

Ordinance No. 120209

Council Bill No. 113484

AN ORDINANCE relating to land use and zoning: amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving and adopting new Neighborhood Design Guidelines for a portion of the Crown Hill/Ballard planning area.

The City of Seattle - Legislative Department
Council Bill/Ordinance sponsored by: _____

Committee Action

12/8/2000 passed unanimously as a
Conlin yes
Wicata yes
Steinbreck yes

12-11-00 Passed 7-0
(Excused: Prago, M)

CF No. _____

Date Introduced: NOV 13 2000	
Date 1st Referred: NOV 13 2000	To: (committee) Neighborhoods, Sustainability & Community Development
Date Re - Referred:	To: (committee) committee
Date Re - Referred:	To: (committee)
Date of Final Passage: 12-11-00	Full Council Vote: 7-0
Date Presented to Mayor: 12-12-00	Date Approved: 12/15/00
Date Returned to City Clerk: 12/19/00	Date Published: RGH T.C. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

This file is complete and ready for presentation to Full Council.

Law Department

Law Dept. Review

OMP Review

City Clerk Review

ORDINANCE 120209

1
2
3
4 **AN ORDINANCE** relating to land use and zoning; amending Sections 23.41.010 and
5 23.41.012 of the Seattle Municipal Code, approving and adopting Neighborhood
6 Design Guidelines for a portion of the Crown Hill/Ballard neighborhood.

7
8 **WHEREAS**, the Crown Hill/Ballard Neighborhood Plan, recognized by Resolution 29775,
9 adopted August 17, 1998, called for Design Guidelines for multifamily and
10 commercial development within the Ballard Municipal Center Master Plan Area; and

11
12 **WHEREAS**, Neighborhood Design Guidelines will be used in combination with the
13 Citywide Design Guidelines to review development in the Ballard Municipal Center
14 Master Plan Area;

15
16 **NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS**
17 **FOLLOWS:**

18
19
20 **Section 1.** Section 23.41.010 of the Seattle Municipal Code, which Section was
21 last amended by Ordinance 120081, is amended as follows:

22
23 **23.41.010 Design Review Guidelines.**

24
25 A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and
26 neighborhood design guidelines identified in subsection B, provide the basis for Design
27 Review Board recommendations and City design review decisions, except in Downtown,
28 where the "Guidelines for Downtown Development, 1999" apply. Neighborhood design
29 guidelines are intended to augment and make more specific the "Guidelines for Multifamily
30 and Commercial Buildings, 1998" and the "Guidelines for Downtown Development, 1999."
31 To the extent there are conflicts between neighborhood design guidelines and the
32 "Guidelines for Multifamily and Commercial Buildings, 1998" or "Guidelines for Downtown
33 Development, 1999", the neighborhood design guidelines shall prevail.

34
35 ~~B. Neighborhood design guidelines are approved for the following neighborhoods:~~
36 ~~Pike/Pine Urban Center Village, Roosevelt Urban Village, and the University Community~~
37 ~~Urban Center. The following Neighborhood design guidelines are approved:~~

- 38 1. "University Community Design Guidelines, 2000"
39 2. "Pike/Pine Urban Center Village Design Guidelines, 2000"
40 3. "Roosevelt Urban Village Design Guidelines, 2000"
41 4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000"
42
43

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

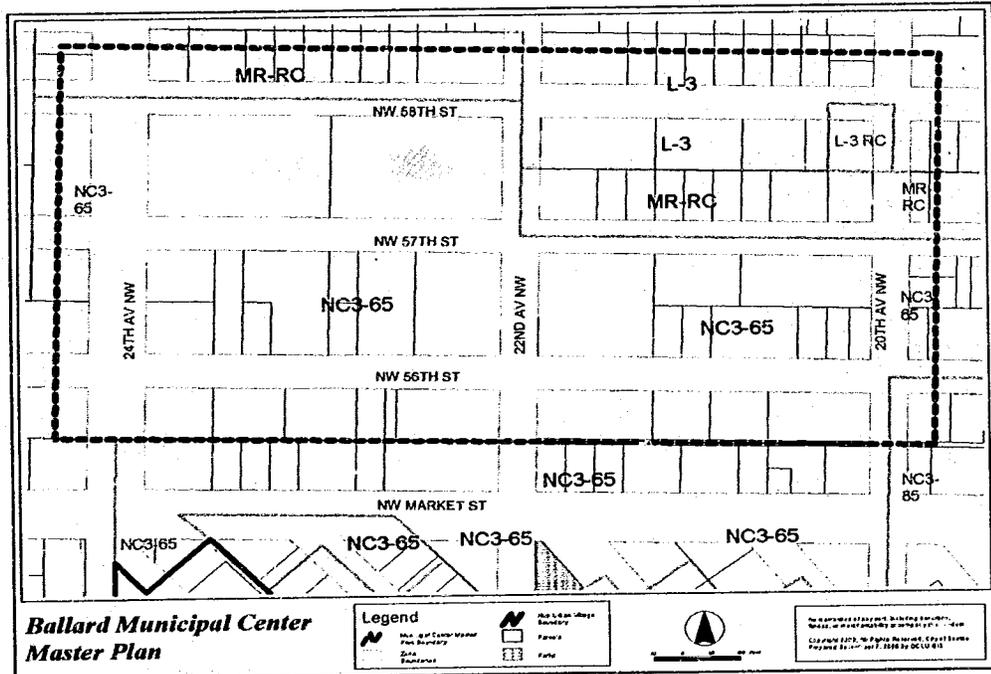
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

requirement must be no less than the required parking for Pedestrian 1 designated areas shown in Section 23.47.004 Chart E.

- 14((12)). Downtown street facade requirements;
- 15((13)). Downtown upper-level development standards;
- 16((14)). Downtown coverage and floor size limits;
- 17((15)). Downtown maximum wall dimensions;
- 18((16)). Downtown street level use requirements; and
- 19((17)). Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2.

* * *

EXHIBIT 23.41.012B
Ballard Municipal Center Master Plan Area



16
17

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

Section 3. The Neighborhood design guidelines attached hereto as Attachment A, "Ballard Municipal Center Master Plan Design Guidelines, 2000", are hereby adopted for design review pursuant to SMC 23.41.010.

Section 4. The 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 remainder of this ordinance or the validity of its application to other person or circumstances.

Section 5. 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 11th day of December, 2000, and signed by me in open session in authentication of its passage this 11th day of December, 2000.

Margaret Cooper
President of the City Council

Approved by me this 15th day of DECEMBER, 2000.

Paul Schell
Paul Schell, Mayor

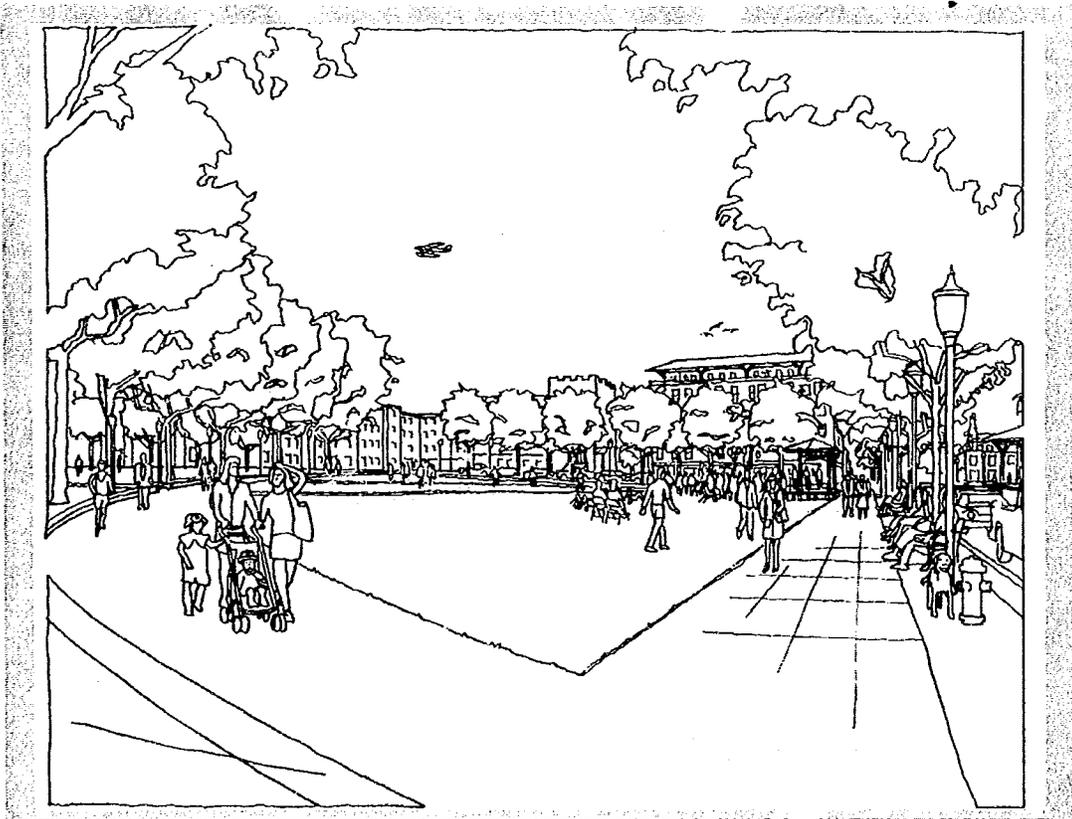
Filed by me this 19th day of December, 2000.

Ann Darnfield
acting City Clerk

(Seal)
List of Attachments

ATTACHMENT A: "Ballard Municipal Center Master Plan Design Guidelines, 2000"

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



BALLARD
municipal center master plan area

**Design
Guidelines**

2000

COPY RECEIVED
00 OCT 20 AM 10:19
SEATTLE CITY ATTORNEY



City of Seattle
Department of Design,
Construction & Land Use

Attachment 1

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

III. Ballard Municipal Center Master Plan Area Design Guidelines

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no additional community design guidelines for that particular Citywide Guideline.



Site Planning

responding to site characteristics

A. SITE PLANNING

Context

The BMC Master Plan envisions a civic district and identifies sites for a park, library, Neighborhood Service Center and potential senior center in Ballard's core urban village area. These elements are envisioned to comprise a new 'center' for the community. A new park is the centerpiece of this vision, characterized by a broad lawn for public gatherings and linked to the surrounding neighborhoods by pedestrian-oriented streetscapes.

A co-located new library and Neighborhood Service Center on 22nd Ave. NW, either directly south or southeast of the park, is planned. New mid-rise residential units and retail space adjacent to the park will add to the vitality of the master plan area. In general, the plan proposes a mix of residential, mixed use, commercial, cultural and civic uses.

A-1 Responding to Site Characteristics

Development Surrounding The Park

West, North and East sides of the park:

Buildings are encouraged to create a consistent two-story street wall with ground related entries. Development above the base should be set back and/or modulated to increase solar exposure to the street and other public places.

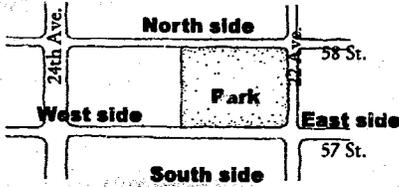
South side of the park:

Cultural and civic uses are planned in this area. However, if mixed use development occurs, a consistent street wall with a two story minimum base is encouraged. Development should be set back above the two story height and/or modulated in a manner that enhances solar exposure to the park.

Revised: 10/16/2010

A-2 Streetscape Compatibility

Development Surrounding The Park

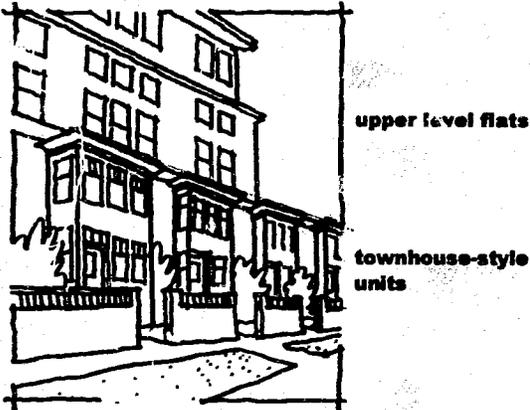


West, North and East sides of the park:

Townhouse style design is appropriate at street level adjacent to the park. Residential developments that provide units that directly access the public right-of-way are preferred since they help enliven the street environment. Sidewalk-related spaces should appear safe and welcoming.

South side of the park:

If mixed use development occurs around the park, it is desirable to provide active storefronts along the entire south edge of NW 57th Street, west of 22nd Avenue NW, and a consistent street wall with a two-story minimum height.



A maximum 10-foot setback to allow for the desired transition from townhouse units to the public right-of-way (see A-6, Transition Between Residence and Street) is encouraged.



Site Planning

streetscape compatibility

NOTICE: IF THE DOCUMENT IS NOT CLEAR, IT IS DUE TO THE QUALITY OF THE DOCUMENT. IF THE DOCUMENT IS NOT CLEAR, IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Revised: 10162000

A-2 Streetscape Compatibility (cont'd.)

Mixed Use and Residential on East-West Streets



Site Planning

entrances visible to the street

Site Planning

entrances visible to the street

Buildings should maintain a consistent street wall up to a minimum of two story development and provide a setback(s), particularly on the south side of the street, beyond three stories to enhance solar access to the street and avoid a 'canyon'. Deviations from the consistent street wall should be allowed for public usable open spaces.

Where appropriate, mid-block pedestrian connections are strongly encouraged. The Design Review Board may consider a departure to reduce open space requirements in exchange for a mid-block pedestrian connection. Such spaces shall be sited and designed in a manner that are clearly public in nature and engaging to pedestrians.

A-3 Entrances Visible from the Street

Development Surrounding the Park

West side: Access to the front doors of townhouse residences should be provided via a paved and well lit pedestrian connection.

The non-residential development west of the park should provide at least two separate retail entrances on 24th Avenue NW. Residential access (both vehicular and pedestrian) is most appropriate on NW 58th Street.

Streets

The mid block pedestrian connection should foster social contact in a safe environment. New development is highly encouraged to front retail and/or townhouse style units on the mid block connection at street level. To further promote vitality and safety in the pedestrian experience, entries to retail and townhouse units should be placed in an identifiable and engaging manner.

As implied in the discussion above, this type of development includes a mix of uses within close proximity of one another. As a result, walking is promoted and therefore if retail or townhouse style development is provided to the satisfaction of the Design Review Board, a design departure to allow for an exemption (similar to a P2 overlay) to the parking requirement for the mid block fronting retail use(s) may be considered. Also, if townhouse style development is provided at the street level, an additional floor level in height may be considered as a departure by the Board. This additional floor area is meant to encourage human scale, ground-related units at street level, which typically results in less density.

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

A-4 Human Activity

Development Surrounding the Park

South sides: Setbacks from the property line should be allowed up to ten feet consistent with pedestrian zoning requirements for outdoor activity.

Mixed Use Development on Avenues

Commercial uses are encouraged to setback in order to provide opportunities for pedestrian activities where appropriate.

A-6 Transition Between Residence and Street

West side of the park: For residential units with direct access to the street, a ten foot landscaped setback or pedestrian walkway immediately adjacent to the park property edge is recommended with a low landscaped fence or low hedge to help define the relationship between the property and the park edge.

North and East sides: New development should provide a landscaped fence or low, dense hedge to help define the street edge. No more than a ten foot setback to provide an effective transition between townhouse units and the public realm is desirable.

In general, the landscaped setback from the park to the building edge should be integrated as an extension of the mid-block pedestrian connection system.

Single-use residential

Townhouse or other residential developments that have direct unit entrances on the sidewalk are encouraged. New development should mark the property line with a landscaped fence or low hedge planting to enhance the continuity of the street.



Site Planning

human activity
transition between
residence and street

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

REV 5/92 10162000

A-8 Parking and Vehicle Access

In Neighborhood Commercial (NC) zones, vehicular entrances are discouraged on the avenues. When absolutely necessary, they should be limited to right turn ingress and egress only.

Vehicular access to sites is most appropriate along NW 56th, 57th, and 58th Streets. Commercial vehicular access is most appropriate on NW 56th and/or NW 57th Streets.

New at-grade parking areas should minimize exposure to the street edge. At-grade parking areas and driveways are discouraged directly adjacent to the park.

Where curbcuts are provided, the number and width should be minimized.



Site Planning

parking and vehicle access

Site Planning

location of parking on commercial street fronts

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

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk and Scale Compatibility

Development Surrounding the Park

West, North and East sides of the park: In general, the overall development massing should maximize the solar access to the park through careful massing arrangement of the upper levels, set back above a two-story base containing townhouse style units.

South sides: Civic and cultural uses are anticipated to be developed along the south edge of the park. However if mixed use development does occur, it should provide a consistent street wall with a two-story minimum height. Development should be set back above the two story height and/or modulate the facade to enhance solar exposure to the park.

Townhouse/retail related departures: *In providing solar access through design treatments such as significant modulation and setbacks above townhouse units, the Design Review Board may consider allowing an additional floor level (not to exceed 9 ft.) in height.*

If retail and/or townhouse units are placed along the midblock connection with active facades and identifiable entries, the Board may consider an additional floor level (not to exceed 9 ft.) in height (provided that the additional height is set back and does not diminish solar access to the park).

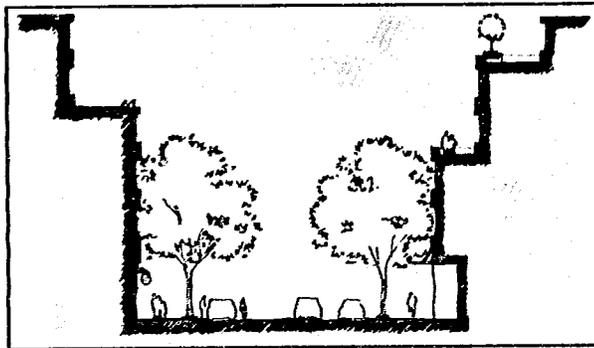
Mixed Use Development on North-South Avenues

Buildings should maintain a consistent street wall up to a minimum of two stories and provide a setback(s), particularly on the west side of the avenue, beyond three stories to enhance solar access to the street and avoid a 'canyon' effect.

Mixed Use and Residential Development on East-West Streets

Same as above, except with setbacks particularly on the south side of the street beyond three stories to enhance solar access to the street. Buildings should provide facade modulations that break down the scale of larger developments to recall the underlying original 50' parcel widths.

The Board may consider exceptions of up to 10 ft. from the recommended consistent street wall for public usable open space. Design should provide facade modulation that breaks down the scale of larger development to recall the underlying original 50 ft. parcel width.



Building developments should set back above a consistent street wall to allow sunlight in.



Height, Bulk and Scale

height, bulk and scale
compatibility

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

C. ARCHITECTURAL ELEMENTS AND MATERIALS

In general, the master plan intends to guide the development of attractive and high quality new commercial, mixed use and residential buildings that clearly define the public street spaces, maximize solar access to the street/park and provide a delightful and vibrant pedestrian environment.



Architectural Elements

architectural concept and consistency

exterior finish materials

C-2 Architectural Concept and Consistency

Institutional Development: The design of institutional buildings should be distinguished from commercial and residential buildings by location on the site, materials and massing. A building with public uses should exhibit a civic presence through careful attention to its relationship with the public realm. A primary entrance, building form, and architectural elements should be designed and scaled to reflect the public activities contained within.

C-4 Exterior Finish Materials

New development should exhibit craftsmanship through the use of durable, attractive materials. Building materials and interesting details found on older buildings on Market Street and the Ballard Avenue Landmark District should be recalled.

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

0002101 .cc
10152002

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Context

The Master Plan places particular emphasis on connecting development-related pedestrian activity to the street and clearly defining public space.

Guidelines

New development is encouraged to contribute to a mid-block, north-south connection system for pedestrians. Active, pedestrian-oriented commercial design and/or ground related town house units are encouraged to extend from the street facing facade and front the pedestrian connection path, thereby contributing visual interest and more opportunity for social contact.

considerations

open commercial facades that encourage pedestrians to look into the building interior;
configure retail space to attract tenants with activity that will "spill-out" onto the sidewalk;
street front open space that features artwork, street furniture, and landscaping; and
multiple building entries.

A reduction in a development's open space or lot coverage requirement may be granted in return for landscape and hardscape treatment that provides and/or enhances the pedestrian connection.

Mixed Use Development

Continuous overhead weather protecting canopies are encouraged on buildings adjacent to the sidewalk. Transparent or translucent canopies along the length of the street provide welcome weather protection, define the pedestrian realm, and reduce the scale of taller buildings.

considerations

Overhead weather protection should be designed with consideration given to:

the overall architectural concept of the building;
uses occurring in the building (entries, commercial space) or adjacent environment (bus stops);
continuity with weather protection provided on nearby buildings;
the scale of the space defined by the height and depth of the weather protection; and
when opaque material is used, the illumination of the underside.

Avenues

The Design Review Board may consider relaxing setback requirements for Pedestrian-2 Overlay Zones at street corners, in exchange for providing generous, usable open space or well-designed indoor/outdoor retail-lined spaces.



Pedestrian Environment

pedestrian open spaces and entrances

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

D

Pedestrian Environment

blank walls

visual impacts of parking structures

screening of dumpsters, utilities and service areas

D-2 Blank Walls

Development Surrounding the Park

Active, open, interesting building facades are strongly encouraged, particularly on sites adjacent to the park.

D-5 Visual Impacts of Parking Structures

When surface parking and/or first level parking adjacent to the park is unavoidable, it should be concealed in an attractive manner through the use of screening devices such as landscaping (e.g. low hedge), artwork, well executed fencing/ walls, and use of site topography to provide a buffer between the parking area and the public realm.

New at-grade parking areas are discouraged directly adjacent to the park.

D-6 Screening of Dumpsters, Utilities and Service Areas

Service areas, loading docks and refuse should be internal to the development or carefully screened, especially on sites directly adjacent to the park.

Revised: 10/16/2000

STATE OF WASHINGTON - KING COUNTY

--SS.

125919
City of Seattle, Clerk's Office

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.

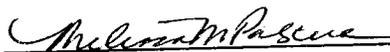
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:120209/Ord In Ful

was published on

12/29/00

The amount of the fee charged for the foregoing publication is the sum of \$0.00, which amount has been paid in full.



Subscribed and sworn to before me on

12/29/00


Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

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

City of Seattle

ORDINANCE 126209

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving and adopting Neighborhood Design Guidelines for a portion of the Crown Hill/Ballard neighborhood.

WHEREAS, the Crown Hill/Ballard Neighborhood Plan, recognized by Resolution 29776, adopted August 17, 1999, called for Design Guidelines for multifamily and commercial development within the Ballard Municipal Center Master Plan Area; and

WHEREAS, Neighborhood Design Guidelines will be used in combination with the Citywide Design Guidelines to review development in the Ballard Municipal Center Master Plan Area;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by Ordinance 120081, is amended as follows:

23.41.010 DESIGN REVIEW GUIDELINES

A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and neighborhood design guidelines identified in subsection B, provide the basis for Design Review Board recommendations and city design review decisions, except in Downtown, where the "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines are intended to augment and make more specific the "Guidelines for Multifamily and Commercial Buildings, 1998" and the "Guidelines for Downtown Development, 1999." To the extent there are conflicts between neighborhood design guidelines and the "Guidelines for Multifamily and Commercial Buildings, 1998" or "Guidelines for Downtown Development, 1999", the neighborhood design guidelines shall prevail.

B. Neighborhood design guidelines are approved for the following neighborhoods: Pike/Pine Urban Center Village, Roosevelt Urban Village, and the

University Community Urban Center. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000"
2. "Pike/Pine Urban Center Village Design Guidelines, 2000"
3. "Roosevelt Urban Village Design Guidelines, 2000"
4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000"

SECTION 2. Subsection B of Section 23.41.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 120081, is amended as follows:

23.41.012 DEVELOPMENT STANDARD DEPARTURES

B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone facade requirements, including transparency and blank facade provisions;
5. Design, location and access to parking requirements;
6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:
 - a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone,
 - b. The proposed structure must be compatible with the general development potential anticipated within the zone,
 - c. The additional height must not substantially interfere with views from up-slope properties, and
 - d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;

11. Building height within the Roosevelt Commercial Core, up to an additional 3 feet, for properties zoned NC3-65. (Exhibit 23.41.012A, Roosevelt Commercial Core).

12. Building height within the Ballard Municipal Center Master Plan area, up to an additional 9 feet, for properties zoned NC3-65. (Exhibit 23.41.012B, Ballard Municipal Center Master Plan area).

13. Reduction in required parking for ground level uses that add established mid-block pedestrian connections through private property as identified in the Ballard Municipal Center Master Plan Design Guidelines, 2000. The parking requirement must be no less than the required parking for Pedestrian 1 designated areas shown in Section 23.47.004 Chart E.

14((13)) Downtown street facade requirements;

15((13)) Downtown upper-level development standards;

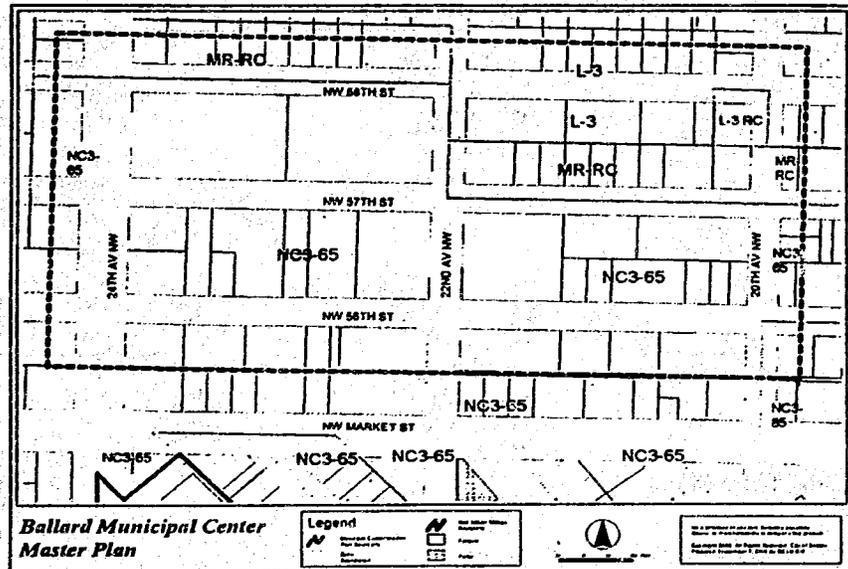
16((14)) Downtown coverage and floor size limits;

17((15)) Downtown maximum wall dimensions;

18((16)) Downtown street level use requirements; and

19((17)) Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2.

EXHIBIT 23.41.012B
BALLARD MUNICIPAL CENTER
MASTER PLAN AREA



SECTION 3. The Neighborhood design guidelines attached hereto as Attachment A, "Ballard Municipal Center Master Plan Design Guidelines, 2000", are hereby adopted for design review pursuant to SMC 23.41.010.

SECTION 4. The 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 remainder of this ordinance or the validity of its application to other person or circumstances.

SECTION 5. 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 11th day of December, 2000, and signed by me in open session in authentication of its passage this 11th day of December, 2000.

MARGARET FAGELER,
President of the City Council.
Approved by me this 15th day of December, 2000.

PAUL SCHELL,
Mayor.
Filed by me this 19th day of December, 2000.

ERIN DORNFELD,
Acting City Clerk.
Publication ordered by JUDITH PIPPIN,
City Clerk.

((Boldface denotes deletion.))
(Contact City Clerk's Office for Attachment.)

Date of official publication in Daily Journal of Commerce, Seattle, December 29, 2000. 12/29(125919C)

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