

Ordinance No. 110445

AN ORDINANCE relating to land use and zoning, approving preliminary plans for a residential planned unit development on a 20 acre site zoned Duplex Residence Medium Density (RD 7200) located north of Sand Point Way Northeast and Northeast 55th Street, east of 40th Avenue Northeast and south of the Burke-Gilman Trail and amending plat 16W., page 24-282 (pg 63) of the Official Zoning Map of the City of Seattle (Section 24.12.030, Seattle Municipal Code).

APPROVED FILE NUMBER 2-9-82 *Hold*
2-9-82 *Pass as Granted*

Council Bill No. 102860

DATE	FEB 01 1982	BY	<i>Exec</i>
DATE	FEB 01 1982	BY	<i>Land Use</i>
DATE	FEB 16 1982	BY	FEB 16 1982
DATE	FEB 16 1982	BY	FEB 16 1982
DATE	FEB 17 1982	BY	
DATE		BY	
DATE		BY	
DATE		BY	

(Signature)

ORDINANCE 110445

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3 AN ORDINANCE relating to land use and zoning, approving
4 preliminary plans for a residential planned unit development
5 on a 20 acre site zoned Duplex Residence Medium Density
6 (RD7200) located north of Sand Point Way Northeast and
7 Northeast 55th Street, east of 40th Avenue Northeast
8 and south of the Burke-Gilman Trail and amending plat
9 16W., page 24-282 (pg 63) of the Official Zoning Map of
10 the City of Seattle (Section 24.12.030, Seattle Municipal
11 Code).

12
13 WHEREAS, the City Council and the Mayor have allocated funds
14 for the purpose of planning the development of the
15 Coast Guard Property; and

16
17 WHEREAS, an application was filed with the City of Seattle
18 Department of Construction and Land Use (DLCU) by the
19 City of Seattle, Department of Community Development
20 (DCD), seeking approval of a residential planned unit
21 development for the properties described in Section 1
22 herein, pursuant to the provisions of the Zoning
23 Regulations (Title 24) of the Municipal Code of the
24 City of Seattle, amended; and

25
26 WHEREAS, in December, 1981, the Mayor transmitted his recom-
27 mended development plan (C.F. 291161) for the Coast
28 Guard Property after the circulation of a Concepts Plan
(December, 1979), a Development Alternatives Report
(May, 1981) and an Environmental Impact Statement
(October, 1981) and nearly fifty meetings held by
neighborhood groups in the adjacent communities and the
Executive staff at which a range of alternative develop-
ment plans were discussed by Seattle citizens; and

WHEREAS, the Director, DCLU, has recommended that the prelimi-
nary plans for said residential planned unit development
be approved subject to certain conditions; and

WHEREAS, The Land Use Committee of the City Council examined
the application and the report and recommendation of
the Director, DCLU, received public comment and held a
public hearing on the matter, viewed the site and the
surrounding neighborhood, concluded that there was a
sufficient basis for determination of the proposed
residential planned unit development on the merits and
recommended that the preliminary plans be approved
subject to certain conditions: Now, therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Preliminary plans contained in C.F. 291161
for a residential planned unit development upon the following
described property:

1 A tract of land lying and being in the County of King,
2 State of Washington, and more particularly described as
follows:

3 All of lot 55 and that part of lots 50, 52, 53, 54, 56
4 and 57 of State Land Commissioner's "Subdivision of the
5 N.E. 1/4, the E. 1/2 of the N.W. 1/4, and the N.E. 1/4
6 of the S.W. 1/4 of Section 10, Township 25 North, Range
7 4 East, W.M." records of King County, Washington. Said
8 tract of land being bounded on the south by the north
9 margin of N.E. 50th Street, on the west by the east
margin of 40th Ave. N.E., on the north by the south
boundary line of Burke-Gilman Trail (formerly, Northern
Pacific Railway), on the east by the west margin of
45th Ave. N.E., and on the southeast by the northwest
margin of Sandpoint Way N.E., containing 19.95 acres,
more or less. Subject to an easement for electric line
and ingress, egress over a portion of said Tract 50
described as follows:

10 That part of Tract 50 of the subdivision of Section 10,
11 Township 25 North, Range 4 East, W.M., included within
12 the limits of a strip of land 15 feet in width having
7.5 feet on each side of the following described center
line:

13 Beginning at a point on the north line of said Tract 50
14 which is S78°45'31"W 19.03 feet distant from the N.E.
15 corner of said tract and running thence S12°11'E 92.42
16 feet to a point on the N.W.ly line of Sand Point Way
17 which is 2.31 feet S.W.ly from the inter-section of
said street line with the E. line of said tract. The
right of way hereinabove described has an area of .03
acre according to the plat thereof on file in the
office of the Commissioner of Public Lands at Olympia,
Washington. A.F. No. 2641328,

18 are hereby approved, subject to the conditions recommended
19 by the Land Use Committee as set forth in Section 2 of this
20 Ordinance and in the findings of fact and conclusions filed
21 in C.F. 291161, provided the time for completion of the
22 planned unit development shall be five years from the effective
23 date of this Ordinance. Extensions of this authorization
24 may be granted by the City Council by ordinance. Plat 16W,
25 page 24-282 of the Official Zoning Map of the City of Seattle
26 is hereby amended to indicate the boundaries of such planned
27 unit development (a copy of the map is attached hereto as
28 Exhibit "A"). The City Clerk is directed to place a copy of
Exhibit "A" in a volume entitled "Zoning Map Amendments"

1 as contemplated in C.F. 291161 and to indicate on such copy
2 the number of the C.F. and the number of this Ordinance.

3 Section 2. The following conditions on use and development
4 of the property are hereby imposed:

5 (1) Final PUD plans shall be in substantial conformance
6 with the location of uses as indicated on the Exhibit A as
7 approved by Council. The final plans shall meet the following
8 criteria:

- 9 a. The ravine area shall be preserved
- 10 b. Low and middle income family, elderly and
11 independent living residential units shall be
12 limited to buildings containing four or fewer
13 units.
- 14 c. A minimum of 200 sq. ft. of private open-
15 space shall be provided for each of the units
16 listed in (1)b, above.
- 17 d. Health-related housing including Ronald-
18 McDonald House, Children's Orthopedic Hospital
19 Parent Housing and United Cerebral Palsy
20 housing shall be limited to the sizes outlined
21 in the Mayor's Recommended Development Plan
22 for the Coast Guard Property, (attached
23 hereto as Exhibit B).
- 24 e. The Early Childhood Education Center and
25 Community Room building shall contain not
26 more than 12,000 sq.ft. of floor area.
- 27 f. Each individual developer shall incorporate
28 the energy conservation measures identified
in the Draft EIS on page 244-246 (attached
hereto as Exhibit C) for all residential

1 structures and to the extent possible, the
2 additional features identified on page 247 of
3 the Draft EIS (attached hereto as Exhibit D)
4 for all health-related structures and the
5 Early Childhood Education Center. The project
6 sponsor shall continue to seek further funding
7 for additional energy strategies as set
8 forth in Exhibit D, to be applied to the
9 proposed residential and health-related
10 structures during the future design phase.

11 g. Parking shall be provided according to the
12 following schedule. Guest parking spaces
13 shall be clearly marked.

14 o Elderly housing, Independent living and
15 Health-related units: one space per
16 unit

17 o Low and middle income family housing:
18 1.25 spaces per unit

19 o Early Childhood Education Center/Community
20 Room: 50 spaces

21 h. To provide adequate spacing and a sense of
22 openness on the site, final design plans
23 shall provide the following minimum separation
24 between buildings. Exceptions to these
25 minimums may be approved by the Architectural
26 Review Board, established by the sponsor,
27 where the purposes of the separation are met
28 by other measures.

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Uses

Minimum Separation

- o Between buildings containing elderly, family and independent housing units 10'
- o Between buildings containing elderly, family and independent housing units and buildings of health-related housing 25'
- o Between buildings containing health-related housing 20'

i. Final plans for PUD components shall include landscape plans for areas surrounding new buildings and facilities.

Final PUD plans shall be submitted to the Department of Construction and Land Use for review to determine their compliance with the approved preliminary PUD.

(2) Final design for roads, sidewalks, parking areas and utilities (sewer, water, storm sewer) shall be submitted to and approved by the Department of Engineering.

(3) Final design of electrical utility system shall be submitted to and approved by City Light.

(4) Appropriate easements, as required by the Department of Engineering and City Light, shall be established to allow for maintenance requirements of utility systems.

(5) Vegetation near the ravine shall be maintained, where feasible, to buffer the impacts of development on the ravine. Significant trees on the remainder of the site shall be retained, where possible, and incorporated into final site design.

(6) Trail design for the ravine areas shall give preference to locations which will minimize erosion.

1 (7) The project sponsor shall work with the appropriate
2 agencies and future site occupants to develop a shared use
3 of vanpools and ridesharing. A minimum of a three-month
4 transit pass shall be provided to each original resident of
5 the project. The sponsor shall continue efforts to have
6 Metro establish a full-service transit route on Sand Point
7 Way. A bus shelter or shelters shall be provided by the
8 developer of the family and elderly housing in locations
9 approved by Metro.

10 (8) The project sponsor shall require that each developer
11 advise all construction operators and supervisors in writing
12 that noise control and reduction of construction impacts is
13 of particular importance. The letter shall include the
14 following mitigating measures (NOTE: Copies of the letter
15 shall be forwarded to the Building Inspection and Land Use
16 Review Sections of the Department of Construction and Land
17 Use.):

- 18 a. The use of loud equipment shall be limited to
19 normal working hours (8:00 a.m. to 6:00
20 p.m.).
- 21 b. Electrical and hydraulic equipment shall be
22 employed, where practicable, in preference to
23 diesel or pneumatic equipment. Equipment
24 shall not be allowed to idle unnecessarily.
25 Small acoustical barriers shall be placed
26 around stationary equipment work areas and
27 where noisy equipment is being operated.
- 28 c. During site preparation and construction,
truck routes shall be specified by the Traffic
and Transportation Division of the Engineering

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Department. Truck trips shall be planned to avoid coincidence with peak period traffic. A flagman shall be on duty during all hours of excavation and construction activities to control traffic to and from the site.

- d. Care shall be taken to prevent mud from impacting city streets by providing for on-site wheel washing during construction and designation of personnel specifically to remove mud and debris from the streets on a regular basis.
- e. During the excavation and construction period, run off water shall be impounded on the site to permit the settling of sediment before entry into the storm sewer system. Such system shall be approved by the Engineering Department, Drainage Section.
- f. Plans submitted for building permits shall comply with all requirements of the Seattle Building Code and other pertinent laws and ordinances.

Section 3. Applicant and his/her assigns is hereby authorized pursuant to Section 24.66.110, as amended by Ordinance 109126, Section 40, Seattle Municipal Code, to prepare final plans for the initial phases of the planned unit development which shall be filed with the Director, DCLU, for approval within one year of the effective date of this Ordinance.

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Section 4. Approval of this planned unit development is contingent upon the availability of federal Section 8 housing subsidies, other federal governmental housing subsidies, or any subsidies that may be available through The Seattle Housing Authority for the elderly and low income family housing.

Section 5. Any act pursuant to the authority and prior to the effective date of this Ordinance is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 16th day of February, 1982,
and signed by me in open session in authentication of its passage this 16th day of
February, 1982.

Donald W. Williams
President of the City Council.

Approved by me this 24th day of February, 1982.

Charles R. Kelly
Mayor.

Filed by me this 24th day of February, 1982.

Attest: *J. J. Hill*
City Comptroller and City Clerk.

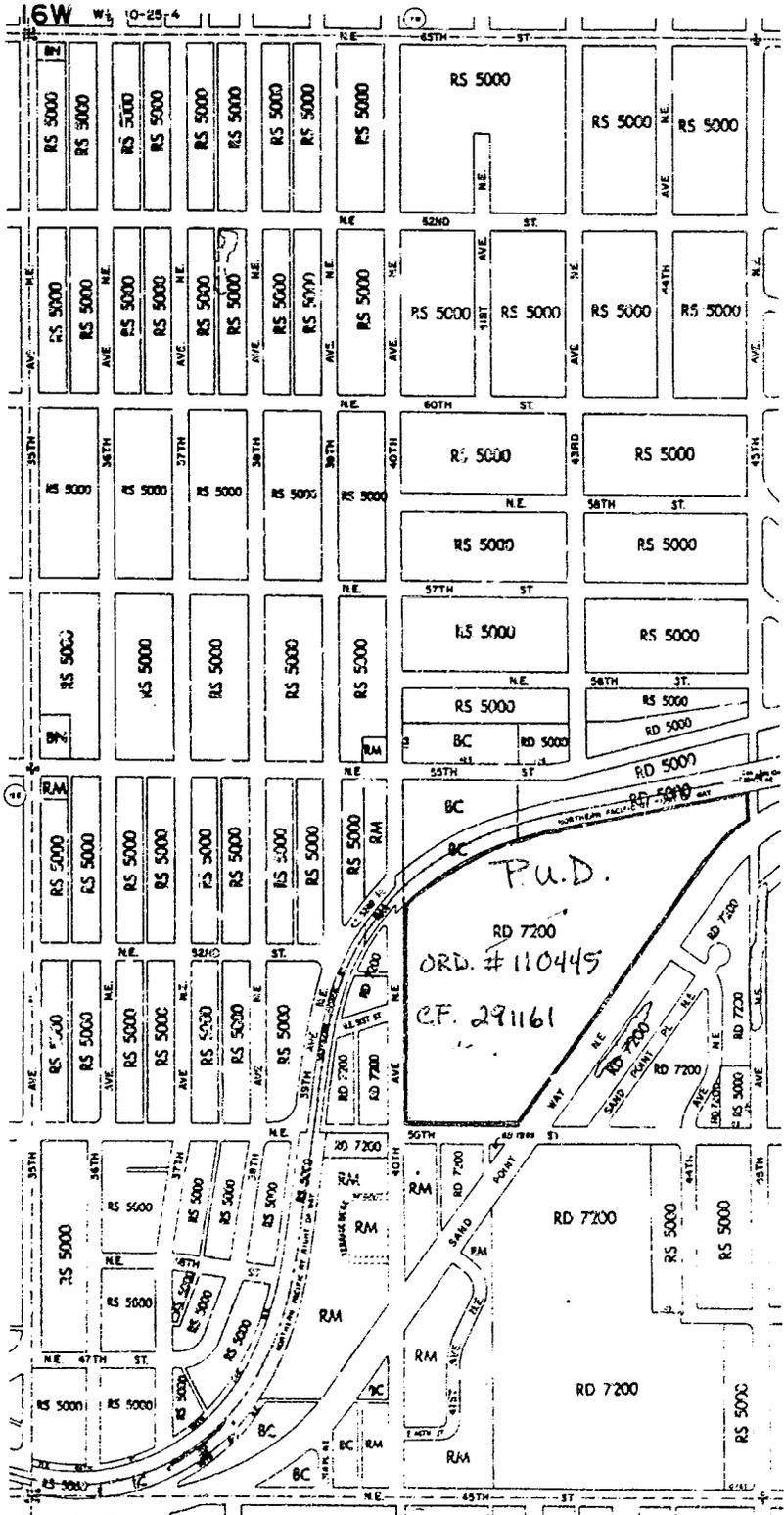
(SEAL)

By *Theresa Underwood*
Deputy Clerk.

Published.....

LEGEND

- RS 9600-**
Single Family Residence
Low Density Zone.
- RS 7200-**
Single Family Residence
Medium Density Zone.
- RS 5000-**
Single Family Residence
High Density Zone.
- RW-**
Residence Waterfront
Zone.
- RD 7200-**
Duplex Residence Me-
dium Density Zone.
- RD 5000-**
Duplex Residence High
Density Zone.
- RM 1600-**
Multiple Residence Low-
est Density Zone.
- RM-**
Multiple Residence Low
Density Zone.
- RMH 350-**
Multiple Residence High
Density Zone.
- RMV 200-**
Multiple Residence High
Density Variable Height
Zone.
- RMV 150-**
Multiple Residence High-
est Density Variable
Height Zone.
- RM-MD-**
Multiple Residence-
Mixed Density Zone.
- BN-**
Neighborhood Business
Zone.
- BI-**
Intermediate Business
Zone.
- BC-**
Community Business
Zone.
- BM-**
Metropolitan Business
Zone.
- CM-**
Metropolitan Commercial
Zone.
- CMT-**
Metropolitan Commercial
Zone Temporary.
- CG-**
General Commercial
Zone.
- M-**
Manufacturing Zone.
- IG-**
General Industrial Zone.
- IH-**
Heavy Industrial Zone.



ORDINANCE

1 AN ORDINANCE relating to land use and zoning, approving preli-
2 minary plans for a residential planned unit development
3 on a 20 acre site zoned Duplex Residence Medium Density
4 (RD7200) located north of Sand Point Way Northeast and
5 Northeast 55th Street, east of 40th Avenue Northeast and
6 south of the Burke-Gilman Trail and amending plat 16W.,
7 page 24-282 (pg 63) of the Official Zoning Map of the
8 City of Seattle (Section 24.12.030, Seattle Municipal Code).

9 WHEREAS, the City Council and the Mayor have allocated funds
10 for the purpose of planning the development of the Coast
11 Guard Property; and

12 WHEREAS, an application was filed with the City of Seattle
13 Department of Construction and Land Use (DCLU) by the City
14 of Seattle, Department of Community Development (DCD),
15 seeking approval of a residential planned unit development
16 for the properties described in Section 1 herein, pursuant
17 to the provisions of the Zoning Regulations (Title 24) of
18 the Municipal Code of the City of Seattle, amended; and

19 WHEREAS, in December, 1981, the Mayor transmitted his recom-
20 mended development plan (C.F. 291161) for the Coast Guard
21 Property after the circulation of a Concepts Plan (Decem-
22 ber, 1979), a Development Alternatives Report (May, 1981)
23 and an Environmental Impact Statement (October, 1981) and
24 nearly fifty meetings held by neighborhood groups in the
25 adjacent communities and the Executive staff at which a
26 range of alternative development plans were discussed by
27 Seattle citizens; and

28 WHEREAS, the Director, DCLU, has recommended that the prelimi-
nary plans for said residential planned unit development be
approved subject to certain conditions; and

WHEREAS, The Urban Development and Housing Committee of the
City Council examined the application and the report and
recommendation of the Director, DCLU, received public
comment and held a public hearing on the matter, viewed the
site and the surrounding neighborhood, concluded that there
was a sufficient basis for determination of the proposed
residential planned unit development on the merits and
recommended that the preliminary plans be approved subject
to certain conditions: Now, therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Preliminary plans contained in C.F. 291161 for
a residential planned unit development upon the following des-
cribed property:

A tract of land lying and being in the County of King,
State of Washington, and more particularly described as
follows:

All of lot 55 and that part of lots 50, 52, 53, 54, 56 and
57 of State Land Commissioner's "Subdivision of the N.E.
1/4, the E. 1/2 of the N.W. 1/4, and the N.E. 1/4 of the

1 S.W. 1/4 of Section 10, Township 25 North, Range 4 East,
2 W.M." records of King County, Washington. Said tract of
3 land being bounded on the south by the north margin of
4 N.E. 50th Street, on the west by the east margin of 40th
5 Ave. N.E. on the north by the south boundary line of
6 Burke-Gilman Trail (formerly, Northern Pacific Railway),
7 on the east by the west margin of 45th Ave. N.E., and on
8 the southeast by the northwest margin of Sandpoint Way N.E.,
9 containing 19.95 acres, more or less. Subject to an ease-
10 ment for electric line and ingress, egress over a portion
11 of said Tract 50 described as follows:

12 That part of Tract 50 of the subdivision of Section 10,
13 Township 25 North, Range 4 East, W.M., included within the
14 limits of a strip of land 15 feet in width having 7.5 feet
15 on each side of the following described center line:

16 Beginning at a point on the north line of said Tract 50
17 which is S78°45'31"W 19.03 feet distant from the N.E. cor-
18 ner of said tract and running thence S12°11'E 92.42 feet
19 to a point on the N.W.ly line of Sand Point Way which is
20 2.31 feet S.W.ly from the inter-section of said street line
21 with the F. line of said tract. The right of way hereinabove
22 described has an area of .03 acre according to the plat
23 thereof on file in the office of the Commissioner of Public
24 Lands at Olympia, Washington. A.F. No. 2641328,

25 are hereby approved, subject to the conditions recommended by
26 the Urban Development and Housing Committee as set forth in
27 Section 2 of this Ordinance and in the findings of fact and
28 conclusions filed in C.F. 291161, provided the time for com-
pletion of the planned unit development shall be five years
from the effective date of this Ordinance.

Plat 16W, page 24-282 of the Official Zoning Map of the City
of Seattle is hereby amended to indicate the boundaries of such
planned unit development as shown on Exhibit "A", and the City
Clerk is directed to place a copy of said Exhibit "A" in a
volume entitled "Zoning Map Amendments" as contemplated in
C.F. 291161 and to indicate on such copy the number of said
C.F. and the number of this Ordinance.

Section 2. The following conditions on use and development
of the property are hereby imposed:

- 1 1. Final PUD plans shall be in substantial conformance with
2 the location of uses as indicated on the Site Plan as ap-
3 proved by Council. The final plans shall meet the following
4 criteria:
- 5 a. The ravine area shall be preserved.
 - 6 b. Low and middle income family, elderly and independent.
7 living residential units shall be limited to buildings
8 containing four or fewer units.
 - 9 c. A minimum of 200 sq. ft. of private open-space shall be
10 provided for each of the units listed in 1b, above.
 - 11 d. Health-related housing including Ronald-McDonald House,
12 Children's Orthopedic Hospital Parent Housing and United
13 Cerebral Palsy housing shall be limited to the sizes out-
14 lined in the Mayor's Recommended Development Plan for the
15 Coast Guard Property.
 - 16 e. The Early Childhood Education Center and Community Room
17 building shall be limited to 12,000 sq. ft. of floor area.
 - 18 f. Each individual developer shall incorporate the energy
19 conservation measures identified in the Draft EIS on page
20 244-246 for all residential structures and to the extent
21 possible, the additional features identified on page 247
22 of the Draft EIS for all health-related structures and the
23 Early Childhood Education Center. The project sponsor
24 shall continue to seek further funding for additional
25 energy strategies set forth on page 247 of the Draft EIS
26 to be applied to the proposed residential and health-
27 related structures during future design phase.
 - 28 g. Parking shall be provided according to the following
schedule. Guest parking spaces shall be clearly marked.
 - o Elderly housing, Independent living and Health-related
units: one space per unit

1 o Low and middle income family housing: 1.25 spaces per
2 unit

3 o Early Childhood Education Center/Community Room:
4 50 spaces

5 h. To provide adequate spacing and a sense of openness on
6 the site, final design plans shall provide the following
7 minimum separation between buildings. Exception to these
8 minimums may be approved by the Architectural Review Board,
9 established by the sponsor, where the purposes of the
10 separation are met by other measures.

	<u>Uses</u>	<u>Minimum Separation</u>
11	o Between buildings containing elderly, family and independent housing units	10'
12		
13	o Between buildings containing elderly, family and independent housing units and buildings of health-related housing	25'
14		
15	o Between buildings containing health-related housing	20'

16 i. Final plans for PUD components shall include landscape
17 plans for areas surrounding new buildings and facilities.

18 Final PUD plans shall be submitted to the Department of Con-
19 struction and Land Use for review to determine their com-
20 pliance with the approved preliminary PUD.

21 2. In addition, final design for roads, sidewalks, parking areas
22 and utilities (sewer, water, storm sewer) be submitted to
23 and approved by the Department of Engineering.

24 3. In addition, final design of electrical utility system be
25 submitted to and approved by City Light.

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- 1 4. Appropriate easements, as required by the Department of En-
2 gineering and City Light, be established to allow for main-
3 tenance requirements of utility systems.
- 4 5. Vegetation near the ravine shall be maintained, where feasi-
5 ble, to buffer the impacts of development on the ravine.
6 Significant trees on the remainder of the site shall be re-
7 tained, where possible, and incorporated into final site
8 design.
- 9 6. Trail design for the ravine areas shall give preference to
10 locations which will minimize erosion.
- 11 7. The project sponsor shall work with the appropriate agencies
12 and future site occupants to develop a shared use of vanpools
13 and ridesharing. A minimum of a three-month transit pass
14 shall be provided to each original resident of the project.
15 The sponsor shall continue efforts to have Metro establish
16 a full-service transit route on Sand Point Way. A bus shel-
17 ter or shelters shall be provided by the developer of the
18 family and elderly housing in locations approved by Metro.
- 19 8. The project sponsor shall require that each developer advise
20 all construction operators and supervisors in writing that
21 noise control and reduction of construction impacts is of
22 particular importance. The letter shall include the follow-
23 ing mitigating measures (NOTE: Copies of the letter shall
24 be forwarded to the Building Inspection and Land Use Review
25 Sections of the Department of Construction and Land Use.):
26 a. The use of loud equipment shall be limited to normal
27 working hours (8:00 a.m. to 6:00 p.m.).
28 b. Electrical and hydraulic equipment shall be employed,

1 where practicable, in preference to diesel or pneumatic
2 equipment. Equipment shall not be allowed to idle
3 unnecessarily. Small acoustical barriers shall be
4 placed around stationary equipment work areas and where
5 noisy equipment is being operated.

6 c. During site preparation and construction, truck routes
7 shall be specified by the Traffic and Transportation
8 Division of the Engineering Department. Truck trips
9 shall be planned to avoid coincidence with peak period
10 traffic. A flagman shall be on duty during all hours
11 of excavation and construction activities to control
12 traffic to and from the site.

13 d. Care shall be taken to prevent mud from impacting city
14 streets by providing for on-site wheel washing during
15 construction and designation of personnel specifically
16 to remove mud and debris from the streets on a regular
17 basis.

18 e. During the excavation and construction period, runoff
19 water should be impounded on the site to permit the
20 settling of sediment before entry into the storm sewer
21 system. Such system shall be approved by the Engineering
22 Department, Drainage Section.

23 f. Plans submitted for building permits shall comply with
24 all requirements of the Seattle Building Code and other
25 pertinent laws and ordinances.

26 Section 3. Applicant and his/her assigns is hereby author-
27 ized pursuant to Section 24.66.110, as amended by Ordinance
28 109126, Section 40, Seattle Municipal Code, to prepare final
plans for the initial phases of the planned unit development

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which shall be filed with the Director, DCLU, for approval within one year of the effective date of this Ordinance.

Section 4. Any act pursuant to the authority and prior to the effective date of this Ordinance is hereby ratified and confirmed.

Section...5.. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the.....day of....., 19
and signed by me in open session in authentication of its passage this.....day of
....., 19

President.....of the City Council.

Approved by me this.....day of....., 19

Mayor.

Filed by me this.....day of....., 19

Attest:.....
City Comptroller and City Clerk.

(SEAL)

Published.....

By.....
Deputy Clerk.

ORDINANCE 11843

AN ORDINANCE relating to land use and zoning, approving preliminary plans for a residential planned unit development on a 20 acre site, zoned Duplex Medium Density (RD7200), located north of Sand Point Way Northeast and Northeast 35th Street, east of 40th Avenue Northeast and south of the Burke-Gillman Trail and amending plat 16W, page 24-28 (by 531 of the Official Zoning Map of the City of Seattle) (Section 24.12.030, Seattle Municipal Code).

WHEREAS, the City Council and the Mayor have allocated funds for the purpose of planning the development of the Coast Guard Property; and

WHEREAS, an application was filed with the City of Seattle Department of Construction and Land Use (DCLU) by the City of Seattle, Department of Community Development (DCD), seeking approval of a residential planned unit development for the properties described in Section 1 herein, pursuant to the provisions of the Zoning Regulations (Title 24) of the Municipal Code of the City of Seattle, amended; and

WHEREAS, in December, 1981, the Mayor transmitted his recommended development plan (C.F. 291161) for the Coast Guard Property after the circulation of a Concepts Plan (December 1979), a Development Alternatives Report (May, 1981) and an Environmental Impact Statement (October, 1981) and nearly fifty meetings held by neighborhood groups in the adjacent communities and the Executive staff at which a range of alternative development plans were discussed by Seattle citizens; and

WHEREAS, the Director, DCLU, has recommended that the preliminary plans for said residential planned unit development be approved subject to certain conditions; and

WHEREAS, The Land Use Committee of the City Council examined the application and the report and recommendation of the Director, DCLU, received public comment and held a public hearing on the matter, viewed the site and the surrounding neighborhood, concluded that there was a sufficient basis for determination of the proposed residential planned unit development on the merits and recommended that the preliminary plans be approved subject to certain conditions. Now, therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Preliminary plans contained in C.F. 291161 for a residential planned unit development upon the following described property:

A tract of land lying and being in the County of King, State of Washington, and more particularly described as follows:

All of lot 55 and that part of lots 50, 52, 53, 54, 56 and 57 of State Land Commissioner's "Subdivision of the W.E. 1/4, the E. 1/2 of the N.W. 1/4, and the N.E. 1/4 of the S. 1/4 of Section 10, Township 25 North, Range 4 East, W.M. 1/4, County of King, Washington. Said tract of land being bounded on the south by the north margin of N.E. 30th Street, on the north by the east boundary line of Burke-Gillman Trail (formerly, Northern Pacific Railway), on the east by the west margin of 45th Ave. N.E., and on the southeast by the northeast margin of Sandpoint Way N.E., containing 19.95 acres, more or less, subject to an easement for electric lines and ingress, egress over a portion of said Tract 50 described as follows:

That part of Tract 50 of the subdivision of Section 10, Township 25 North, Range 4 East, W.M., included within the limits of a strip of land 15 feet in width having 7.5 feet on each side of the following described center lines:

Beginning at a point on the north line of said Tract 50 which is 378°45'31" W 19.03 feet distant from the N.E. corner of said tract and running thence S12°11' E 92.42 feet to a point on the N.W. line of Sand Point Way which is 2.31 feet S.W. from the intersection of said street line with the E. line of said tract. The right of way heretofore described has an area of .03 acre according to the plat thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington. A.F. No. 2641328,

are hereby approved, subject to the conditions recommended by the Land Use Committee as set forth in Section 2 of this Ordinance and in the findings of fact and conclusions filed in C.F. 291161, provided the time for completion of the planned unit development shall be five years from the effective date of this Ordinance. Extensions of this authorization may be granted by the City Council by ordinance. Plat 16W, page 24-28 of the Official Zoning Map of the City of Seattle is hereby amended to indicate the boundaries of such planned unit development (a copy of the map is attached hereto as Exhibit "A"). The City Clerk is directed to place a copy of Exhibit "A" in a volume entitled "Zoning Map Amendments" as contemplated in C.F. 291161 and to indicate on such copy the number of the C.F. and the number of this Ordinance.

Section 2. The following conditions on use and development of the property are hereby imposed:

(1) Final PUD plans shall be in substantial conformance with location of uses as indicated on the Exhibit A as approved by Council. The final plans shall meet the following criteria:

- a. The ravine area shall be preserved.
- b. Low and middle income family, elderly and independent living residential units shall be limited to buildings containing four or fewer units.
- c. A minimum of 200 sq. ft. of private open space shall be provided for each of the units

listed in (1)b, above.

- d. Health-related housing including Ronald McDonald House, Children's Orthopedic Hospital Parent Housing and United Cerebral Palsy housing shall be limited to the sizes outlined in the Mayor's Recommended Development Plan for the Coast Guard Property, (attached hereto as Exhibit B).
- e. The Early Childhood Education Center and Community Room Building shall contain not more than 12,000 sq.ft. of floor area.
- f. Each individual developer shall incorporate the energy conservation measures identified in the Draft EIS on page 244-245 (attached hereto as Exhibit C) for all residential structures and to the extent possible, the additional features identified on page 247 of the Draft EIS (attached hereto as Exhibit D) for all health-related structures and the Early Childhood Education Center. The project sponsor shall continue to seek further funding for additional energy strategies as set forth in Exhibit D, to be applied to the proposed residential and health-related structures during the future design phase.
- g. Parking shall be provided according to the following schedule. Guest parking spaces shall be clearly marked.
 - o Elderly housing, independent living and health-related units: one space per unit
 - o Low and middle income family housing: 1.25 spaces per unit
 - o Early Childhood Education Center/Community Room: 50 spaces
- h. To provide adequate spacing and a sense of openness on the site, final design plans shall provide the following minimum separation between buildings. Exceptions to these minimums may be approved by the Architectural Review Board, established by the sponsor, where the purposes of the separation are met by other measures.

Uses Minimum Separation

- o Between buildings containing elderly, family and independent housing units 10'
- o Between buildings containing elderly, family and independent housing units and buildings of health-related housing 25'
- o Between buildings containing health-related housing 20'

1. Final plans for PUD components shall include landscape plans for areas surrounding new buildings and facilities.

Final PUD plans shall be submitted to the Department of Construction and Land Use for review to determine their compliance with the approved preliminary PUD.

(2) Final design for roads, sidewalks, parkway areas and utilities (sewer, water, storm sewer) shall be submitted to and approved by the Department of Engineering.

(3) Final design of electrical utility system shall be submitted to and approved by City Light.

(4) Appropriate easements, as required by the Department of Engineering and City Light, shall be established to allow for maintenance requirements of utility systems.

(5) Vegetation near the ravine shall be maintained, where feasible, to buffer the impacts of development on the ravine. Significant trees on the remainder of the site shall be retained, where possible, and incorporated into final site design.

(6) Trail design for the ravine areas shall give preference to locations which will minimize erosion.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

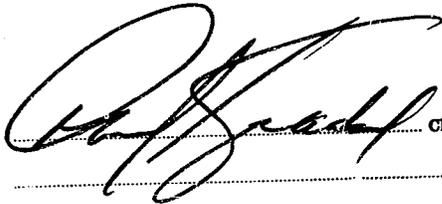
Land Use

FEB 16 1982

to which was referred

C.B. 102860

Relating to land use and zoning, approving preliminary plans for a residential planned unit development on a 20 acre site zoned Duplex Residence Medium Density (RD 7200) located north of Sand Point Way Northeast and Northeast 55th Street, east of 40th Avenue Northeast and south of the Burke-Gilman Trail and amending plat 16W., page 24-282 (pg 63) of the Official Zoning Map of the City of Seattle (Section 24.12.030, Seattle Municipal Code).



Chairman

Chairman

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Committee

Committee

(7) The project sponsor shall work with the appropriate agencies and future site occupants to develop a shared use of vanpools and ridesharing. A minimum of a three-month transit pass shall be provided to each original resident of the project. The sponsor shall continue efforts to have Metro establish a full-service transit route on Sand Point Way. A bus shelter or shelters shall be provided by the developer of the family and elderly housing in locations approved by Metro.

(8) The project sponsor shall require that each developer advise all construction operators and supervisors in writing that noise control and reduction of construction impacts is of particular importance. The letter shall include the following mitigating measures (NOTE: Copies of the letter shall be forwarded to the Building Inspection and Land Use Review Sections of the Department of Construction and Land Use):

- a. The use of loud equipment shall be limited to normal working hours (8:00 a.m. to 6:00 p.m.).
- b. Electrical and hydraulic equipment shall be employed, where practicable, in preference to diesel or pneumatic equipment. Equipment shall not be allowed to idle unnecessarily. Small acoustical barriers shall be placed around stationary equipment work areas and where noisy equipment is being operated.
- c. During site preparation and construction, truck routes shall be specified by the Traffic and Transportation Division of the Engineering Department. Truck trips shall be planned to avoid coincidence with peak period traffic. A flagman shall be on duty during all hours of excavation and construction activities to control traffic to and from the site.
- d. Care shall be taken to prevent mud from impacting city streets by providing for on-site wheel washing during construction and designation of personnel specifically to remove mud and debris from the streets on a regular basis.

- e. During the excavation and construction period, run off water shall be impounded on the site to permit the settling of sediment before entry into the storm sewer system. Such system shall be approved by the Engineering Department, Drainage Section.
- f. Plans submitted for building permits shall comply with all requirements of the Seattle Building Code and other pertinent laws and ordinances.

Section 3. Applicant and his/her assigns is hereby authorized pursuant to Section 24.66.110, as amended by Ordinance 109126, Section 40, Seattle Municipal Code, to prepare final plans for the initial phases of the planned unit development which shall be filed with the Director, DCLU, for approval within one year of the effective date of this Ordinance.

Section 4. Approval of this planned unit development is contingent upon the availability of federal Section 8 housing subsidies, other federal governmental housing subsidies, or any subsidies that may be available through The Seattle Housing Authority for the elderly and low income family housing.

Section 5. Any act pursuant to the authority and prior to the effective date of this Ordinance is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 16th day of FEBRUARY, 1992
 and signed by me in open session in authentication of its passage this 16th day of FEBRUARY, 1992
James D. Williams
 President of the City Council
 Approved by me this 21st day of FEBRUARY, 1992
Charles Royce
 Mayor
 Filed by me this 21st day of FEBRUARY, 1992

Attest: *Tina Hill*
 City Comptroller and City Clerk

(SEAL)

By: *THARON WILSON*
 Deputy Clerk

Publication ordered by TIM HILL, Comptroller and City Clerk.
 Date of Official Publication in the Daily Journal of Commerce, Seattle, March 2, 1992. (C-126)

C-126

Affidavit of Publication

STATE OF WASHINGTON
KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 110445

was published on March 2, 1982

B. Blair
Subscribed and sworn to before me on

March 2, 1982

Notary Public
Notary Public for the State of Washington,
residing in Seattle.