

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning, amending Sections 23.47A.005 and 23.47A.009 of the Seattle Municipal Code to adopt development standards for certain properties in the Ballard Hub Urban Village; amending the Official Land Use Map at pages 53, 54, and 55 to rezone land in the Ballard Hub Urban Village;

..body

WHEREAS, the Ballard Hub Urban Village population increased by 24 percent between 2000 and 2010; and

WHEREAS, in 2013, the Seattle Office of Economic Development awarded an “Only in Seattle” grant to the Ballard Chamber of Commerce to initiate the Ballard Partnership for Smart Growth, a collaboration between business, resident, and community organizations; and

WHEREAS, Sound Transit’s Long-Range Plan includes high capacity transit service between downtown Seattle and Ballard, and has indicate that it will fund the service as part of “Sound Transit 3” funding package that is proposed for a ballot measure in November, 2016; and

WHEREAS, the Move Seattle Levy funded enhanced RapidRide corridors between Ballard and downtown Seattle and Ballard and the University District neighborhood; and

WHEREAS, since 2014, the Seattle Office of Planning and Community Development and the Seattle Department of Transportation have worked with the Ballard Partnership for Smart Growth, the community, and City departments to develop a coordinated urban design and transportation framework plan to support growth and livability in Ballard; and

WHEREAS, the framework plan recommends new development standards; transportation improvements, and infrastructure improvements to improve the Ballard neighborhood; and

WHEREAS, the Council finds that the proposed rezones meet the Land Use Code rezone criteria contained in SMC Chapter 23.34 , as further described in the Office of Planning and Community Development Director’s Report for this legislation; and

WHEREAS, the Council finds that adoption of this ordinance will protect and promote the health, safety and welfare of the general public;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties identified on pages 54 and 55 of the Official Land Use Map, as shown on Exhibit A attached to this Ordinance.

Section 2. Section 23.47A.005 of the Seattle Municipal Code, last amended by Ordinance 124770, 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. In all NC and C zones, residential uses may 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. In all NC and C1 zones within the Bitter Lake Village Hub Urban Village, except lots abutting Linden Avenue North, north of North 135th Street; or

c. In all NC and C1 zones within the Lake City Hub Urban Village, except as provided in subsection 23.47A.005.C.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

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

2 or

3 f. In all NC and C1 zones within the Northgate Overlay District, except as
4 provided in Section 23.71.044; or

5 g. In all NC and C1 zones within the areas shown on ~~((Maps 1 through 5))~~
6 Maps A through D for 23.47A.005.C at the end of this Chapter 23.47A when facing an arterial
7 street.

8 2. Subsection 23.47A.005.C.1 notwithstanding, there is no restriction on the
9 location of residential uses in the following circumstances:

10 a. Within a very low-income housing project existing as of May 1, 2006,
11 or within a very low-income housing project replacing a very low-income housing project
12 existing as of May 1, 2006, on the same site; or

13 b. The residential use is an assisted living facility or nursing home and
14 private living units are not located at street level; or

15 c. Within the Pike/Pine Conservation Overlay District, for street-facing
16 facades that do not face a designated principal pedestrian street, as shown on Map A for
17 23.73.008; or

18 d. In a structure existing on January 1, 2012, that is within an NC1 zone
19 but not located in an area defined in Maps 1 through 60 for 23.47A.005.C, at the end of this
20 Chapter 23.47A, a live-work space may be converted to an accessory dwelling unit if the
21 residential use is established, if the area proposed to be converted meets the minimum housing
22 standards of Chapter 22.206, and if the area proposed to be converted meets the owner
23 occupancy requirement of subsection 23.44.041.C; or

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e. Within a structure that:

- 1) is developed and owned by the Seattle Housing Authority; and
- 2) is located on a lot zoned NC1 or NC3 that was owned by the

Seattle Housing Authority as of January 1, 2009.

3. Additions to, or on-site accessory structures for, existing single-family structures are permitted outright.

4. Where residential uses at street level are limited to 20 percent of the street-level street-facing facade, such limits do not apply to residential structures separated from the street lot line by an existing structure meeting the standards of this Section 23.47A.005 and Section 23.47A.008, or by an existing structure legally nonconforming to those standards.

D. In pedestrian-designated zones the locations of uses are regulated as follows:

1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

- a. Arts facilities;
- b. Community gardens;
- c. Eating and drinking establishments;
- d. Entertainment uses, except for adult cabarets, adult motion picture theaters and adult panorams;
- e. Food processing and craft work;
- f. Institutions, except hospitals or major institutions;
- g. Lodging uses;
- h. Medical services;

1 i. Offices, provided that no more than 30 feet of the street-level street-
2 facing facade of a structure may contain an office use;

3 j. Parks and open spaces;

4 k. Rail transit facilities;

5 l. Retail sales and services, automotive, in the Pike/Pine Conservation
6 Overlay District if located within an existing structure or within a structure that retains a
7 character structure as provided in Section 23.73.015;

8 m. Sales and services, general; and

9 n. Sales and services, heavy, except for heavy commercial sales, and
10 provided that no more than 30 feet of the street-level street-facing facade of a structure may
11 contain a non-household sales and service use.

12 The establishment of any such use is subject to the applicable use provisions of this Title
13 23.

14 2. The following streets are principal pedestrian streets when located within a
15 pedestrian-designated zone:

16 10th Avenue;

17 11th Avenue;

18 12th Avenue;

19 13th Avenue, between East Madison Street and East Pine Street;

20 14th Avenue South, except within the North Beacon Hill Residential Urban Village;

21 15th Avenue East;

22 15th Avenue Northeast, north of Lake City Way Northeast;

23 15th Avenue Northwest;

- 1 17th Avenue Northwest;
- 2 20th Avenue Northwest;
- 3 22nd Avenue Northwest;
- 4 23rd Avenue;
- 5 24th Avenue Northwest;
- 6 25th Avenue Northeast;
- 7 32nd Avenue West;
- 8 35th Avenue Northeast, except within the Lake City Hub Urban Village;
- 9 35th Avenue Southwest, except within the West Seattle Junction Hub Urban Village;
- 10 39th Avenue Northeast;
- 11 Aurora Ave North, except within the Bitter Lake Village Hub Urban Village;
- 12 Ballard Avenue NW;
- 13 Beacon Avenue South;
- 14 Boren Avenue;
- 15 Boylston Avenue, except within the Pike/Pine Conservation Overlay District;
- 16 Broadway;
- 17 Broadway East;
- 18 California Avenue Southwest;
- 19 Delridge Way Southwest;
- 20 Dexter Avenue North;
- 21 East Green Lake Drive North;
- 22 East Green Lake Way North;
- 23 East Madison Street;

- 1 East Olive Way;
- 2 East Pike Street;
- 3 East Pine Street;
- 4 East Union Street, except within the Pike/Pine Conservation Overlay District only lots
- 5 abutting East Union Street between Broadway and East Madison Street;
- 6 Eastlake Avenue East;
- 7 First Avenue North, except within the Upper Queen Anne Residential Urban Village;
- 8 Fremont Avenue North;
- 9 Fremont Place North;
- 10 Galer Street;
- 11 Green Lake Drive North;
- 12 Greenwood Avenue North;
- 13 Lake City Way Northeast;
- 14 Leary Avenue NW;
- 15 Madison Street;
- 16 Martin Luther King Jr. Way South;
- 17 Mercer Street;
- 18 North 34th Street;
- 19 North 35th Street;
- 20 North 45th Street;
- 21 North 85th Street;
- 22 Northeast 43rd Street;
- 23 Northeast 45th Street, except between Linden Ave North and Evanston Ave North;

- 1 Northeast 55th Street, east of 15th Avenue Northeast;
- 2 Northeast 65th Street;
- 3 Northeast 125th Street;
- 4 Northwest 65th Street;
- 5 Northwest 85th Street;
- 6 Northwest Market Street;
- 7 Phinney Avenue North, between North 58th Street and North 63rd Street;
- 8 Pike Street;
- 9 Pine Street;
- 10 Queen Anne Avenue North;
- 11 Rainier Avenue South;
- 12 Roosevelt Way Northeast;
- 13 Roy Street;
- 14 Sand Point Way Northeast;
- 15 South Alaska Street;
- 16 South Cloverdale Street;
- 17 South Henderson Street;
- 18 South Jackson Street;
- 19 South Lander Street;
- 20 South McClellan Street;
- 21 South Othello Street;
- 22 Southwest Alaska Street;
- 23 Stone Way North;

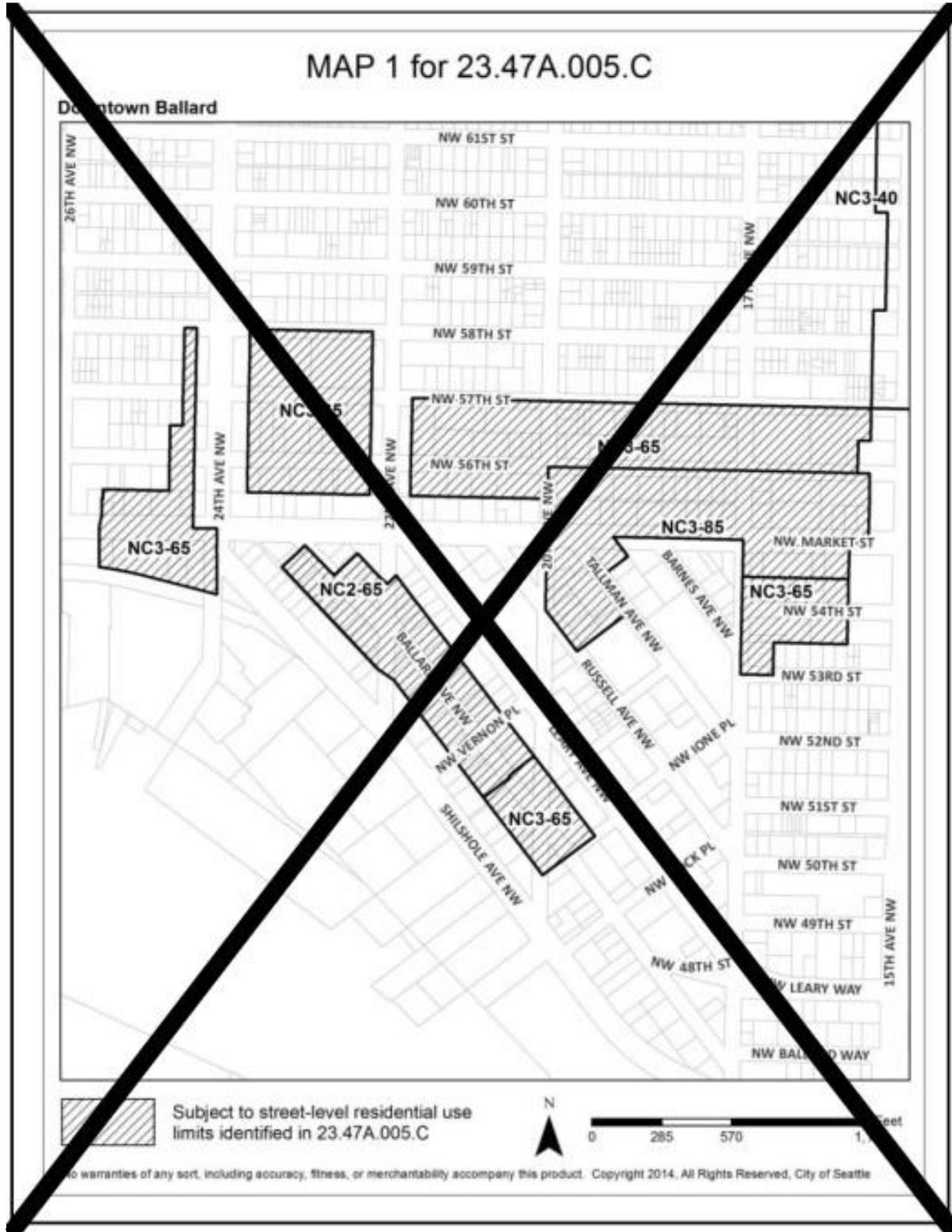
- 1 Summit Avenue, except within the Pike/Pine Conservation Overlay District;
- 2 Terry Avenue;
- 3 University Way Northeast;
- 4 Wallingford Avenue North;
- 5 West Dravus Street;
- 6 West Galer Street;
- 7 West McGraw Street, except within the Upper Queen Anne Residential Urban Village;
- 8 West Green Lake Drive North; and
- 9 Woodlawn Avenue Northeast.

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((Map 1 for 23.47A.005.C: Downtown Ballard))

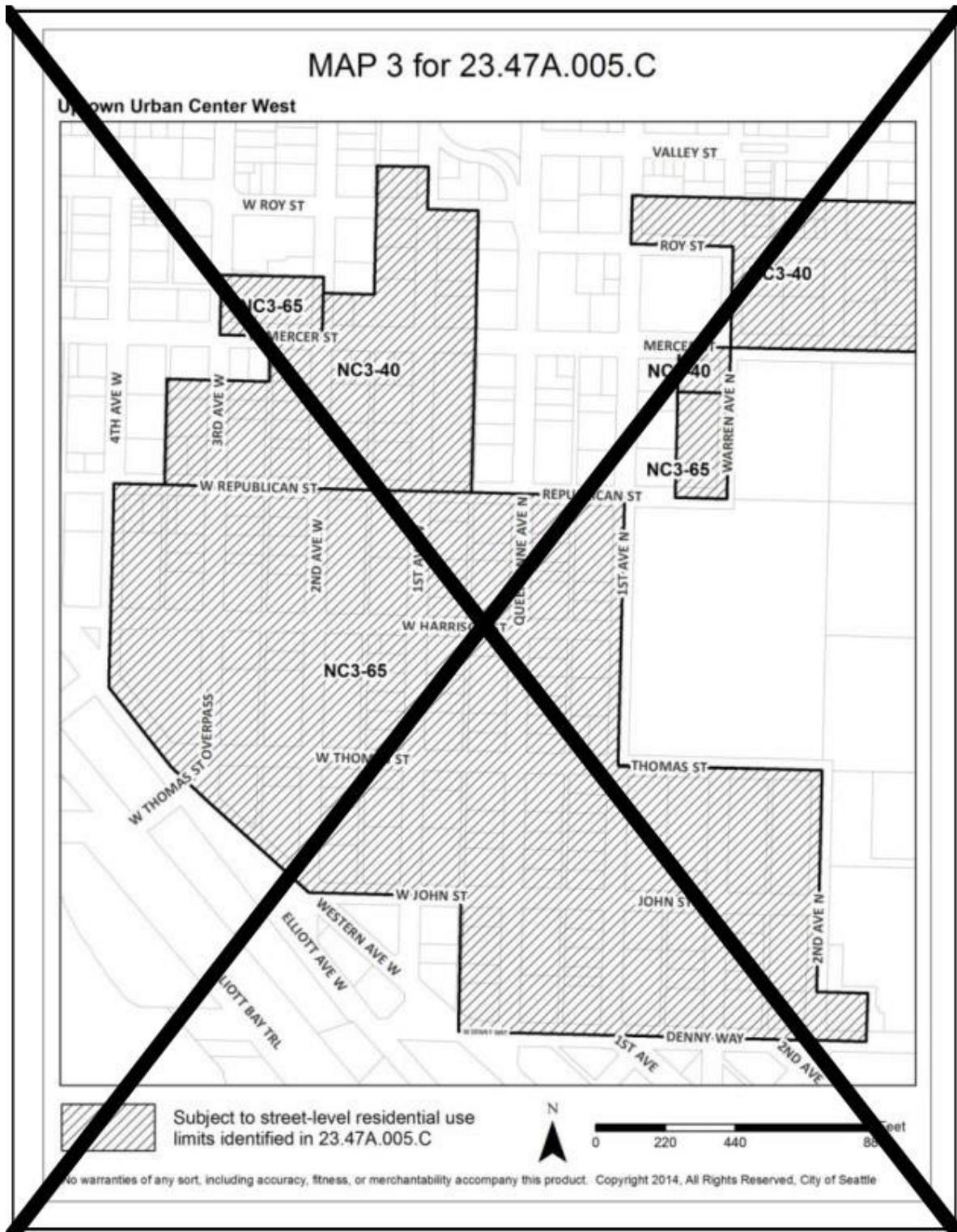


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((Map 3 for 23.47A.005.C: Uptown Urban Center West))

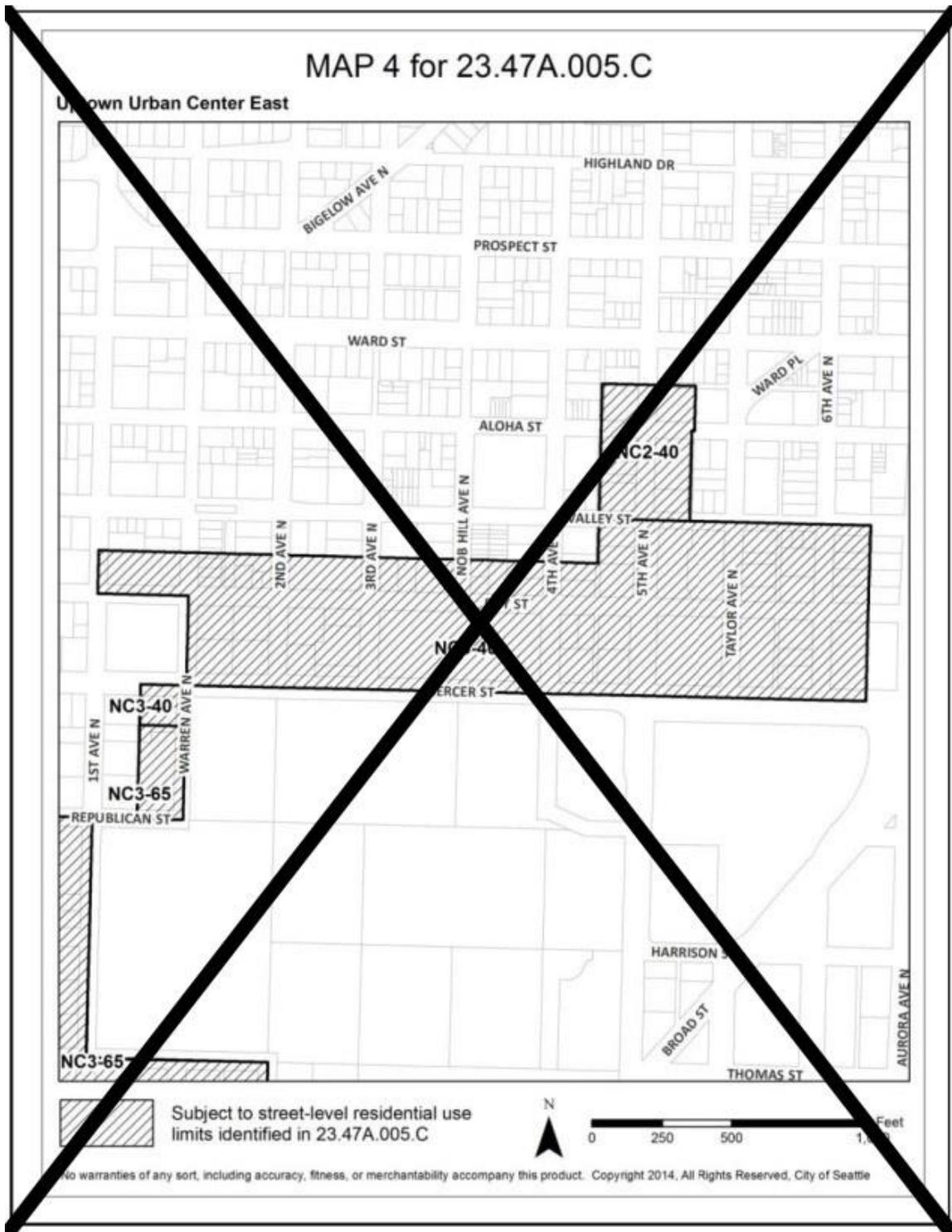


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~~((Map 4 for 23.47A.005.C: Uptown Urban Center East))~~

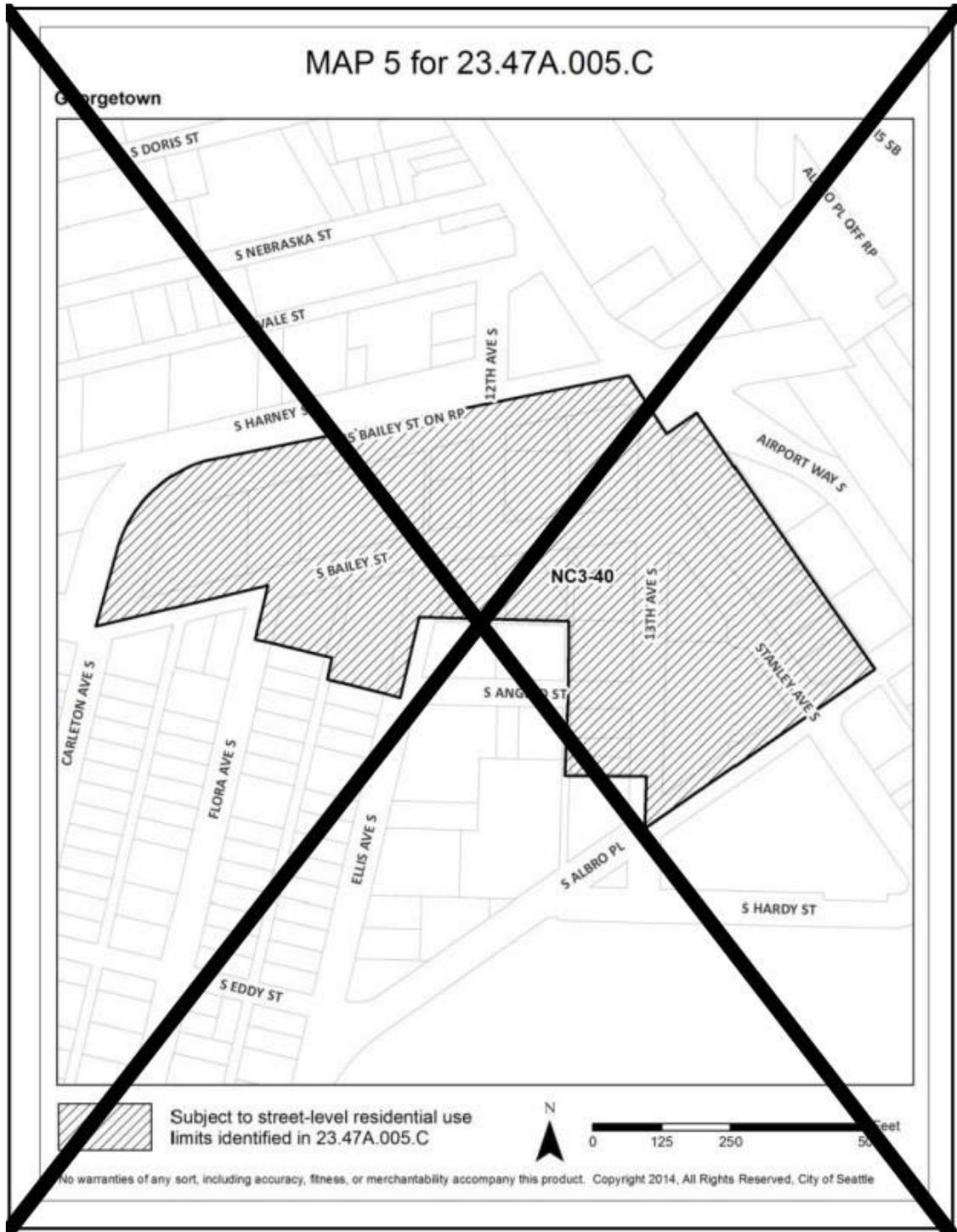


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((Map 5 for 23.47A.005.C: Georgetown))

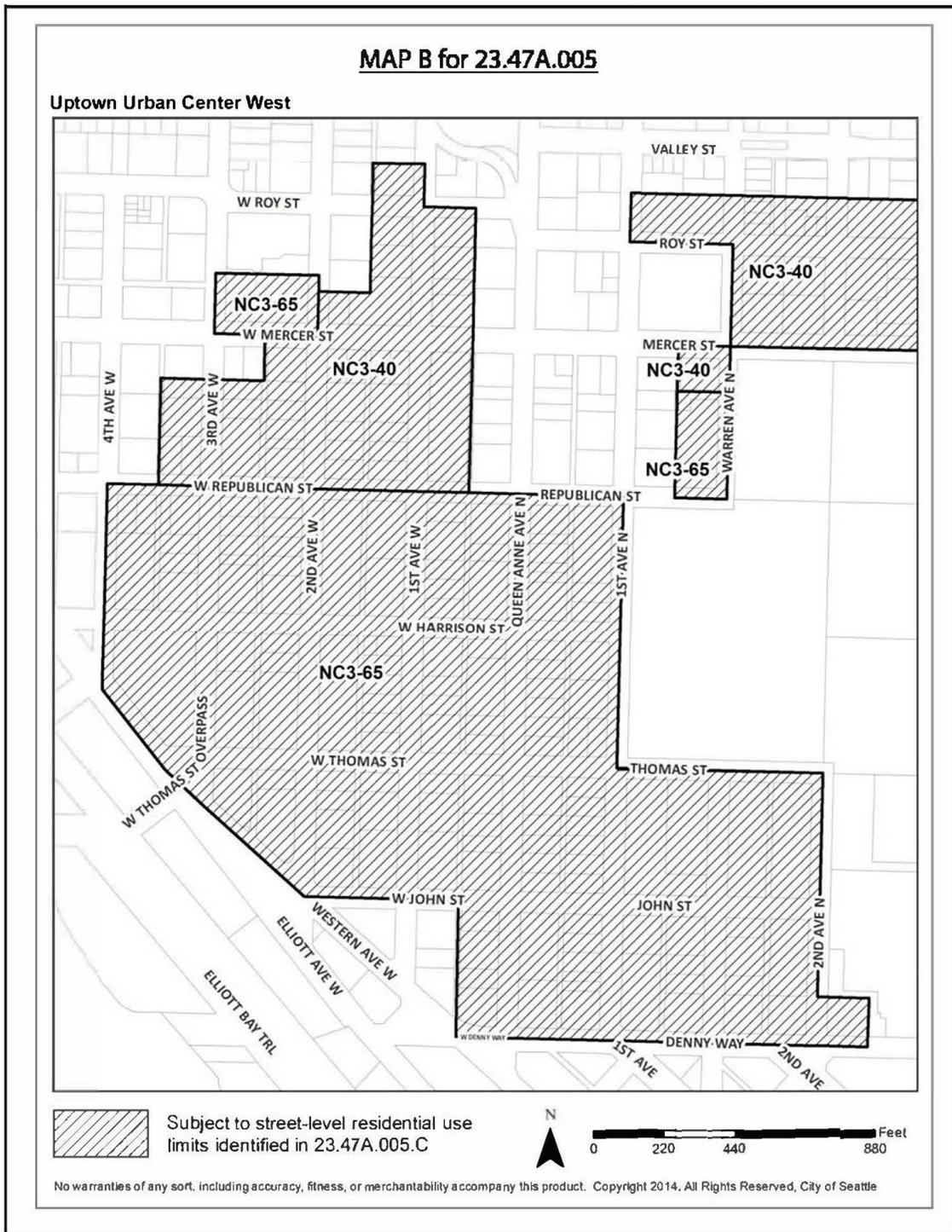


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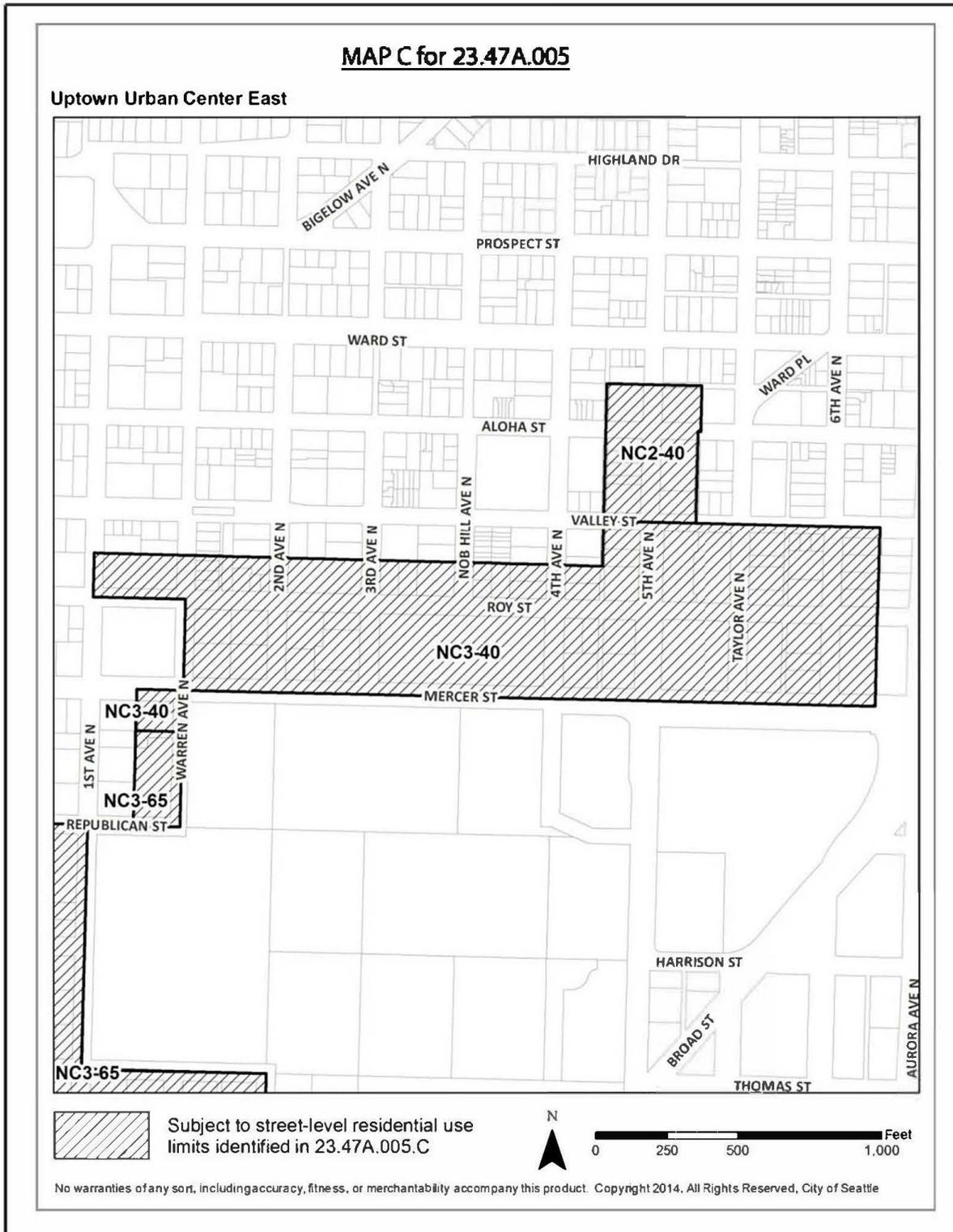
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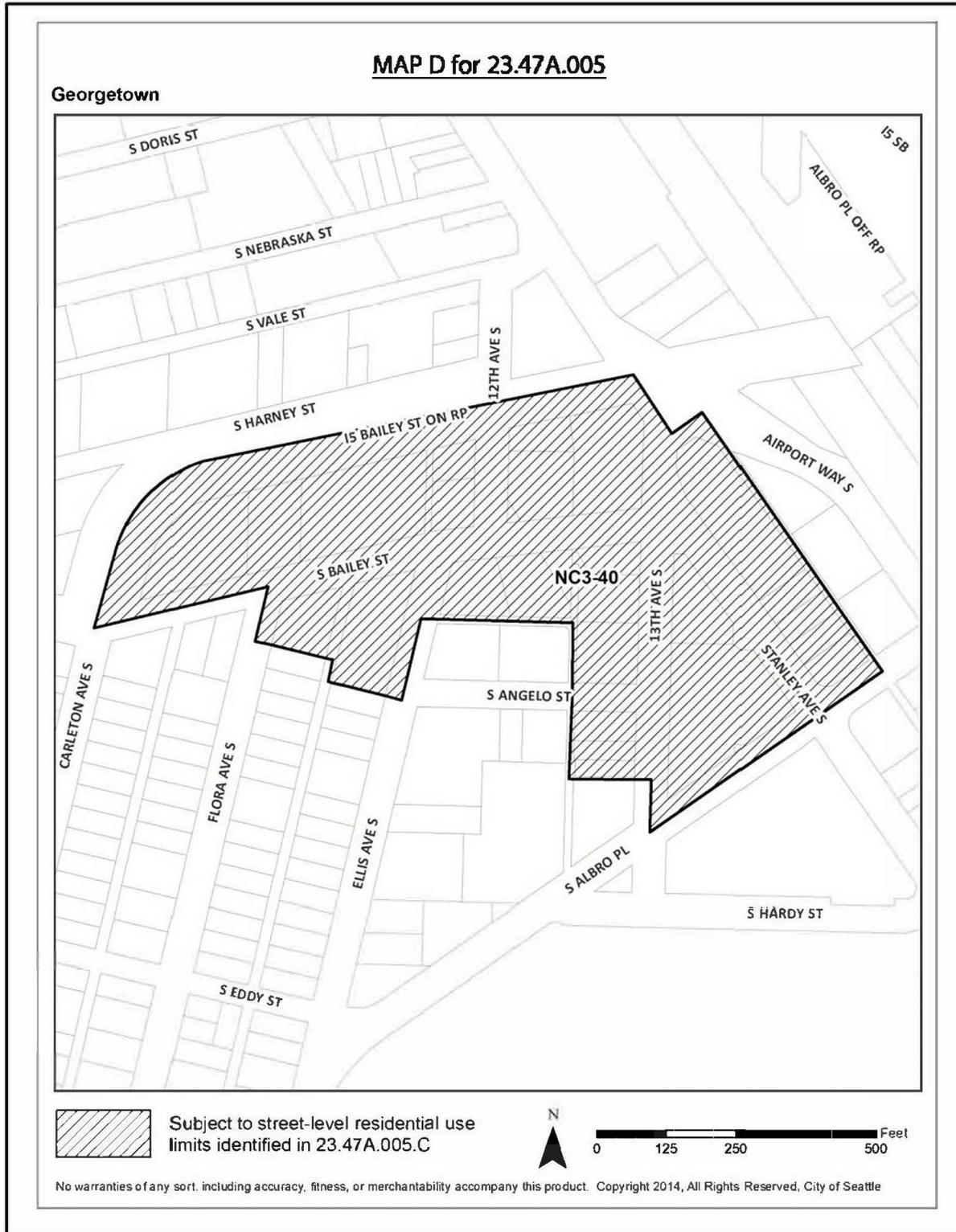
Map B for 23.47A.005.C: Uptown Urban Center West



1 Map C for 23.47A.005.C: Uptown Urban Center East



1 Map D for 23.47A.005.C: Georgetown



1 Section 2. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 123478, is
2 amended as follows:

3 **23.47A.009 Standards applicable to specific areas**

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

7 ***

8 E. Reserved.

9 F. Ballard Hub Urban Village. The following provisions apply to development
10 proposed in NC zones within the Ballard Hub Urban Village.

11 1. Maximum lot coverage on lots 40,000 square feet in size or greater.

12 a. The maximum lot coverage permitted for principal and
13 accessory structures is 80 percent of the lot area.

14 b. Lot coverage exceptions. The following structures or portions of
15 structures are not counted in the lot coverage calculation.

16 1) Portions of a structure that are below grade or that do not
17 extend more than four feet above the finished grade.

18 2) The first 18 inches of overhead horizontal building
19 projections of an architectural or decorative character such as cornices, eaves, sills, and gutter.

20 3) Ramps or other devices that provide access for the
21 disabled and elderly and that meet the standards of the Seattle Building Code.

22 4) The first four feet of unenclosed porches or steps for
23 residential units.

1 c. At least 20 percent of the lot shall be improved as follows:

2 1) Provide elements at-grade that enhance the usability and
3 livability of the lot for residents and tenants such as pedestrian circulation areas, landscaping,
4 lighting, weather protection, art, or other similar features;

5 2) Include portions that are visible from abutting rights-of-
6 way or adjacent public open space; and

7 3) Include not more than 10 surface parking spaces.

8 2. Facade modulation

9 a. Facade modulation requirements apply to all portions of a
10 structure up to a height of 45 feet located within 10 feet of a street lot line, according to
11 provisions of Subsection 23.47A.009.F.2.c.

12 b. The maximum width of any unmodulated façade is 100 feet.
13 Façade widths shall be modulated at 100 feet intervals by stepping back the façade from the
14 street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

15 c. Façade modulation requirements do not apply to portions of a
16 structure that are below grade or that do not extend more than two feet above the finished grade
17 at the lot line.

18 3. Maximum structure width

19 a. The maximum allowed structure width is 250 feet.

20 b. Structure width limits do not apply to portions of a structure that
21 are below grade or that do not extend more than two feet above the finished grade at the lot line.

22 4. Setback requirements

23 a. Street level setbacks.

1 1) In the area shown on Map D for 23.47A.009.H, portions
2 of a structure up to 10 feet above the abutting sidewalk grade facing 15th Avenue NW shall be set
3 back from the street lot line by a minimum depth of 6 feet up to a maximum depth of 10 feet.

4 2) Setback areas may contain wider sidewalks, plazas,
5 landscape features, or other open space.

6 b. Upper level setbacks.

7 1) A setback with an average depth of 10 feet from abutting
8 street lot lines is required for portions of a structure above a height of 45 feet. The maximum
9 depth of a setback that can be used for calculating the average setback is 20 feet.

10 2) A setback with an average depth of 15 feet from abutting
11 street lot lines is required for portions of a structure above a height of 65 feet. The maximum
12 depth of a setback that can be used for calculating the average setback is 25 feet.

13 5. For lots 40,000 square feet in size or greater the requirements contained
14 in Sections 23.47A.009.F.2, 23.47A.009.F.3, and 23.47A.009.F.4.b, may be waived or modified
15 only if one or more of the following features are provided to offset the bulk of the project:

16 a. A usable open space that abuts the street, is no more than four
17 feet above or four feet below the adjacent sidewalk grades, has a minimum width equal to 30
18 percent of the width of the street-facing facade or 20 feet, whichever is greater; and a minimum
19 depth of 20 feet measured from the abutting street lot line.

20 b. A separation between structures that serves as a north-south
21 through-block pedestrian passageway, a woonerf that is approved through a design review
22 process pursuant to Chapter 23.41, an approved amenity area, or a combination thereof; has a

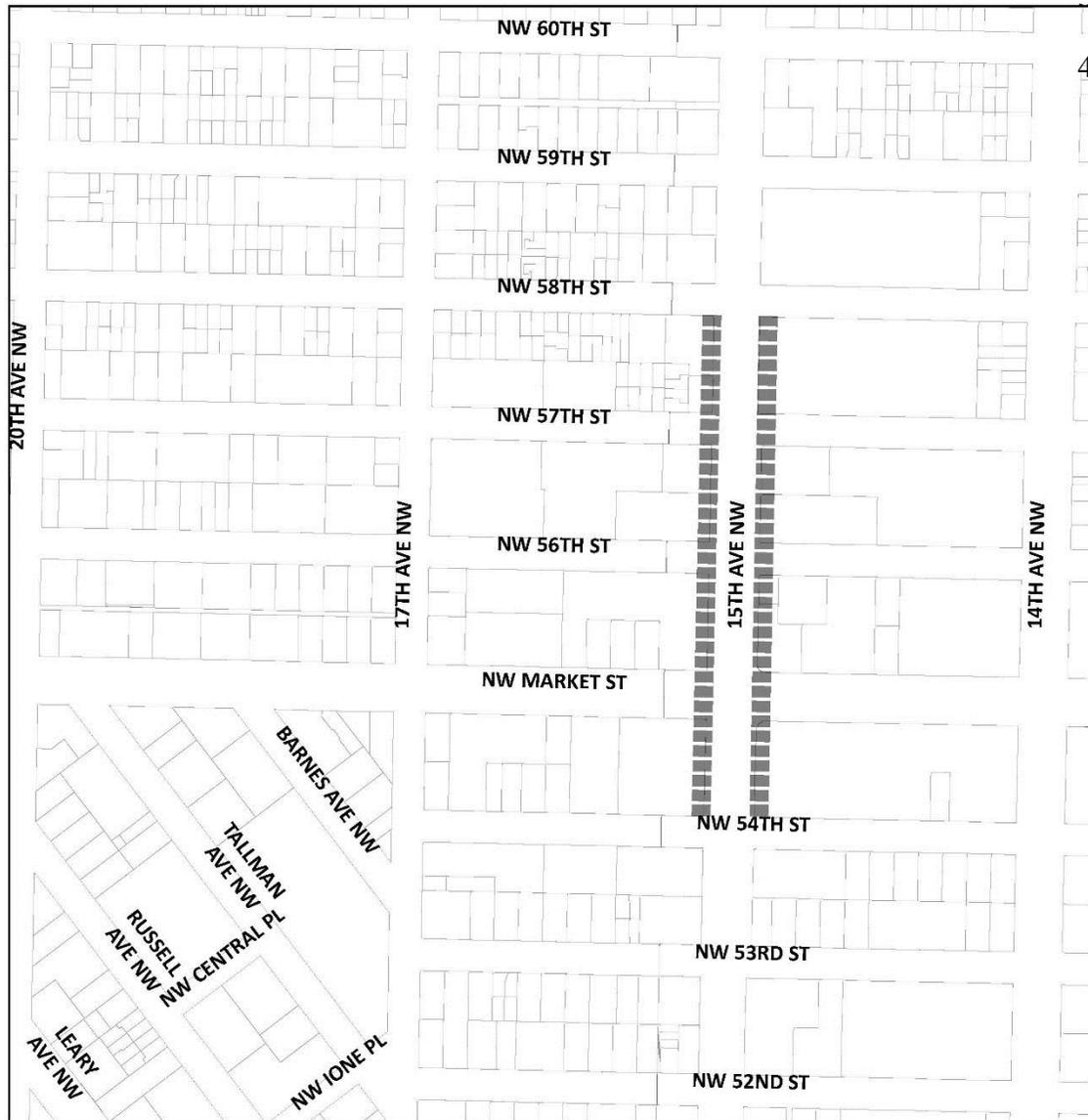
1 minimum width of 20 feet; and is no more than four feet above or below the adjacent sidewalk
2 grades.

3 6. Structures permitted in required setback and separation areas according
4 to subsections 23.47A.009.H are subject to subsection 23.47A.014.F.

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Map D for 23.47A.009
Areas Where Street-level Setbacks are Required

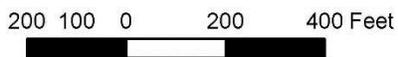


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Map D for 23.47A.009



■■■■ Areas Where Street-Level Setbacks are Required by Section 23.47A.009.H.4.a



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

Passed by the City Council the ____ day of _____, 2016, and signed by me in open session in authentication of its passage this ____ day of _____, 2016.

President _____ of the City Council

Approved by me this ____ day of _____, 2016.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2016.

Monica Martinez Simmons, City Clerk

(Seal)

1 Attachments:

2 Exhibit A: Ballard Rezone Map

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