

ORDINANCE No. 119635

COUNCIL BILL No. 112740

Law Department

The City

AN ORDINANCE amending SMC Section 23.34.020, and SMC Section 23.34.022, relating to Lowrise 3 and Lowrise 4 rezone evaluation criteria, exempting the Lake City Hub Urban Village from certain locational criteria used in rezone evaluation, and relating to the North Neighborhoods' Neighborhood Plan.

Honorable President:

Your Committee on _____

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

9/29/99

7-0 Element: Ch...

COMPTROLLER FILE No. _____

Introduced: <i>6-21-99</i>	By: <i>Conlin</i>
Referred: <i>6-21-99</i>	To: <i>Neighborhoods Growth Planning / Civic Engagement</i>
Referred:	To:
Referred:	To:
Reported:	Second Reading:
Third Reading: <i>9/7/99</i>	Signed: <i>9/7/99</i>
Presented to Mayor: <i>9/8/99</i>	Approved: <i>SEP 07 1999</i>
Returned to City Clerk: <i>SEP 09 1999</i>	Published: <i>ET. 10-2-99</i>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

(B) (C) (D)

Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

able President:

Committee on

h was referred the within Council Bill No.

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

4/24/99 Approved as amended - unanimous

Conlin yes

Pagler yes

0 Element: Case/Drugs

Committee Chair

ORDINANCE 119635

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AN ORDINANCE amending SMC Section 23.34.020, and SMC Section 23.34.022, relating to Lowrise 3 and Lowrise 4 rezone evaluation criteria, exempting the Lake City Hub Urban Village from certain locational criteria used in rezone evaluation, and relating to the North Neighborhoods' Neighborhood Plan.

WHEREAS, the City Council has adopted a North Neighborhoods' Neighborhood Plan Comprehensive Plan policy that provides that special Lowrise 3 and Lowrise 4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages shall not apply in the Lake City Hub Urban Village; and

WHEREAS, notice as required by the Land Use Code, Chapter 23.76 was given concerning the proposed amendments to Chapter 23.34, and a public hearing was held on August 6, 1999 at which public testimony was received and considered;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection B of 23.34.020 of the Seattle Municipal Code, as last amended, is further amended as follows:

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:

- a. Properties already zoned L3;
- b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or
- c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing

1 development, when the designation will be consistent with the densities
2 required for the center or village category as established in Section B of
3 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
4 by a neighborhood plan adopted or amended by the City Council after January
5 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, in
6 the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban
7 Village, ~~((or))~~ in the Morgan Junction Residential Urban Village, or in the Lake City Hub
8 Urban Village.

9 2. Properties designated as environmentally critical may not be rezoned
10 to an L3 designation, and may remain L3 only in areas predominantly
11 developed to the intensity of the L3 zone.

12 3. Other Criteria. The Lowrise 3 zone designation is most appropriate in
13 areas generally characterized by the following:

14 a. Development Characteristics of the Area.

15 (1) Either:

16 (a) Areas that are already developed predominantly to the permitted
17 L3 density and where L3 scale is well established, or

18 (b) Areas that are within an urban center or urban village, except as provided in this
19 subsection below, where less emphasis shall be placed on density and scale compatibility
20 with existing development, when the designation will be consistent with the
21 densities required for the center or village category as established in
22 Section B of the Land Use Element of the Comprehensive Plan, unless

1 otherwise indicated by a neighborhood plan adopted or amended by the City
2 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford
3 Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen
4 Anne Residential Urban Village, ~~((or))~~ in the Morgan Junction Residential Urban Village, or
5 in the Lake City Hub Urban Village.

6 (2) Areas where the street pattern provides for adequate vehicular
7 circulation and access to sites. Locations with alleys are preferred.
8 Street widths should be sufficient for two (2) way traffic and parking
9 along at least one (1) curbside.

10 b. Relationship to the Surrounding Areas.

11 (1) Properties in areas that are well served by public transit and
12 have direct access to arterials, so that vehicular traffic is not required
13 to use streets that pass through less intensive residential zones;

14 (2) Properties in areas with significant topographic breaks, major
15 arterials or open space that provide sufficient transition to LDT or L1
16 multifamily development;

17 (3) Properties in areas with existing multifamily zoning with close
18 proximity and pedestrian connections to neighborhood services, public open
19 spaces, schools and other residential amenities;

20 (4) Properties that are adjacent to business and commercial areas with
21 comparable height and bulk, or where a transition in scale between areas of
22 larger multifamily and/or commercial structures and smaller multifamily

1 development is desirable.

2 **Section 2.** Subsection B of 23.34.022 of the Seattle Municipal Code, as last
3 amended, is further amended as follows:

4 B. Locational Criteria.

5 1. Threshold Conditions. Subject to subsection B2 of this section,
6 properties that may be considered for an L4 designation are limited to the
7 following:

8 a. Properties already zoned L4;

9 b. Properties in areas already developed predominantly to the
10 permitted L4 density and where L4 scale is well established; or

11 c. Properties within an urban center or urban village, except as provided in this subsection
12 below, where less emphasis shall be placed on density and scale compatibility with existing
13 development, when the designation will be consistent with the densities
14 required for the center or village category as established in Section B of
15 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
16 by a neighborhood plan adopted or amended by the City Council after January
17 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, in
18 the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban
19 Village, ~~((or))~~ in the Morgan Junction Residential Urban Village, or in the Lake City Hub
20 Urban Village.

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22 2. Properties designated as environmentally critical may not be rezoned

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1 to an L4 designation, and may remain L4 only in areas predominantly
2 developed to the intensity of the L4 zone.

3 3. Other Criteria. The Lowrise 4 zone designation is most appropriate in
4 areas generally characterized by the following:

5 a. Development Characteristics of the Area.

6 (1) Either:

7 (a) Areas that are already developed predominantly to the permitted
8 L4 density and where L4 scale is well established, or

9 (b) Areas that are within an urban center or urban village, except as provided in this
10 subsection below, where less emphasis shall be placed on density and scale compatibility

11 with existing development, when the designation will be consistent with the
12 densities required for the center or village category as established in

13 Section B of the Land Use Element of the Comprehensive Plan, unless

14 otherwise indicated by a neighborhood plan adopted or amended by the City

15 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford

16 Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen

17 Anne Residential Urban Village, ~~((or))~~ in the Morgan Junction Residential Urban Village, or

18 in the Lake City Hub Urban Village.

19 (2) Areas of sufficient size to promote a high quality, higher density
20 residential environment where there is good pedestrian access to amenities;

21 (3) Areas generally platted with alleys that can provide access to
22 parking, allowing the street frontage to remain uninterrupted by driveways,

1 thereby promoting a street environment better suited to the level of
2 pedestrian activity associated with higher density residential
3 environments;

4 (4) Areas with good internal vehicular circulation, and good access to
5 sites, preferably from alleys. Generally, the width of principal streets in
6 the area should be sufficient to allow for two (2) way traffic and parking
7 along at least one (1) curbside.

8 b. Relationship to the Surrounding Areas.

9 (1) Properties in areas adjacent to concentrations of employment;

10 (2) Properties in areas that are directly accessible to regional
11 transportation facilities, especially transit, providing connections to
12 major employment centers, including arterials where transit service is good
13 to excellent and street capacity is sufficient to accommodate traffic
14 generated by higher density development. Vehicular access to the area
15 should not require use of streets passing through less intensive
16 residential areas;

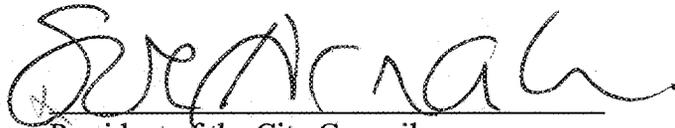
17 (3) Properties with close proximity and with good pedestrian
18 connections to services in neighborhood commercial areas, public open
19 spaces and other residential amenities;

20 (4) Properties with well-defined edges providing sufficient separation
21 from adjacent areas of small scale residential development, or where such
22 areas are separated by zones providing a transition in the height, scale

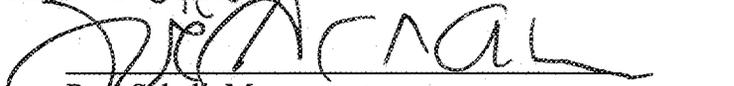
1 and density of development.

2 **Section 3.** This ordinance shall take effect and be in force thirty (30) days from
3 and after its approval by the Mayor, but if not approved and returned by the Mayor within
4 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
5 1.04.020.

6 Passed by the City Council the 7th day of September, 1999, and
7 signed by me in open session in authentication of its passage this 7th day of
8 September, 1999.

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President of the City Council

10 Approved by me this 8th day of September, 1999.

11 
12 Paul Schell, Mayor POYER

13 Filed by me this 9th day of September, 1999.

14 _____
City Clerk

15 (SEAL)

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ORDINANCE _____

AN ORDINANCE amending SMC Section 23.34.020, and SMC Section 23.34.022, relating to Lowrise 3 and Lowrise 4 rezone evaluation criteria, exempting the Lake City Hub Urban Village from certain locational criteria used in rezone evaluation, and relating to the North Neighborhoods' Neighborhood Plan.

WHEREAS, the City Council has adopted a North Neighborhoods' Neighborhood Plan Comprehensive Plan policy that provides that special Lowrise 3 and Lowrise 4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages shall not apply in the Lake City Hub Urban Village; and

WHEREAS, notice as required by the Land Use Code, Chapter 23.76 was given concerning the proposed amendments to Chapter 23.34, and a public hearing was held on August 6, 1999 at which public testimony was received and considered;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection B of 23.34.020 of the Seattle Municipal Code, as last amended, is further amended as follows:

B. Locational Criteria.

1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:

- a. Properties already zoned L3;
- b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or
- c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing



1 development, when the designation will be consistent with the densities
2 required for the center or village category as established in Section B of
3 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
4 by a neighborhood plan adopted or amended by the City Council after January
5 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, in
6 the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban
7 Village, ((~~or~~)) in the Morgan Junction Urban Village, or in the Lake City Hub Urban
8 Village.

9 2. Properties designated as environmentally critical may not be rezoned
10 to an L3 designation, and may remain L3 only in areas predominantly
11 developed to the intensity of the L3 zone.

12 3. Other Criteria. The Lowrise 3 zone designation is most appropriate in
13 areas generally characterized by the following:

14 a. Development Characteristics of the Area.

15 (1) Either:

16 (a) Areas that are already developed predominantly to the permitted
17 L3 density and where L3 scale is well established, or

18 (b) Areas that are within an urban center or urban village, except as provided in this
19 subsection below, where less emphasis shall be placed on density and scale compatibility
20 with existing development, when the designation will be consistent with the
21 densities required for the center or village category as established in
22 Section B of the Land Use Element of the Comprehensive Plan, unless
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1 otherwise indicated by a neighborhood plan adopted or amended by the City
2 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford
3 Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen
4 Anne Residential Urban Village, ~~((or))~~ in the Morgan Junction Urban Village, or in the Lake
5 City Hub Urban Village.

6 (2) Areas where the street pattern provides for adequate vehicular
7 circulation and access to sites. Locations with alleys are preferred.
8 Street widths should be sufficient for two (2) way traffic and parking
9 along at least one (1) curbside.

10 b. Relationship to the Surrounding Areas.

11 (1) Properties in areas that are well served by public transit and
12 have direct access to arterials, so that vehicular traffic is not required
13 to use streets that pass through less intensive residential zones;

14 (2) Properties in areas with significant topographic breaks, major
15 arterials or open space that provide sufficient transition to LDT or L1
16 multifamily development;

17 (3) Properties in areas with existing multifamily zoning with close
18 proximity and pedestrian connections to neighborhood services, public open
19 spaces, schools and other residential amenities;

20 (4) Properties that are adjacent to business and commercial areas with
21 comparable height and bulk, or where a transition in scale between areas of
22 larger multifamily and/or commercial structures and smaller multifamily



1 development is desirable.

2 **Section 2.** Subsection B of 23.34.022 of the Seattle Municipal Code, as last
3 amended, is further amended as follows:

4 B. Locational Criteria.

5 1. Threshold Conditions. Subject to subsection B2 of this section,
6 properties that may be considered for an L4 designation are limited to the
7 following:

8 a. Properties already zoned L4;

9 b. Properties in areas already developed predominantly to the
10 permitted L4 density and where L4 scale is well established; or

11 c. Properties within an urban center or urban village, except as provided in this subsection
12 below, where less emphasis shall be placed on density and scale compatibility with existing
13 development, when the designation will be consistent with the densities
14 required for the center or village category as established in Section B of
15 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
16 by a neighborhood plan adopted or amended by the City Council after January
17 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, in
18 the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban
19 Village, ~~((or))~~ in the Morgan Junction Urban Village, or in the Lake City Hub Urban
20 Village.

21
22 2. Properties designated as environmentally critical may not be rezoned



1 to an L4 designation, and may remain L4 only in areas predominantly
2 developed to the intensity of the L4 zone.

3 3. Other Criteria. The Lowrise 4 zone designation is most appropriate in
4 areas generally characterized by the following:

5 a. Development Characteristics of the Area.

6 (1) Either:

7 (a) Areas that are already developed predominantly to the permitted
8 L4 density and where L4 scale is well established, or

9 (b) Areas that are within an urban center or urban village, except as provided in this
10 subsection below, where less emphasis shall be placed on density and scale compatibility
11 with existing development, when the designation will be consistent with the
12 densities required for the center or village category as established in
13 Section B of the Land Use Element of the Comprehensive Plan, unless
14 otherwise indicated by a neighborhood plan adopted or amended by the City
15 Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford
16 Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen
17 Anne Residential Urban Village, ~~((or))~~ in the Morgan Junction Urban Village, or in the Lake
18 City Hub Urban Village.

19 (2) Areas of sufficient size to promote a high quality, higher density
20 residential environment where there is good pedestrian access to amenities;

21 (3) Areas generally platted with alleys that can provide access to
22 parking, allowing the street frontage to remain uninterrupted by driveways,
23



1 thereby promoting a street environment better suited to the level of
2 pedestrian activity associated with higher density residential
3 environments;

4 (4) Areas with good internal vehicular circulation, and good access to
5 sites, preferably from alleys. Generally, the width of principal streets in
6 the area should be sufficient to allow for two (2) way traffic and parking
7 along at least one (1) curbside.

8 b. Relationship to the Surrounding Areas.

9 (1) Properties in areas adjacent to concentrations of employment;

10 (2) Properties in areas that are directly accessible to regional
11 transportation facilities, especially transit, providing connections to
12 major employment centers, including arterials where transit service is good
13 to excellent and street capacity is sufficient to accommodate traffic
14 generated by higher density development. Vehicular access to the area
15 should not require use of streets passing through less intensive
16 residential areas;

17 (3) Properties with close proximity and with good pedestrian
18 connections to services in neighborhood commercial areas, public open
19 spaces and other residential amenities;

20 (4) Properties with well-defined edges providing sufficient separation
21 from adjacent areas of small scale residential development, or where such
22 areas are separated by zones providing a transition in the height, scale



1 and density of development.

2 **Section 3.** This ordinance shall take effect and be in force thirty (30) days from
3 and after its approval by the Mayor, but if not approved and returned by the Mayor within
4 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
5 1.04.020.

6 Passed by the City Council the _____ day of _____, 1999, and
7 signed by me in open session in authentication of its passage this _____ day of
8 _____, 1999.

9 _____
10 President of the City Council

11 Approved by me this _____ day of _____, 1999.

12 _____
13 Paul Schell, Mayor

14 Filed by me this _____ day of _____, 19____.

15 _____
16 City Clerk

17 (SEAL)

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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:

[Handwritten Signature]

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE



STATE OF WASHINGTON - KING COUNTY

110538

City of Seattle, City Clerk

—ss.

No. **ORDINANCE IN**

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:119635/ORD FULL

was published on

10/01/99

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

10/01/99

McQuinn

Notary Public for the State of Washington,
residing in Seattle

generally characterized by the following:

a. Development Characteristics of the Area.

(1) Either:

(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, or

(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection (b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, (or) in the Morgan Junction Residential Urban Village, or in the Lake City Hub Urban Village.

(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbside.

b. Relationship to the Surrounding Areas.

(1) Properties in areas that 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;

(2) Properties in areas with significant topographic breaks, major arterials or open space that provide sufficient transition to LDT or L1 multifamily development;

(3) Properties in areas with existing multi-family development with close proximity and pedestrian connections to neighborhood schools, parks and other residential amenities;

(4) Properties that are adjacent to, or in close proximity to, areas with comparable multifamily development, or where a transition in land use is required for larger multifamily development in an area of smaller multifamily development.

Section 23.44.020 of the Seattle Municipal Code, as amended, shall be amended to read:

1. Threshold Conditions. Subsections 1 through 4 of this section apply to properties that are not in an L4 zone and are not in an L4 zone as defined in the following:

a. Properties already zoned L4.

b. Properties in areas predominantly developed to the permitted L4 density and where L4 scale is well established, or

c. Properties in an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection (c) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, (or) in the Morgan Junction Residential Urban Village, or in the Lake City Hub Urban Village.

2. Properties designated as environmentally critical may not be rezoned to an L4 designation, and may remain L4 only in areas predominantly developed to the intensity of the L4 zone.

3. Other Criteria. The Lowrise 4 zone designation is most appropriate in areas generally characterized by the following:

a. Development Characteristics of the Area.

- 99-1-04 (a) Jackson, Donald E. A1
- 99-1-03 (b) Allen, E. A1
- 99-1-02 (c) Lake Estates v Rodney, E. A1
- 99-1-01 (d) Home Apts v Card, E. A1
- 99-1-00 (e) South Apts v Frank, E. A1
- 99-1-07 (f) Homes Apts v Donna, E. A1
- 99-1-06 (g) Properties, E. A1
- 99-1-05 (h) Anderson, E. A1
- 99-1-04 (i) Rammed, E. A1
- 99-1-03 (j) Gardens Apts v, E. A1
- 99-1-02 (k) Sarafog, E. A1
- 99-1-01 (l) Coleman, E. A1
- 99-1-00 (m) Mark, E. A1
- 99-1-07 (n) South Apts v, E. A1
- 99-1-06 (o) Park, E. A1
- 99-1-05 (p) Apt v Jeff Reyes, E. A1

City of Seattle

ORDINANCE 2344020

AN ORDINANCE amending SMC Section 23.44.020, and SMC Section 23.44.022, relating to Lowrise 4 and Lowrise 4 zone evaluation criteria, exempting the Lake City Hub Urban Village from certain local criteria used in rezoning evaluation, and relating to the North Neighborhoods Neighborhood Plan.

WHEREAS, the City Council has adopted a North Neighborhoods Neighborhood Plan, Comprehensive Plan policy that

generally characterized by the following: