

Amendment #2 to Council Bill (CB) 117430

GREEN

Sponsor: Conlin

Planning, Land Use and Sustainability (PLUS) Committee – June 13, 2012

In the 59 locations across the City that DPD has identified for potential Pedestrian Overlay District (P zone) designation, delay implementation of the proposal in CB 117430 that would expand opportunities for ground-floor residential uses in most Commercial 1 and Neighborhood Commercial zones

A list of the 59 areas that DPD has identified for potential P zone designation is attached to this amendment.

As an interim measure, this amendment would add several maps to the Land Use Code to show that existing restrictions on ground-floor residential uses would continue to apply in the potential P zone areas. As DPD brings recommendations forward for new P zone designations, either in phases or in one package, the maps would be eliminated and either P zones would be designated by rezone or the mapped areas would become eligible locations for more ground-floor residential uses.

The changes this amendment would make to CB 117430 are shown on the following page in double underline. Councilmembers should be aware that, at this time, the double-underlined language is conceptual only; DPD has not had sufficient time to create all the maps this amendment would require and submit them to the City Attorney's Office for review. The baseline text that appears below is taken from Version 24 of CB 117430.

Section 11. Section 23.47A.005 of the Seattle Municipal Code, which section was last amended by Ordinance 123816, is amended as follows:

23.47A.005 Street-level uses

A. The requirements of this Section 23.47A.005 apply in addition to the other applicable requirements of this Title 23.

B. Mini-warehouses, warehouses, or utility uses may not abut a street-level street-facing facade in a structure that contains more than one residential dwelling unit.

C. Residential uses at street level.

1. (~~Residential uses are generally permitted anywhere in a structure in NC1, NC2, NC3 and C1 zones, except as provided in subsections 23.47A.005.C.2 and 23.47A.005.C.3.~~)

~~(2.)~~ In all neighborhood commercial and C1 zones, (R) residential uses may ~~(not)~~ occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:

a. In a pedestrian-designated zone, facing a designated principal pedestrian street; or

b. Within the Bitter Lake Village Hub Urban Village; or

c. Within the Lake City Hub Urban Village, except as provided in subsection 23.47A.005.C.~~(4)~~2; or

d. Within a zone that has a height limit of 85 feet or higher, except as provided in subsection 23.47A.005.C.2; or

e. Within an NC1 zone, except as provided in subsection 23.47A.005.C.2;

or

f. Within the Northgate Overlay District, except as provided in 23.71.044;

or

g. In areas shown on Maps 1 through [TO BE DETERMINED] for Section 23.47A.005 codified at the end of this Chapter.

Potential P zone locations identified by DPD

Northwest District

1. Broadview (Greenwood Ave N between N 143rd and N 145th)
2. Aurora Avenue N between W Green Lake Drive N and N 80th
3. North Green Lake
4. Green Lake neighborhood commercial district on east side of Lake from 1st Ave NE to 4th Ave NE
5. Stone Way N between N 45th Street and N 39th Street plus Bridge Way N
6. Stone Way N at N 50th between N 45th and N 50th Streets
7. N 34th Street between Wallingford Av N and Densmore Av N
8. Fremont neighborhood commercial area along Fremont Ave N, Fremont Place N and N 36th Street
9. Fremont Av N between N 45th Street and just south of N Motor Pl
10. Phinney Ave N between N 58th and a half block north of N 62nd Street
11. NW 65th Street between 8th and 4th Aves NW.
12. Ballard neighborhood commercial area centered on NW Market and Ballard Ave NW
13. 15th Ave NW between NW Market and NW 83rd
14. NW 54th Street at the Locks
15. 24th Ave NW between NW 77th St and NW 80th St.

Northeast District

16. 15th Ave NE and NE 125th
17. 25th Ave NE between NE Blakely St and NE 55th, NE 55th between 30th Ave NE and Ravenna Park
18. Wedgewood N (35th Ave NE between NE 82nd and NE 87th)
19. Wedgewood S (35th Ave NE between NE73rd and north of NE 75th)
20. 40th Ave NE and NE 55th
21. Lake City Way NE between 15th Ave NE and 16th Ave NE, 15th Ave NE between NE 80th and Lake City Way NE
22. Lake City Way NE and NE 96th (7)
23. Lake City Way NE between NE145th and NE 140th
24. Pinehurst (15th Av NE and Pinehurst Way NE between NE115th and NE120th)
25. Maple Leaf (Roosevelt Way NE between NE 85th and NE 90th streets)
26. Ravenna (NE 65th between 20th Av NE and 25th Av NE)
27. Roosevelt Way NE and NE 125th
28. Sand Point Way NE and NE 45th
29. Sand Point Way NE between 47th Av NE and east of 50th Av NE
30. Sand Point Way NE between NE 62nd and 60th AV NE

West District

31. 15th Ave. W between W Raye and W Ruffner Streets
32. W Dravus between 20th and 21st Aves W

33. Magnolia neighborhood commercial district (W McGraw and 32nd Ave W)
34. 34th Ave. W between W Emerson and W Thurman Streets
35. Dexter Ave. N between Galer and north of Hayes street
36. Queen Anne neighborhood commercial district (between W McGraw and W Galer streets)
37. Uptown neighborhood commercial district

East District

38. East Madison between E Mercer and E Harrison streets
39. Martin Luther King Jr. Way at E Union
40. Jackson Place/Squire Park
41. Martin Luther King Jr. Way E at S Dearborn
42. Hiawatha Place S at S Dearborn Street

Southwest District

43. West Seattle Junction neighborhood commercial district
44. Morgan Junction neighborhood commercial district
45. Delridge Way SW between SW Juneau and SW Brandon streets
46. 35th Ave. SW between SW Holly and SW Graham streets
47. 35th Ave. SW between SW Webster and SW Holden streets
48. 35th Ave. SW between SW Henderson and SW Barton streets
49. 35th Ave. SW and SW Roxbury
50. Westwood Park neighborhood commercial district (between SW Roxbury and north of SW Cambridge streets)
51. South Park neighborhood commercial districts (S Cloverdale at 8th Ave S and at 16th Ave S)
52. Georgetown neighborhood commercial district (centered around the intersection of 13th Ave S, S Bailey St and Stanley Ave S)
53. Harbor Ave. SW between SW Atlantic St. and Fairmount Av SW

Southeast District

54. Beacon Ave S at S Columbian Way
55. Martin Luther King Jr. Way between S Holden and S Willow streets
56. Rainier Ave S between S Bayview and S Walden streets
57. Rainier Ave S between S Kenyon and S Holden streets
58. Rainier Ave S at S Graham
59. Rainier Ave S between S Willow and S Othello streets