

ORDINANCE No. 118624

COUNCIL BILL No. 111760

An Ordinance relating to land use and zoning, amending Sections: 23.54.015; 23.84.018; and 23.94.025 of Title 23 of the Seattle Municipal Code; adding a new Chapter 23.72 to Title 23 of the Seattle Municipal Code, and amending the Official Land Use Map, SMC Chapter 23.32, to implement the Sand Point amendments to the City's Comprehensive Plan;

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over*

The City of Seattle

INDEXED

REPORT

Honorable President: 6-11-97  
Your Committee on Parks Committee 5

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and respect

*full council*

COMPTROLLER FILE NO.

Introduced: <u>JUN 8 1997</u>	By: <u>DONALDSON</u>
Referred: <u>JUN 8 1997</u>	To: <u>PARKS PUBLIC GROUNDS AND RECREATION COMMITTEE</u>
Reported: <u>JUN 11 1997</u>	To: _____
Second Reading: <u>JUN 16 1997</u>	Signed: _____
Third Reading: <u>JUN 18 1997</u>	Approved: <u>JUN 18 1997</u>
Returned to City Clerk: <u>JUN 18 1997</u>	Published: <u>Full Reg.</u>
Voted by Mayor: _____	Veto Published: _____
Forward over Veto: _____	Veto Sustained: _____

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# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

Honorable President:

Your Committee on

*6-11-97  
Parks Committee 5-1 Passed*

to which was referred the within Council Bill No. \_\_\_\_\_

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

*full council vote 9-0*

NO DISK

Committee Chair

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ORDINANCE 118624

1 AN ORDINANCE relating to land use and zoning, amending Sections 23.54.015,  
2 23.84.018 and 23.84.025 of Title 23 of the Seattle Municipal Code; adding a  
3 new Chapter 23.72 to Title 23 of the Seattle Municipal Code; and amending the  
4 Official Land Use Map, SMC Chapter 23.32, to implement the Sand Point  
5 amendments to the City's Comprehensive Plan;

6 **Whereas**, the federal government has closed the Sand Point Naval Station, and

7 **Whereas**, the city of Seattle expects that the federal property will be conveyed to the  
8 city of Seattle and other entities, and

9 **Whereas**, in anticipation of such conveyance the City approved a reuse plan for Sand  
10 Point in 1993, and

11 **Whereas**, in order to implement the reuse plan, as updated and incorporated into the  
12 Seattle Comprehensive Plan, the City needs to establish zoning for the site,  
13 and

14 **Whereas**, the City Council finds that the zoning established by the ordinance will  
15 protect and promote the health, safety and welfare of the general public,  
16 NOW, THEREFORE,

17 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

18 **Section 1.** Attached to this ordinance is a zoning map, identified as  
19 Map A and incorporated herein by reference. The areas on this map designate the  
20 Sand Point Overlay District. A rezone is hereby shown for such area on the map.  
21 This map is hereby adopted as an amendment to the Official Land Use Map, SMC  
22 23.32.016.  
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June 10, 1997  
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**Section 2.** The subsection of 23.54.015 entitled "Chart A: Parking" of the Seattle Municipal Code, which Section was last amended by Ordinance 117869, is further amended as follows:

**Chart A  
for Section 23.54.015  
PARKING**

Use	Parking Requirements
<u>Adult care center</u> <sup>1</sup>	<u>1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).</u>
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Business support services	1 for each 2,000 square feet
Business incubators	1 for each 1,000 square feet.
Carwash	1 for each 2,000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2,000 square feet.

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**Chart A**  
**for Section 23.54.015 (Continued)**

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Use	Parking Requirements
Cemetery	None.
Child care center <sup>(2)</sup> <u>1</u>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Commercial laundries	1 for each 2,000 square feet.
Commercial moorage	1 for each 140 lineal feet of moorage.
Communication utilities	1 for each 2,000 square feet.
Community centers <u>1</u> , <del>2</del> <sup>(3)</sup> and community clubs <u>1</u> , <del>2</del> <sup>(3)</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) <u>1</u> , <del>2</del> , <del>3</del> <sup>(4)</sup>	1 for each 555 square feet.
Congregate residences	1 for each 4 residents.
Construction services	1 for each 2,000 square feet.
Custom and craft work	1 for each 1,000 square feet.
Dance halls (dance floor and table area)	1 for each 100 square feet.
Dry storage of boats	1 for each 2,000 square feet.
Family support centers located in community centers owned and operated by the Seattle DOPAR <del>(4)</del> <sup>3</sup>	1 for each 100 square feet.

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**Chart A**  
**for Section 23.54.015 (Continued)**

	<b>Use</b>	<b>Parking Requirements</b>
1		
2	Floating homes	1 for each dwelling unit.
3	Food processing for human consumption	1 for each 1,000 square feet.
4	Gas station	1 for each 2,000 square feet.
5	General retail sales and services	1 for each 350 square feet.
6	Ground-floor businesses in multi-family zones	None, maximum of 10.
7		
8	Heavy commercial services	1 for each 2,000 square feet.
9	Heliports (waiting area)	1 for each 100 square feet.
10	High-impact uses	1 for each 1,500 square feet or as determined by the Director.
11	Horticultural uses (retail area only)	1 for each 350 square feet.
12		
13	Hospitals ((5))1	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus
14		1 for each 6 beds.
15	Hotels	1 for each 4 sleeping rooms or suites.
16	Institute for advanced study ((5))1	1 for each 1,000 square feet of administrative offices and similar spaces; plus
17		1 for each 10 fixed seats in all auditoria and public assembly rooms; or
18		1 for each 100 square feet of public assembly area not containing fixed seats.
19		
20	Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus
21		10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or
22		37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater.
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25	Kennel	1 for each 2,000 square feet.
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**Chart A**  
**for Section 23.54.015 (Continued)**

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Use	Parking Requirements
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service, and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.
Motels	1 for each sleeping room or suite.
<u>Motion picture studio</u>	<u>1 for each 1,500 square feet</u>
Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Multi-family structures <sup>(6)</sup> except those listed below	Lots containing 2-10 dwelling units: 1.1 for each dwelling unit. Lots containing 11-30 dwelling units: 1.15 for each dwelling unit. Lots containing 31-60 dwelling units: 1.2 for each dwelling unit. Lots containing more than 60 dwelling units: 1.25 for each dwelling unit

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June 10, 1997  
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Chart A  
for Section 23.54.015 (Continued)

	Use	Parking Requirements
1 2 3 4 5 6		In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and
7 8 9		When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and
10 11 12 13		Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms. ((7)) <u>5</u>
14 15 16	Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section	1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above. ((7)) <u>5</u>
17 18	Multi-family structures, when within the Alki area as shown on Map B following this section	1.5 spaces per unit.
19 20	Multi-family development, for those ground-related structures within the development with 10 units or fewer	1 for each dwelling unit.
21 22	Multi-family structures for low-income elderly	1 for each 6 dwelling units.
23 24	Multi-family structures for low-income disabled	1 for each 4 dwelling units.
25 26 27 28	Multi-purpose convenience store	1 for each 350 square feet.

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Chart A  
 for Section 23.54.015 (Continued)

	Use	Parking Requirements
1		
2	Museum <sup>(8)</sup> 1	1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or
3		1 for every 10 fixed seats for floor area containing fixed seats; plus
4		1 space for each 250 square feet of other gross floor area open to the public.
5		
6	Non-household sales and services, except sales, service and rental of office equipment	1 for each 2,000 square feet.
7		
8	Nursing homes <sup>(9)</sup> 6	1 space for each 2 staff doctors; plus
9		1 additional space for each 3 employees; plus
10		1 for each 6 beds.
11	Office, administrative	1 for each 1,000 square feet.
12	Office, customer service	1 for each 350 square feet.
13	Outdoor storage	1 for each 2,000 square feet.
14	Parks	None.
15	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
16		
17	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
18	Passenger terminals (waiting area)	1 for each 100 square feet.
19	Performing arts theater	1 for each 8 fixed seats or
20		1 for each 100 square feet of spectator assembly area not containing fixed seats.
21	Personal transportation services	1 for each 2,000 square feet.
22	Playgrounds	None.
23	Power plants	1 for each 2,000 square feet.
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Chart A  
for Section 23.54.015 (Continued)

	Use	Parking Requirements
1		
2	Private club <sup>(10)</sup> 1	1 for each 80 square feet of floor area of
3		all auditoria and public assembly rooms
4		not containing fixed seats; or
5		1 for every 8 fixed seats of floor area
6		containing fixed seats; or
7		if no auditorium or assembly room, 1 for
8		each 350 square feet, excluding ball
9		courts.
10	Railroad rights-of-way	None.
11	Railroad switchyard	1 for each 2,000 square feet.
12	Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
13	Recreational marinas	1 for each 75 lineal feet of moorage.
14	Recycling center	1 for each 2,000 square feet.
15	Recycling collection station	None.
16	Religious facility <sup>(11)</sup> 1	1 for each 80 square feet of all auditoria
17		and public assembly rooms.
18	Research and development laboratory	1 for each 1,000 square feet.
19	Restaurant	1 for each 200 square feet.
20	Restaurant, fast-food	1 for each 100 square feet.
21	Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
22	Sale and rental of large boats	1 for each 2,000 square feet.
23	Sale and rental of motorized vehicles	1 for each 2,000 square feet.
24	Sales, service and rental of office equipment	1 for each 350 square feet.
25	Sale of boat parts or accessories	1 for each 350 square feet.
26	Sale of heating fuel	1 for each 2,000 square feet.
27	Salvage yard	1 for each 2,000 square feet.
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Chart A  
for Section 23.54.015 (Continued)

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Use	Parking Requirements
School, private elementary and secondary <del>((3, 11))</del> 1, 2	1 for each 80 square feet of all auditoria and public assembly room, or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <del>((3, 12, 13))</del> 1, 2, 7	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoriums or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2,000 square feet.
Single-family dwelling units	1 for each dwelling unit
Skating rink (rink area)	1 for each 100 square feet.
Solid waste transfer station	1 for each 2,000 square feet.
Specialty food stores	1 for each 350 square feet.
Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Sport range	1 for each 2 stations.
Swimming pool (water area)	1 for each 150 square feet.
Taverns	1 for each 200 square feet.
Transit vehicle base	1 for each 2,000 square feet.
Universities <del>((14))</del> 8	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Utility service uses	1 for each 2,000 square feet.
Vehicle repair, major	1 for each 2,000 square feet.

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**Chart A  
for Section 23.54.015 (Continued)**

1	Vehicle repair, minor	1 for each 2,000 square feet.
2	Vessel repair, major	1 for each 2,000 square feet.
3	Vessel repair, minor	1 for each 2,000 square feet.
4	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus
5		1 for each 5 students (based on the maximum number of students in attendance at any one time).
6		
7	Warehouse	1 for each 1,500 square feet.
8	Wholesale showroom	1 for each 1,500 square feet.
9	Work-release centers	1 for each 2 full-time staff members; plus
10		1 for each 5 residents; plus
11		1 for each vehicle operated in connection with the work-release center.

~~((1) When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.))~~

((2)) 1 When permitted in single-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of ~~((Engineering))~~ Seattle Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

((3)) 2 Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five square feet.

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**Chart A  
for Section 23.54.015 (Continued)**

- 1 ((4))3 When family support centers are located within community centers  
2 owned and operated by DOPAR, the Director may lower the  
3 combined parking requirement by up to a maximum of fifteen  
4 percent (15%), pursuant to Section 23.54.020 I.  
5  
6 ((5) ~~When permitted in multi family zones as a conditional use, the  
7 Director may modify the parking requirements pursuant to Section  
8 23.45.122.~~)  
9  
10 ((6))4 Parking spaces required for multi-family structures may be provided  
11 as tandem spaces according to subsection B of Section 23.54.020.  
12  
13 ((7))5 Bedroom--Any habitable room as defined by the Building Code  
14 which, in the determination of the Director, is capable of being used  
15 as a bedroom.  
16  
17 ((8) ~~When permitted in multi family zones as a conditional use, the  
18 Director may modify the parking requirement pursuant to Section  
19 23.45.122.~~)  
20  
21 ((9))6 When specified in single-family zones, Section 23.44.015, the  
22 Director may waive some or all of the parking requirements.  
23  
24 ((10) ~~When permitted in multi family zones as a conditional use, the  
25 Director may modify the parking requirements pursuant to Section  
26 23.45.122.~~)  
27  
28 ((11) ~~When specified in single family zones, Section 23.44.022, and multi  
family zones, Section 23.45.122, the Director may waive some or all  
of the parking requirements.~~)  
((12) ~~When specified in single family zones, Section 23.44.022, and multi  
family zones, Section 23.45.122, the Director may waive some or all  
of the parking requirements.~~)  
((13))7 For public schools, when an auditorium or other place of assembly is  
demolished and a new one built in its place, parking requirements  
shall be determined based on the new construction. When an  
existing public school on an existing public school site is remodeled,  
additional parking is required if an auditorium or other place of  
assembly is expanded or additional fixed seats are added. Additional  
parking is required as shown on Chart A for the increase in floor  
area or increase in number of seats only. If the parking requirement  
for the increased area or seating is ten percent (10%) or less than  
that for the existing auditorium or other place of assembly, then no  
additional parking shall be required.  
((14))8 Development standards departure may be granted or required  
pursuant to the procedures and criteria set forth in Chapter 23.79 to  
reduce the required or permitted number of parking spaces.

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**Chart A  
for Section 23.54.015 (Continued)**

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((15 ——— When permitted in multi family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.))

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**Section 3.** A new Chapter 23.72 is hereby added to Title 23 of the Seattle Municipal Code to read as follows:

**Chapter 23.72  
SAND POINT OVERLAY DISTRICT**

Subchapter I Establishment of Overlay District

**23.72.002 Purpose and intent.**

The purpose of this Chapter is to implement the Sand Point amendments to the Comprehensive Plan by regulating land use and development within the Sand Point Overlay District in order to integrate the property into the city of Seattle as a multi-purpose regional center that provides:

- A. Expanded opportunity for recreation, education, arts, cultural and community activities.
- B. Increased public access to the shoreline and enhanced open space and natural areas.
- C. Opportunities for affordable housing and community and social services with a special priority for addressing the needs of homeless families.
- D. Expanded opportunity for low-impact economic development uses which could provide employment and services for residents of the property and for the broader community.

**23.72.004 Sand Point Overlay District established.**

There is hereby established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Sand Point Overlay District, as shown on the City's Official Land Use Map, Chapter 23.32, and Map A.

**23.72.006 Application of regulations.**

All land located within the Sand Point Overlay District is subject to the regulations of the underlying zone unless specifically modified by the provisions of this Chapter. In the event of irreconcilable differences between the provisions of the Sand Point Overlay District and the underlying zone, the provisions of this Chapter shall apply. Portions of the Sand Point Overlay District that lie within the Shoreline District, regulated by the Seattle Shoreline Master Program (SSMP), Chapter 23.60, shall be governed by the provisions of the SSMP in addition to this Chapter. In the event of a conflict the provisions of the SSMP shall prevail.

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Subchapter II Use and Development Standards

**23.72.008 Uses permitted in specified areas within the Sand Point Overlay District**

**A Uses permitted within the area zoned single family.**

1. Principal uses permitted outright. In addition to the uses permitted by the provisions of Section 23.44.006, the following principal uses are permitted outright in structures existing as of the effective date of this Chapter:

- a. Custom and craft work and accessory retail sales and services;
- b. Institutions, except hospital;
- c. Lecture and meeting halls;
- d. Motion picture studio;
- e. Participant Sports and Recreation;
- f. Police training facility;
- g. Research and development laboratories;
- h. Storage of fleet vehicles and accessory service and repair; and
- i. Warehouse.

2. When not in use as a motion picture studio, a structure may be used for participant sports and recreation.

3. Within the "Park Area" depicted on Map A, area not occupied by existing structures, existing paved parking areas and rights-of-way shall be limited to open space uses, such as parks and playgrounds.

**B. Uses permitted within areas zoned Lowrise 3**

Principal uses permitted outright. In addition to the uses permitted outright in accordance with Section 23.45.006, the following principal uses are permitted outright within structures existing as of the effective date of this Chapter:

1. Food processing for human consumption;
2. Horticultural use;
3. Institutions, except hospital;
4. Lecture and meeting halls;
5. Medical service uses;
6. Office; and
7. Restaurants without cocktail lounges.

**23.72.010 Development Standards**

A. Within areas zoned single family, new structures shall conform to the development standards for single family development in Chapter 23.44, Residential, Single Family.

B. Within areas zoned Lowrise 3, new structures shall conform to the development standards of Chapter 23.45 applicable to Lowrise 3 development.

C. Density. A maximum of 200 dwelling units may be established within the boundaries of the Sand Point Overlay District.

**23.72.012 Parking location.**

Required parking may be provided anywhere within the Sand Point Overlay District, including public rights-of-way.

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**23.72.014 Nonconforming structures.**

1 The provisions of the underlying zone pertaining to nonconformity apply except that  
2 further subdivision of property may be permitted by the Director even if  
3 nonconformity would be created with respect to a structure's relationship to lot lines  
4 or lot area. This provision shall only apply to structures in existence on the effective  
5 date of this Chapter.

6 **Section 4.** Section 23.84.018 of the Seattle Municipal Code, as last  
7 amended by Ordinance 117869, is further amended as follows:

8 **23.84.018 "I"**

9 "Institution" means structure(s) and related grounds used by organizations  
10 providing educational, medical, social and recreational services to the community,  
11 such as hospitals; vocational or fine arts schools; adult care centers and child care  
12 centers, whether operated for nonprofit or profit-making purposes; and nonprofit  
13 organizations such as college and universities, elementary and secondary schools,  
14 community centers and clubs, private clubs, religious facilities, museums, and  
15 institutes for advanced study.

16 1. "Adult care center" means an institution which regularly  
17 provides care to a group of adults for less than twenty-four (24) hours a day, whether  
18 for compensation or not.

19 ~~((1.))~~2. "College" means a post-secondary educational  
20 institution, operated by a nonprofit organization, granting associate, bachelor  
21 and/or graduate degrees.

22 ~~((2.))~~3. "Community center" means an institution used for  
23 civic or recreational purposes, operated by a nonprofit organization providing direct  
24 services to people on the premises rather than carrying out only administrative  
25 functions, and open to the general public on an equal basis. Activities in a  
26 community center may include classes and events sponsored by nonprofit  
27 organizations, community programs for the elderly, and other similar uses.

28 ~~((3.))~~4. "Community club" means an institution used for  
athletic, social, civic or recreational purposes operated by a nonprofit organization,  
membership to which is open to the general public on an equal basis.

~~((4.))~~5. "Child care center" means an institution which  
regularly provides care to a group of children for less than twenty-four (24) hours a  
day, whether for compensation or not. Preschools shall be considered to be child  
care centers.

~~((5.))~~6. "Family Support Center" means an institution that  
offers support services and instruction to families, such as parenting classes and  
family counseling, and is co-located with a Department of Parks and Recreation  
community center.

~~((6.))~~7. "Hospital" means an institution which provides  
accommodations, facilities and services over a continuous period of twenty-four  
(24) hours or more, for observation, diagnosis and care of individuals who are  
suffering from illness, injury, deformity or abnormality or from any condition  
requiring obstetrical, medical or surgical services, or alcohol or drug detoxification.  
This definition excludes nursing homes.

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1 ((7.))8. "Institute for advanced study" means an institution  
operated by a nonprofit organization for the advancement of knowledge through  
research, including the offering of seminars and courses, and technological and/or  
scientific laboratory research.

2 ((8.))9. "Museum" means an institution operated by a  
3 nonprofit organization as a repository of natural, scientific, historical, cultural or  
literary objects or interest or works of art, and where the collection of such items is  
4 systematically managed for the purpose of exhibiting them to the public.

5 ((9.))10. "Private club" means an institution used for athletic,  
social or recreational purposes and operated by a private nonprofit organization,  
6 membership to which is by written invitation and election according to  
qualifications in the club's charter or bylaws and the use of which is generally  
7 restricted to members and their guests.

8 ((10.))11. "Religious facility" means an institution, such as a  
church, temple, mosque, synagogue or other structure, together with its accessory  
9 structures, used primarily for religious worship.

10 ((11.))12. "School, elementary or secondary" means an institution  
operated by a nonprofit organization primarily used for systematic academic or  
11 vocational instruction through the twelfth grade.

12 ((12.))13. "Vocational or fine arts school" means an institution  
13 which teaches trades, business courses, hairdressing and similar skills on a post-  
secondary level, or which teaches fine arts such as music, dance or painting to any  
14 age group, whether operated for nonprofit or profit-making purposes.

15 ((13.))14. "University." See "College."  
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**Section 5.** Section 23.84.025 of the Seattle Municipal Code, as last amended by Ordinance 117202, is further amended as follows:

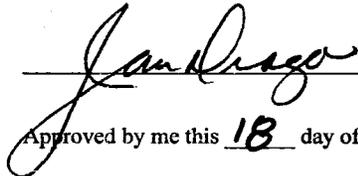
**23.84.025 "M."**

"Motion picture studio" means a facility for the production of motion pictures, intended for movie or television viewing, using video or film media. Motion picture studio use may be intermittent.

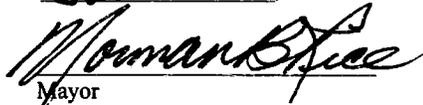
**Section 6.** The several provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

**Section 7.** This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

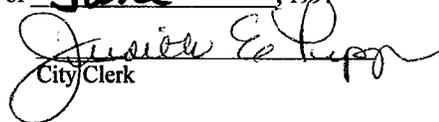
PASSED by the City Council the 16 day of June, 1997 and signed by me in open session in authentication of its passage this 16 day of June, 1997.

  
\_\_\_\_\_  
President of City Council

Approved by me this 18 day of June, 1997

  
\_\_\_\_\_  
Mayor

Filed by me this 18 day of June, 1997

  
\_\_\_\_\_  
City Clerk

(SEAL)

donaldson

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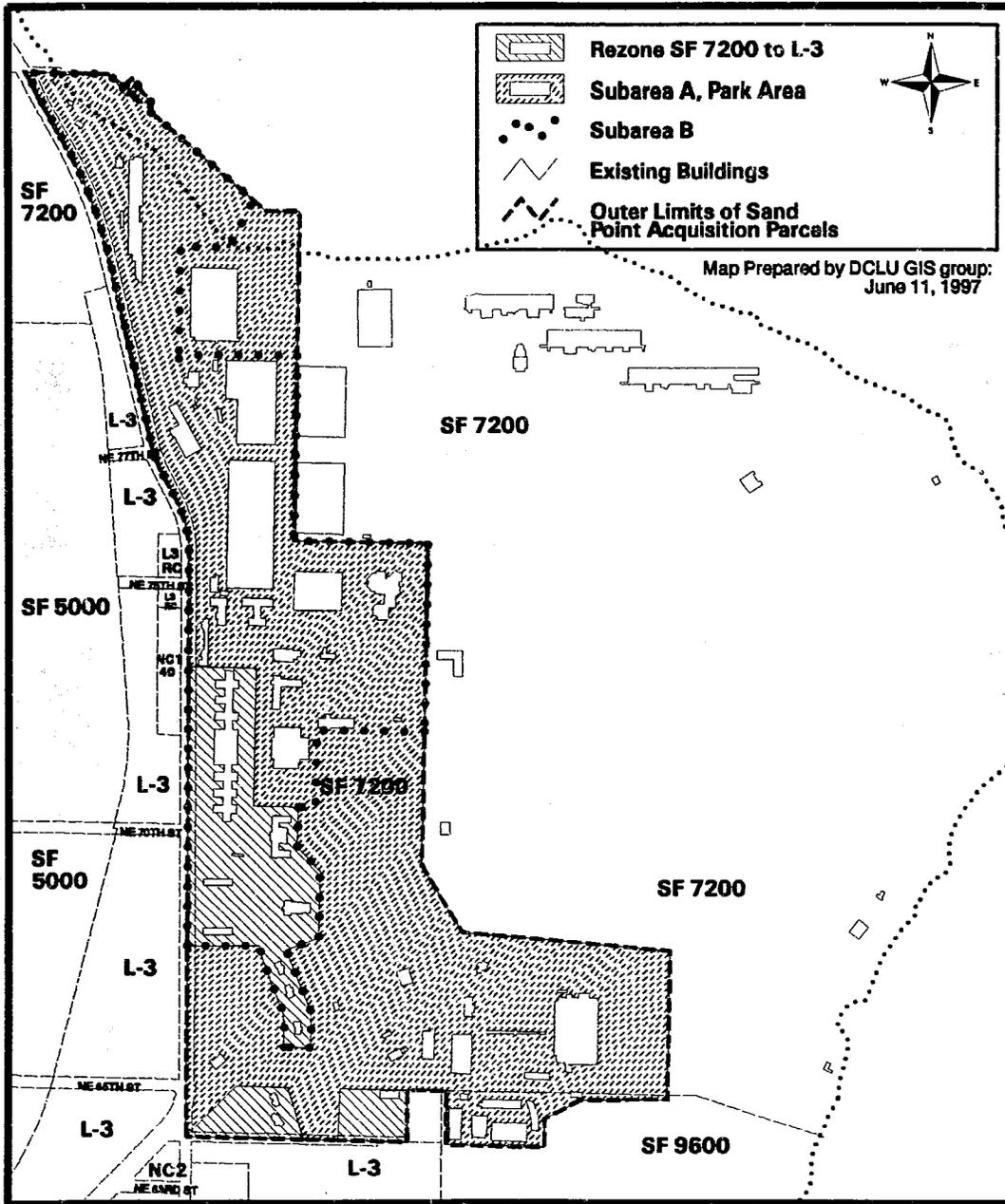
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**SAND POINT REZONE**

**Pages 48, 49, 65, & 66 Official Land Use Map**

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" MAP A "

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**Report of the Parks Committee of 6-11-97.**

**Decisions Regarding the Former Naval Station Puget Sound at Sand Point.**

Prepared by Mary Denzel, Council Central Staff  
 June 13, 1997

**COMMITTEE DECISIONS:**

1. Buildings 2, 12, and 67 will be applied for under a parks public benefit discount [PBD]. The City's Comprehensive Plan and the Sand Point *Physical Development and Management Plan* will be amended to reflect this.
2. Zoning adopted per C.B. 111760 [5-1]  
 Do not pass C.B. 111390
3. The Mayor's *Physical Development and Management Plan* [PDMP] language was amended by Cheryl Chow's housing management amendment.

**Divided Reports and Tie Reports:**

Items 1-6 to be decided prior to vote on Resolution 29429, approving the *Physical Development and Management Plan*.

**WHICH PUBLIC BENEFIT DISCOUNT MECHANISM TO USE FOR PORTIONS OF THE SAND POINT SITE**

ISSUE	OPTION 1 AYE: DONALDSON, CHONG, NOLAND NAY: CHOE, CHOW, DRAGO	OPTION 2 AYE: CHOE, CHOW, DRAGO NAY: DONALDSON, CHONG, NOLAND	OPTION 3 AYE: DONALDSON, CHONG, NOLAND NAY: CHOE, CHOW, DRAGO
<b>#1. Tie Report: Building 5, Bays A, B, &amp; C</b>	<ul style="list-style-type: none"> <li>• Apply for bays 5A, 5B, and 5C under a parks public benefit discount [PBD].</li> <li>• Apply for bay 5D under an education pbd.</li> </ul>	Navy Staff have repeatedly told City staff they will not approve an application that divides a building between two PBD's. Ask the congressional delegation to intervene to allow the City to obtain bays 5A, 5B and 5C under a parks public benefit discount; and to obtain bay 5D under an education public benefit discount, provided this in no way delays the applications.	<ul style="list-style-type: none"> <li>• Apply for the housing portion of the site under a housing PBD.</li> <li>• Apply for the remainder of the site, including the open area south of building 26S, under a parks PBD.</li> </ul>
<b>#2. Tie Report: Open Area South of Building 26S</b>	Apply for this area under a parks PBD.	Apply for this area under a housing PBD, consistent with our previous application to the federal HUD.	

**TIE REPORTS ON AMENDING THE *PHYSICAL DEVELOPMENT AND MANAGEMENT PLAN* LANGUAGE**

ISSUE	OPTION 1 DONALDSON, CHONG, NOLAND	OPTION 2 CHOE, CHOW, DRAGO
<b>#3. Amendments to Section 5, Residential Area</b>	Insert Sue Donaldson amendment providing <ul style="list-style-type: none"> <li>o No construction of new units shall begin until the operation of the first 103 units have been occupied for at least three years.</li> </ul>	Do not adopt amendments requiring delay of phase II of the housing. Use the standard City process of reporting to the Council as funding is acquired, and as construction is about to commence.
<b>#4. Uses of Buildings on the Site</b>	5 D for an archival research facility & book storage, and/or as a museum. 5A, 5B, and 5C as art studios or indoor sports & recreation. 9: museum, library, conference center, hostel, restaurant. 25: Administrative office space. 30: indoor sports or performing arts	5D UW use for book storage, archival research and other storage. 5A: Pottery NW studio and gallery 5B & C: Seattle Conservation Corps, job training, storage for non-profit agencies. 9: Restaurant, classrooms, offices, up to 200 dormitory units. 25. NW Montessori School 30. Sand Point Arts and Culture Exchange [SPACE]
<b>#5. Who should manage the site</b>	Seattle Parks Department should manage the site because: <ul style="list-style-type: none"> <li>• Parks Department is already managing Magnuson Park; and the majority of the additional space will be conveyed as a park.</li> <li>• Parks has the management structure to do it.</li> <li>• Oversight would be by the Council's Parks Committee, where oversight of Sand Point has always been.</li> </ul>	Office of Sand Point Operations within OMP for non-parks parts of base, (until Council decides on a long-term management plan in late '98); Parks for the park area.
<b>#6. How are Sand Point Advisory Committee members selected and appointed?</b>	# determined by Council 1/2 selected by Mayor, 1/2 by Council 1/3 Users; 1/3 Neighbors; 1/3 General plus 1 selected by the committee All selections confirmed by Council Operating procedures approved by Council	user groups self-appoint Mayor appoints one Council appoints one Liaison Committee 2 NE district council 1 Parks, DHHS, Planning Commission, Design Commission, Sand Point Arts and Culture Exchange, UW: Each 1 Other user groups collectively: 1

<b>#7. DIVIDED REPORT: AGREEMENT WITH UW IF WE SUPPORT UW APPLYING TO OWN PROPERTY AT SAND POINT</b>	
<b>MAJORITY REPORT C.B. 111762 DONALDSON, CHOE, CHOW, DRAGO</b>	<b>MINORITY REPORT CHONG, NOLAND</b>
Approve the agreement with the UW, but narrow the scope to cover only those buildings and parcels Council determines they should be authorized to apply for.	Do not enter into agreement with the UW. Apply for the area under a parks PBD.

<b>#8. DIVIDED REPORT: PRIOR TO CONVEYANCE OF THE PROPERTY FROM THE FEDS TO THE CITY, SHOULD WE ENTER INTO A 9 YEAR LEASE WITH THE UW FOR BAY D OF BUILDING 5?</b>	
<b>MAJORITY REPORT C.B. 111537 DONALDSON, CHOE, CHOW, DRAGO</b>	<b>MINORITY REPORT CHONG, NOLAND</b>
Enter into lease with UW.	Do not lease to UW. Preserve Building 5, bay D, for parks use.

<b>#9. REPORTS ON COMPLAN AMENDMENTS</b>	
<b>OPTION 1 C.B. 111389 AYE: DONALDSON, CHOE, CHOW, DRAGO NAY: CHONG, NOLAND</b>	<b>OPTION 2: CHONG COMPLAN AMENDMENTS AYE: DONALDSON, CHONG, NOLAND NAY: CHOE, CHOW, DRAGO</b>
Adopt the Mayor's Complan language, and change the maps to reflect use of buildings 2, 12, and 67 as parks area.	Combines Education area into "Arts, Culture, Recreation, and Community Activities Area", which allows "educational support activities" rather than education per se.

<b>#10. DIVIDED REPORT ON ZONING</b>	
<b>MAJORITY REPORT C.B. 111760 DONALDSON, CHOE, CHOW, NOLAND, DRAGO</b>	<b>MINORITY REPORT CHONG</b>
PER CB 111760	<ul style="list-style-type: none"> <li>L3 for 224, 6, 26N and 26S, 310, 333, &amp; 334.</li> <li>Remainder SF, including 330, 331, 332.</li> </ul>

**Return Address:**

Seattle City Clerk's Office  
600 4th Avenue, Room 104  
Seattle, WA 98104

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled.

1. ORDINANCE # 118624
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page \_\_\_\_\_ of document.

Grantor(s) (Last name first, then first name and initials)

1. City Council
- 2.
- 3.
- 4.

Additional names on page \_\_\_\_\_ of document.

Grantee(s) (Last name first, then first name and initials)

1. SAND POINT NAVAL STATION
- 2.
- 3.
- 4.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional reference #'s on page \_\_\_\_\_ of document/ N/A

Assessor's Property Tax Parcel/Account Number/ N/A

Assessor Tax # not yet assigned.

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June 10, 1997  
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ORDINANCE 118624

1 AN ORDINANCE relating to land use and zoning, amending Sections 23.54.015,  
2 23.84.018 and 23.84.025 of Title 23 of the Seattle Municipal Code; adding a  
3 new Chapter 23.72 to Title 23 of the Seattle Municipal Code; and amending the  
4 Official Land Use Map, SMC Chapter 23.32, to implement the Sand Point  
5 amendments to the City's Comprehensive Plan;

6 Whereas, the federal government has closed the Sand Point Naval Station, and

7 Whereas, the city of Seattle expects that the federal property will be conveyed to the  
8 city of Seattle and other entities, and

9 Whereas, in anticipation of such conveyance the City approved a reuse plan for Sand  
10 Point in 1993, and

11 Whereas, in order to implement the reuse plan, as updated and incorporated into the  
12 Seattle Comprehensive Plan, the City needs to establish zoning for the site,  
13 and

14 Whereas, the City Council finds that the zoning established by the ordinance will  
15 protect and promote the health, safety and welfare of the general public,  
16 NOW, THEREFORE,

17 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

18 **Section 1.** Attached to this ordinance is a zoning map, identified as  
19 Map A and incorporated herein by reference. The areas on this map designate the  
20 Sand Point Overlay District. A rezone is hereby shown for such area on the map.  
21 This map is hereby adopted as an amendment to the Official Land Use Map, SMC  
22 23.32.016.  
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Section 2. The subsection of 23.54.015 entitled "Chart A: Parking" of the Seattle Municipal Code, which Section was last amended by Ordinance 117869, is further amended as follows:

Chart A  
for Section 23.54.015  
PARKING

Use	Parking Requirements
Adult care center <sup>1</sup>	<u>1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).</u>
Adult family home	1 for each dwelling unit.
Adult motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 for each 100 square feet.
Airport, water-based (waiting area)	1 for each 100 square feet.
Animal services	1 for each 350 square feet.
Animal husbandry (retail area only)	1 for each 350 square feet.
Aquaculture (retail area only)	1 for each 350 square feet.
Artist's studio/dwelling	1 for each dwelling unit.
Automotive parts or accessory sales	1 for each 350 square feet.
Ball courts	1 per court.
Bed and breakfast	1 for each dwelling, plus 1 for each 2 guest rooms or suites.
Bowling alley	5 for each lane.
Brewpub	1 for each 200 square feet.
Business support services	1 for each 2,000 square feet
Business incubators	1 for each 1,000 square feet.
Carwash	1 for each 2,000 square feet.
Caretaker's quarters	1 for each dwelling unit.
Cargo terminal	1 for each 2,000 square feet.

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Chart A  
for Section 23.54.015 (Continued)

Use	Parking Requirements
Cemetery	None.
Child care center <sup>(2)</sup> <sub>1</sub>	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
Colleges <sup>1</sup>	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Commercial laundries	1 for each 2,000 square feet.
Commercial moorage	1 for each 140 lineal feet of moorage.
Communication utilities	1 for each 2,000 square feet.
Community centers <u>1</u> , <del>2</del> <sup>(-3)</sup> and community clubs <u>1</u> , <del>2</del> <sup>(-3)</sup>	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) <u>1</u> , <del>2</del> , <del>3</del> <sup>(-4)</sup>	1 for each 555 square feet.
Congregate residences	1 for each 4 residents.
Construction services	1 for each 2,000 square feet.
Custom and craft work	1 for each 1,000 square feet.
Dance halls (dance floor and table area)	1 for each 100 square feet.
Dry storage of boats	1 for each 2,000 square feet.
Family support centers located in community centers owned and operated by the Seattle DOPAR <del>(-4)</del> <sub>3</sub>	1 for each 100 square feet.

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Chart A  
 for Section 23.54.015 (Continued)

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Use	Parking Requirements
Floating homes	1 for each dwelling unit.
Food processing for human consumption	1 for each 1,000 square feet.
Gas station	1 for each 2,000 square feet.
General retail sales and services	1 for each 350 square feet.
Ground-floor businesses in multi-family zones	None, maximum of 10.
Heavy commercial services	1 for each 2,000 square feet.
Heliports (waiting area)	1 for each 100 square feet.
High-impact uses	1 for each 1,500 square feet or as determined by the Director.
Horticultural uses (retail area only)	1 for each 350 square feet.
Hospitals ((S))1	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
Hotels	1 for each 4 sleeping rooms or suites.
Institute for advanced study ((S))1	1 for each 1,000 square feet of administrative offices and similar spaces; plus 1 for each 10 fixed seats in all auditoria and public assembly rooms; or 1 for each 100 square feet of public assembly area not containing fixed seats.
Institutes for advanced study in single-family zones (existing)	3.5 for each 1,000 square feet of office space; plus 10 for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater.
Kennel	1 for each 2,000 square feet.

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Chart A  
for Section 23.54.015 (Continued)

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Use	Parking Requirements
Lecture and meeting hall	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Major durables, sales, service, and rental	1 for each 2,000 square feet.
Manufacturing, general	1 for each 1,500 square feet.
Manufacturing, heavy	1 for each 1,500 square feet.
Manufacturing, light	1 for each 1,500 square feet.
Marine service station	1 for each 2,000 square feet.
Medical services	1 for each 350 square feet.
Miniature golf	1 for each 2 holes.
Mini-warehouse	1 for each 30 storage units.
Mobile home park	1 for each mobile home.
Mortuary services	1 for each 350 square feet.
Motels	1 for each sleeping room or suite.
<u>Motion picture studio</u>	<u>1 for each 1,500 square feet</u>
Motion picture theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Multi-family structures <sup>(6)</sup> except those listed below	Lots containing 2-10 dwelling units: 1.1 for each dwelling unit. Lots containing 11-30 dwelling units: 1.15 for each dwelling unit. Lots containing 31-60 dwelling units: 1.2 for each dwelling unit. Lots containing more than 60 dwelling units: 1.25 for each dwelling unit

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Chart A  
for Section 23.54.015 (Continued)

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Use	Parking Requirements
	In addition, for all multi-family structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and
	When at least 50 percent of the dwelling units in a multi-family structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and
	Any multi-family structure which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms. ((7)) <u>2</u>
Multi-family structures containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section	1.5 spaces per unit with 2 or more bedrooms. The requirement for units with 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above. ((7)) <u>2</u>
Multi-family structures, when within the Alki area as shown on Map B following this section	1.5 spaces per unit.
Multi-family development, for those ground-related structures within the development with 10 units or fewer	1 for each dwelling unit.
Multi-family structures for low-income elderly	1 for each 6 dwelling units.
Multi-family structures for low-income disabled	1 for each 4 dwelling units.
Multi-purpose convenience store	1 for each 350 square feet.

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Chart A  
for Section 23.54.015 (Continued)

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	Use	Parking Requirements
1		
2	Museum((8))1	1 for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or
3		1 for every 10 fixed seats for floor area containing fixed seats; plus
4		1 space for each 250 square feet of other gross floor area open to the public.
5		
6	Non-household sales and services, except sales, service and rental of office equipment	1 for each 2,000 square feet.
7		
8	Nursing homes ((9))2	1 space for each 2 staff doctors; plus
9		1 additional space for each 3 employees; plus
10		1 for each 6 beds.
11	Office, administrative	1 for each 1,000 square feet.
12	Office, customer service	1 for each 350 square feet.
13	Outdoor storage	1 for each 2,000 square feet.
14	Parks	None.
15	Participant sports and recreation, indoor, unless otherwise specified	1 for each 350 square feet.
16		
17	Participant sports and recreation, outdoor, unless otherwise specified	1 for each 350 square feet.
18		
19	Passenger terminals (waiting area)	1 for each 100 square feet.
20	Performing arts theater	1 for each 8 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
21	Personal transportation services	1 for each 2,000 square feet.
22		
23	Playgrounds	None.
24	Power plants	1 for each 2,000 square feet.
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Chart A  
for Section 23.54.015 (Continued)

	Use	Parking Requirements
1		
2	Private club <sup>((10))</sup> 1	1 for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or
3		1 for every 8 fixed seats of floor area containing fixed seats; or
4		if no auditorium or assembly room, 1 for each 350 square feet, excluding ball courts.
5		
6	Railroad rights-of-way	None.
7		
8	Railroad switchyard	1 for each 2,000 square feet.
9	Railroad switchyard with mechanized hump	1 for each 2,000 square feet.
10	Recreational marinas	1 for each 75 lineal feet of moorage.
11	Recycling center	1 for each 2,000 square feet.
12	Recycling collection station	None.
13		
14	Religious facility <sup>((11))</sup> 1	1 for each 80 square feet of all auditoria and public assembly rooms.
15	Research and development laboratory	1 for each 1,000 square feet.
16	Restaurant	1 for each 200 square feet.
17	Restaurant, fast-food	1 for each 100 square feet.
18	Sales, service and rental of commercial equipment	1 for each 2,000 square feet.
19		
20	Sale and rental of large boats	1 for each 2,000 square feet.
21	Sale and rental of motorized vehicles	1 for each 2,000 square feet.
22	Sales, service and rental of office equipment	1 for each 350 square feet.
23		
24	Sale of boat parts or accessories	1 for each 350 square feet.
25	Sale of heating fuel	1 for each 2,000 square feet.
26	Salvage yard	1 for each 2,000 square feet.
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Chart A  
for Section 23.54.015 (Continued)

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Use	Parking Requirements
School, private elementary and secondary <del>((3, 11))</del> 1, 2	1 for each 80 square feet of all auditoria and public assembly room, or if no auditorium or assembly room, 1 for each staff member.
School, public elementary and secondary <del>((3, 12, 13))</del> 1, 2, 7	1 for each 80 square feet of all auditorium or public assembly rooms, or 1 for every 8 fixed seats in auditoriums or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
Sewage treatment plant	1 for each 2,000 square feet.
Single-family dwelling units	1 for each dwelling unit
Skating rink (rink area)	1 for each 100 square feet.
Solid waste transfer station	1 for each 2,000 square feet.
Specialty food stores	1 for each 350 square feet.
Spectator sports facility	1 for each 10 fixed seats or 1 for each 100 square feet of spectator assembly area not containing fixed seats.
Sport range	1 for each 2 stations.
Swimming pool (water area)	1 for each 150 square feet.
Taverns	1 for each 200 square feet.
Transit vehicle base	1 for each 2,000 square feet.
Universities <del>((14))</del> 8	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
Utility service uses	1 for each 2,000 square feet.
Vehicle repair, major	1 for each 2,000 square feet.

Chart A  
for Section 23.54.015 (Continued)

1	Vehicle repair, minor	1 for each 2,000 square feet.
2	Vessel repair, major	1 for each 2,000 square feet.
3	Vessel repair, minor	1 for each 2,000 square feet.
4	Vocational or fine arts school	1 for each 2 faculty and full-time employees; plus
5		1 for each 5 students (based on the maximum number of students in attendance at any one time).
6		
7	Warehouse	1 for each 1,500 square feet.
8	Wholesale showroom	1 for each 1,500 square feet.
9	Work-release centers	1 for each 2 full-time staff members; plus
10		1 for each 5 residents; plus
11		1 for each vehicle operated in connection with the work-release center.

12

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13 ~~((1) When permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.))~~

14

15 ~~((2))~~ 1 When permitted in single-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of ~~((Engineering))~~ Seattle Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

16

17

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19

20 ~~((3))~~ 2 Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty inches (20") of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each 350 square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five square feet.

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Chart A  
for Section 23.54.015 (Continued)

- 1 ((4))3 When family support centers are located within community centers  
2 owned and operated by DOPAR, the Director may lower the  
3 combined parking requirement by up to a maximum of fifteen  
4 percent (15%), pursuant to Section 23.54.020 I.  
5  
6 ((5) ~~When permitted in multi-family zones as a conditional use, the  
7 Director may modify the parking requirements pursuant to Section  
8 23.45.122.~~)  
9  
10 ((6))4 Parking spaces required for multi-family structures may be provided  
11 as tandem spaces according to subsection B of Section 23.54.020.  
12  
13 ((7))5 Bedroom--Any habitable room as defined by the Building Code  
14 which, in the determination of the Director, is capable of being used  
15 as a bedroom.  
16  
17 ((8) ~~When permitted in multi-family zones as a conditional use, the  
18 Director may modify the parking requirement pursuant to Section  
19 23.45.122.~~)  
20  
21 ((9))6 When specified in single-family zones, Section 23.44.015, the  
22 Director may waive some or all of the parking requirements.  
23  
24 ((10) ~~When permitted in multi-family zones as a conditional use, the  
25 Director may modify the parking requirements pursuant to Section  
26 23.45.122.~~)  
27  
28 ((11) ~~When specified in single-family zones, Section 23.44.022, and multi-  
family zones, Section 23.45.122, the Director may waive some or all  
of the parking requirements.~~)  
((12) ~~When specified in single-family zones, Section 23.44.022, and multi-  
family zones, Section 23.45.122, the Director may waive some or all  
of the parking requirements.~~)  
((13))7 For public schools, when an auditorium or other place of assembly is  
demolished and a new one built in its place, parking requirements  
shall be determined based on the new construction. When an  
existing public school on an existing public school site is remodeled,  
additional parking is required if an auditorium or other place of  
assembly is expanded or additional fixed seats are added. Additional  
parking is required as shown on Chart A for the increase in floor  
area or increase in number of seats only. If the parking requirement  
for the increased area or seating is ten percent (10%) or less than  
that for the existing auditorium or other place of assembly, then no  
additional parking shall be required.  
((14))8 Development standards departure may be granted or required  
pursuant to the procedures and criteria set forth in Chapter 23.79 to  
reduce the required or permitted number of parking spaces.

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Chart A  
for Section 23.54.015 (Continued)

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~~((15 ——— When permitted in multi family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122.))~~

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Section 3. A new Chapter 23.72 is hereby added to Title 23 of the Seattle Municipal Code to read as follows:

**Chapter 23.72  
SAND POINT OVERLAY DISTRICT**

**Subchapter I Establishment of Overlay District**

**23.72.002 Purpose and intent.**

The purpose of this Chapter is to implement the Sand Point amendments to the Comprehensive Plan by regulating land use and development within the Sand Point Overlay District in order to integrate the property into the city of Seattle as a multi-purpose regional center that provides:

- A. Expanded opportunity for recreation, education, arts, cultural and community activities.
- B. Increased public access to the shoreline and enhanced open space and natural areas.
- C. Opportunities for affordable housing and community and social services with a special priority for addressing the needs of homeless families.
- D. Expanded opportunity for low-impact economic development uses which could provide employment and services for residents of the property and for the broader community.

**23.72.004 Sand Point Overlay District established.**

There is hereby established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Sand Point Overlay District, as shown on the City's Official Land Use Map, Chapter 23.32, and Map A.

**23.72.006 Application of regulations.**

All land located within the Sand Point Overlay District is subject to the regulations of the underlying zone unless specifically modified by the provisions of this Chapter. In the event of irreconcilable differences between the provisions of the Sand Point Overlay District and the underlying zone, the provisions of this Chapter shall apply. Portions of the Sand Point Overlay District that lie within the Shoreline District, regulated by the Seattle Shoreline Master Program (SSMP), Chapter 23.60, shall be governed by the provisions of the SSMP in addition to this Chapter. In the event of a conflict the provisions of the SSMP shall prevail.

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Subchapter II Use and Development Standards

23.72.008 Uses permitted in specified areas within the Sand Point Overlay District

A Uses permitted within the area zoned single family.

1. Principal uses permitted outright. In addition to the uses permitted by the provisions of Section 23.44.006, the following principal uses are permitted outright in structures existing as of the effective date of this Chapter:

- a. Custom and craft work and accessory retail sales and services;
- b. Institutions, except hospital;
- c. Lecture and meeting halls;
- d. Motion picture studio;
- e. Participant Sports and Recreation;
- f. Police training facility;
- g. Research and development laboratories;
- h. Storage of fleet vehicles and accessory service and repair; and
- i. Warehouse.

2. When not in use as a motion picture studio, a structure may be used for participant sports and recreation.

3. Within the "Park Area" depicted on Map A, area not occupied by existing structures, existing paved parking areas and rights-of-way shall be limited to open space uses, such as parks and playgrounds.

B. Uses permitted within areas zoned Lowrise 3

Principal uses permitted outright. In addition to the uses permitted outright in accordance with Section 23.45.006, the following principal uses are permitted outright within structures existing as of the effective date of this Chapter:

1. Food processing for human consumption;
2. Horticultural use;
3. Institutions, except hospital;
4. Lecture and meeting halls;
5. Medical service uses;
6. Office; and
7. Restaurants without cocktail lounges.

23.72.010 Development Standards

A. Within areas zoned single family, new structures shall conform to the development standards for single family development in Chapter 23.44, Residential, Single Family.

B. Within areas zoned Lowrise 3, new structures shall conform to the development standards of Chapter 23.45 applicable to Lowrise 3 development.

C. Density. A maximum of 200 dwelling units may be established within the boundaries of the Sand Point Overlay District.

23.72.012 Parking location.

Required parking may be provided anywhere within the Sand Point Overlay District, including public rights-of-way.

23.72.014 Nonconforming structures.

The provisions of the underlying zone pertaining to nonconformity apply except that further subdivision of property may be permitted by the Director even if nonconformity would be created with respect to a structure's relationship to lot lines or lot area. This provision shall only apply to structures in existence on the effective date of this Chapter.

Section 4. Section 23.84.018 of the Seattle Municipal Code, as last amended by Ordinance 117869, is further amended as follows:

23.84.018 "I"

"Institution" means structure(s) and related grounds used by organizations providing educational, medical, social and recreational services to the community, such as hospitals; vocational or fine arts schools; adult care centers and child care centers, whether operated for nonprofit or profit-making purposes; and nonprofit organizations such as college and universities, elementary and secondary schools, community centers and clubs, private clubs, religious facilities, museums, and institutes for advanced study.

1. "Adult care center" means an institution which regularly provides care to a group of adults for less than twenty-four (24) hours a day, whether for compensation or not.

~~((1.))~~2. "College" means a post-secondary educational institution, operated by a nonprofit organization, granting associate, bachelor and/or graduate degrees.

~~((2.))~~3. "Community center" means an institution used for civic or recreational purposes, operated by a nonprofit organization providing direct services to people on the premises rather than carrying out only administrative functions, and open to the general public on an equal basis. Activities in a community center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar uses.

~~((3.))~~4. "Community club" means an institution used for athletic, social, civic or recreational purposes operated by a nonprofit organization, membership to which is open to the general public on an equal basis.

~~((4.))~~5. "Child care center" means an institution which regularly provides care to a group of children for less than twenty-four (24) hours a day, whether for compensation or not. Preschools shall be considered to be child care centers.

~~((5.))~~6. "Family Support Center" means an institution that offers support services and instruction to families, such as parenting classes and family counseling, and is co-located with a Department of Parks and Recreation community center.

~~((6.))~~7. "Hospital" means an institution which provides accommodations, facilities and services over a continuous period of twenty-four (24) hours or more, for observation, diagnosis and care of individuals who are suffering from illness, injury, deformity or abnormality or from any condition requiring obstetrical, medical or surgical services, or alcohol or drug detoxification. This definition excludes nursing homes.

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1                    ((7.))8.        "Institute for advanced study" means an institution  
2                    operated by a nonprofit organization for the advancement of knowledge through  
3                    research, including the offering of seminars and courses, and technological and/or  
4                    scientific laboratory research.

5                    ((8.))9.        "Museum" means an institution operated by a  
6                    nonprofit organization as a repository of natural, scientific, historical, cultural or  
7                    literary objects or interest or works of art, and where the collection of such items is  
8                    systematically managed for the purpose of exhibiting them to the public.

9                    ((9.))10.       "Private club" means an institution used for athletic,  
10                   social or recreational purposes and operated by a private nonprofit organization,  
11                   membership to which is by written invitation and election according to  
12                   qualifications in the club's charter or bylaws and the use of which is generally  
13                   restricted to members and their guests.

14                   ((10.))11.       "Religious facility" means an institution, such as a  
15                   church, temple, mosque, synagogue or other structure, together with its accessory  
16                   structures, used primarily for religious worship.

17                   ((11.))12.       "School, elementary or secondary" means an institution  
18                   operated by a nonprofit organization primarily used for systematic academic or  
19                   vocational instruction through the twelfth grade.

20                   ((12.))13.       "Vocational or fine arts school" means an institution  
21                   which teaches trades, business courses, hairdressing and similar skills on a post-  
22                   secondary level, or which teaches fine arts such as music, dance or painting to any  
23                   age group, whether operated for nonprofit or profit-making purposes.

24                   ((13.))14.       "University." See "College."

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Section 5. Section 23.84.025 of the Seattle Municipal Code, as last amended by Ordinance 117202, is further amended as follows:

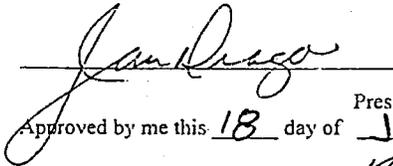
23.84.025 "M."

"Motion picture studio" means a facility for the production of motion pictures, intended for movie or television viewing, using video or film media. Motion picture studio use may be intermittent.

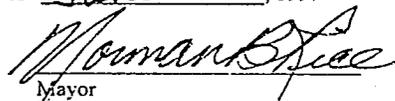
Section 6. The several provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

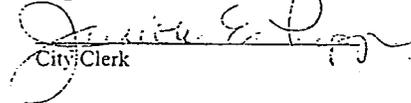
PASSED by the City Council the 16 day of June, 1997 and signed by me in open session in authentication of its passage this 16 day of June, 1997.

  
\_\_\_\_\_  
President of City Council

Approved by me this 18 day of June, 1997

  
\_\_\_\_\_  
Mayor

Filed by me this 18 day of June, 1997

  
\_\_\_\_\_  
City Clerk

(SEAL)

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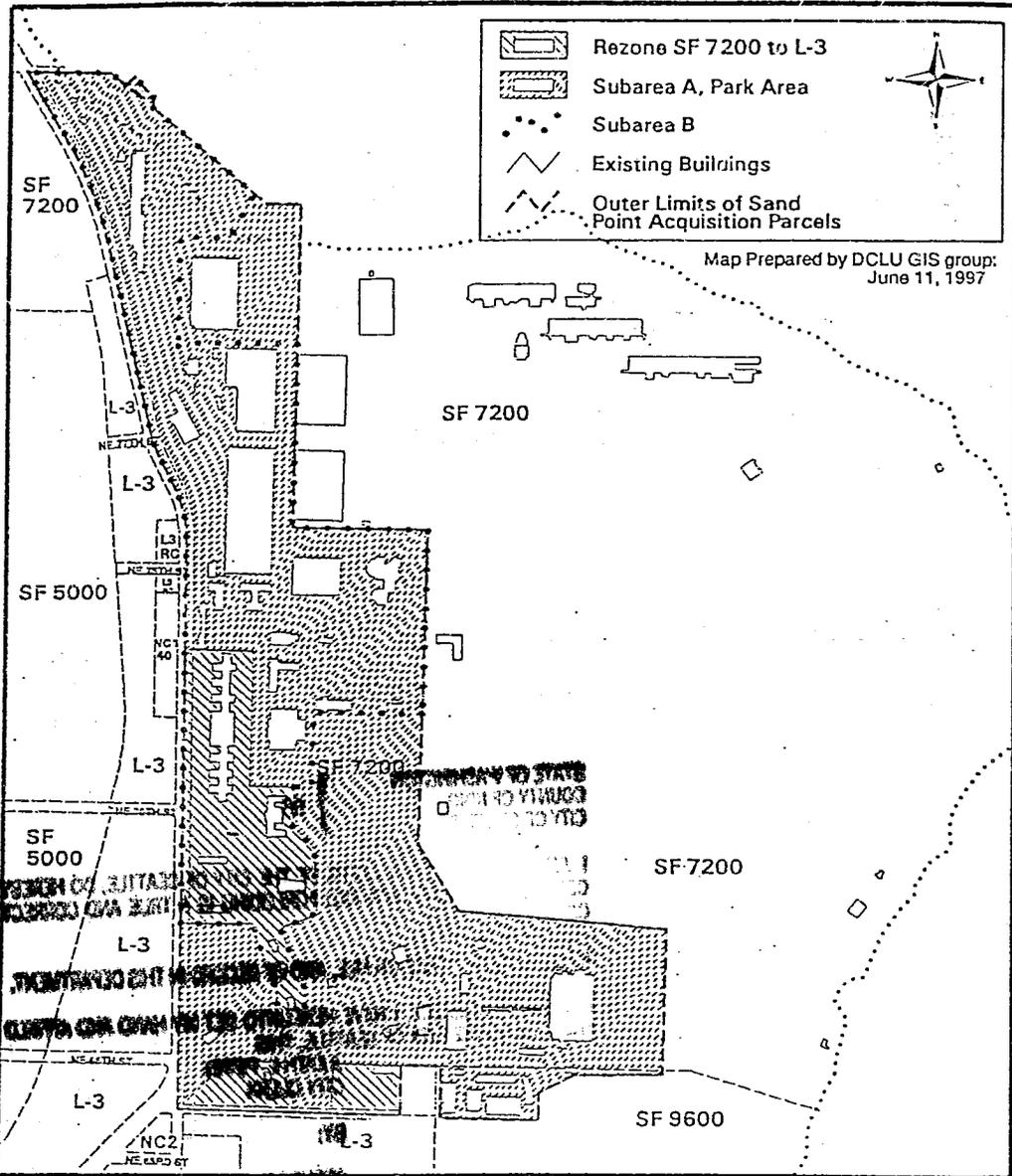
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### SAND POINT REZONE

### Pages 48, 49, 65, & 66 Official Land Use Map

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STATE OF WASHINGTON }  
COUNTY OF KING } ss  
CITY OF SEATTLE }

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY OF ordinance 118624

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED THE SEAL TO THE CITY OF SEATTLE, WED 25th day of June, 1997

JUDITH E. PIPPIN  
CITY CLERK

By: Margaret Carter  
DEPUTY CLERK

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:

*Justin Arnold*

\_\_\_\_\_  
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\_\_\_\_\_

**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
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\_\_\_\_\_  
PRESIDENT'S SIGNATURE

C.S. 20.28

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STATE OF WASHINGTON - KING COUNTY

82070

City of Seattle, City Clerk

-ss.

No. IN FULL

Affidavit of Publication

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

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

CT:ORD 118624

was published on

06/24/97

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

*H. Patterson*

Subscribed and sworn to before me on

06/24/97

*M. O. [Signature]*

Notary Public for the State of Washington, residing in Seattle

Affidavit of Publication

after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or RCW 11.40.013, the claim will be forever barred. This bar is effective as to claims against both the probate assets of the and nonprobate assets of the person.

vocational instruction through the twelfth grade (12)13. "Vocational or fine arts school" means an institution which teaches trades, business courses, handicrafting and similar skills on a post-secondary level, or which teaches fine arts such as music, dance or painting to any age group, whether operated for nonprofit or profit-making purposes. (12)14. "University." See "College."

one year service fee) e - \$190.00 per year.

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