

27-2-89

ORDINANCE No. 114525

11

COUNCIL BILL No. 107321

The City of

AN ORDINANCE amending Section 23.45.0065 of the Seattle Municipal Code to extend the Citywide emergency interim controls in the Lowrise 3 (L3), Lowrise 2 (L2), and Lowrise 1 (L1) multifamily residential zones in the City of Seattle, declaring that emergency conditions continue to exist in those zones throughout the City.

Honorable President:

Your Committee on Urban

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

May 17, 1989 Do Pass

Vote 9-0

COMPTROLLER FILE No. _____

Introduced: <u>May 8, 1989</u>	By: <u>Kneabel</u>
Referred: <u>May 8, 1989</u>	To: <u>Urban Redevelopment</u>
Referred:	To:
Referred:	To:
Reported: <u>MAY 17 1989</u>	Second Reading <u>MAY 17 1989</u>
Third Reading <u>MAY 22 1989</u>	Signed: <u>MAY 22 1989</u>
Presented to Mayor: <u>MAY 23 1989</u>	Approved: <u>MAY 24 1989</u>
Returned to City Clerk: <u>MAY 24 1989</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

LIBRARY

The City of Seattle--Legislative Department

Pal Code
Lowrise 3
Residential zones
continue to

Date Reported
and Adopted

REPORT OF COMMITTEE

President:

Committee on Urban Redevelopment

was referred the within Council Bill No. 107321

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

11, 1989 Do Pass (1-0, PK)

9-0



Committee Chair

ORDINANCE 114525

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AN ORDINANCE amending Section 23.45.0065 of the Seattle Municipal Code to extend the Citywide emergency interim controls in the Lowrise 3 (L3), Lowrise 2 (L2) and Lowrise 1 (L1) multifamily residential zones in the City of Seattle, declaring that emergency conditions continue to exist in those zones throughout the City.

WHEREAS, on March 8, 1988, the City Council found that the lowrise residential multifamily code provisions must be reevaluated; and

WHEREAS, on March 8, 1988, by Ordinance 113858, the City Council and the Mayor adopted citywide interim zoning controls in the lowrise multifamily residential zones (L3, L2 and L1) in the City of Seattle to allow meaningful reevaluation of the land use policies on those areas and correct problems with the Land Use Code; and

WHEREAS, the City of Seattle authorized the Office for Long-range Planning to evaluate the land use policies and possible problems with the Land Use Code; and

WHEREAS, on March 8, 1988, based on Ordinance 113858, the Office for Long-range Planning began a work program to develop and analyze permanent amendments to the Land Use Code; and

WHEREAS, the emergency declared due to the amount, rate and intensity of multifamily development activity over the past several years continues as evidenced by recent development permit activity; and

WHEREAS, the Office for Long-range Planning completed the evaluation of the land use policies and Code, and published the Draft Revisions to the Multi-family Land Use Policies in October, 1988; and

WHEREAS, the Office for Long-range Planning held a public hearing to hear comments on the Draft Proposal; and

WHEREAS, the Office for Long-range Planning conducted the environmental review of the Draft Revisions to the Multi-family Land Use Policies on November 21, 1988; and as required by the State Environmental Policy Act (SEPA), published a Draft Environmental Impact Statement on November 21, 1988, and held a public hearing; and

WHEREAS, the public has made extensive comments both on the Draft Revisions to the Multi-family Policies and the Draft EIS; and

WHEREAS, the Mayor has forwarded his Recommended Revisions to the Multifamily Land Use Policies for Council review and adoption; and

WHEREAS, City Council must hold a public hearing on the Mayor's Recommendations and Final Environmental Impact Statement with thirty days' notice, and additional time is needed to provide adequate public review prior to Council action; Now, Therefore,

1 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

2 Section 1. Section 23.45.0065, added by Ordinance 113858, is amended
3 to read as follows:

4 23.45.0065 Interim Zoning

5 Except for the areas of Ballard and Fremont as provided in
6 Section 23.45.007, the development standards for the Lowrise 1 (L1),
7 Lowrise 2 (L2) and Lowrise 3 (L3) and corresponding RC zones
8 throughout the City of Seattle are supplemented by the following
9 interim controls for a period of one year and ((three)) six months
10 from the effective date of this ordinance.

- 11 A. Development in Lowrise 3 (L3) and Lowrise 3 Residential-Commercial
12 (L3/RC) zones shall be limited to the height standards of the
13 existing Lowrise 2 (L2) zone, to maximum lot coverages of
14 45 percent for single structure development and 50 percent for
15 multiple structure developments, and to a maximum density of one
16 dwelling unit for each 700 square feet of lot area. Fractions of
17 lot area above increments of 700 square feet for each dwelling
18 shall not allow development of an additional dwelling unit.
- 19 B. Development in Lowrise 2 (L2) and Lowrise 2 Residential-Commercial
20 (L2/RC) zones shall be limited to maximum lot coverages of
21 45 percent for single structure development and 50 percent for
22 multiple structure developments, and to a maximum density of one
23 dwelling unit for each 900 square feet of lot area. Fractions of
24 lot area above increments of 900 square feet for each dwelling
25 unit shall not allow development of an additional dwelling unit.
- 26 C. Development in Lowrise 1 (L1) and Lowrise 1 Residential-Commercial
27 (L1/RC) zones shall be limited to a maximum density of one
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1 dwelling unit for each 1,400 square feet of lot area. Fractions
2 of lot area above increments of 1,400 square feet for each
3 dwelling unit shall not allow development of an additional
4 dwelling unit.

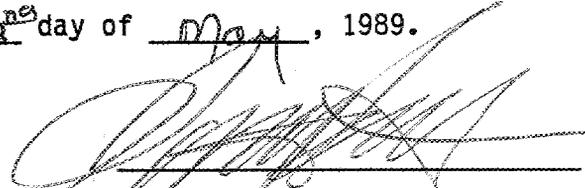
5 Section 2. Declaration of Emergency. The City Council finds that
6 since the adoption of the multi-family provisions of the Land Use Code in
7 August, 1982, multi-family development activity has been intensive,
8 evidenced by (1) the number of development permits, (2) the achievement of
9 greater densities than were anticipated in the multi-family environmental
10 impact statement, (3) the achievement of densities in some areas which are
11 significantly greater than permitted under previous zoning, and (4) the
12 construction of multi-family housing which is out of scale with the
13 character of those neighborhoods. Said multi-family provisions should be
14 reevaluated, but if development is allowed to proceed at the same pace
15 pending review, a meaningful reevaluation of the land use policies in
16 those areas would be foreclosed. For these reasons, an emergency exists,
17 and continues to exist, necessitating the continuation of interim zoning
18 regulations for the Lowrise 1, Lowrise 2, and Lowrise 3 zones until the
19 City Council can reconsider the zoning provisions in said zones and enact
20 into law such permanent regulations as may be indicated. In view of this
21 emergency, this amendment shall become effective immediately upon its
22 approval by the Mayor or passage over his veto, as provided in the City
23 Charter.

24 Section 3. SEPA Emergency Exemption. Pursuant to SMC 25.05.880, the
25 City Council finds that an exemption under SEPA for this action is
26 necessary to prevent an imminent threat to public health and safety and to
27 prevent an imminent threat of serious environmental degradation through
28 continued development under the existing regulations. SEPA review of any

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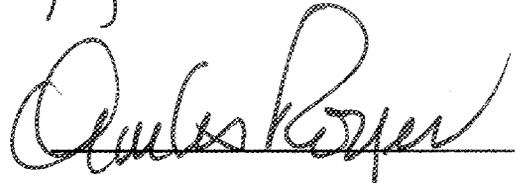
permanent regulations proposed for replacement of the existing zoning and the interim controls shall be conducted.

PASSED by three-fourths vote of all the members of the City Council the 22nd day of May, 1989, and signed by me in open session in authentication of its passage this 22nd day of May, 1989.



President of the City Council

Approved by me this 24th day of May, 1989



Mayor

Attest: Norward J. Brooks

City Comptroller and City Clerk

(SEAL)

Published _____ by Theresa J. Dunbar

Deputy Clerk

2a-233

TIME AND DATE STAMP

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PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

15807
City of Seattle, City Clerk

-ss.

No.

City of Seattle
ORDINANCE 114525

Affidavit of Publication

The undersigned, on oath states that he is an representative of The Daily Journal of Commerce, a paper, which newspaper is a legal newspaper of general and it is now and has been for more than six months e date of publication hereinafter referred to, published in h language continuously as a daily newspaper in Seattle, nty, Washington, and it is now and during all of said time ed in an office maintained at the aforesaid place of m of this newspaper. The Daily Journal of Commerce ie 12th day of June, 1941, approved as a legal newspaper iperior Court of King County.

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

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olished on

26/89

e amount of the fee charged for the foregoing publication is

1 of \$, which amount has been paid in full.

[Signature]

Subscribed and sworn to before me on

May 26 1989
[Signature]

Notary Public for the State of Washington,
residing in Seattle

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WHEREAS, the Office for Long-range Planning completed the evaluation of the land use policies and Code, and published the Draft Revisions to the Multi-family Land Use Policies in October, 1988; and

WHEREAS, the Office for Long-range Planning held a public hearing to hear comments on the Draft Proposal; and

WHEREAS, the Office for Long-range Planning conducted the environmental review of the Draft Revisions to the Multi-family Land Use Policies on November 21, 1988; and as required by the State Environmental Policy Act (SEPA), published a Draft Environmental Impact Statement on November 21, 1988, and held a public hearing; and

WHEREAS, the public has made extensive comments both on the Draft Revisions to the Multi-family Policies and the Draft EIS; and

WHEREAS, the Mayor has forwarded his Recommended Revisions to the City Land Use Policies for Council review and adoption; and

WHEREAS, the Mayor has forwarded his Recommended Revisions to the City of Seattle Municipal Code (SMC) and Seattle Municipal Code (SMC) and Seattle Municipal Code (SMC) and Seattle Municipal Code (SMC) pursuant to Revised Code of Washington (RCW 35.79.030) and Seattle Municipal Code (SMC) 15.63; the petition of Belshaw Brothers Inc. (Comptroller file No. 294152) for the vacation of a portion of the ALLEY ADJACENT TO BLOCK 5, CHERMORE ADDITION as therein fully described; and

WHEREAS, there has been filed with the City Council the petition of Belshaw Brothers Inc. (Comptroller file No. 294152) for the vacation of a portion of the ALLEY ADJACENT TO BLOCK 5, CHERMORE ADDITION, being the alley in the block between 22nd Avenue South and 23rd Avenue South and north of south Grand Street, on the petition of Belshaw Brothers Inc., accepting an easement for a street dining purpose, (Comptroller file No. 294152).

WHEREAS, following a public hearing on said petition, which commenced on March 26, 1988, said petition was granted by the City Council; and

WHEREAS, pursuant to Revised Code of Washington (RCW 35.79.030) and Seattle Municipal Code (SMC) 15.63; the petition of Belshaw Brothers Inc. (Comptroller file No. 294152) for the vacation of a portion of the ALLEY ADJACENT TO BLOCK 5, CHERMORE ADDITION, being the alley in the block between 22nd Avenue South and 23rd Avenue South and north of south Grand Street, on the petition of Belshaw Brothers Inc., accepting an easement for a street dining purpose, (Comptroller file No. 294152).

AN ORDINANCE vacating a portion of the ALLEY ADJACENT TO BLOCK 5, CHERMORE ADDITION, being the alley in the block between 22nd Avenue South and 23rd Avenue South and north of south Grand Street, on the petition of Belshaw Brothers Inc., accepting an easement for a street dining purpose, (Comptroller file No. 294152).

City of Seattle
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