

225/31 ORDINANCE No. 115654

COUNCIL BILL No. 108571

The City of

AN ORDINANCE rezoning a portion of the Central Area.

Honorable President:

Your Committee on _____

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

COMPTROLLER FILE No. _____

Introduced: MAY 13 1991	By: DONALDSON
Referred: MAY 13 1991	To: FULL COUNCIL
Referred:	To:
Referred:	To:
Reported: MAY 20 1991	Second Reading: MAY 20 1991
Third Reading: MAY 20 1991	Signed: MAY 20 1991
Presented to Mayor: MAY 21 1991	Approved: MAY 24 1991
Returned to City Clerk: MAY 24 1991	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Full Council do

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on _____

was referred the within Council Bill No. _____

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

All Council vote 7-0

Committee Chair

ORDINANCE 115654

1
2 AN ORDINANCE rezoning a portion of the Central Area.

3 WHEREAS, Ordinance 113858, approved March 8, 1988, enacted
4 interim controls on development in lowrise multi-family
5 residential zones for a period of one year and called for
6 the Executive to implement a multi-family work program to
develop and analyze permanent amendments to the multi-
family code; and

7 WHEREAS, Ordinance 113858, requested that Executive
8 recommendations include zoning text amendments and
9 legislative mapping changes; and

10 WHEREAS, Resolution 27850, October 24, 1988, adopted criteria
11 to guide the selection of areas to be considered in the
12 remapping process, and set forth a process for public
13 review of the map changes; and

14 WHEREAS, the Office for Long-range Planning held an initial
15 public meeting on the Central Area remapping cases,
16 published draft recommendations and held an additional
17 public meeting to hear comments on the draft
18 recommendations, before the final Executive
19 recommendations were made; and

20 WHEREAS, the City Council's Land Use Committee held a public
21 hearing on April 17, 1991, on the Executive
22 recommendations for the Central Area remapping cases; and

23 WHEREAS, the City Council's Land Use Committee considered the
24 Central Area remapping cases at its April 26th, 1991
25 committee meeting; NOW, THEREFORE

26
27 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

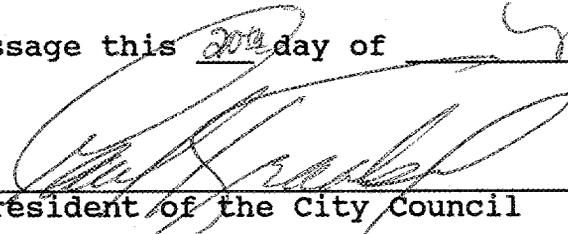
28
Section 1. Attached to this ordinance is a zoning map
which is identified as Attachment A and which is incorporated
by reference herein. The area on this map which shows a
change in zoning designation and refers to a corresponding
case number is hereby rezoned to the new zoning classification
shown for such area on the map. This map is hereby adopted as
an amendment to the Official Land Use Map of the City of
Seattle adopted by S.M.C. 23.32.016.

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Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular rezone accomplished herein shall not affect the validity of any other rezone.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval 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 20th day of May, 1991, and signed by me in open session in authentication of its passage this 20th day of May, 1991.



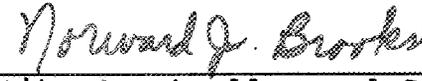
President of the City Council

Approved by me this 24th day of May, 1991.



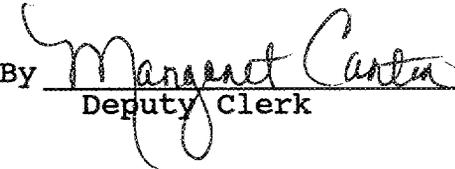
Mayor

Filed by me this 24th day of May, 1991.

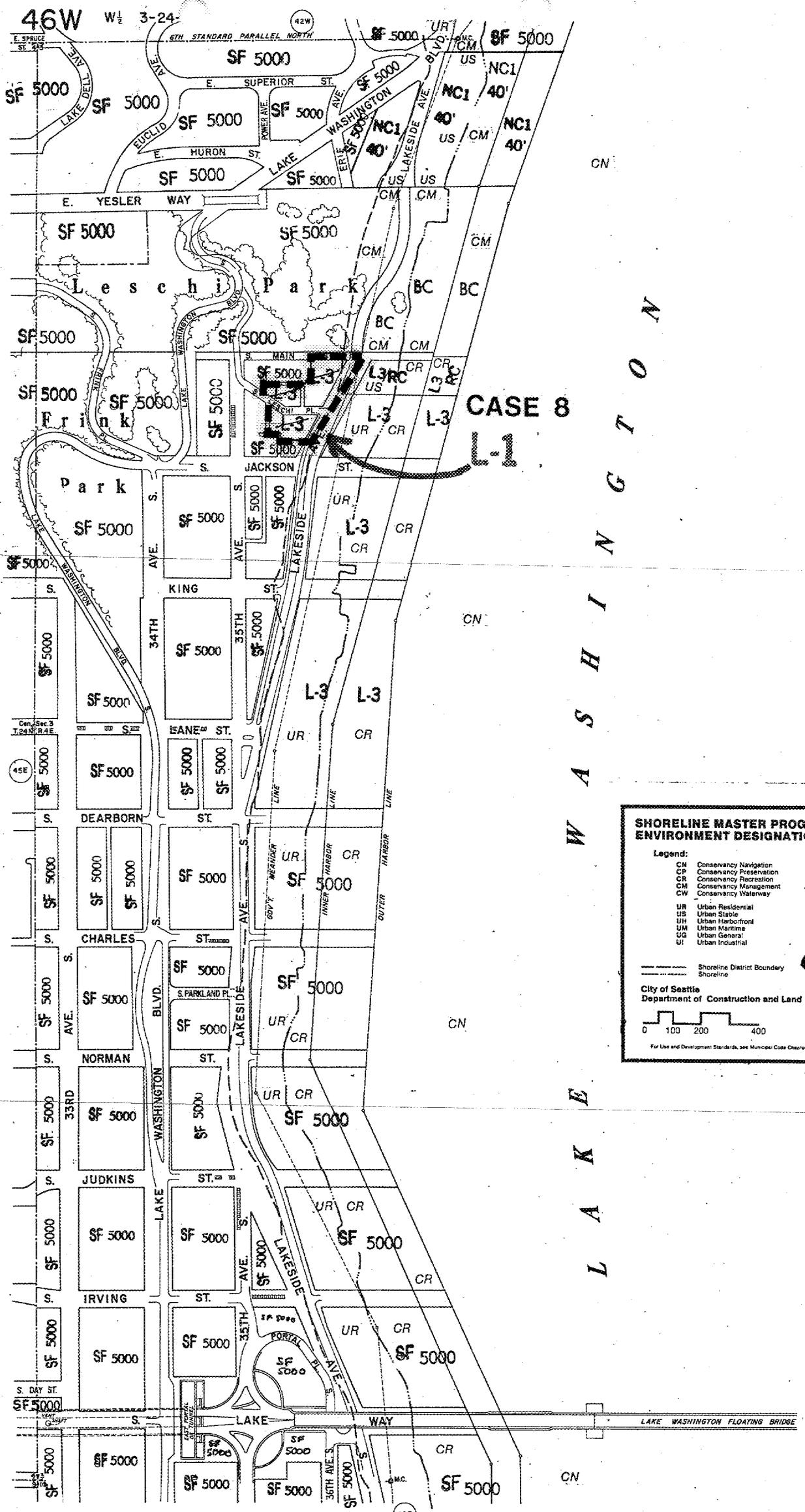
Attest: 

City Comptroller and City Clerk

(SEAL)

Published _____ By 

Deputy Clerk



W A S H I N G T O N
 L A K E

**SHORELINE MASTER PROGRAM
ENVIRONMENT DESIGNATIONS**

Legend:

- CN Conservancy Navigation
- CP Conservancy Preservation
- CR Conservancy Recreation
- CM Conservancy Management
- CW Conservancy Waterway
- UR Urban Residential
- US Urban Stable
- UH Urban Harborfront
- UM Urban Maritime
- UG Urban General
- UI Urban Industrial

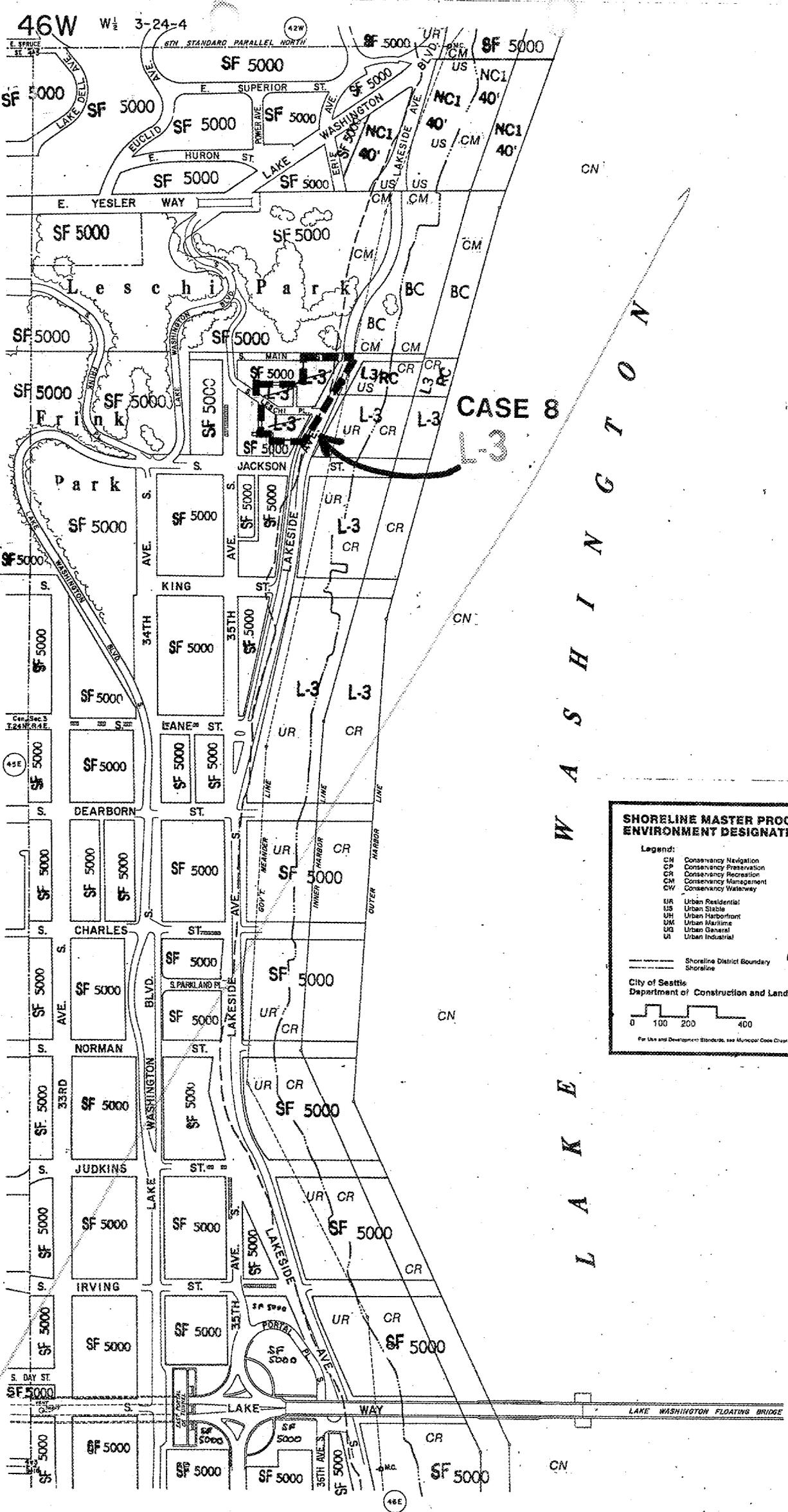
----- Shoreline District Boundary
 - - - - - Shoreline

City of Seattle
 Department of Construction and Land Use

0 100 200 400

For Use and Development Standards, see Municipal Code Chapter 23.60

SCALE: 1 INCH = 200 FEET



W A S H I N G T O N
L A K E

**SHORELINE MASTER PROGRAM
ENVIRONMENT DESIGNATIONS**

Legend:

- CN Consistency Navigation
- CP Consistency Preservation
- CR Consistency Recreation
- CM Consistency Management
- CW Consistency Waterway
- UR Urban Residential
- US Urban Stable
- UH Urban Harborfront
- UM Urban Maritime
- UG Urban General
- UI Urban Industrial

----- Shoreline District Boundary
 _____ Shoreline

City of Seattle
 Department of Construction and Land Use

0 100 200 400

For Use and Development Standards, see Municipal Code Chapter 22.05

SCALE: 1 INCH = 200 FEET

ORDINANCE 115654

AN ORDINANCE rezoning a portion of the Central Area.

WHEREAS, Ordinance 113858, approved March 8, 1988, enacted interim controls on development in lowrise multi-family residential zones for a period of one year and called for the Executive to implement a multi-family work program to develop and analyze permanent amendments to the multi-family code; and

WHEREAS, Ordinance 113858, requested that Executive recommendations include zoning text amendments and legislative mapping changes; and

WHEREAS, Resolution 27850, October 24, 1988, adopted criteria to guide the selection of areas to be considered in the remapping process, and set forth a process for public review of the map changes; and

WHEREAS, the Office for Long-range Planning held an initial public meeting on the Central Area remapping cases, published draft recommendations and held an additional public meeting to hear comments on the draft recommendations, before the final Executive recommendations were made; and

WHEREAS, the City Council's Land Use Committee held a public hearing on April 17, 1991, on the Executive recommendations for the Central Area remapping cases; and

WHEREAS, the City Council's Land Use Committee considered the Central Area remapping cases at its April 26th, 1991 committee meeting; NOW, THEREFORE

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attached to this ordinance is a zoning map which is identified as Attachment A and which is incorporated by reference herein. The area on this map which shows a change in zoning designation and refers to a corresponding case number is hereby rezoned to the new zoning classification shown for such area on the map. This map is hereby adopted as an amendment to the Official Land Use Map of the City of Seattle adopted by S.M.C. 23.32.016.

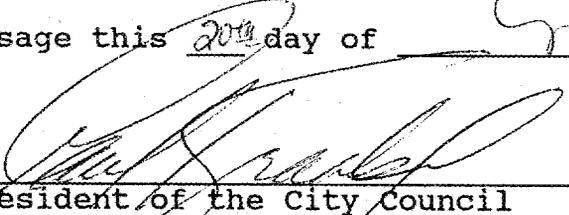
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9106051644

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular rezone accomplished herein shall not affect the validity of any other rezone.

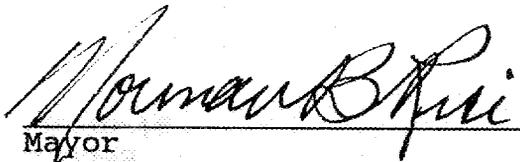
Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City Charter.

Passed by the City Council the 20th day of May, 1991, and signed by me in open session in authentication of its passage this 20th day of May, 1991.



President of the City Council

Approved by me this 24th day of May, 1991.



Mayor

Filed by me this 24th day of May, 1991.

Attest: Norman J. Brooks

City Comptroller and City Clerk

(SEAL)

Published _____ By Margaret Carter
Deputy Clerk

9106051644

9106051644

NORWARD J. BROOKS CITY COMPTROLLER
600 - 4th AVENUE RM 101
SEATTLE, WA 98104-1892

JUN 5 3 03 PM '91
BY THE DIVISION OF
RECORDS & FILICCTIONS
KING COUNTY

RECEIVED THIS DAY

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RECFEE	2.00	
CASHSL		****9.00
		35

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this *30th* day of *May*, 1991.

NORWARD J. BROOKS
Comptroller and City Clerk

By: *Margaret Carter*
Deputy Clerk



Seattle City Council

Memorandum

Date: May 14, 1991
To: All Councilmembers
From: Susan Golub 
Subject: Central Area Remapping Case 8

OVERVIEW

On May 6th the Council approved new zoning designations for seven of the eight Central Area Multi-family Remapping cases. Case 8 was held at full Council -- it will be on the Council's agenda Monday, May 20.

Case 8 is in Leschi. It is the property on the west side of Lakeside Avenue South, between South Main and South Jackson Streets (see attached map). It is currently zoned Lowrise 3, and was recommended by the Executive to be rezoned to Lowrise 1. This memorandum presents the case for rezoning this area Lowrise 1, as recommended by the Land Use Committee, and Lowrise 3, as recommended by Councilmember Benson.

The green pages attached to this memo are copies of letters the Council has received regarding this Case, and a copy of the Mayor's Case 8 report.

ARGUMENTS IN FAVOR OF LOWRISE 1 (Donaldson, Kraabel)

In comparing this property with the multi-family locational criteria, we find the best match with Lowrise 1. The property is very steep, resulting in an environmentally sensitive designation. It also has very limited access. Main Street, its northern boundary is not developed. This right-of-way directly adjoins a City park, and the City has previously denied its vacation. Leschi Place, the only access to this property is narrow, curved, with no sidewalks. These conditions are similar to the following Lowrise 1 locational criterion:

Areas where narrow streets, on-street parking congestion, local traffic congestion, or irregular street patterns restrict local access and circulation.

In addition, the existing development within Case 8 meets the area characteristics described in the Lowrise 1 locational criteria. The area has a mix of development, including six single family

houses, one triplex, and two larger structures (one with five units, one with seven). This mix of development approximates the following Lowrise 1 locational criterion:

Areas with a mix of single family structures, small multi-family structures and single family structures legally converted into multiple units where, because of the type and quality of the existing housing stock, it is desirable to encourage new development opportunities.

In contrast, the area is not a good match with Lowrise 3, the most intensive of the lowrise zones. The density of development permitted in Lowrise 3 cannot be sensitviely accommodated in this steep, limited access location.

ARGUMENTS IN FAVOR OF LOWRISE 3 (Benson)

This property is currently zoned Lowrise 3, and has been zoned for moderate intensity multi-family development since 1957. (Before 1982, it was zoned RM 800, a zone permitting development similar to what is allowed in Lowrise 3.) Two large multi-family structures within the case area would become non-conforming with a Lowrise 1 designation.

The area fronts Lakeside Avenue, and Lowrise 3/Residential Commercial zoning on the east side of that street; it is adjacent to a park; and close to the Leschi business district. These conditions are similar to those described in the following Lowrise 3 locational criterion:

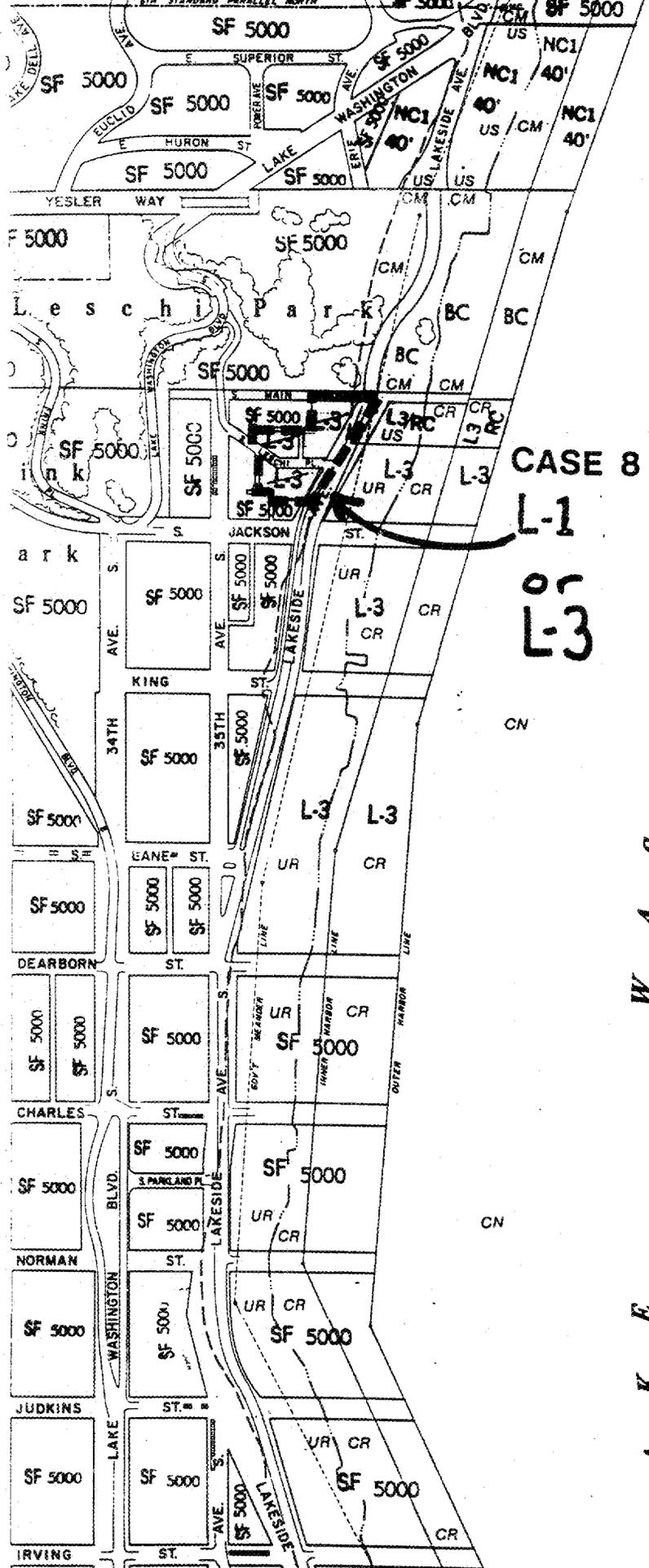
Areas with existing multi-family zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.

Access from this area to Lakeside Avenue is via Leschi Place -- traffic does not have to travel through less intensive residential areas for access to the arterial and the Lakeside Avenue buses. These conditions are similar to those described in the following Lowrise 3 criterion:

Areas which are well served by public transit and have direct access to arterials, so that vehicular traffic is not required to use streets that pass through less intensive residential zones.

In addition, the area is on a hillside -- development at Lowrise 3 scale will not block views from properties up the hill to the west.

N W 3-24-4



CASE 8
L-1
or
L-3

W A S H I N G T O N
 L A K E

**SHORELINE MASTER PROGRAM
 ENVIRONMENT DESIGNATIONS**

Legend:

- CR Consistency Recreation
- CP Consistency Preservation
- CS Consistency Accession
- CM Consistency Management
- CU Consistency Utility
- UR Urban Residential
- US Urban Stable
- UH Urban Harborland
- UM Urban Medium Density
- UG Urban General
- UI Urban Industrial

----- Shoreline District Boundary
 - - - - - Shoreline

City of Seattle
 Department of Construction and Land Use

0 100 200 400

For Use and Development Standards, 200 Thurston Code Chapter 23.05

Letters

Pro

Lowercase 1

MRS. IB ROSSEN
3515 S. MAIN ST.
SEATTLE, WASHINGTON 98144

May 6, 1991

Dear Mr. Donaldson

In writing to reiterate my support
for item 8 of the Central Area Rezoning.

The present L3 designation is an
anomaly in need of correction.
No other part of the west side of
Lakeside Ave S. is L3, and S. Leschi
Place is the only side street off
Lakeside that is not SF.

The proposed L1 will still
allow property owners to construct
multiple dwellings. Even that
amount of development will put a
strain on traffic and parking
conditions.

Thank you for your consideration.

Ellen C. Rossen
(Mrs. Ib Rossen)

MAYOR'S RESPONSE

DEPT OLP DATE 2, 27
LOG # 91329, 0211

February 11th 1991

RECEIVED
FEB 15 1991 RECEIVED

Mayor Norm Rice
1100 Seattle Municipal Building
Seattle, Washington 98104

OFFICE FOR FEB 14 1991
LONG-RANGE PLANNING
MAYOR'S OFFICE

Dear Mr. Rice:

Recently I was notified that the property I own at 317 Lakeside South is being recommended for down zoning. Under "Central Area, Case #8 " The Office of Long Range Planning is recommending it be down zoned from a L3 to a L1.

My building a three story seven unit apartment, is a landmark in the Leschi Area and was built around 1905 when Leschi was a resort area. The property is view property consisting of two L3 zoned lots and sets across Lakeside South from Lake Washington. There is off street parking for six of the seven units.

I have owned the building since 1974. During that time I have put a lots of capital and long hours upgrading the property.

My plan was to use the building as a supplement to my retirement when I retire from the King County Police Department where I have worked as a Police Officer the past 26 years.

I am very opposed to the downzone for the following reasons:

- (1) It would decrease the value of my property and my neighbors, T.V. Dean. If in the future I wanted to use it as collateral when getting a loan for other future investments.
- (2) Both Mr. Dean and I have paid property taxes on the L3 assessed value for years. Would we get the difference refunded to us.
- (3) My building has its own parking so it wouldn't affect the neighborhood parking situation.
- (4) The building has been there for 86 years so why should the zoning be changed now.

I was supplied with a memorandum from Kathy Fawthrop, OLP Staff, Multifamily Remapping, to Councilmember George Benson dated January 15th 1991. In this memorandum which I've enclosed a copy of, she gives four criteria for their recommendation.

First she says the area has been identified as Environmentally Sensitive due to known and potential slide conditions in the area.

Mr Deans Property and My property has set solid for almost a hundred years. The soil is hardpan. If one goes down beyond the top soil to dig a hole or plant a tree one needs a pick. Its like going thru cement.

My building sets on a cement foundation that is a few feet below Lakeside South. Behind my building to the West up Leschi Place the topography is that of a slight incline.

(WP2-061)

There is not the slightest possibility of a slide in our immediate area.

There was a slide down the street in the 500 block of Lakeside South Several years ago. The cement retaining wall that seperated the elevated street (35th south) that parallels Lakeside South gave way during a heavy rainstorm. The cause was due to a faulty fill and poor drainage.

The second reason given doesn't make much sense. Leschi Place is not any narrower than a lot of residential streets. It is wide enough for cars to park on one side and two lanes of moving traffic. My property would not affect it as I have enough parking for my own building.

Reason three mentions,existing development withing the area is more consistent with a less intense zoning designation, such as Lowrise 1 or Lowrise 2. The three new single family homes built during the last year resemble aparatments. They are three stories tall. There are only a few small older homes in this small isolated neighborhood. The rest are either duplexes, triplexes and residences that resemble triplexes.

Reason four mentions that conditions along the zone edges where this Lowrise 3 zone meets the surrounding single-family zones are inadequate to provide for a transition between larger mulatifamily structures and the existing development in the abutting single-family zones. This area has always been a little mixture of everything. Actually there is no single-family zone in this little hollow. As stated before is a mixture of everything.

I feel that the zoning in this Remapping Case #8 Area should be left alone. I urge you to recommend the same. Thank you for your consideration.

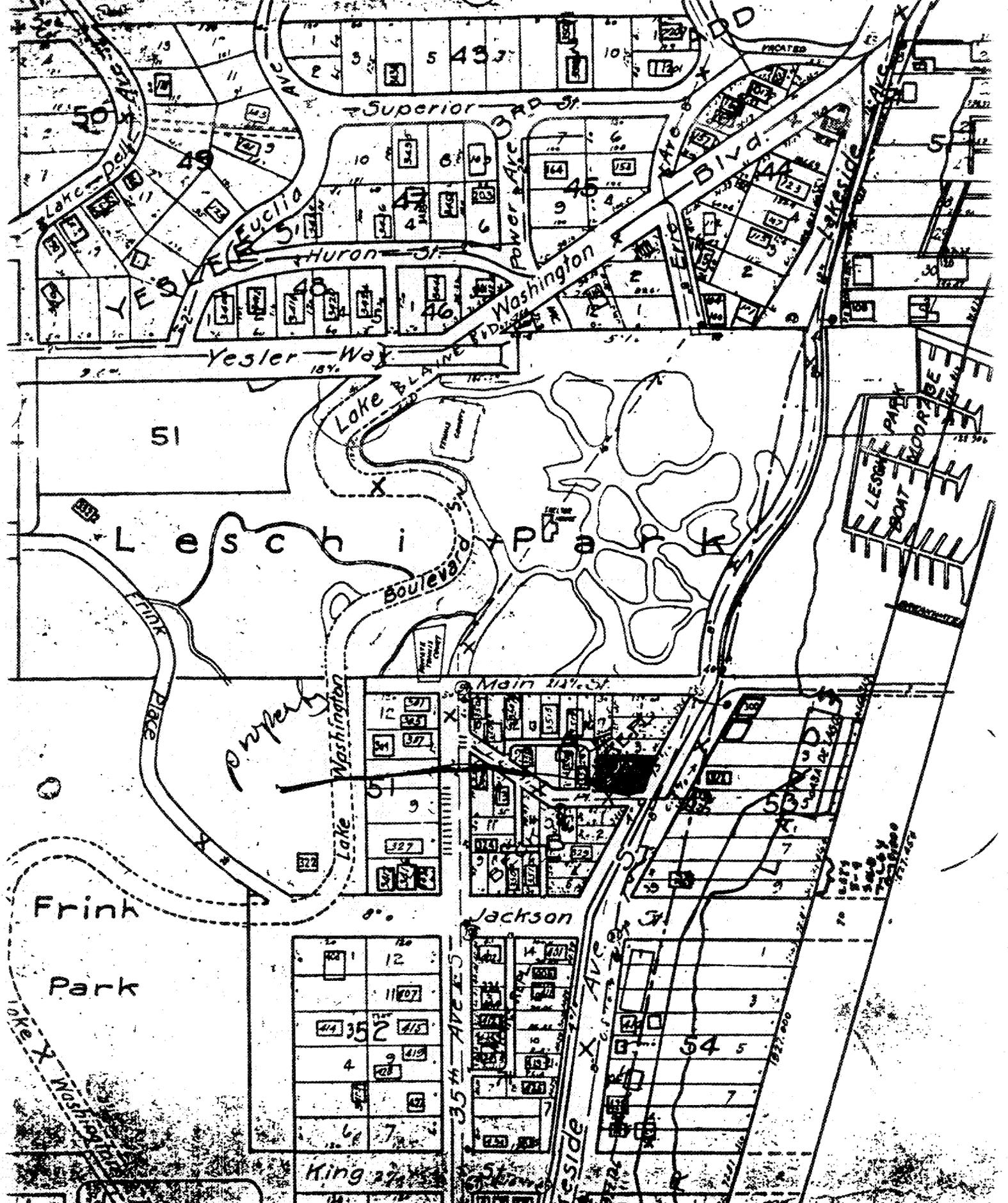
Sincerely.


Carroll J. Dobransky
164 Power Ave.
Seattle, Wa. 98122
323-8730

cc: Mayor Norm Rice
Councilmember Sue Donaldson
Councilmember George Benson
Councilmember Sam Smith
T.V. Dean

W 1/2 3-24:4

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Office of the Mayor
City of Seattle

Norman B. Rice, Mayor



March 29, 1991

Carroll J. Dobransky
164 Power Avenue
Seattle, Washington 98122

Dear Mr. Dobransky:

Thank you for taking the time to write regarding remapping case #8. I have enclosed a copy of my recommendation for your review.

I understand that any proposed zoning change brings some uncertainty to property owners. I take this matter very seriously, and the recommendations I make are the result of a long process including staff analysis and significant public review and discussion.

I believe the Lowrise 1 designation proposed for this area is the most appropriate of the multifamily designations, given the smaller scale of development characterized by single-family, duplex, and triplex structures that presently exist. This designation is also in keeping with the City's recently revised Multifamily Policies, which specify that a Lowrise 3 zone should not be located adjacent to a Single-Family zone. A Lowrise 1 designation will provide an opportunity for additional dwelling units to be built in this area, but new development would be at a scale that is compatible with the existing structures, and with development in the neighboring single-family area.

In your particular case, the proposal to change the zoning designation does not affect existing structures. Under the recommendation to reclassify the area to Lowrise 1, your seven unit apartment building would become non-conforming due to the density limits for this zoning category. In fact, even under the existing Lowrise 3 designation, the building is non-conforming given that its existing density and building bulk exceed what is currently allowed under Lowrise 3. As a non-conforming structure, the building would continue as before. However, there would be limitations on any building expansion that would result in any increase in the existing non-conformity.

Carroll J. Dobransky
March 29, 1991
Page 2

As to the question of property taxes, tax assessments are a County responsibility. I suspect that with an apartment building on this property you are being assessed at current use, as the property's potential has been fulfilled. In that case, again, a zoning change would not have a significant impact in the calculation of property assessment for tax purposes. The site's location overlooking Lake Washington and the value of surrounding properties are likely to be the major determinants of value.

I am sure you can appreciate the difficulty in making remapping decisions that will achieve fair and sensitive zoning in our neighborhoods. I encourage you to remain involved and attend the public hearing on these cases scheduled for Wednesday, April 17 at 7:00 p.m., in the City Council Chambers. A notice of the hearing will be mailed to you. After the hearing, the City Council's Land Use Committee will evaluate the testimony received, and conduct a field tour of the remapping sites to make a final decision. The Committee's recommendation will then be voted on by the full City Council.

I appreciate the interest you have shown and the time you have taken to present your concerns.

Sincerely,

Norman B. Rice

Enclosure

cc: Councilmember Sue Donaldson
Councilmember George Benson
Councilmember Sam Smith
T. V. Dean, 909 - 9th Avenue
Seattle, Washington 98104

Letters

Pro

Lowrise 3

T. V. DEAN

December 4, 1990

Sue Donaldson, Councilwoman
City of Seattle
Seattle Municipal Building
600 4th Avenue
Seattle, WA 98104

Kathy Fawthrop
City of Seattle
Office for Long-range Planning
600 4th Avenue, Room 200
Seattle, Wa 98104-1873

Dear Ms. Donaldson and Ms. Fawthrop:

We are in receipt of notice of public meeting to review Multifamily Remapping Recommendations for the Central Area. The notice is from the Office for Long-range Planning and is scheduled for Tuesday, December 4, 1990.

I regret we will be unable to attend the meeting because of serious illness in our family.

My name is Tom V. Dean. I am 85 years old. I have been an active real estate broker for over 30 years. My wife and I own the property at 305 Lakeside S., Case No. 8. on the West side of Lakeside Avenue S. between Main Street and Jackson Street. Legally described as: Lots 1, 2 and 3, Block 72, Burke's Second Addition, Together with portion of vacated alley.

According to this notice, it is proposed to rezone our property from L3 to L1.

If the property is down zoned, it would effectively prohibit development of our property. It will not be feasible economically nor would it be desirable. The only development under this location has been that of condominiums. Three condominiums have been completed and are an excellent addition to the city. They provide comfortable housing. We would like to build a similar condominium on our property. We have retained an architect to prepare plans for that purpose under the existing zoning.

Down zoning our property would help no one. Property adjoining us to the south is owned by Carroll Dobransky. It is occupied by a three story frame apartment building which is well maintained. It is built right up to the lot line and is an attractive property and blends in well. However, if this frame building were destroyed by a fire, the property could not be replaced under the proposed zoning.

Sue Donaldson, Councilwoman
Kathy Fawthrop
Page Two
December 4, 1990

Attractive condominiums have been built on the east side of Lakeside. They are a credit to the neighborhood and provide housing for people who are able to afford and enjoy condo living.

We would like to build a similar condominium on our property. I would estimate it would provide housing for about six families who would enjoy the location and view of Lake Washington.

Due to the steep topography, it will be expensive to develop our property. We could not do it under the proposed L1 zoning.

Developing it under the existing zoning would work no hardship on anyone and be a distinct improvement over the existing old frame house now on the property.

We sincerely hope you will consider our request to leave the existing zoning as it is.

Sincerely,

T. V. Dean
T. V. DEAN

TVD:lb

cc: Carroll Dobranksy

T. V. DEAN

T. V. DEAN
1100 AVENUE 1
SEATTLE WASHINGTON 98104
206-325-1114

December 6, 1990

Sue Donaldson, Councilwoman
City of Seattle
Seattle Municipal Building
600 4th Avenue
Seattle, WA 98104

Kathy Fawthrop
City of Seattle
Office for Long-range Planning
600 4th Avenue, Room 200
Seattle, WA 98104-1873

Re: Recapping Recommendation
for Central Area

Dear Ms. Donaldson and Ms. Fawthrop:

When we received the notice on December 4 that you were considering downzoning our property at 305 Lakeside Ave. S, naturally we were alarmed and contacted Kathy Fawthrop for an explanation. She said they thought Leschi Pl. might be congested and they could correct the problem if there was one, by downzoning our property from L3 to L1.

We have lived at 305 Lakeside S. for over 30 years. Congestion has never been a problem and is not now. Enclosed is a map showing our three lots. When we leave our house to go downtown, we exit to the alley shown on the map. We own one-half of this alley and our neighbor owns the other half. We come in on Leschi Pl. a distance of perhaps 100 feet. We then have a choice of getting on Lakeside S. and thence into town or we can go east on Leschi to 35th. I have marked an "X" showing this route. You can continue on this route to Yesler and thence in to downtown. If we are not held up by traffic, it takes 10 to 20 minutes to reach my office on First Hill.

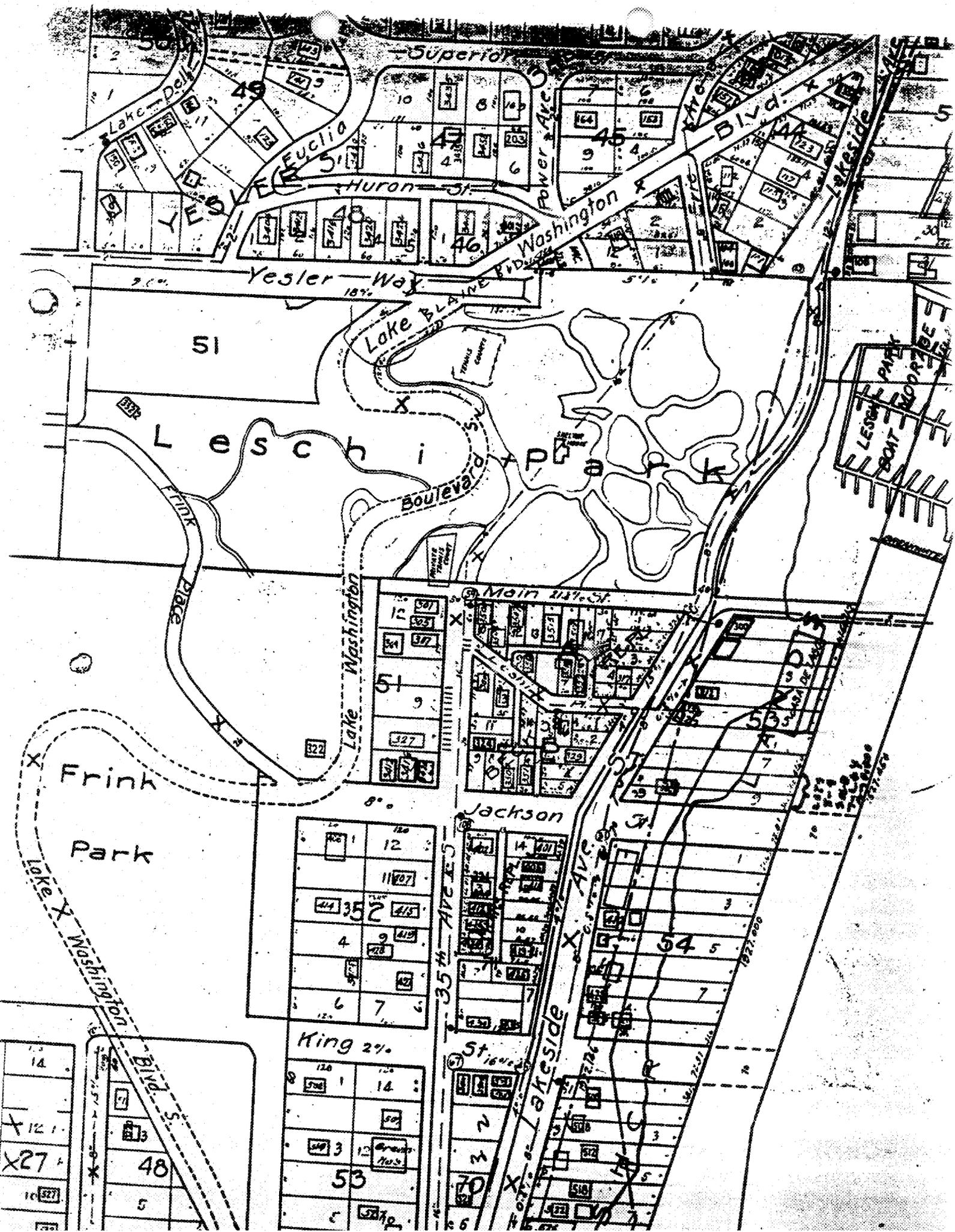
Another route which we sometimes use coming home if we are going to shop at the Leschi Market, is to stay on Lake Washington Blvd. back to Lakeside.

We are hopeful our property can be developed in to an attractive condominium, similar in quality to those on the east side of Lakeside which have just been completed. This would be preferable to building three townhouses under the present zoning.

We sincerely hope you will leave the existing zoning of our property as it is now.

Sincerely,


T. V. DEAN



Superior St

Lake Washington Blvd

Huron St

Yesler Way

Frink Park

Lesch Park

Main St

Jackson St

King St

St

Lake Washington Blvd

Bldg

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T. V. DEAN

CASE
8

T. V. DEAN
1000 4th Avenue
Seattle, Washington 98104
206-465-1000

December 6, 1990

Sue Donaldson, Councilwoman
City of Seattle
Seattle Municipal Building
600 4th Avenue
Seattle, WA 98104

Kathy Fawthrop
City of Seattle
Office for Long-range Planning
600 4th Avenue, Room 200
Seattle, WA 98104-1873

Re: Remapping Recommendation
for Central Area

Dear Ms. Donaldson and Ms. Fawthrop:

This is a very important matter to us, and I would like to call your attention to the fact that our property is contiguous to undeveloped Main Street which runs up to 35th Avenue.

If congestion should ever become a problem (which it has not), it would be a simple matter to permit contiguous owners to utilize Main Street. It has been beautifully landscaped by our neighbor and it would be a shame to destroy the landscaping. But if you felt an additional, alternate route was necessary, it could be done very easily.

If you agree, would be you be kind enough to write me a note that you are not recommending downzoning our property?

Thanking you for your cooperation, I am,

Sincerely,

T. V. Dean
T. V. DEAN

Your City, Seattle



8

Memorandum

Date 2-22-91

To Susan Golub
From Sally Marks
Subject Central Area Remapping - TV. Dean propers

Spoke to TV Dean today -

He assured me that development on his property would not interfere with views (there are now 50' high trees) nor pose slide problems.

I told him I would make sure these comments were in the record, so here they are

STATE OF WASHINGTON - KING COUNTY

5546
City of Seattle

-ss.

No.

Affidavit of Publication

FILED
CITY OF SEATTLE
1991 JUN -6 AM 11:48
COMPTROLLER AND CITY CLERK

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

ORD: 115654

was published on

05/31/91

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

K. Kelly

Subscribed and sworn to before me on

05/31/91

Jennifer A. Nicholson

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 113654

AN ORDINANCE rezoning a portion of the Central Area.

WHEREAS, Ordinance 113858, approved March 8, 1988, enacted interim controls on development in low-rise multi-family residential zones for a period of one year and called for the Executive to implement a multi-family work program to develop and analyze permanent amendments to the multi-family code; and

WHEREAS, Ordinance 113858, requested that Executive recommendations include zoning text amendments and legislative mapping changes; and

WHEREAS, Resolution 17860, October 24, 1988, adopted criteria to guide the selection of areas to be considered in the rezoning process, and set forth a process for public review of the map changes; and

WHEREAS, the Office for Long-range Planning held an initial public meeting on the Central Area rezoning cases, published draft recommendations and held an additional public meeting to hear comments on the draft recommendations, before the final Executive recommendations were made; and

WHEREAS, the City Council's Land Use Committee held a public hearing on April 17, 1991, on the Executive recommendations for the Central Area rezoning cases; and

WHEREAS, the City Council's Land Use Committee considered the Central Area rezoning cases at its April 26th, 1991 committee meeting; NOW, THEREFORE

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attached to this ordinance is a zoning map which is identified as Attachment A and which is incorporated by reference herein. The area on this map which shows a change in zoning designation and refers to a corresponding case number is hereby rezoned to the new zoning classification shown for such area on the map. This map is hereby adopted as an amendment to the Official Land Use Map of the City of Seattle adopted by S.M.C. 23.32.016.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular rezoning accomplished herein shall not affect the validity of any other rezoning.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval 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 20th day of May, 1991, and signed by me in open session in authentication of its passage this 20th day of May, 1991.

PAUL KRÄABEL,

President of the City Council.

Approved by me this 24th day of May, 1991.

NORMAN B. RICE,

Mayor.

Filed by me this 24th day of May, 1991.

Attest: NORWARD J. BROOKS,

City Comptroller and City Clerk.

(Seal) By MARGARET CARTER,

Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, May 31, 1991.

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