

Law Department

COUNCIL BILL No. 124267

The City of

AN ORDINANCE relating to zoning and land use, amending Titles 23 and 24 of the Seattle Municipal Code to authorize the construction of public convention centers in certain zones as a council conditional use.

MAY 11, 1984 - PASS AS AMENDED

Honorable President:

Your Committee on URBAN

to which was referred the within report that we have considered the

DO PASS AS

COMPTROLLER FILE No. _____

Introduced: <u>May 7, 1984</u>	By: <u>Kraabel</u>
Referred: <u>May 7, 1984</u>	To: <u>Urban Redevelopment</u>
Referred:	To:
Referred:	To:
Reported: <u>MAY 21 1984</u>	Second Reading: <u>MAY 21 1984</u>
Third Reading: <u>MAY 21 1984</u>	Signed: <u>MAY 21 1984</u>
Presented to Mayor: <u>MAY 22 1984</u>	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

30

REC'D OMB MAY 2 1984

Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted
5-11-84

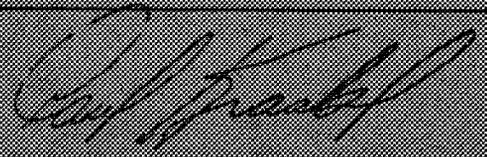
President:

Committee on URBAN REDEVELOPMENT

was referred the within Council Bill No. 104262

that we have considered the same and respectfully recommend that the same:

DO PASS AS AMENDED



Committee Chair

ORDINANCE 111702

AN ORDINANCE relating to zoning and land use, amending Titles 23 and 24 of the Seattle Municipal Code to authorize the construction of public convention centers in certain zones as a council conditional use.

WHEREAS, a convention center is a major public facility that must be appropriately sited and sensitively designed to minimize, to the extent possible, its impact on its surroundings; and

WHEREAS, the existing zoning and land use codes do not explicitly state where public convention centers should be located or under what conditions; and

WHEREAS, this lack of specificity has created ambiguities in the codes which make interpretation and administration of the code difficult and uncertain; and

WHEREAS, convention center developers, the City and the public generally will benefit from the elimination of these ambiguities and uncertainties; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.45.106 of the Seattle Municipal Code is hereby amended to add a new subsection "F" to read as follows:

F. The location or expansion of a public convention center may be permitted in the Highrise zone with Council approval. The following shall be considered in evaluating and approving, conditioning, or denying public convention center proposals:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based on an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.

1 2. In evaluating the public benefits and adverse
2 impacts of a proposed convention center, the
3 Council shall consider, but is not limited to,
4 the following factors:

5 a. Economic impacts including, but not limited
6 to, the net fiscal impacts on the State of
7 Washington and City of Seattle, increased
8 employment opportunities, demand for new
9 development and increased tourism in the
10 city and state;

11 b. Public amenities incorporated in the project
12 including, but not limited to, open spaces
13 accessible to the public and improved
14 pedestrian circulation systems;

15 c. The relationship of the project to its
16 surroundings with respect to height, bulk,
17 scale, massing, landscaping, aesthetics,
18 view enhancement or blockage, shadows and
19 glare;

20 d. Impacts of the facility on traffic, parking,
21 street systems, transit and pedestrian
22 circulation;

23 e. Impacts of the facility on existing
24 residential development in the vicinity of
25 the project, including but not limited to,
26 direct and indirect housing loss;

27 f. Impacts of the facility on local governmental
28 services and operations, including, but not
 limited to, police and fire protection, and
 water, sewer and electric utilities;

- 1 g. Impacts of the facility relative to noise
2 and air quality.
- 3 h. Cumulative impacts of the project on govern-
4 mental services and facilities, natural
5 systems, or the surrounding area, considering
6 the project's impacts in aggregate with the
7 impacts of prior development and the impacts
8 of future development which may be induced
9 by the project;
- 10 i. Additional information as the Council deems
11 necessary to fully evaluate the proposal.
- 12 3. If the Council approves a convention center, it
13 may attach conditions to its approval as necessary
14 to protect the public interest or to mitigate
15 adverse impacts. Conditions required by the
16 Council may include, but are not limited to,
17 landscaping, screening or other design amenities;
18 parking facilities adequate to accommodate
19 potential parking demands; a traffic management
20 plan; measures to mitigate housing loss; and
21 measures to reduce energy consumption.

22 Section 2. Section 23.84.30 of the Seattle Municipal Code
23 is hereby amended to add a definition for "public convention
24 center" which shall appear after the definition of "public boat
25 moorage" and shall read as follows:

26 23.84.30 "p"

27 Public Convention Center

28 A public facility of 300,000 square feet or more, the
 primary purpose of which is to provide facilities for

1 regional, national and international conventions and which is
2 owned, operated or franchised by a unit of general or special
3 purpose government. A public convention center may include
4 uses such as shops, personal services and restaurants which
5 may be owned, operated or franchised by either a unit of
6 general or special purpose government or by a private entity.

7 Section 3. Section 24.36.030 of the Seattle Municipal Code
8 is hereby amended to read as follows:

9 24.30.030 Principal Conditional Uses Permitted by Council

10 The following principal conditional uses are permitted when
11 authorized by the Council in accordance with Chapter 24.72.

12 A. The principal conditional uses set forth in Section
13 24.16.030. ((are permitted when authorized by the Council in
14 accordance with Chapter 24.72.))

15 B. Public convention centers when authorized by the Council
16 in accordance with Chapter 24.72, subject to the following
17 criteria which shall be considered in evaluating and approving,
18 conditioning or denying public convention center proposals by
19 the Council:

20 1. In making its decision, the Council shall determine
21 whether the facility serves the public interest. This
22 determination shall be based upon an evaluation of the
23 public benefits and the adverse impacts of the facility.

24 The Council shall approve the facility only if it finds
25 that public benefits outweigh the adverse impacts of
26 the facility which cannot otherwise be mitigated.

27 2. In evaluating the public benefits and adverse impacts
28 of a proposed convention center, the Council shall
consider, but is not limited to, the following factors:

- 1 a. Economic impacts including, but not limited to,
2 net fiscal impacts on the State of Washington and
3 City of Seattle, increased employment opportunities,
4 demand for new development and increased tourism
5 in the city and state;
- 6 b. Public amenities incorporated in the project
7 including, but not limited to, open spaces
8 accessible to the public and improved pedestrian
9 circulation systems;
- 10 c. The relationship of the project to its
11 surroundings with respect to height, bulk, scale,
12 massing, landscaping, aesthetics, view enhancement
13 or blockage, shadows and glare;
- 14 d. Impacts of the facility on traffic, parking,
15 street systems, transit and pedestrian circulation;
- 16 e. Impacts of the facility on existing residential
17 development in the vicinity of the project,
18 including but not limited to direct and indirect
19 housing loss;
- 20 f. Impacts of the facility on local governmental
21 services and operations, including but not limited
22 to police and fire protection, and water, sewer
23 and electric utilities;
- 24 g. Impacts of the facility relative to noise and air
25 quality.
- 26 h. Cumulative impacts of the project on governmental
27 services and facilities, natural systems, or the
28 surrounding area, considering the project's
 impacts in aggregate with the impacts of prior
 development and the impacts of future development

1 which may be induced by the project;

2 i. Additional information as the Council deems
3 necessary to fully evaluate the proposal.

4 3. If the Council approves a convention center, it
5 may attach conditions to its approval as
6 necessary to protect the public interest or to
7 mitigate adverse impacts. Conditions required by
8 the Council may include, but are not limited to,
9 landscaping, screening or other design amenities;
10 parking facilities adequate to accommodate
11 potential parking demands; a traffic management
12 plan; measures to mitigate housing loss; and
13 measures to reduce energy consumption.

14 Section 4. Section 24.48.050 of the Seattle Municipal
15 Code is hereby amended to add a new subsection "B" to read as
16 follows:

17 24.48.050 Principal Conditional Uses Permitted By Council

18 B. Public convention centers subject to the following
19 criteria which shall be considered in evaluating,
20 approving, conditioning or denying public convention
21 center proposals:

22 1. In making its decision, the Council shall deter-
23 mine whether the facility serves the public
24 interest. This determination shall be based upon
25 an evaluation of the public benefits and the
26 adverse impacts of the facility. The Council
27 shall approve the facility only if it finds that
28 public benefits outweigh the adverse impacts of
 the facility which cannot otherwise be mitigated.

1 but not limited to police and fire protection,
2 and water, sewer and electric utilities;

3 g. Impacts of the facility relative to noise
4 and air quality.

5 h. Cumulative impacts of the project on govern-
6 mental services and facilities, natural
7 systems, or the surrounding area, considering
8 the project's impacts in aggregate with the
9 impacts of prior development and the impacts
10 of future development which may be induced
11 by the project;

12 i. Additional information as the Council deems
13 necessary to fully evaluate the proposal.

14 3. If the Council approves a convention center, it
15 may attach conditions to its approval as
16 necessary to protect the public interest or to
17 mitigate adverse impacts. Conditions required by
18 the Council may include, but are not limited to,
19 landscaping, screening or other design amenities;
20 parking facilities adequate to accommodate
21 potential parking demands; a traffic management
22 plan; measures to mitigate housing loss; and
23 measures to reduce energy consumption.

24 Section 5. Section 24.50.130 of the Seattle Municipal Code
25 is hereby amended to add a new subsection "F" to read as
26 follows:

27 24.50.130 Prohibited Uses

28 F. Public Convention Centers

 Section 6. Section 24.52.100 of the Seattle Municipal Code
is hereby amended to add a new subsection "D" to read as follows:

1 24.52.100 Principal Conditional Uses Permitted By Council

2 D. Public convention centers subject to the following
3 criteria which shall be considered in evaluating,
4 approving, conditioning or denying public convention
5 center proposals:

6 1. In making its decision, the Council shall deter-
7 mine whether the facility serves the public
8 interest. This determination shall be based upon
9 an evaluation of the public benefits and the
10 adverse impacts of the facility. The Council
11 shall approve the facility only if it finds that
12 public benefits outweigh the adverse impacts of
13 the facility which cannot otherwise be mitigated.

14 2. In evaluating the public benefits and adverse
15 impacts of a proposed convention center, the
16 Council shall consider, but is not limited to,
17 the following factors:

18 a. Economic impacts including, but not limited
19 to, net fiscal impacts on the State of
20 Washington and City of Seattle, increased
21 employment opportunities, demand for new
22 development and increased tourism in the
23 city and state;

24 b. Public amenities incorporated in the project
25 including but not limited to open spaces
26 accessible to the public and improved
27 pedestrian circulation systems;

28 c. The relationship of the project to its
surroundings with respect to height, bulk,
scale, massing, landscaping, aesthetics,

1 view enhancement or blockage, shadows and
2 glare;

3 d. Impacts of the facility on traffic, parking,
4 street systems, transit and pedestrian
5 circulation;

6 e. Impacts of the facility on existing
7 residential development in the vicinity of
8 the project, including but not limited to
9 direct and indirect housing loss;

10 f. Impacts of the facility on local govern-
11 mental services and operations, including
12 but not limited to police and fire
13 protection, and water, sewer and electric
14 utilities;

15 g. Impacts of the facility relative to noise
16 and air quality.

17 h. Cumulative impacts of the project on govern-
18 mental services and facilities, natural
19 systems, or the surrounding area, considering
20 the project's impacts in aggregate with the
21 impacts of prior development and the impacts
22 of future development which may be induced
23 by the project;

24 i. Additional information as the Council deems
25 necessary to fully evaluate the proposal.

26 3. If the Council approves a convention center, it
27 may attach conditions to its approval as
28 necessary to protect the public interest or to
mitigate adverse impacts. Conditions required by
the Council may include, but are not limited to,

1 landscaping, screening or other design amenities;
2 parking facilities adequate to accommodate
3 potential parking demands; a traffic management
4 plan; measures to mitigate housing loss; and
5 measures to reduce energy consumption.

6 Section 7. Section 24.58.080 of the Seattle Municipal Code
7 is hereby amended to add a new subsection "F" to read as follows:

8 24.58.080 Prohibited Uses

9 F. Public Convention Centers

10 Section 8. Section 24.08.170 of the Seattle Municipal Code
11 is hereby amended to add a new subsection 7 to read as follows:

12 7. "Public convention center" means a public facility
13 of 300,000 square feet or more, the primary
14 purpose of which is to provide facilities for
15 regional, national and international conventions
16 and which is owned, operated or franchised by a
17 unit of general or special purpose government for
18 public purposes. A public convention center may
19 include uses such as shops, personal services and
20 restaurants which may be owned, operated, or
21 franchised by either a unit of general or special
22 purpose government or by a private entity.

(To be used for all Ordinances except Emergency.)

Section ⁹..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 21st day of May, 1984,
and signed by me in open session in authentication of its passage this 21st day of May, 1984.

[Signature]
President of the City Council.

Approved by me this 4th day of June, 1984.

[Signature]
Mayor.

Filed by me this 4th day of June, 1984.

Attest: *[Signature]*
City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Signature]*
Deputy Clerk.

Seattle City Council



Norman B. Rice
President of the City Council
625-2436

George E. Benson, Chair
Transportation Committee
625-2441

Virginia Galle, Chair
Environmental Committee
625-2445

Michael Hildt, Chair
Energy Committee
625-2443

Paul Kraabel, Chair
Urban Redevelopment
Committee and Public
Safety Committee
625-2447

Dolores Sibonga, Chair
Finance Committee
625-2451

Sam Smith, Chair
Housing, Recreation &
Human Services Committee
625-2455

Jim Street, Chair
Land Use Committee
625-2438

Jeanette Williams, Chair
City Operations Committee
625-2453

DATE: May 4th, 1984

TO: Doug Jewett, City Attorney
Attn: James Fearn

FROM: Paul Kraabel, Chair
Urban Redevelopment Committee

RE: Legislation for implementation of the proposal
to permit Public Convention Centers in Certain
Zones as a Council Conditional Use

Please prepare a Council Bill for introduction and referral to the Urban Redevelopment Committee consistent with the Director's report contained in C.F. 293045, the file on the proposal for a Zoning Text Amendment to make public convention centers a Council Conditional Use in certain zones.

The File and Bill will be discussed at a special Committee meeting on Friday, May 11th, at 9:00 a.m.

Thank you for your assistance.

JEF:pm
5/7/84
I:ORDIN1.1

ORDINANCE

AN ORDINANCE relating to zoning and land use, amending Titles 23 and 24 of the Seattle Municipal Code to authorize the construction of public convention centers in certain zones as a council conditional use.

WHEREAS, a convention center is a major public facility that must be appropriately sited and sensitively designed to minimize, to the extent possible, its impact on its surroundings; and

WHEREAS, the existing zoning and land use codes do not explicitly state where public convention centers should be located or under what conditions; and

WHEREAS, this lack of specificity has created ambiguities in the codes which make interpretation and administration of the code difficult and uncertain; and

WHEREAS, convention center developers, the City and the public generally will benefit from the elimination of these ambiguities and uncertainties; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.45.106 of the Seattle Municipal Code is hereby amended to add a new subsection "F" to read as follows:

F. The location or expansion of a public convention center may be permitted in the Highrise zone with Council approval. The following shall be considered in evaluating and approving, conditioning, or denying public convention center proposals:

1. In making its decision, the Council shall weigh the public benefit to be provided by the facility, against its adverse impacts. To approve a facility, the Council shall find that a significant public benefit is provided and that the facility will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which it is located.

- 1 2. In determining public benefit and material
2 detriment to the public welfare when a convention
3 center is proposed, the Council shall consider
4 but is not limited to the following factors:
5 a. Adverse or beneficial effects that may
6 result, such as impacts on: traffic,
7 parking, transit and operation of the street
8 and signalization systems; housing;
9 surrounding uses; pedestrian circulation;
10 and local governmental services and
11 operations including fiscal effects and
12 economic activity including employment.
13 b. Specific impacts on the quality of the area
14 in which the facility is proposed such as:
15 the impacts of additional traffic on streets
16 in the area, including service vehicles and
17 truck queuing; the increase in demand for
18 on-street parking in adjacent areas; the
19 impact of light, glare and noise on adjacent
20 uses; and the impact on existing residential
21 development.
22 c. Additional information as the Council deems
23 necessary to permit full evaluation of the
24 proposal.

25 The convention center shall provide a transition
26 which is sensitive to the uses and scale of the
27 surrounding area. The Council may require land-
28 scaping, screening or other design amenities
 deemed necessary to enhance the facility's
 compatibility with surrounding uses. If the

1 Council approves a convention center, it may
2 attach conditions to its approval as necessary to
3 protect the public interest and mitigate adverse
4 impacts.

5 3. The Council may establish parking requirements to
6 accommodate parking demands associated with the
7 types of events anticipated to be held in the
8 facility and may require a traffic management
9 plan.

10 Section 2. Section 23.84.30 of the Seattle Municipal Code
11 is hereby amended to add a definition for "public convention
12 center" which shall follow the definition of "public boat
13 moorage" and shall read as follows:

14 23.84.30 "p"

15 Public Convention Center

16 A public facility of 300,000 square feet or more, the
17 primary purpose of which is to provide facilities for
18 regional, national and international conventions and which
19 is owned, operated or franchised by a unit of general or
20 specific purpose government. A public convention center
21 may include accessory uses such as shops, personal
22 services and restaurants which may be owned, operated or
23 franchised by either a unit of general or specific purpose
24 government or by a private entity.

25 Section 3. Section 24.36.030 of the Seattle Municipal Code
26 is hereby amended to read as follows:

27 24.30.030 Principal Conditional Uses Permitted by Council

28 The principal conditional uses set forth in Section
29 24.16.030 are permitted when authorized by the Council in
30 accordance with Chapter 24.74.

1 Public convention centers subject to the following criteria
2 which shall be considered in evaluating and approving,
3 conditioning or denying public convention center proposals by
4 Council:

- 5 1. In making its decision, the Council shall weigh
6 the public benefit to be provided by the facility,
7 against its adverse impacts. To approve a
8 facility, the Council shall find that a
9 significant public benefit is provided and that
10 the facility will not be materially detrimental
11 to the public welfare or injurious to property in
12 the zone or vicinity in which it is located.
- 13 2. In determining public benefit and material
14 detriment to the public welfare when a convention
15 center is proposed, the Council shall consider
16 but is not limited to the following factors:
- 17 a. Adverse or beneficial effects that may
18 result, such as impacts on: traffic,
19 parking, transit and operation of the street
20 and signalization systems; housing;
21 surrounding uses; pedestrian circulation;
22 and local governmental services and
23 operations including fiscal effects and
24 economic activity including employment.
- 25 b. Specific impacts on the quality of the area
26 in which the facility is proposed such as:
27 the impacts of additional traffic on streets
28 in the area, including service vehicles and
truck queuing; the increase in demand for
on-street parking in adjacent areas; the

1 impact of light, glare and noise on adjacent
2 uses; and the impact on existing residential
3 development.

4 c. Additional information as the Council deems
5 necessary to permit full evaluation of the
6 proposal.

7 The convention center shall provide a transition
8 which is sensitive to the uses and scale of the
9 surrounding area. The Council may require land-
10 scaping, screening or other design amenities
11 deemed necessary to enhance the facility's
12 compatibility with surrounding uses. If the
13 Council approves a convention center, it may
14 attach conditions to its approval as necessary to
15 protect the public interest and mitigate adverse
16 impacts.

17 3. The Council may establish parking requirements to
18 accommodate parking demands associated with the
19 types of events anticipated to be held in the
20 facility and may require a traffic management
21 plan.

22 Section 4. Section 24.48.050 of the Seattle Municipal
23 Code is hereby amended to add a new subsection "B" to read as
24 follows:

25 24.48.050 Principal Conditional Uses Permitted By Council

26 B. Public convention centers subject to the following
27 criteria which shall be considered in evaluating,
28 approving, conditioning or denying public convention
 center approvals:

1 1. In making its decision, the Council shall weigh
2 the public benefit to be provided by the facility,
3 against the adverse impacts. To approve a
4 facility, the Council shall find that a
5 significant public benefit is provided and that
6 the facility will not be materially detrimental
7 to the public welfare or injurious to property in
8 the zone or vicinity in which it is located.

9 2. In determining public benefit and material
10 detriment to the public welfare when a convention
11 center is proposed, the Council shall consider
12 but is not limited to the following factors:

13 a. Adverse or beneficial effects that may
14 result, such as impacts on: traffic,
15 parking, transit and operation of the street
16 and signalization systems; housing;
17 surrounding uses; pedestrian circulation;
18 and local governmental services and
19 operations including fiscal effects and
20 economic activity including employment.

21 b. Specific impacts on the quality of the area
22 in which the facility is proposed such as:
23 the impacts of additional traffic on streets
24 in the area, including service vehicles and
25 truck queuing; the increase in demand for
26 on-street parking in adjacent areas; the
27 impact of light, glare and noise on adjacent
28 uses; and the impact on existing residential
 development.

1 c. Additional information as the Council deems
2 necessary to permit full evaluation of the
3 proposal.

4 The convention center shall provide a transition
5 which is sensitive to the uses and scale of the
6 surrounding area. The Council may require land-
7 scaping, screening or other design amenities
8 deemed necessary to enhance the facility's
9 compatibility with surrounding uses. If Council
10 approves a convention center, it may attach
11 conditions to its approval as necessary to
12 protect the public interest and mitigate adverse
13 impacts.

14 3. The Council may establish parking requirements to
15 accommodate parking demands associated with the
16 types of events anticipated to be held in the
17 facility and may require a traffic management
18 plan.

19 Section 5. Section 24.50.130 of the Seattle Municipal Code
20 is hereby amended to add a new subsection "F" to read as
21 follows:

22 24.50.130 Prohibited Uses

23 F. Public Convention Center

24 Section 6. Section 24.52.100 of the Seattle Municipal Code
25 is hereby amended to add a new subsection "D" to read as follows:

26 24.52.100 Principal Conditional Uses Permitted By Council

27 D. Public convention centers subject to the following
28 criteria which shall be considered in evaluating,
 approving, conditioning or denying public convention
 center approvals:

1 1. In making its decision, the Council shall weigh
2 the public benefit to be provided by the facility,
3 against its adverse impacts. To approve a
4 facility, the Council shall find that a
5 significant public benefit is provided and that
6 the facility will not be materially detrimental
7 to the public welfare or injurious to property in
8 the zone or vicinity in which it is located.

9 2. In determining public benefit and material
10 detriment to the public welfare when a convention
11 center is proposed, the Council shall consider
12 but is not limited to the following factors:

13 a. Adverse or beneficial effects that may
14 result, such as impacts on: traffic,
15 parking, transit and operation of the street
16 and signalization systems; housing;
17 surrounding uses; pedestrian circulation;
18 and local governmental services and
19 operations including fiscal effects and
20 economic impacts.

21 b. Specific impacts on the quality of the area
22 in which the facility is proposed such as:
23 the impacts of additional traffic on streets
24 in the area, including service vehicles and
25 truck queuing; the increase in demand for
26 on-street parking in adjacent areas; the
27 impact of light, glare and noise on adjacent
28 uses; and the impact on existing residential
 development.

1 c. Additional information as the Council deems
2 necessary to permit full evaluation of the
3 proposal.

4 The convention center shall provide a transition
5 which is sensitive to the uses and scale of the
6 surrounding area. The Council may require land-
7 scaping, screening or other design amenities
8 deemed necessary to enhance the facility's
9 compatibility with surrounding uses. If the
10 Council approves a convention center, it may
11 attach conditions to its approval as necessary to
12 protect the public interest and mitigate adverse
13 impacts.

14 3. The Council may establish parking requirements to
15 accommodate parking demands associated with the
16 anticipated events to be held in the facility and
17 may require a traffic management plan.

18 Section 7. Section 24.58.080 of the Seattle Municipal Code
19 is hereby amended to add a new subsection "F" to read as follows:

20 24.58.080 Prohibited Uses

21 F. Public Convention Centers

22 Section 8. Section 24.08.170 of the Seattle Municipal Code
23 is hereby amended to add a new subsection 7 to read as follows:

24 7. "Public convention center" means a public facility
25 of 300,000 square feet or more, the primary
26 purpose of which is to provide facilities for
27 regional, national and interational conventions
28 and which is owned, operated or franchised by a
unit of general or specific purpose government
for public purposes.

(To be used for all Ordinances except Emergency.)

A public convention center may include accessory uses such as shops, personal services and restaurants which may be owned, operated, or franchised by either a unit of general or specific purpose government or by a private entity.

Section ⁹..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the..... day of....., 19,
and signed by me in open session in authentication of its passage this..... day of
....., 19

President..... of the City Council.

Approved by me this..... day of....., 19

Mayor.

Filed by me this..... day of....., 19

Attest:.....
City Comptroller and City Clerk.

(SEAL)

Published.....

By.....
Deputy Clerk.

City of Seattle

ORDINANCE 111761

AN ORDINANCE relating to zoning and land use, amending Titles 23 and 24 of the Seattle Municipal Code to authorize the construction of public convention centers in certain zones as a Council conditional use.

WHEREAS, a convention center is a major public facility that must be appropriately sited and sensitively designed to minimize, to the extent possible, its impact on its surroundings; and

WHEREAS, the existing zoning and land use codes do not explicitly state where public convention centers should be located or under what conditions; and

WHEREAS, this lack of specificity has created ambiguities in the codes which make interpretation and administration of the code difficult and uncertain; and

WHEREAS, convention center developers, the City and the public generally will benefit from the elimination of these ambiguities and uncertainties; Now, Therefore,

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F. The location or expansion of a public convention center may be permitted in the Highrise zone with Council approval. The following shall be considered in evaluating and approving, conditioning, or denying public convention center proposals:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based on an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.
2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:
 - a. Economic impacts including, but not limited to, the net fiscal impacts on the State of Washington and City of Seattle, increased employment opportunities, demand for new development and increased tourism in the city and state;
 - b. Public amenities incorporated in the project including, but not limited to, open spaces accessible to the public and improved pedestrian circulation systems;
 - c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare;
 - d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation;
 - e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to, direct and indirect housing loss;
 - f. Impacts of the facility on local governmental services and operations, including, but not limited to, police and fire protection, and water, sewer and electric utilities;
 - g. Impacts of the facility relative to noise and air quality;
 - h. Cumulative impacts of the project on governmental services and facilities, natural systems, or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project;
 - i. Additional information as the Council deems necessary to fully evaluate the proposal.
3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to,

landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management plan; measures to mitigate housing loss; and measures to reduce energy consumption.

Section 2. Section 23.04.30 of the Seattle Municipal Code is hereby amended to add a definition for "public convention center" which shall appear after the definition of "public boat moorage" and shall read as follows:

23.04.30 "P"

Public Convention Center

A public facility of 300,000 square feet or more, the primary purpose of which is to provide facilities for regional, national and international conventions and which is owned, operated or franchised by a unit of general or special purpose government. A public convention center may include uses such as shops, personal services and restaurants which may be owned, operated or franchised by either a unit of general or special purpose government or by a private entity.

Section 3. Section 24.16.030 of the Seattle Municipal Code is hereby amended to read as follows:

24.16.030 Principal Conditional Uses Permitted by Council

The following principal conditional uses are permitted when authorized by the Council in accordance with Chapter 24.72.

- A. The principal conditional uses set forth in Section 24.16.030. ((see permitted when authorized by the Council in accordance with Chapter 24.72.))
- B. Public convention centers when authorized by the Council in accordance with Chapter 24.72, subject to the following criteria which shall be considered in evaluating and approving, conditioning or denying public convention center proposals by the Council:
 1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based upon an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.

2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:
 - a. Economic impacts including, but not limited to, net fiscal impacts on the State of Washington and City of Seattle, increased employment opportunities demand for new development and increased tourism in the city and state;
 - b. Public amenities incorporated in the project including, but not limited to, open spaces accessible to the public and improved pedestrian circulation systems;
 - c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare;
 - d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation;
 - e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to direct and indirect housing loss;
 - f. Impacts of the facility on local governmental services and operations, including but not limited to police and fire protection, and water, sewer and electric utilities;
 - g. Impacts of the facility relative to noise and air quality;
 - h. Cumulative impacts of the project on governmental services and facilities, natural systems, or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project;
 - i. Additional information as the Council deems

necessary to fully evaluate the proposal.

3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to, landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management plan; measures to mitigate housing loss; and measures to reduce energy consumption.

Section 4. Section 24.48.050 of the Seattle Municipal Code is hereby amended to add a new subsection "B" to read as follows:

24.48.050 Principal Conditional Uses Permitted By Council

B. Public convention centers subject to the following criteria which shall be considered in evaluating, approving, conditioning or denying public convention center proposals:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based upon an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.
2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:
 - a. Economic impacts including, but not limited to, net fiscal impacts on the State of Washington and City of Seattle, increased employment opportunities, demand for new development and increased tourism in the city and state;
 - b. Public amenities incorporated within the project including but not limited to open spaces accessible to the public and improved pedestrian circulation systems;
 - c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare;
 - d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation;
 - e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to direct and indirect housing loss;
 - f. Impacts of the facility on local governmental services and operations, including but not limited to police and fire protection, and water, sewer and electric utilities;
 - g. Impacts of the facility relative to noise and air quality;
 - h. Cumulative impacts of the project on governmental services and facilities, natural systems, or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project;
 - i. Additional information as the Council deems necessary to fully evaluate the proposal.
3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to, landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management plan; measures to mitigate housing loss; and measures to reduce energy consumption.

follows:

24.58.130 Prohibited Uses

F. Public Convention Centers

Section 6. Section 24.52.100 of the Seattle Municipal Code is hereby amended to add a new subsection "D" to read as follows:

24.52.100 Principal Conditional Uses Permitted By Council

D. Public convention centers subject to the following criteria which shall be considered in evaluating, approving, conditioning or denying public convention center proposals:

1. In making its decision, the Council shall determine whether the facility serves the public interest. This determination shall be based upon an evaluation of the public benefits and the adverse impacts of the facility. The Council shall approve the facility only if it finds that public benefits outweigh the adverse impacts of the facility which cannot otherwise be mitigated.
2. In evaluating the public benefits and adverse impacts of a proposed convention center, the Council shall consider, but is not limited to, the following factors:
 - a. Economic impacts including, but not limited to, net fiscal impacts on the State of Washington and City of Seattle, increased employment opportunities, demand for new development and increased tourism in the city and state;
 - b. Public amenities incorporated in the project including but not limited to open spaces accessible to the public and improved pedestrian circulation systems;
 - c. The relationship of the project to its surroundings with respect to height, bulk, scale, massing, landscaping, aesthetics, view enhancement or blockage, shadows and glare;
 - d. Impacts of the facility on traffic, parking, street systems, transit and pedestrian circulation;
 - e. Impacts of the facility on existing residential development in the vicinity of the project, including but not limited to direct and indirect housing loss;
 - f. Impacts of the facility on local governmental services and operations, including but not limited to police and fire protection, and water, sewer and electric utilities;
 - g. Impacts of the facility relative to noise and air quality;
 - h. Cumulative impacts of the project on governmental services and facilities, natural systems, or the surrounding area, considering the project's impacts in aggregate with the impacts of prior development and the impacts of future development which may be induced by the project;
 - i. Additional information as the Council deems necessary to fully evaluate the proposal.
3. If the Council approves a convention center, it may attach conditions to its approval as necessary to protect the public interest or to mitigate adverse impacts. Conditions required by the Council may include, but are not limited to, landscaping, screening or other design amenities; parking facilities adequate to accommodate potential parking demands; a traffic management plan; measures to mitigate housing loss; and measures to reduce energy consumption.

Section 7. Section 24.58.080 of the Seattle Municipal Code is hereby amended to add a new subsection "F" to read as follows:

24.58.080 Prohibited Uses

F. Public Convention Centers

Section 8. Section 24.08.170 of the Seattle Municipal Code is hereby amended to add a new subsection "D" to read as follows:

3

7. "Public convention center" means a building or structure of 300,000 square feet or more, the primary purpose of which is to provide facilities for regional, national and international conventions and which is owned, operated or franchised by a unit of general or special purpose government for public purposes. A public convention center may include uses such as shops, personal services and restaurants which may be owned, operated, or franchised by either a unit of general or special purpose government or by a private entity.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 21st day of May, 1984, and signed by me in open session in authentication of its passage this 21st day of May, 1984.

W. M. ...
President of the City Council.

Approved by me this 9th day of June, 1984.

Charles Roy ...
Mayor.

Filed by me this 9th day of June, 1984.

Attest: *Tim Hill*
City Comptroller and City Clerk.

(SEAL)

By: *Theresa Dunbar*
Deputy Clerk.

Publication ordered by TIM HILL, Comptroller and City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, June 12, 1984. (C-544)

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

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.

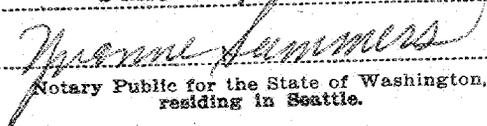
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 111702

was published on June 12, 1984


Subscribed and sworn to before me on

June 12, 1984


Notary Public for the State of Washington,
residing in Seattle.

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE