

**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**  
**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to land use and zoning; amending the Official Land Use Map, SMC 23.32.016, at pages 118 and 119 to rezone land in the 23rd & Union-Jackson Residential Urban Village; amending Section 23.47A.009 of the Seattle Municipal Code to adopt development standards for certain properties in the 23rd & Union-Jackson Residential Urban Village.

WHEREAS, Seattle maintains a commitment to a true partnership between neighborhoods and government in building innovative planning structures, visionary neighborhood plans and effective Action Plans; and

WHEREAS, in 1998, the City Council recognized the Central Area Neighborhood Plan; and

WHEREAS, the Central Area has a long history of welcoming people with different backgrounds and is centrally located neighborhood whose community is an inclusive multicultural fabric, and

WHEREAS, Central Area is the historic home of the African American Community in Seattle, the Black/African American population within the Central Area 23rd Ave. @ S Jackson-Union Urban Village declined from 64% in 1990 to 28% in 2010, while the White population increased from 16% to 44% in the same time period (census data); and

WHEREAS, from early 2013 through 2014, the Department of Planning and Development (DPD) and Department of Neighborhoods (DON) conducted significant public outreach, including to historically underrepresented communities, in the Central Area; and

WHEREAS, over 2,000 community members representing a cross section of the Central Area residents, business owners and stakeholders played an integral role in the planning process, as evidenced by 93 workshops and meetings that resulted in the creation of the 23rd Ave Action Plan (Union-Cherry-Jackson), the 23<sup>rd</sup> Ave (Union – Cherry – Jackson) Urban Design Framework, and proposed rezones for these three community nodes that reflect the visions of the Comprehensive Plan Central Area Neighborhood Planning Element; and

WHEREAS, on September 27, 2014, over 1,000 diverse community members, including those who continue to call the Central Area home even though they may now live elsewhere, returned to attend the Central Area Block Party and provide feedback on the 23rd Ave Action Plan (Union-Cherry-Jackson), Urban Design Framework (UDF) and proposed rezones; and

1 WHEREAS, the community has demonstrated an on-going commitment to the 23rd Ave Action  
2 Plan (Union-Cherry-Jackson) as indicated by the 23rd Avenue Action Community Team  
3 (ACT), a community group who include the multiple interests and voices of the Central  
4 Area and who have been working together over the last two years to guide and lead the  
5 implementation of the Comprehensive Plan and visions of the Action Plan;  
6

7 WHEREAS on April 28, 2014, the City Council passed Ordinance 124458 amending the Seattle  
8 Comprehensive Plan to incorporate changes to the goals and policies in the Central Area  
9 Neighborhood Planning Element and the changes to the Future Land Use Map that were  
10 developed during the planning process of the 23rd Ave Action Plan (Union-Cherry-  
11 Jackson).  
12

13 WHEREAS on XXXX, 2015, the City Council passed Ordinance XXXXXX amending the  
14 Seattle Comprehensive Plan to incorporate additional changes to the goals and policies in  
15 the Central Area Neighborhood Planning Element and the Future Land Use Map which  
16 when combined with the 2014 Comprehensive Plan amendments reflect the overall  
17 community vision for the 23rd Ave community nodes at Union, Cherry and Jackson, and  
18 the Central Area; and  
19

20 WHEREAS on May 11, 2015, the City Council passed Ordinance 124770 adding a Pedestrian  
21 designation along S. Jackson St. from 22nd Ave. S. to M. L. King Jr. Way S. which  
22 reflect the overall community vision for the 23rd Ave and Jackson node; and

23 WHEREAS the Council finds that the proposed rezone meets the Land Use Code rezone criteria  
24 contained in Chapter 23.34, Amendments to Official Land Use Map (Rezoning), as  
25 described in the DPD Director's Report for this legislation; NOW, THEREFORE,  
26

27 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

28 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
29 amended to rezone properties identified on pages 118 and 119 of the Official Land Use Map, as  
30 shown on Exhibit A attached to this Ordinance.

31 Section 2. Section 23.47A.009 of the Seattle Municipal Code, last amended by Council  
32 Bill 123478, is amended as follows:

33 **23.47A.009 Standards applicable to specific areas**

34 A. Resolution of standards conflicts. To the extent there is a conflict between this  
35 Section 23.47A.009 and other sections of Title 23, the provisions of this Section 23.47A.009  
36 apply.

37 B. West Seattle Junction Hub Urban Village. The following provisions apply to  
38 development in the NC3 85(4.75) zone.

1 \* \* \*

2 4. Setback and separation requirements

3 a. The following standards apply to structures greater than 250 feet in  
4 width measured parallel to a north-south street lot line:

5 1) A minimum separation of 30 feet is required between structures  
6 that are adjacent to the same north-south street lot line; and

7 2) A minimum setback of 15 feet is required from side lot lines  
8 that are not street side lot lines and that separate lots that abut the same north-south street lot line;  
9 and

10 3) Structures permitted in required setback and separation areas  
11 pursuant to subsections 23.47.A.009.FG.

12 \* \* \*

13 C. Reserved.

14 D. Roosevelt Urban Village. The following provisions apply within the area shown on  
15 Map A for 23.47A.009

16 1. Setback requirements

17 \* \* \*

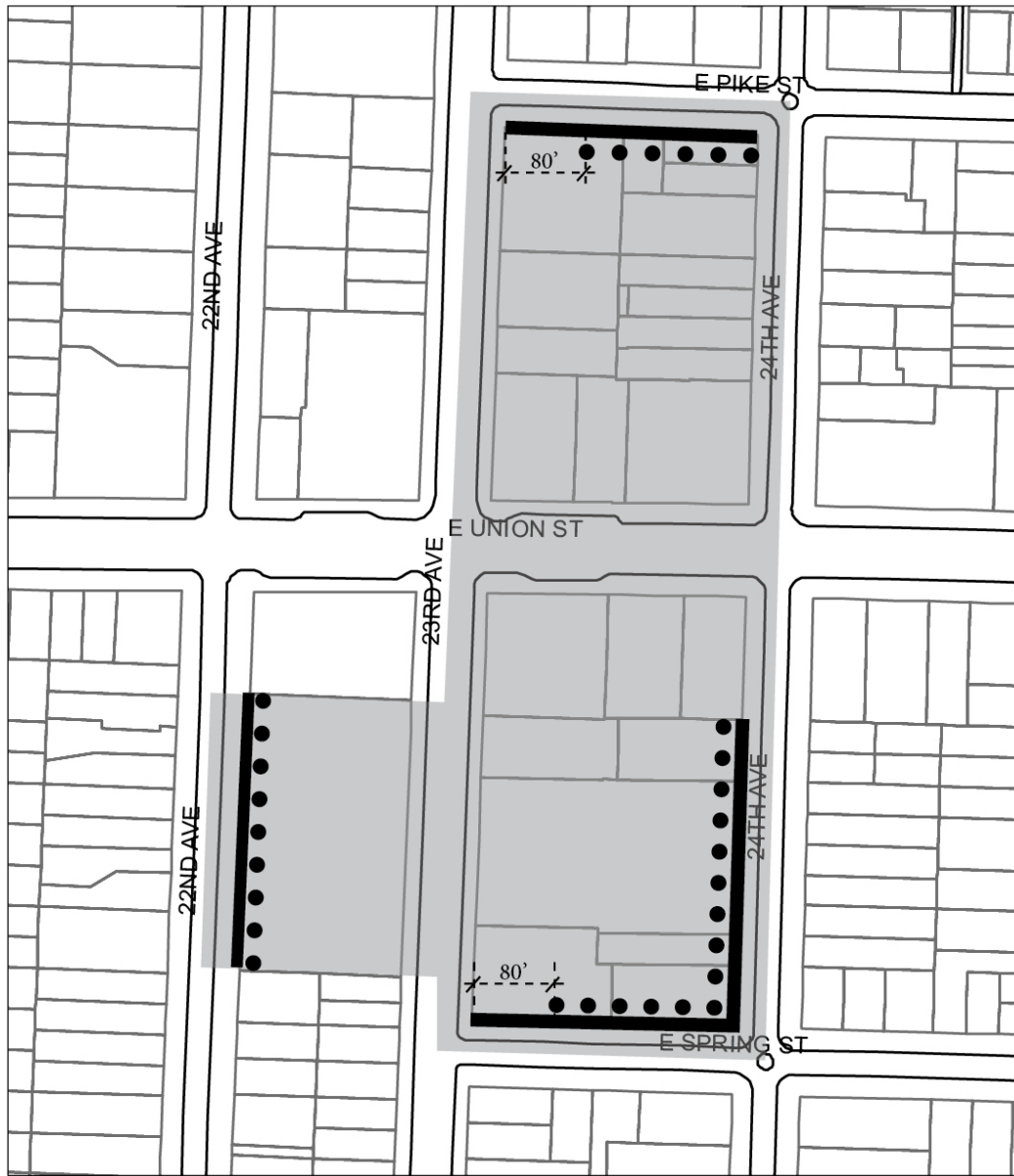
18 b. Structures permitted in required setbacks are subject to subsections  
19 23.47.A.009.FG.

20 \* \* \*

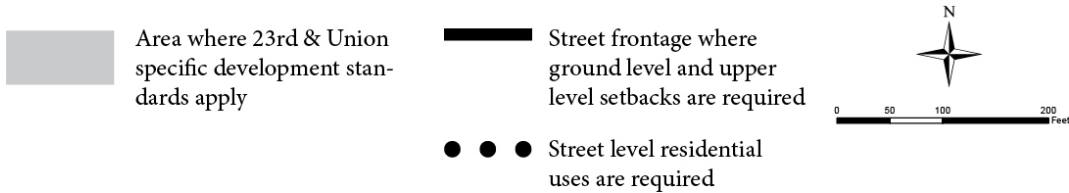
21 E. 23<sup>rd</sup> and Union node of the 23rd & Union-Jackson Residential Urban Village. The  
22 following provisions apply within the area shown on Map B for 23.47A.009

23 **Map B for 23.47A.009**

24 **Standards Applicable to Specific Areas: 23<sup>rd</sup> & Union**



**Map B for 23.47A.009: Standards Applicable to Specific Areas: 23rd & Union**



- 1
  - 2
1. Setback requirements. Setbacks are required in the area shown on Map B for 23.47A.009 as follows:

1 a. A minimum street level setback of 5 feet along the length of the  
 2 street property line unless a larger setback is required by subsection 23.47A.008 D.2; and

3 b. a minimum upper level setback of 15 feet for all portions of a  
 4 structure above a height of 35 feet above the average sidewalk grade.

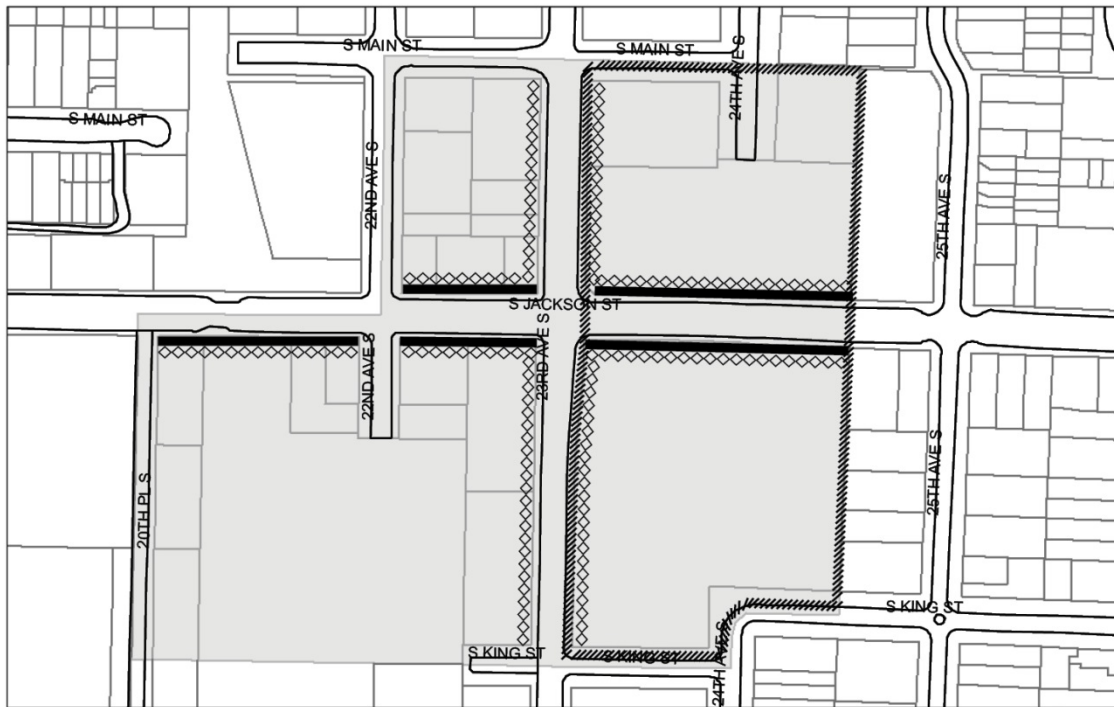
5 c. Structures permitted in required setbacks are subject to  
 6 23.47A.009.FG:

7 \* \* \*

8 F. 23<sup>rd</sup> and Jackson node of the 23rd & Union-Jackson Residential Urban Village. The  
 9 following provisions apply within the area shown on Map C for 23.47A.009

10 **Map C for 23.47A.009**

11 **Standards Applicable to Specific Areas: 23<sup>rd</sup> & Jackson**



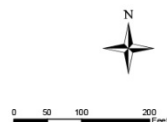
**Map C for 23.47A.009: Standards Applicable to Specific Areas: 23rd & Jackson**

Area where 23rd & Jackson specific development standards apply

Street frontage where upper level setback is required

◇◇◇◇ Maximum structure width of 250 feet

////// Area where pedestrian access requirement applies



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

1. Setback Requirements.

a. Along South Jackson Street property lines as shown on Map C for 23.47A.009, a minimum upper level setback of 10 feet is required for all portions of a structure above a height of 45 feet as measured from average sidewalk elevation.

b. Structures permitted in required setbacks are subject to 23.47A.009.G:

2. Maximum length of street facing facade. The maximum length of a facade that is parallel to South Jackson Street or 23rd Avenue is 250 feet. Setbacks or separation can be considered as a break in the maximum length of the street facing facade if:

a. A portion of the street-facing facade shall project or be recessed from abutting facade planes by a minimum depth of 15 feet and a minimum width of 15 feet; or

b. A separation with a minimum width of 15 feet between principal structures at any two points on different interior facades.

3. Pedestrian connection requirement. A proposal that includes new development between South Main Street and South King Street within 400 feet east of 23rd Ave S shall provide an improved north-south pedestrian connection on the block in which it is located, subject to the following requirements:

a. The connection may be located to adjoin existing right-of-way with a minimum width of 6 feet. The connection is not required to bisect a project site, but may be located on the perimeter of the site.

b. The connection shall be located within the block (including adjoining right-of-way) between S. Main Street and S. King Street on which the development is proposed and should make provision for connection to the adjoining block, either north or south, on which the connection would be intended to continue.

c. The connection shall include at least one of the following: entries to retail stores; seating areas for pedestrians; street furniture; art; bicycle parking; landscaping; pedestrian scale lighting; water features; overhead weather protection.

d. The connection may be located between structures, or may be located in a parking area if the pedestrian area is separated from the parking area.

G. Structures permitted in required setback and separation areas are as follows:

1                   1. In West Seattle Junction Hub Urban Village, Roosevelt Urban Village,  
2 ~~((and))~~ 23rd and Union node of the 23rd & Union-Jackson Residential Urban Village, and  
3 23rd and Jackson node of the 23rd & Union-Jackson Residential Urban Village, permitted  
4 structures include:

5                   a. Balconies and decks with open railings may project up to 5 feet into the  
6 required setback area if they are no lower than 20 feet above existing or finished grade. Decks  
7 may cover no more than 20 percent of the total setback area.

8                   b. Stoops or porches providing direct access to individual housing units  
9 may project up to 5 feet into the required ground level setback area, except that portions of  
10 stoops or porches not more than 2.5 feet in height from existing or finished grade, whichever is  
11 lower, may extend to a street lot line. The 2.5 foot height limit for stoops or porches does not  
12 apply to guard rails or hand rails. Such stoops or porches shall cover no more than 20 percent of  
13 the total ground level setback area.

14                   c. Eaves, cornices, fireplaces, chimneys, and gutters may project no more  
15 than 18 inches into the setback.

16                   d. Ramps or other devices necessary for access for the disabled and elderly  
17 that meet Seattle Building Code, Chapter 11.

18                   e. Stairs or ramps to accommodate changes in grade.

19                   f. Underground structures.

20                   2. In addition to subsection 23.47A.009.~~((F))~~G.1, in Roosevelt Urban Village,  
21 fences no greater than 4 feet in height are permitted in the required ground level setback, and  
22 up to 2 feet of additional height for architectural features such as arbors or trellises on the top  
23 of a fence is permitted. Fence height may be averaged along sloping grades for each 4 foot  
24 long segment of the fence, but in no case may any portion of the fence exceed 6 feet in height.

25                   3. In addition to subsection 23.47A.009.~~((F))~~G.1, in West Seattle Junction Hub  
26 Urban Village, unenclosed porches or steps for residential units no higher than 4 feet above  
27 the grade at the street lot line closest to the porch are permitted.

28                   Section 3. This ordinance shall take effect and be in force 30 days after its approval by  
29 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
30 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

31                   Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2015, and

1 signed by me in open session in authentication of its passage this

2 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

3

4

\_\_\_\_\_

5

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

6

7

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

8

9

\_\_\_\_\_

10

Edward B. Murray, Mayor

11

12

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

13

14

\_\_\_\_\_

15

Monica Martinez Simmons, City Clerk

16

17

18

(Seal)

19

Attachment:

20

Exhibit A: 23rd & Union-Jackson Residential Urban Village – Jackson Rezone

21



### Exhibit A: 23rd Ave Action Plan (Union-Cherry-Jackson)-Jackson Rezone

