



# SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor  
Seattle, WA 98104

## Legislation Details (With Text)

**File #:** CB 119483    **Version:** 1    **Name:** CB 119483  
**Type:** Council Bill (CB)    **Status:** In Committee  
**In control:** Land Use and Neighborhoods Committee

**On agenda:**

**Final Action:** **Ord. No.**

**Title:** AN ORDINANCE relating to land use and zoning; implementing Mandatory Housing Affordability and rezoning areas in the University District; amending the Official Land Use Map at pages 59, 60, 61, 78, and 79; and amending Section 23.47A.009 of the Seattle Municipal Code.

**Sponsors:** Dan Strauss

**Indexes:**

**Attachments:** 1. Exhibit A – University District Rezones, 2. Summary and Fiscal Note

Date	Ver.	Action By	Action	Result
2/10/2020	1	City Council	re-referred	
3/18/2019	1	City Council	referred	
3/14/2019	1	Council President's Office	sent for review	
3/12/2019	1	City Clerk	sent for review	

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

COUNCIL BILL \_\_\_\_\_

AN ORDINANCE relating to land use and zoning; implementing Mandatory Housing Affordability and rezoning areas in the University District; amending the Official Land Use Map at pages 59, 60, 61, 78, and 79; and amending Section 23.47A.009 of the Seattle Municipal Code.

WHEREAS, from 2011 to 2016, City staff worked with community members in the University Community Urban Center to discuss the future of the neighborhood including zoning, development, open space, housing affordability, and walkability; and

WHEREAS, the City Council made changes to the zoning and implemented the Mandatory Housing Affordability (MHA) program in some parts of the University District through Ordinance 125267, but decided to wait to rezone other parts of the University District until the University District merchants could complete a small business vulnerability study; and

WHEREAS, the study was completed in December 2017; and

WHEREAS, the City has provided for public participation opportunities in the development and review of these proposed zoning changes; and

WHEREAS, this ordinance would increase development capacity and implement MHA requirements in parts of the University District Urban Center that were not rezoned under Ordinance 125267; and

WHEREAS, increased residential development in the areas in which residential development capacity is being increased by this ordinance will assist in achieving local growth management and housing policies; and

WHEREAS, The City of Seattle has determined that the increased residential capacity can be achieved within the identified area, subject to consideration of other regulatory controls on development; 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 land located on pages 60, 61, 78, and 79 of the Official Land Use Map, as shown on Exhibit A, attached to this ordinance.

Section 2. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

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

\* \* \*

G. University Community Urban Center. The following provisions apply to specified NC zones within the portion of the University Community Urban Center west of 15th Avenue NE.

\* \* \*

3. Upper level setbacks on University Way NE. The following standards apply to development on lots abutting University Way NE with a mapped height exceeding 45 feet.

a. An upper-level setback with a minimum depth of 10 feet from street lot lines abutting University Way NE is required for portions of a structure above a height of 45 feet.

b. Structures allowed in subsection 23.47A.014.E.1 and 23.47.014.E.2 are allowed in upper-level setbacks required in this subsection 23.47A.009.G.3.

\* \* \*

Section 3. 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 \_\_\_\_\_, 2019, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Exhibits:

Exhibit A - University District Rezones