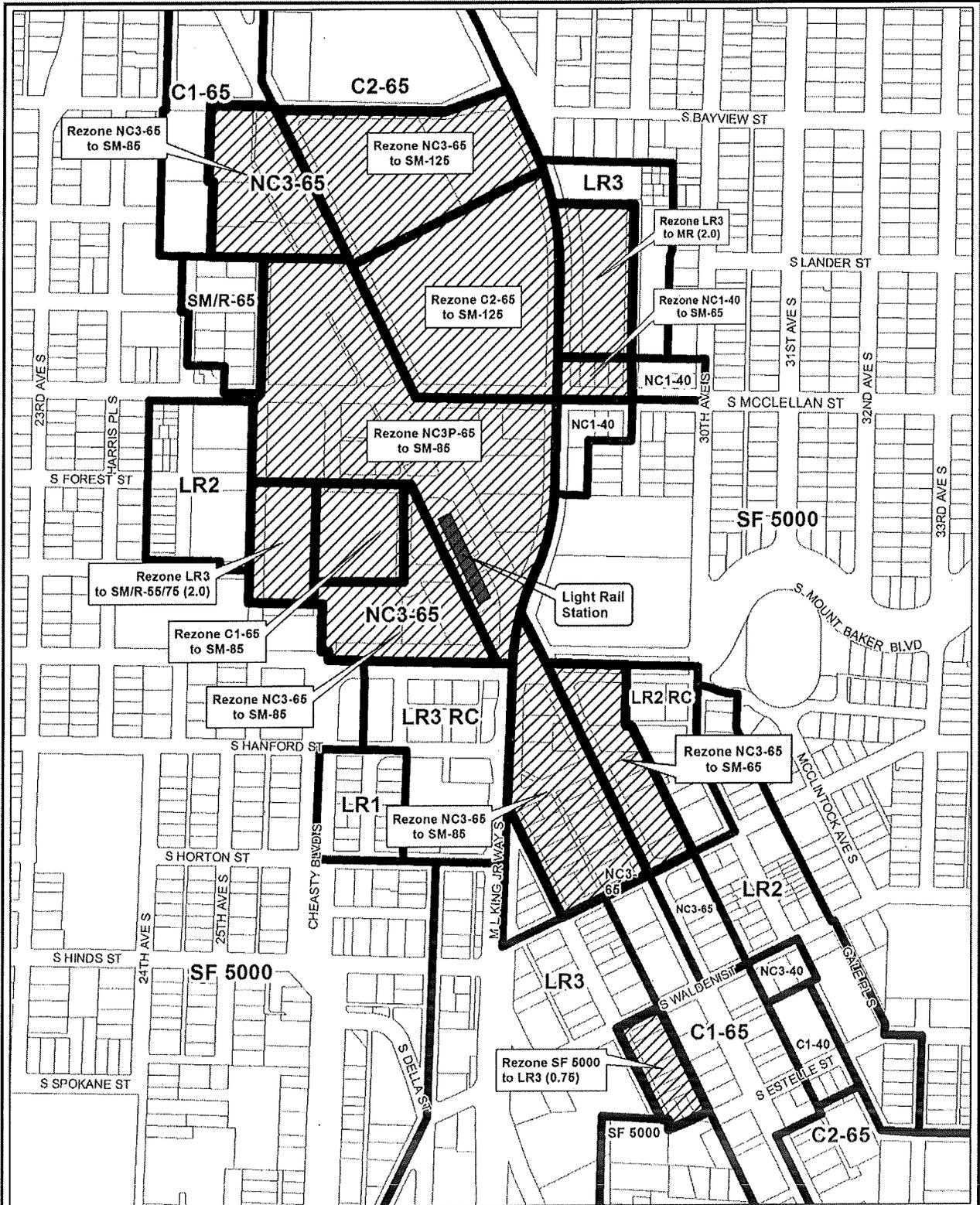
20 (Seal)

21
22 Attachments:

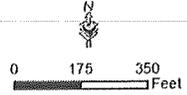
23 Exhibit A: North Rainier Mount Baker Rezone Proposal Map

24 Exhibit B: Mount Baker Station Overlay District Expansion Area Proposed





North Rainier
 Mount Baker Rezone



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 Prepared February 4, 2014 by DPD-GIS

Exhibit A to North Rainier Rezone



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	Legislative Analyst/Phone:
Planning & Development	Lyle Bicknell 206-684-0763	Eric McConaghy 206-615-1071

Legislation Title:

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.032, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District, implement standards for a Mount Baker Overlay District Special Standards Area, modify maximum parking limit requirements, change the definition of "Zone, residential" to include SMR, and modify and add maps for Chapter 23.48.

Summary of the Legislation:

On May 20, 2014 the Council's Planning Land Use and Sustainability (PLUS) Committee approved amendments to Council Bill (CB) 117979. These amendments add to or modify the Mayor's proposal to rezone land in the North Rainier Hub Urban Village; to expand the Mount Baker Station Overlay District; to amend development standards; and to implement incentive zoning.

The following amendments are combined into this new Council Bill. Generally, the proposed amendments:

- Exclude non-residential uses in the Mount Baker Station Overlay District from the parking maximums of the Seattle Mixed (SM) zone;
- Add a map to Seattle Municipal Code 23.48.014 to designate portions of S. McClellan Street, generally between 26th Avenue S. and 29th Avenue S., and Rainier Avenue S., generally from S. Bayview Street to S. Byron Street, as Class II Pedestrian Streets; and
- Rezone the property east of Martin Luther King Jr Way S. and north of S. McClellan Street: the property currently zoned NC1-40 to SM-65 and the property currently zoned LR3 to MR (2.0).



The proposed bill enacts the following:

Rezoning. The bill adopts a package of twelve individual rezones that meet the North Rainier neighborhood's goal of creating a walkable town center around the Mount Baker light rail station. Most of the rezones are changes to the higher intensity Seattle Mixed zoning designation. Several of the rezones not directly located on an arterial roadway or on the edges of the commercial core are changes to multifamily zoning designations. In total, the proposed rezones comprise approximately 29 acres of land. The proposed zoning change could increase the amount of growth that could occur in the North Rainier Hub Urban Village over the next 20 years by about 460 housing units and 170 jobs.

Station Area Overlay District. The bill expands the existing Station Area Overlay district (SAO). An SAO is an established set of supplemental development regulations intended to support transit stations.

Incentive Zoning Provisions for Affordable Housing. The City's incentive zoning chapter SMC 23.58A establishes rules for how extra floor area beyond the base amount may be achieved for residential developments in exchange for affordable housing. The incentive zoning program is currently available in midrise and highrise zones and certain downtown zones. The bill applies the Incentive Zoning program to the rezoned areas of the North Rainier Hub Urban Village as consistent with City policy for area-wide legislative rezone actions.

Background:

In 2010, Sound Transit began light rail service to the Mount Baker town center. In anticipating of the start of rail service the North Rainier Neighborhood plan was updated in 2009. This update resulted in revisions to the Goals and Policies of the Neighborhood Plan.

Future Land Use Map Amendment

Based on the recent North Rainier neighborhood plan update, proposed changes were made to the City's Comprehensive Plan Future Land Use Map. These changes were officially adopted by the City Council through the 2010 Comprehensive Plan annual amendment process. The package of rezones in this bill matches appropriate zoning designations to the areas that were re-designated on the Future Land Use Map.

Please check one of the following:

 X **This legislation does not have any financial implications.**

 This legislation has financial implications.

a) **What is the financial cost of not implementing the legislation?**



There is no direct cost of not implementing the legislation. However, if the rezones are not enacted and incentive zoning provisions not applied, the City would not receive the preferred form and character of development in the North Rainier neighborhood envisioned by citizens and called for in Comprehensive and Neighborhood Plans.

b) Does this legislation affect any departments besides the originating department?

No.

c) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

There are numerous possible rezone scenarios that could achieve similar objectives in the area. The proposal reflects the scenario developed by extensive community work and continues to have significant community support.

Since March of 2011, DPD has evaluated alternative approaches to the legislation that would entail a more comprehensive re-evaluation of zoning and/or urban design in the core of the North Rainier urban village to further support Transit Oriented Development (TOD) goals. An alternative approach: Conduct a more limited zoning re-evaluation focusing on key sites for transit supportive development at increased densities within the urban village. Cost to DPD of this alternative is estimated at \$30,000 for consultant impact analysis services and 0.5 FTE of one planner for 6 months.

d) Is a public hearing required for this legislation?

The City Council is required to hold a public hearing on the proposal and conducted a public hearing during their review of the proposed legislation on May 1, 2014.

e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Publication is in *The Daily Journal of Commerce* as required for public hearing.

f) Does this legislation affect a piece of property?

The proposed rezone affects multiple pieces of property.

g) Other Issues:

List attachments to the fiscal note below:

None



**Divided Report for Council Bill 118111
For Consideration at Full Council on June 23, 2014**

Overview

Council Bill (CB) 118111 would rezone land in the North Rainier Hub Urban Village; expand the Mount Baker Station Overlay District; amend development standards; and implement incentive zoning. The proposed rezones are shown on Attachment A and the proposed expansion of the Overlay District is shown on Attachment B.

On June 3, 2013, the Committee voted to recommend passage of the bill by the Full Council

Yes 4 (O'Brien, Burgess, Licata, Clark)

No 1 (Harrell)

History of legislation

This legislation began as Council Bill 117979, introduced on November 25, 2013 and discussed on November 27, 2013. On May 1, 2014, PLUS held a public hearing on CB 117979 and an amendment proposal for the addition of certain rezones to the bill. On May 20, 2014 PLUS discussed and passed amendments to the legislation that are incorporated into Council Bill 118111. Generally, the amendments:

- except non-residential uses in the Mount Baker Station Overlay District from the parking maximums of the Seattle Mixed (SM) zone;
- add a map to Seattle Municipal Code 23.48.014 to designate portions of S. McClellan Street, generally between 26th Avenue S. and 29th Avenue S., and Rainier Avenue S., generally from S. Bayview Street to S. Byron Street, as Class II Pedestrian Streets; and
- rezone the property east of Martin Luther King Jr Way S. and north of S. McClellan Street: the property currently zoned NC1-40 to SM-65 and the property currently zoned LR3 to MR (2.0).

PLUS found that these amendments are consistent with the central purpose of the legislation, that is, to implement the actions called for in the North Rainier Neighborhood Plan, updated in 2010. In summary, PLUS concluded that the exception of non-residential uses in the Mount Baker Station Overlay District from parking maximums of the SM zone and the designation of the aforementioned streets as Class II Pedestrian streets provide more flexibility for commercial uses and that the additional rezone areas allow redevelopment consistent with the Neighborhood Plan.

The parking maximum amendment required a change to the title of the bill, so this new bill, CB 118111, was introduced on June 2, 2013.

PLUS Discussion and Vote

On June 3, 2014, the City Council's Planning, Land Use and Sustainability Committee (PLUS) discussed and considered CB 118111 and two amendments to the bill. PLUS did not pass either amendment.

The Committee discussed the rezone of a portion of the property immediately to the south of S. Winthrop Street and west of Martin Luther King Jr Way S. from Lowrise 3 Residential Commercial (LR3 RC) to Seattle Mixed. Councilmember O'Brien prompted this discussion because parcels in the area are just south of the Sound Transit light rail station.

Brennon Staley and Lyle Bicknell, Department of Planning and Urban Development (DPD), explained the current uses and challenges for development in the area and fielded questions from PLUS. Councilmember O'Brien recommended no amendment at this time, but did recommend that the City continue to explore opportunities for development in the area with landowners and the community to support the neighborhood vision.

Councilmember Harrell offered a motion to hold the legislation indefinitely. The intention of the hold was to use the remainder of 2014 to continue outreach, to work through issues, to bring communities together, and to build a common vision for Southeast Seattle that includes an economic strategy and a zoning strategy. The motion to hold did not receive a second.

The first amendment proposal, from Councilmember Harrell, would limit the maximum height to 85 feet, instead of 125 feet, for the Mount Baker Overlay District Special Standards Area, the two parcels currently occupied by Lowe's Home Improvement and associated parking. The amendment failed 1-4, with Councilmember Harrell voting for and Councilmembers O'Brien, Burgess, Licata, and Clark voting against.

The second amendment proposal, from Councilmember Clark, would not allow residential uses above 85 feet for the same parcels as described above. The amendment failed 1-4, with Councilmembers Clark voting for and Councilmembers O'Brien, Burgess, Licata, and Harrell voting against.

The bill passed out of committee with a 4-1 vote recommending passage of the bill to the Full Council with Councilmembers O'Brien, Burgess, Licata and Clark voting for and Councilmember Harrell voting against. Councilmember O'Brien requested that a divided report be prepared in advance of Full Council action anticipated on June 23, 2014.

Majority Position (O'Brien, Burgess, Licata, and Clark)

The legislation provides for future commercial and residential development in a pedestrian-oriented town center around the light rail station. The rezone proposal is timely and ripe for approval, along with the associated expansion of the Mount Baker Station Overlay District, new development regulations, and incentive zoning provisions. These changes were called for in the

updated Neighborhood Plan approved by Council almost four years ago and are consistent with the North Rainier Neighborhood Plan's recommendations for the area. That plan was recognized by City Council in 1999.

Seattle has designated the area as a Hub Urban Village and the City of Seattle and partners will continue to work in an ongoing way to attract the appropriate development, including job development widely desired by the surrounding neighborhoods. While none of the existing major owners/tenants are expected to change or leave the area in the near future, the mix of uses in the area will change. This rezone applies a zoning designation (Seattle Mixed) more appropriate for:

- a mix of housing types and affordability levels;
- commercial development, including retail and office;
- the potential for a campus-style development should a large employer or education provider desire to land in the area; and
- the potential for a wider variety and higher number of job opportunities than now present by virtue of the opportunities detailed above.

We also recognize that the incentive zoning provisions of the legislation are important to help provide open space and resources for affordable housing alongside new market-rate development, and that the incentive zoning provisions are advanced by sufficient height maximums. Some members did not support the amendment that would have reduced the height maximum for the Special Standards Area because it would have reduced the potential for gains in affordable housing and open space accompanying development.

Moreover, without the appropriate zoning, development may occur that will not be consistent with the neighborhood vision. The current commercial zoning does not match the neighborhood's vision for a more safely walkable area. While the community and Council could wait for a rezone proposal from a private party, we believe "setting the table" for the kind of development we want is part of good economic development.

Consistent with City Council's desire for constant improvement in the City of Seattle's public outreach and engagement efforts, Council adopted Resolution 31204 in 2010. Resolution 31204 outlines specific actions, deliverables, and a schedule for completing neighborhood plan updates for the North Rainier neighborhood, as well as the North Beacon Hill and Othello neighborhoods. In 2010, the Council recognized the completion of the North Rainier Neighborhood Plan Update by the community and executive staff pursuant to Resolution 31204, and directed that proposed goals and policies be prepared for adoption into the Neighborhood Planning Element of the City's Comprehensive Plan. Goals and policies from the updated Neighborhood Plan were incorporated into the Comprehensive Plan by Ordinance 123575 in 2011.

We are satisfied from our involvement and from the record presented by DPD that the outreach effort for the neighborhood plan and urban design framework was sufficient, especially considering the use of the Public Outreach and Engagement Liaisons (POEL) model to connect with people who have not traditionally been involved in a meaningful way in neighborhood planning. The proposed legislation responds appropriately to the vision articulated in the updated Neighborhood Plan and the urban design framework.

We urge passage of CB 118111 by the Full Council without amendment.

Minority Position (Harrell)

There is broad agreement that Seattle needs more affordable housing and diversity in housing stock. However, Seattle must find a balance of development in Southeast Seattle, both jobs and housing. In order to achieve this balance, proposed rezones, like those called for in this bill, should be paired with City-sponsored strategies to attract investment in the rezone area that advance the community's vision for future development.

In 2010, the City Council adopted Resolution 31204 outlining specific actions, deliverables, and a schedule for completing neighborhood plan updates for the North Beacon Hill, North Rainier, and Othello neighborhoods. While Council recognized the outreach to the community in the process of updating the Neighborhood Plan, I am unsatisfied that the City's record in meeting the stated outreach and inclusion goals has been demonstrated in the process of developing the legislation before us.

For this reason, and because there are no pending development projects contingent upon the proposed rezone, this legislation is not ready. I offered an amendment that would allow for a more prudent approach to rezoning property in the North Rainier Hub Urban Village. My amendment would change the maximum height for the rezone area currently occupied by Lowe's and associated parking to be consistent with the zoning of the adjacent, proposed rezones.

This proposal would rezone the existing Commercial 2 (C2-65) and Neighborhood Commercial 3 (NC-65) zones to Seattle Mixed (SM-85); instead of rezoning to SM-125, as provided in CB 118111. This would change the maximum height of the rezoned property to 85 feet, rather than 125 feet.

My amendment would allow for more time to explore the possibilities for future development with the community and to understand better what factors promote or inhibit the kind of growth desired by the community before committing to a higher height limit.

Because the bill comes to the Full Council without this amendment, I urge the Full Council to vote "no" on CB 118111.

Attachments:

- Attachment A: North Rainier /Mt. Baker Rezone
- Attachment B: Mt. Baker Station Area Overlay Expansion Area

ATTACHMENT A

Lyle Bicknell, Brennon Staley, Eric McConaghy
 LEG North Rainier Rezone ORD Exhibit A May 27, 2014 Version #2

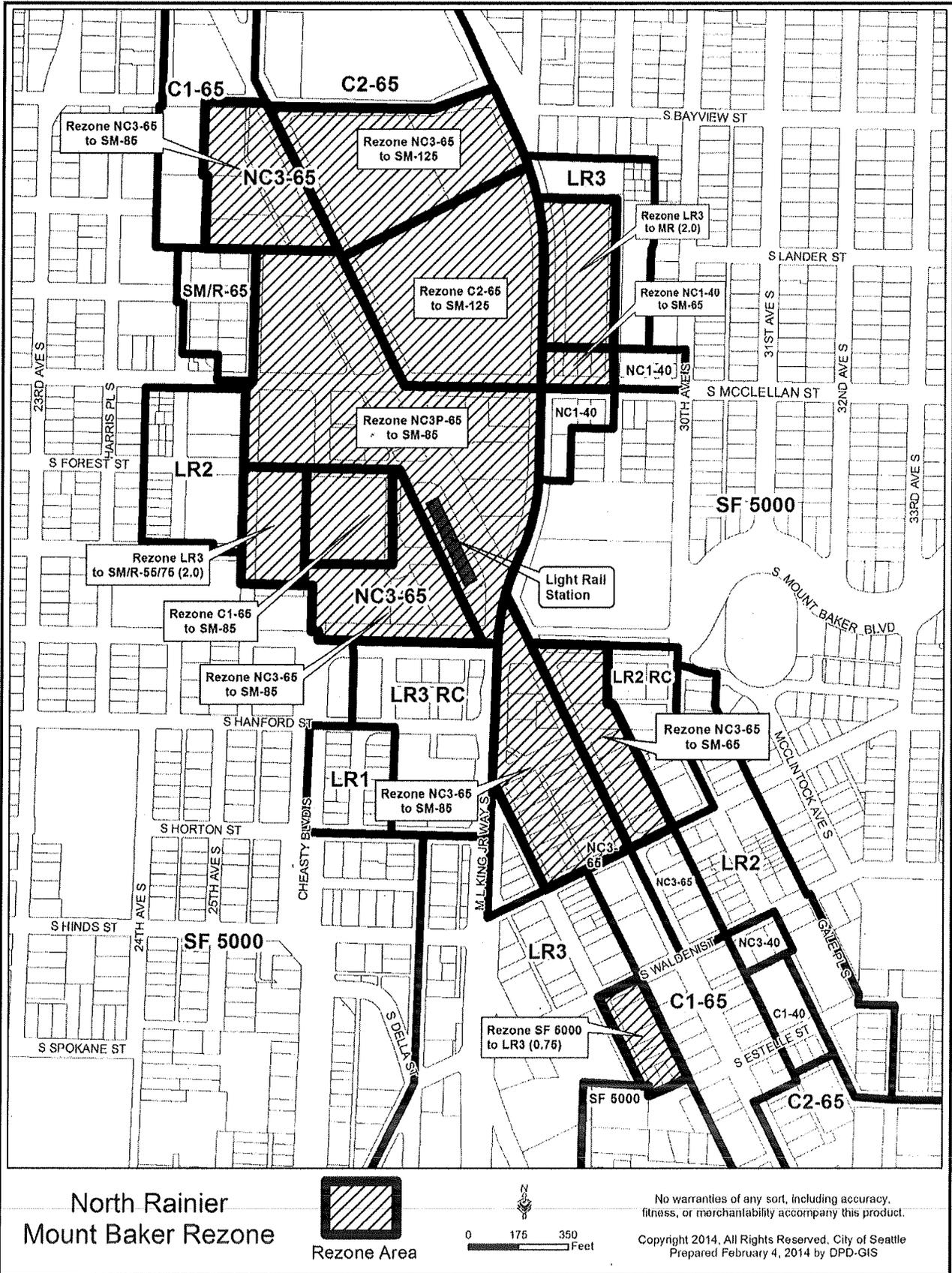
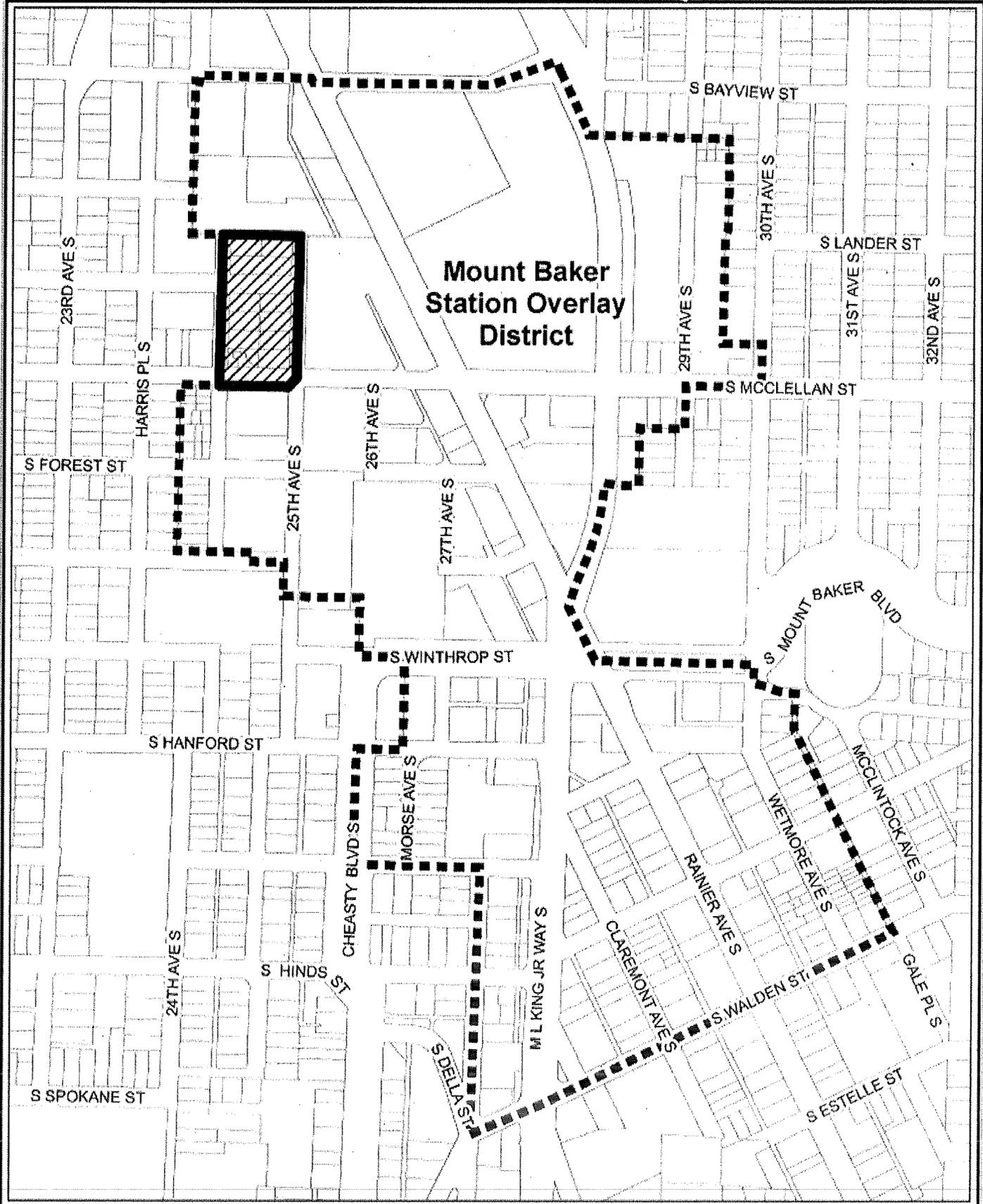


Exhibit A to North Rainier Rezone



**Mount Baker
Station Area Overlay
Expansion Area**



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

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Prepared September 21, 2011 by OPD-GIS

STATE OF WASHINGTON -- KING COUNTY

--SS.

313546
CITY OF SEATTLE, CLERKS OFFICE

No. 124509,510,511,512,513

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.

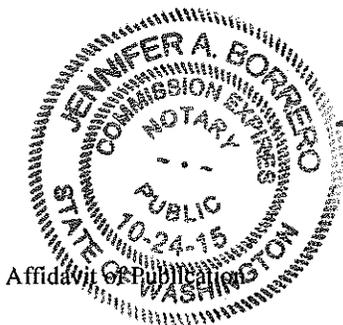
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT: TITLE ONLY ORDINANCE

was published on

07/18/14

The amount of the fee charged for the foregoing publication is the sum of \$127.08 which amount has been paid in full.



[Signature]

07/18/2014

Subscribed and sworn to before me on

[Signature]

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinance

The full text of the following legislation, passed by the City Council on June 23, 2014, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124509

AN ORDINANCE relating to funding and providing preschool services for Seattle children; requesting that a special election be held concurrent with the November 4, 2014 general election for submission to the qualified electors of the City of a proposition

to lift the limit on regular property taxes under Chapter 84.55 RCW and authorize the City to levy additional taxes for up to four years for the purpose of providing accessible high-quality preschool services for Seattle children designed to improve their readiness for school and to support their subsequent academic achievement; adopting the Seattle Preschool Program Action Plan; requiring the adoption of an Implementation Plan by the City Council; authorizing creation of a new subfund; directing the application of levy proceeds; establishing eligibility requirements for providers; creating an oversight committee; authorizing implementing agreements for this levy lid lift commonly known as the Seattle Preschool Program Levy; providing for the facilitation of communication between the City and affected groups; providing for a partnership agreement with Seattle School District No. 1; requiring annual progress reports; proposing a ballot title; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124510

AN ORDINANCE relating to City employment; establishing a compensation program for the Seattle Police Chief; specifying provisions for the administration of said compensation program; providing for reimbursement of relocation expenses for the 2014 Seattle Police Chief appointee; authorizing a severance agreement with the 2014 Seattle Police Chief appointee; and ratifying and confirming prior acts.

ORDINANCE NO. 124511

AN ORDINANCE relating to the City's purchase of an interest in real property at 901 Rainier Avenue South, Seattle, Washington owned by Compass Housing Alliance; authorizing the purchase and acceptance of an easement with restrictive covenants from Compass Housing Alliance to provide for the provision of social and community services on the property for a period of fifteen years; authorizing related agreements and actions; and ratifying and confirming prior acts.

ORDINANCE NO. 124512

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

ORDINANCE NO. 124513

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.032, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District; implement standards for a Mount Baker Overlay District Special Standards Area, modify maximum parking limit requirements, change the definition of "Zone residential" to include SMR, and modify and add maps for Chapter 23.48.

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