

Ordinance No. 119795

Council Bill No. 112983

*7/10  
10/10/11*

The City of Seattle  
Council Bill/Ordinance

**ORDINANCE**

AN ORDINANCE relating to land use and zoning, amending Plat 5E, page 43, of the Official Land Use Map to rezone property generally bounded by 5<sup>th</sup> and 6<sup>th</sup> Avenues NE and NE 70<sup>th</sup> Street and Maple Leaf Place to implement the Green Lake 2020 Neighborhood Plan.

*11/23/99  
passed unam*

CF No. \_\_\_\_\_

Date Introduced:	<u>01 23 1999</u>	
Date 1st Referred:	To: (committee)	Neighborhoods, Growth Planning and Civic Engagement Committee
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>12-6-99</u>	<u>9-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>12-7-99</u>	<u>12/13/99</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/>
<u>12/14/99</u>	<u>1/99</u>	F.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

12-6-99 Full

This file is complete and ready

*Law Department*

Law Dept. Review

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN  
Councilmember

## Committee Action:

11/23/99  
passed unanimously 2-0  
Conlin yes  
Licata yes.

12-6-99 Full Council Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: RC 11/23  
(initial/date)

## Law Department

Law Dept. Review

OMP  
Review

②  
City Clerk  
Review

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ORDINANCE 119795

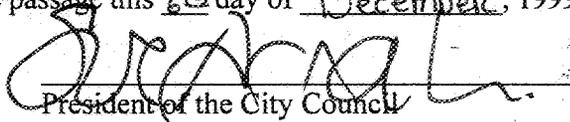
AN ORDINANCE relating to land use and zoning, amending Plat 5E, page 43, of the Official Land Use Map to rezone property generally bounded by 5<sup>th</sup> and 6<sup>th</sup> Avenues NE and NE 70<sup>th</sup> Street and Maple Leaf Place to implement the Green Lake 2020 Neighborhood Plan.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

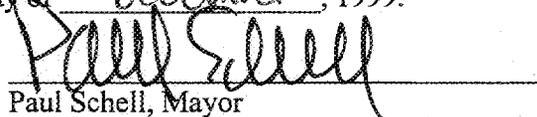
**Section 1.** Attached to this ordinance is one zoning map, identified as Exhibit A, and incorporated herein by reference. The Official Land Use Map, Plat 5E, page 43, is amended to rezone the properties shown on the map in Exhibit A as "Proposed Rezone Area" to the zone indicated in the title on the map in Exhibit A.

**Section 2.** 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.

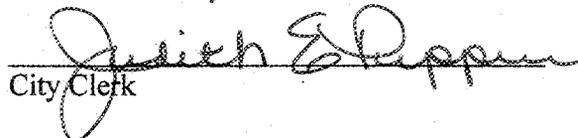
Passed by the City Council the 6<sup>th</sup> day of December, 1999, and signed by me in open session in authentication of its passage this 6<sup>th</sup> day of December, 1999.

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

Approved by me this 13<sup>th</sup> day of December, 1999.

  
\_\_\_\_\_  
Paul Schell, Mayor

Filed by me this 14<sup>th</sup> day of December, 1999.

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

(SEAL)







# City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use  
R. F. Krochalis, Director

## MEMORANDUM

**TO:** Sue Donaldson, City Council President, via  
Margaret Klockars, Law Department

**FROM:** Rick Krochalis, Director

**DATE:** October 12, 1999

**SUBJECT:** Proposed Rezone Legislation to Implement the Green Lake 2020  
Neighborhood Plan

### **Transmittal**

With this memorandum we are transmitting for City Council consideration an ordinance rezoning an area in the Green Lake Neighborhood to implement a proposal related to the Green Lake 2020 Neighborhood Plan. The attached rezone ordinance and Director's report were prepared in response to direction given at a recent Neighborhoods, Growth Planning and Civic Engagement (NGPCE) Committee meeting. The legislation is to be considered along with another rezone proposal for the same area currently referred to the NGPCE Committee.

### **SEPA Environmental Review Determination**

The Strategic Planning Office has completed environmental review on the Green Lake 2020 Plan and implementing legislation and issued a Determination of Non-Significance (no environmental impact statement required) on March 25, 1999. The appeal period ran through April 25, 1999; no appeals were filed.

### **Public Hearing Scheduled**

A public hearing on the this legislation has been scheduled before the City Council's Neighborhoods, Growth Planning and Civic Engagement Committee on Tuesday, November 26, 1999 at 2:00 PM in the Council Chamber.

### **Non-Financial Legislation**

---

City of Seattle, Department of Design, Construction and Land Use  
710 Second Avenue, Suite 200, Seattle, WA 98104-1703

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

The proposed legislation has no financial implications.

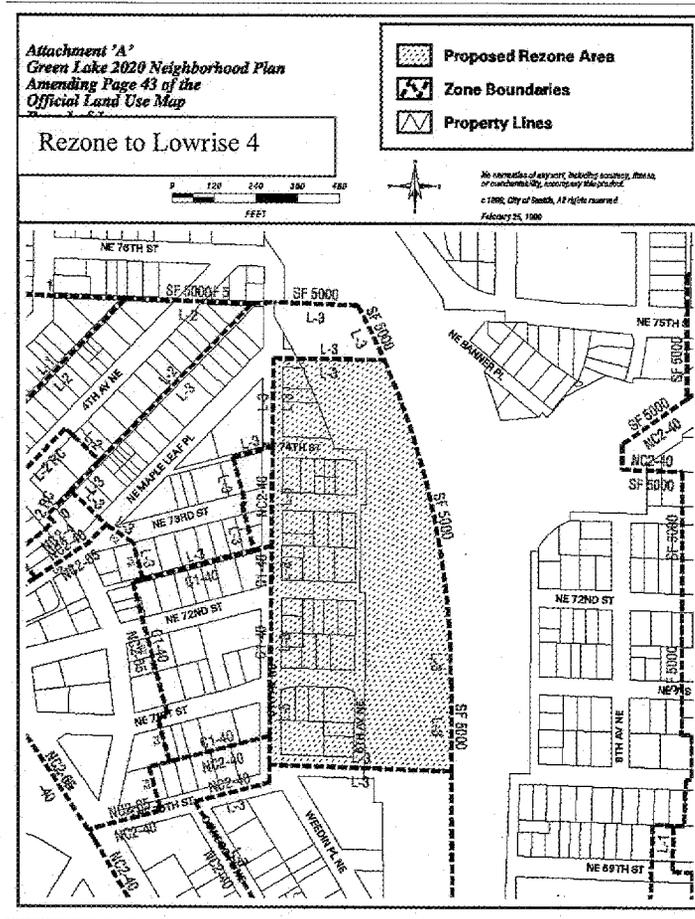
If you have any questions about the proposed legislation, please contact Mike Podowski of my staff by email at [mike.podowski@ci.seattle.wa.us](mailto:mike.podowski@ci.seattle.wa.us) or by phone at (206) 386-1988.

Attachments

**CITY OF SEATTLE**  
**ANALYSIS AND RECOMMENDATION:**  
**LOWRISE 4 REZONE TO IMPLEMENT THE**  
**GREEN LAKE 2020 NEIGHBORHOOD PLAN**

**SUMMARY OF PROPOSED ACTION**

The City Council is considering a rezone to a Lowrise 4 zoning designation to implement a proposal from the Green Lake 2020 Neighborhood Plan. The rezone is proposed for the blocks bounded by 5<sup>th</sup> and 6<sup>th</sup> Avenues NE, NE Maple Leaf Place, and NE 70<sup>th</sup> Street. Interstate 5 runs adjacent to the proposal area on the east side. This area would be rezoned from Lowrise 3 to Lowrise 4. A map of the rezone is shown in Figure 1.



**Figure 1. Proposed Rezone to Lowrise 4**

## **ANALYSIS OF REZONE PROPOSAL**

This analysis supplements an analysis prepared by DCLU for the original proposal to rezone to Midrise. This analysis follows the same outline as the original report, adding information only where the analysis of the Lowrise 4 alternative differs from the original.

Together with the original rezone report, all applicable rezone criteria in the Land Use Code (SMC 23.34) are addressed.

### **SECTION 1. GENERAL REZONE CRITERIA**

#### **Zoned Capacity**

As reported in the original analysis, there is zoned capacity for an additional 600 dwelling units within the Green Lake urban village, which represents 150% of the Comprehensive Plan's 400-unit growth target for the village. This capacity is sufficient to meet the neighborhood's growth target and retain capacity for additional future growth. The proposed rezone Lowrise 4 would increase the zoned capacity for new residential dwelling units by an additional 46 units compared to the additional 110 units that would be added with a rezone to Midrise. The residential zoned capacity in Green Lake that would result from adoption of the proposed L4 zone is compatible with the parameters for residential urban villages as defined in the Comprehensive Plan's Land Use Element.

#### **Neighborhood Plans**

Lowrise 4 is consistent with the neighborhood goals, including increasing the supply of housing in the neighborhood, especially, affordable housing. Other goals include: development that follows the natural contours of the land, view potential for new housing, and buffering of the residential urban village from I-5. DCLU staff contacted representatives of the Green Lake 2020 planning group and discussed the Lowrise 4 alternative. Representatives expressed support for the alternative, recognizing that the plan's original zoning approach included the Midrise designation as part of a whole that also included downzoning along East Green Lake Way North and Woodlawn Avenue Northeast. Lowrise 4 is seen as a reasonable alternative to the original proposal.

## **Zoning Principles**

### *The impact of more intensive zones on less intensive zones*

The proposed Lowrise 4 rezone will result in a zone designation for the proposal area that will be a good fit with the land use and zoning pattern of this part of the Green Lake Neighborhood. The surrounding zones to the north, west and south are Lowrise 3 and Neighborhood Commercial 2 and Commercial 1 both with a 40 foot height limit. Lowrise 4 allows buildings to be 37 feet high with 5 feet allowed for a pitched roof. This height limit is similar to the height limit of the adjacent Lowrise 3 zone which is 30 feet with 5 feet allowed for a pitched roof. To the east is the I-5 right-of-way. No view blockage is expected to result from a rezone from Lowrise 3 to Lowrise 4. The development standards, including height, of the Lowrise 4 zone provide for smooth transitions to the surrounding zoning designations. The I-5 right-of-way and topography serve to separate the rezone area from the Roosevelt Neighborhood on the east side of I-5. Therefore, granting the proposed rezone is not expected to negatively impact the area surrounding the rezone area.

## **Impact Evaluation**

The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings. This analysis focuses on impact criterion related to the change in proposal from Midrise to Lowrise 4:

### *Housing:*

The proposed rezone will create more opportunity to increase housing supply in the rezone area vs. the existing L3 zone. The growth targets in the Comprehensive Plan and the neighborhood plan support this increase in housing supply. The area is presently occupied by a mixture of single family homes and multifamily structures. While the rezone would create more zoning capacity for the area, the increased capacity is relatively small at 46 units. Therefore, granting the rezone is not expected to accelerate the rate of redevelopment of the area.

### *Views:*

The views of Green Lake, the Olympic Mountains and the downtown skyline are not expected to be appreciably changed by granting the rezone. The difference in permitted structure heights for the two zones is seven feet for structures with a pitched roof. To the west of the rezone area, the permitted structure height is 40 and 65 feet. Topographic change, with the land rising in elevation to the east of the rezone area, will also lessen any potential view impact. No appreciable view impacts are anticipated.

### **Changed Circumstances**

Since rezoning in the mid 1980's, the area has seen new development at L3 development standards. Both the rezone area and the nearby areas to the west and southwest exhibit a trend toward increasing density, indicated by several new multifamily and mixed use structures. The newer structures range from relatively small-scale townhomes to moderate-scale multifamily structures. There are also other older moderate-scale apartment structures and one highrise housing structure (Green Lake Plaza) outside the rezone area, but in the immediate vicinity. The urban village strategy proposed in the Comprehensive Plan and the proposed Green Lake Neighborhood Plan support further development of multifamily residential uses in the Green Lake urban village to increase density and residential proximity to neighborhood commercial goods and services and other public amenities. The proposed rezone would accommodate increased residential density within the urban village in an area that is already experiencing a trend toward such development.

#### *Recent permit activity in the area*

Permit activity in the rezone area within the past 10 years included seven multifamily projects and two projects involving repairs or renovation of single-family residences. These projects include new construction of approximately 8 townhomes in three projects, and one conversion of a single family residence to a multifamily residence. Applications for these projects were filed in 1993, 1995 and 1998. Three other multifamily projects were reviewed in 1989 and 1990. Most of these projects occurred on NE 72<sup>nd</sup> and NE 73<sup>rd</sup> Streets. The activity suggests a gradual trend toward increased density in the rezone area, although a number of the single-family residences are in good condition and appear to have been renovated within the past 5-10 years.

### **Land Use Policies**

The Comprehensive Plan policies and Land Use Policies apply broadly throughout the city, to areas including residential urban villages and neighborhood planning areas. This rezone constitutes an increase in residential density to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The intent of the Neighborhood Plan is to provide for more residential growth than that which could be provided by infill and conversions, in part to help reduce the cost of housing. This is consistent with the Multifamily Land Use Policies (23.12.060). The Land Use Policies state further that the appropriate density and scale of multifamily development shall be selected to be compatible with neighborhood scale and character, preservation of views, and enhancement of the streetscape and pedestrian environment without disruption to the natural environment. This proposed rezone is consistent with these policies, given the bulk and scale of I-5, topography, and level of services in the area. Design Review will provide an additional opportunity to further mitigate the bulk and scale of new development meeting thresholds for the Design Review Program.

**SECTION 2. MATCH BETWEEN ZONE LOCATIONAL CRITERIA AND AREA CHARACTERISTICS**

In this Section is a comparison of the proposal against the locational criteria for the proposed zone.

<b>Rezone to Lowrise 4</b>	<b>Change L3 to L4</b>			
Meets Criteria?				
	YES	NO	Maybe	Comments/Description
<b>FUNCTION.</b> The intended function of L4 zoned areas				
<b>A.</b> An area that provides moderate density multifamily infill development in residential neighborhoods already characterized by moderate density residential structures, with good vehicular circulation, adequate alleys, and on-street parking.	√			The area is characterized by a mixture of single family structures and moderate density multifamily development. There is opportunity in the area for infill development. There is good vehicular circulation and easy access to I-5. Alleys are adequate. On-street parking can be congested at times, but space can be found.
<b>LOCATIONAL CRITERIA.</b> The desired characteristics of a L4 zone.				
<b>B. 1. a. Threshold conditions:</b> Property already zoned L4.		√		The area is not presently zoned L4.
<b>B 1. b. Threshold conditions:</b> Properties already developed predominantly to the density and scale permitted by L4.	√			Several structures have been developed under the old L3 designation which was very similar to current L4. Current L3 also is similar to L4. Thus much development in the area is compatible with development to L4 standards. There is also a Highrise development immediately adjacent to the proposed rezone area.
<b>B. 1. c. Threshold conditions:</b> Properties for rezone to L4 only if within an Urban Center or village core of Hub Urban Village, or Residential Urban Village, where neighborhood plan indicates the area is appropriate for a L4 zone designation.	√			The area is within the Residential Urban Village, and Neighborhood Plan proposed a rezone to Midrise. The neighborhood planning group has stated that L4 would be consistent with their neighborhood plan, which contemplates a concentration of housing in this area of a more significant scale in order to

				accomplish the goals stated in the plan, including increased housing supply, affordable housing, development which follows the natural contours of the land, view potential for new housing, and buffering of the RUV from I-5.
<b>B. 2.</b> Environmentally critical areas. Properties designated environmentally critical areas may not be rezoned to L4 and may remain L4 only in areas predominantly developed to the L4 intensity.	√			Steeps slopes have been identified in three small pockets which are already developed. It is highly likely that these pockets were developed prior to the passage of 25.09 Regulations for Environmentally Critical Areas. These small pockets do not appear to be part of a larger steep slope system, and are likely in landscaped front yards and the 1-5 landscaped area.
<b>B. 3. a. (1)(a)</b> Most appropriate areas developed predominantly to the permitted L4 density and scale.	√			Several structures have been developed under the old L3 designation which was very similar to current L4. There is also a Highrise development immediately adjacent to the proposed rezone area.
<b>B. 3. a. (1)(b)</b> Areas within an urban village where less emphasis shall be placed on density and scale compatibility.	√			The rezone area is adjacent to commercial areas with 40 foot height limits and Lowrise 3 zones. Both of which are compatible with the density and scale of the proposed L4 zone.
<b>B. 3.a.(2)</b> Areas of sufficient size to promote a high quality, higher density residential environment where there is good pedestrian access to amenities.	√			The area meets these criteria.
<b>B. 3.a(4)</b> Areas with good internal vehicular circulation, and good access to sites, preferably from alleys. Generally, the wide of streets should allow for 2-way traffic and parking along one curb.	√			The area meets these criteria. 5 <sup>th</sup> Avenue NE is an arterial with capacity to absorb the additional traffic generated. 6 <sup>th</sup> Avenue NE is one way south for several blocks in the proposal area and serves as an off-ramp for I-5 at the south edge of the proposal area. There is transit service on Woodlawn Avenue NE 1-2 blocks away.
<b>B. 3.b(1).</b> Properties in areas adjacent to concentrations of employment.	√			The major employment centers are in Northgate, University District, and in the Central Business District. These centers are directly served by transit from the

				Green Lake neighborhood.
<b>B. 3.b(2)</b> Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good and street capacity is sufficient to accommodate traffic. Auto access should not require use of streets passing through less intensive residential areas.	√			5 <sup>th</sup> Avenue NE is an arterial with capacity to absorb the additional traffic generated. 6 <sup>th</sup> Avenue NE is one way south for several blocks in the proposal area and serves as an off-ramp for I-5 at the south edge of the proposal area. There is transit service on Woodlawn Avenue NE 1-2 blocks away.
<b>B. 3.b(3)</b> . Properties in close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities.	√			The area meets this criterion.
<b>B. 3.b(4a)</b> Properties with well defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.	√			The area meets this criterion.
<b>Match between the zone criteria and area characteristics:</b> The neighborhood's vision for the area is of a concentration of housing in an urban village with convenient access to transit and to a full range of services and amenities and opportunities within walking distance. The L4 zone is more appropriate for this area than the existing L3 zone, to provide moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures. The neighborhood plan contemplates a concentration of housing in this area of a more significant scale in order to accomplish the goals stated in the plan, including additional and affordable housing, development which follows the natural contours of the land, view potential for new housing, and buffering of the residential village from I-5.				

***Comparison Table of Criteria Analysis:***

The following table summarizes the conclusions regarding rezone evaluation criteria as they apply to the rezone. The table is presented for ease of reference to the detailed discussion of the criteria found in this report and in the original report.

*Please note that the table is not meant to represent a tabulated comparison, as the criteria overlap in some cases, are to be weighed and balanced, and would not necessarily be given equal weight by Councilmembers.*

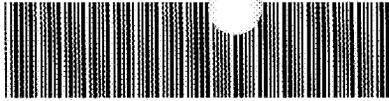
Criterion	Evaluation		
	Criterion Favors:		
	L3	L4	-
Rezone Evaluation: Zone Function Statements 23.34.007			X
General Rezone Criteria 23.34.008 A	-	-	-
1. Capacity for Growth Targets			X
2. Minimum Zoned Capacity (Section B of Comp Plan LU Element)			X
3. Maximum Zoned Capacity (Section B of Comp Plan LU Element)			X
Match Between Zone Criteria and Area Characteristics 23.34.008 B			X
Zoning History and Precedential Effect 23.34.008. C			X
Neighborhood Plans 23.34.008 D		X	
Zoning Principles 23.34.008 E:	-	-	-
1. Impact on less intensive zones			X
2. Physical Buffers			X
3. Zone Boundaries			X
Impact Evaluation 23.34.008 F			X
Changed Circumstances 23.34.008 G		X	
Overlay Districts 23.34.008 H			X
Critical Areas 23.34.008 I			X
Land Use Policies 23.34.008 J			X

**Discussion of Criteria Comparison.**

**Match Between Zone Function and Locational Criteria and Area Characteristics:** In this circumstance, the match between the area and zone function and locational criteria for the L3 and the L4 zones is very close. Most of the rezone criteria either are neutral, or favor the proposed rezone to L4. Both the L3 and L4 zones provide for moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects. The L4 zone would create zoning capacity for an additional 46 residential units. The neighborhood plan contemplates a concentration of housing in this area of a more significant scale in order to accomplish the goals stated in the plan, including additional and affordable housing, development which follows the natural contours of the land, view potential for new housing, and buffering of the residential village from I-5.

**RECOMMENDATION**

DCLU finds the proposal to be consistent with the vision presented in the plan and appropriate for implementing that vision. Furthermore, the proposal satisfies the Land Use Code rezone criteria presented in Chapter 23.34. The Director recommends approval of the rezone proposal to Lowrise 4 as described above and as shown on the rezone map on page 1.



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PAGE 001 OF 003  
12/23/1999 10:01  
KING COUNTY, WA

**Return Address:**

SEATTLE CITY 0 MISC 10.00

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

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

1. ORDINANCE #119795

**Re -** \_\_\_\_\_ of document.

AN ORDINANCE relating to land use and zoning, amending Plat 5E, page 43, of the Official Land Use Map to rezone property generally bounded by 5th and 6th Avenues NE and NE 70th Street and Maple Leaf Place to implement the Green Lake 2020 Neighborhood Plan.

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

1. City of Seattle

Additional names on page----of document.

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

1. N/A

2.

**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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CITY OF SEATTLE  
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mlp  
October 6, 1999  
VI.

ORDINANCE 119795

AN ORDINANCE relating to land use and zoning, amending Plat 5E, page 43, of the Official Land Use Map to rezone property generally bounded by 5<sup>th</sup> and 6<sup>th</sup> Avenues NE and NE 70<sup>th</sup> Street and Maple Leaf Place to implement the Green Lake 2020 Neighborhood Plan.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attached to this ordinance is one zoning map, identified as Exhibit A, and incorporated herein by reference. The Official Land Use Map, Plat 5E, page 43, is amended to rezone the properties shown on the map in Exhibit A as "Proposed Rezone Area" to the zone indicated in the title on the map in Exhibit A.

Section 2. 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 6<sup>th</sup> day of December, 1999, and signed by me in open session in authentication of its passage this 6<sup>th</sup> day of December, 1999.

[Signature]  
President of the City Council

Approved by me this 13<sup>th</sup> day of December, 1999.

[Signature]  
Paul Schell, Mayor

Filed by me this 14<sup>th</sup> day of December, 1999.

[Signature]  
City Clerk

(SEAL)

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STATE OF WASHINGTON  
COUNTY OF KING  
CITY OF SEATTLE

} =

I, JENNIFER PAPPEN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY of ordinance 119795.

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, THIS 21<sup>st</sup> day of Dec 1999

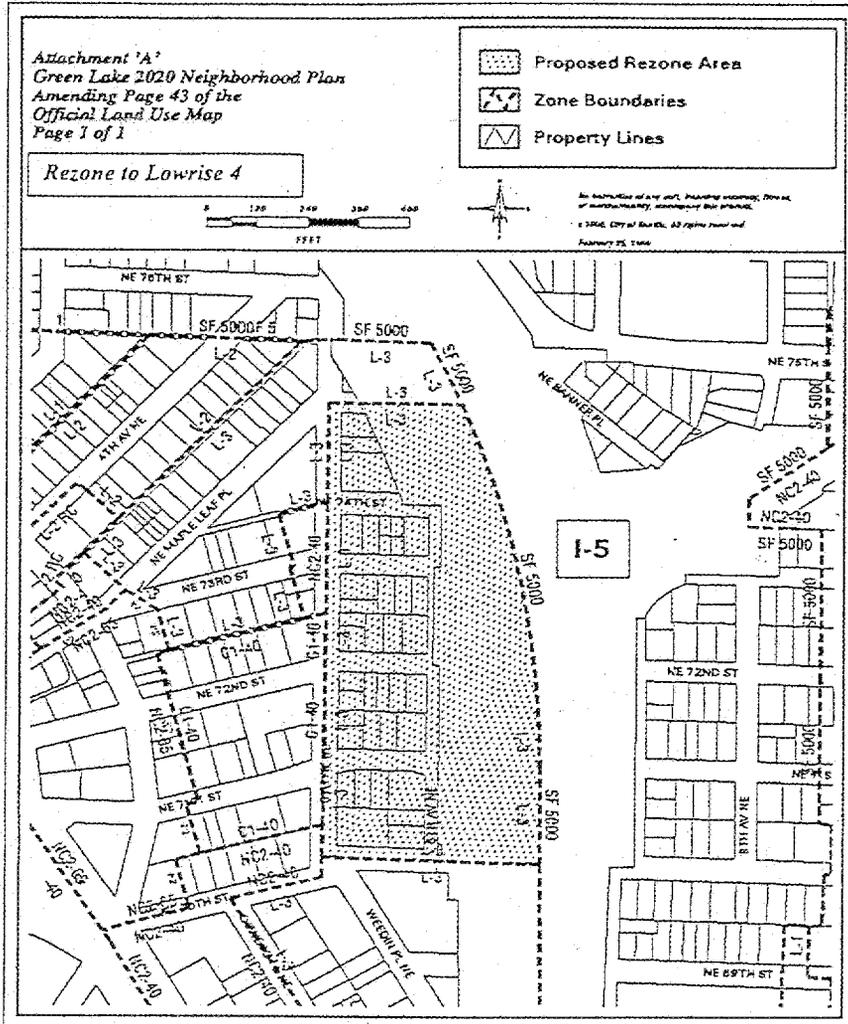
JENNIFER PAPPEN  
CITY CLERK

[Signature]  
Margaret Carter



mip  
October 6, 1999  
VI.

Exhibit A



1999 122 3000456

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STATE OF WASHINGTON - KING COUNTY

113180

City of Seattle, City Clerk

-ss.

No. ORD. W/MAP

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:119795 ORD IN FUL

was published on

12/23/99

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

Subscribed and sworn to before me on 12/23/99

Notary Public for the State of Washington, residing in Seattle

# City of Seattle

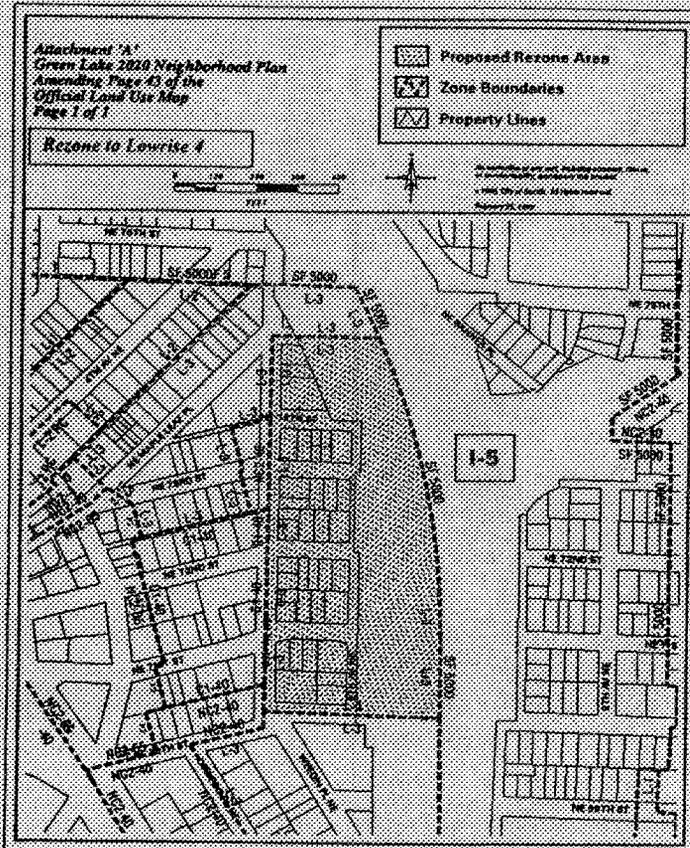
ORDINANCE 119796

AN ORDINANCE relating to land use and zoning, amending Plat 5E, page 43, of the Official Land Use Map to rezone property generally bounded by 5th and 6th Avenue NE and NE 70th Street and Maple Leaf Place to implement the Green Lake 2020 Neighborhood Plan.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Attached to this ordinance is one zoning map, identified as Exhibit A, and incorporated herein by reference. The Official Land Use Map, Plat 5E, page 43, is amended to rezone the properties shown on the map in Exhibit A as "Proposed Rezone Area" to the zone indicated in the title on the map in Exhibit A.

## Exhibit A



SECTION 2. 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 6th day of December, 1999, and signed by me in open session in authentication of its passage this 6th day of December, 1999.

SUE DONALDSON,  
President of the City Council.

Approved by me this 13th day of December, 1999.

PAUL SCHELL,  
Mayor.

Filed by me this 14th day of December, 1999.

(Seal) JUDITH E. PIPPIN,  
City Clerk.  
Publication ordered by JUDITH PIPPIN,  
City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 23, 1999.  
12/23(118180)