

Ordinance No. 119691

12

Council Bill No. 112917

Related to planning and zoning, amending SMC Section 23.34.020, and SMC Section 23.34.022, to exempt rezones proposed to Lowrise 3 and Lowrise 4 zone designations, within the Bitter Lake Village Hub Urban Village, from certain locational criteria used in rezone evaluation, and amending Seattle Municipal Code Chapter 23.47, to prohibit single-purpose residential structures in the Bitter Lake Village Hub Urban Village, in order to implement the Broadview-Bitter Lake-Haller Lake Neighborhood Plan.

The City of Seattle Council Bill/Ordinance

9/29/99 Piped up
Order

CF No. _____

Date Introduced: <u>SEP 27 1999</u>		
Date 1st Referred: <u>SEP 27 1999</u>	To: (committee) <u>Neighborhoods, Growth Planning and Civic Engagement Commission</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>10-4-99</u>	Full Council Vote: <u>8-0</u>	
Date Presented to Mayor: <u>10-5-99</u>	Date Approved: <u>10/11/99</u>	
Date Returned to City Clerk: <u>10/12/99</u>	Date Published: <u>10/12/99</u>	T.O. <input type="checkbox"/> F.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

10-4-99 FOIL
CEXC

This file is complete and ready

Law Dept. Review

ORDINANCE 119691

AN ORDINANCE related to planning and zoning, amending SMC Section 23.34.020, and SMC Section 23.34.022, to exempt rezones proposed to Lowrise 3 and Lowrise 4 zone designations, within the Bitter Lake Village Hub Urban Village, from certain locational criteria used in rezone evaluation, and amending Seattle Municipal Code Chapter 23.47, to prohibit single-purpose residential structures in the Bitter Lake Village Hub Urban Village, in order to implement the Broadview-Bitter Lake-Haller Lake Neighborhood Plan.

WHEREAS, Comprehensive Plan policy 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 Bitter Lake Hub Urban Village; and

WHEREAS, the City Council adopted the provision of the Broadview-Bitter Lake-Haller Lake Neighborhood Plan, that single-purpose residential structures shall be prohibited within the Bitter Lake Village 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 Chapter 23.47, and a public hearing was held on September 28, 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



1 c. Properties within an urban center or village, except as provided in this subsection
2 below, where less emphasis shall be placed on density and scale compatibility with existing
3 development, when the designation will be consistent with the densities
4 required for the center or village category as established in Section B of
5 the Land Use Element of the Comprehensive Plan, unless otherwise indicated
6 by a neighborhood plan adopted or amended by the City Council after January
7 1, 1995. This subsection c. shall not apply in the Wallingford Residential Urban Village, in
8 the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban
9 Village, in the Morgan Junction Residential Urban Village, ~~((or))~~ in the Lake City Hub
10 Urban Village, or in the Bitter Lake Village Hub Urban Village.

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

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

16 a. Development Characteristics of the Area.

17 (1) Either:

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

20 (b) Areas that are within an urban center or urban village, except as provided in this
21 subsection below, where less emphasis shall be placed on density and scale compatibility
22 with existing development, when the designation will be consistent with the
23 densities required for the center or village category as established in

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

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

11 b. Relationship to the Surrounding Areas.

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

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

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

21 (4) Properties that are adjacent to business and commercial areas with
22 comparable height and bulk, or where a transition in scale between areas of
23 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, in the Morgan Junction Residential Urban Village, ~~((or))~~ in the Lake City Hub
20 Urban Village, or in the Bitter Lake Village Hub Urban Village.

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



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

3 a. Development Characteristics of the Area.

4 (1) Either:

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

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

9 with existing development, when the designation will be consistent with the

10 densities required for the center or village category as established in

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

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

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

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

15 Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, or in the

16 Lake City Hub Urban Village, or in the Bitter Lake Village Hub Urban Village.

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

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

21 thereby promoting a street environment better suited to the level of

22 pedestrian activity associated with higher density residential

23 environments;



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

5 b. Relationship to the Surrounding Areas.

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

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

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

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

21 **Section 3.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as last
22 amended, is further amended as follows:

23 **23.47.004 Permitted and prohibited uses.**



* * *

1 E. Residential Uses.

2 1. Residential use in single-purpose residential structures. Residential
3 use in single-purpose residential structures is permitted as an administrative conditional use,
4 unless:

5 a. the structure is located within an area in which the use is either
6 permitted outright or prohibited, as shown on Maps 23.47.004 A, B, C, D, E, F, G, ~~((and))~~
7 H, and I;

8 b. the structure is located in a Pedestrian-Designated zone, in
9 which case residential use is prohibited at street level along the designated principal
10 pedestrian street as provided in Section 23.47.042;

11 c. the structure is located within a zone which has a height limit
12 of 85 feet (85') or higher, in which case single purpose residential structures are prohibited;
13 or

14 d. the residential use is a nursing home, in which case it is
15 permitted outright unless prohibited as provided in E1b.

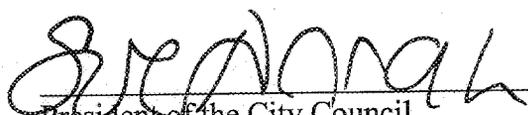
16 2. Residential Use in Mixed-use Development. Residential use in
17 mixed-use development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1
18 zones, provided that for assisted living facilities, which are considered mixed-use
19 development, private living units and parking accessory to those units are prohibited at street
20 level.
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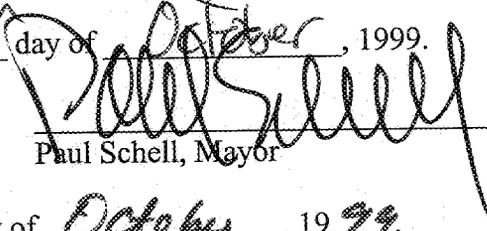
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Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

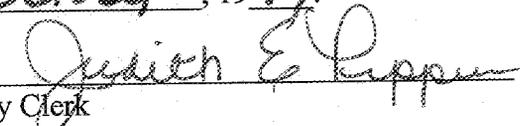
Passed by the City Council the 4th day of October, 1999, and signed by me in open session in authentication of its passage this 4th day of October, 1999.



President of the City Council

Approved by me this 11th day of October, 1999.


Paul Schell, Mayor

Filed by me this 12th day of October, 1999.


City Clerk

(SEAL)



From: Bob Morgan
To: Bob Tobin; Gina Hernandez; Margaret Carter; Tye...
Date: 9/22/99 3:30PM
Subject: Braodview etc. Council Bill (CB 112917)

Here is an updated version of the CB. This incorporates changes recommended by Bob Tobin, including changes to the title.

Please replace earlier versions.



STATE OF WASHINGTON - KING COUNTY

111237

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:119691 ORD W/MAP

was published on

10/25/99

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
10/27/99
M. Chivary

Notary Public for the State of Washington,
residing in Seattle

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:

Government Court

Richard Court

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE



The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN
Councilmember

Committee Action:

6/23/99 Passed unanimously 2-0
~~6/23/99~~ Levin yes
Libata yes

10-4-99 Full Council: Passed 8-0
(Excused: Podlodowski)

This file is complete and ready for presentation to Full Council. Committee: KC 9/28/99
(initial/date)

Law Dept. Review

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