

**Councilmember Johnson Amendment to Council Bill 118675**

This proposed amendment would reduce upper-level setbacks for development on large lots along Lake City Way NE as follows:

Requirement	Mayor’s Recommendation	With Amendment
Façade modulation	Below 45 feet: within 10 feet of a street lot line, maximum width of unmodulated façade is 100 feet	Below 35 feet: within 10 feet of a street lot line, maximum width of unmodulated façade is 100 feet
Upper level setbacks	Above 45 feet: 10 foot average setback Above 65 feet: 15 foot average setback	Above 35 feet: 10 foot average setback Above 65 feet: 15 foot average setback

The amendments are shown below:

Discussion	Amendments
<p><u>Upper Level Setbacks</u> Amend Section 23.47A.009 to require upper-level setbacks at 30 feet, rather than 45 feet as proposed. A setback at 30 feet would be more in keeping with the current character of the Lake City neighborhood and design guidelines drafted for the community.</p>	<p>Section 3. Section 23.47A.009 of the Seattle Municipal Code, which section was last amended by Ordinance 124952, is amended as follows:</p> <p><b>23.47A.009 Standards applicable to specific areas</b></p> <p style="padding-left: 40px;">A. Resolution of standards conflicts. To the extent there is a conflict between this Section 23.47A.009 and other sections of Title 23, the provisions of this Section 23.47A.009 apply.</p> <p style="text-align: center;">* * *</p> <p style="padding-left: 40px;"><u>E. Lake City. The following provisions apply to development proposed on lots that are 40,000 square feet in size or greater and located in NC zones as shown on Map C for 23.47A.009.</u></p> <p style="text-align: center;">* * *</p>

Discussion	Amendments
	<p style="text-align: center;"><u>2. Facade modulation</u></p> <p style="text-align: center;">a. <u>Facade modulation requirements apply to all portions of a structure up to a height of <del>45</del>35 feet and located within 10 feet of a street lot line on streets designated by Map C for 23.47A.009.</u></p> <p style="text-align: center;">b. <u>The maximum width of any unmodulated facade is 100 feet. Facades longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.</u></p> <p style="text-align: center;">c. <u>Facade modulation requirements do not apply to portions of a structure that are below grade or that do not extend more than 2 feet above the finished grade at the lot line.</u></p> <p style="text-align: center;">* * *</p> <p style="text-align: center;"><u>4. Upper-level setbacks</u></p> <p style="text-align: center;">a. <u>On streets designated by Map C for 23.47A.009, a setback with an average depth of 10 feet from abutting street lot lines is required for portions of a structure above a height of <del>45</del>35 feet. The maximum depth of a setback that can be used to calculate the average setback is 20 feet.</u></p>

Discussion	Amendments
	<p data-bbox="548 285 1864 464"><u>b. A setback with an average depth of 15 feet from abutting street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of a setback that can be used to calculate the average setback is 25 feet.</u></p> <p data-bbox="1188 505 1255 524">* * *</p>