

Ordinance No. 120842

Council Bill No. 114216

The City of Seattle  
Council Bill/Ordinance

AN ORDINANCE adopting a new Major Institution Master Plan for Seattle Central Community College under the major institutions provisions of the Land Use Code and amending the Official Land Use Map, Seattle Municipal Code 23.32.016, Page 111, Plat 1, (or Volume 1 of Plats, Page(s) 153, Records of King County, Washington) to modify the SCCC Major Institutions Overlay District boundary adding an MIO-65' designation, and to modify height limits and to rezone property within the existing boundary, all generally located along Broadway and East Pine Street. (Petition of Seattle Central Community College, C.F. 302336 App. 9705705).

CF No. \_\_\_\_\_

Date Introduced: <u>JUN 24 2002</u>	<b>NO SPONSOR REQUIRED</b>	
Date 1st Referred: <u>JUN 24 2002</u>	To: (committee) <b>FULL COUNCIL</b>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>7-1-02</u>	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor: <u>7-2-02</u>	Date Approved: <u>7-9-02</u>	
Date Returned to City Clerk: <u>7-9-02</u>	Date Published: <u>5 p.p.</u>	T.O. _____ F.T. <input checked="" type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

7-1-02 Pass

This file is complete and ready

*Law Department*

Law Dept. Review

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: NO SPONSOR REQUIRED  
Councilmember

## Committee Action:

7-1-02 Passed a/c

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_  
(initial/date)

*Law Department*

*Branch  
Admitted  
No Fiscal*

Law Dept. Review

OMP  
Review

City Clerk  
Review

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5 ORDINANCE 120842

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7 College under the major institutions provisions of the Land Use Code and amending the  
8 Official Land Use Map, Seattle Municipal Code 23.32.016, Page 111, Plat 1, (or Volume 1  
9 of Plats, Page(s) 153, Records of King County, Washington) to modify the SCCC Major  
10 Institutions Overlay District boundary adding an MIO-65' designation, and to modify  
11 height limits and to rezone property within the existing boundary, all generally located  
along Broadway and East Pine Street. (Petition of Seattle Central Community College,  
C.F. 302336 App. 9705705).

12 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

13 Section 1. The Seattle Central Community College (SCCC) Final Major Institution Master  
14 Plan (MIMP) dated August 30, 2001, and filed in CF 302336, is adopted subject to the conditions  
15 recommended by the Hearing Examiner as stated within the Findings and Recommendation of the  
16 Hearing Examiner for the City of Seattle, dated February 22, 2002. The MIMP adopted in April  
17 1985 is superceded. A compiled plan incorporating these conditions shall be filed, as provided in  
18 SMC 23.60.032K.  
19  
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21 Section 2. The Official Land Use Map, Page 111, as last amended by Ordinance 112265 is  
22 amended to rezone from Neighborhood Commercial 3 with a 65 foot. height limit (NC3 65') to  
23 NC3 65' with a Major Institution Overlay with a 65 foot. height limit (NC3 65'/MIO-65) the  
24 property described below as shown in "Exhibit A," attached to this Ordinance. The property  
25 subject to this reclassification is described as:  
26

27 Lots 5 and 6, Block 14, addition to the City of Seattle, as laid off by D.T. Denny Guardian  
28 of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle)  
29  
30



5 according to the Plat thereof, recorded in Volume 1 of Plats, Page(s) 153, Records of King  
6 County, Washington.

(South Annex- 1524 Broadway, 909 East Pine, 1500 Broadway);

7 The North 20 feet of Lot 4 and all of Lots 5 and 6, Block 15, Plat of an addition to the City  
8 of Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly  
9 known as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in  
10 Volume 1 of Plats, Page(s) 153, Records of King County, Washington, except that portion  
11 condemned for alley under City of Seattle Ordinance number 22905.

(Masonic Temple – 801 E. Pine –KCA #600-300-0470-05); and

12 Lot 9, Block 15, addition to the City of Seattle, as laid off by D.T. Denny Guardian of the  
13 estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle)  
14 according to the Plat thereof, recorded in Volume 1 of Plats, Page(s) 153, Records of King  
15 County, Washington, except the west 8 feet thereof condemned for alley in King County  
16 Superior Court Cause No. 72648, under City of Seattle Ordinance number 22905.

(Motor Pool Lot – 1519/1523 Broadway – KCA #600300-0505-04).

17 Section 3. The Official Land Use Map, Page 111, as last amended by Ordinance 112265, is  
18 amended to rezone from NC3 65'/MIO-105 to NC3 65'/MIO-65 the property described below as  
19 shown on "Exhibit A", attached to this ordinance. The property subject to this reclassification is  
20 described as follows:

21 The North 26 feet of lot 3, and the South 40 feet of lot 4 all in Block 15, addition to the  
22 City of Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly  
23 known as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in  
24 Volume 1 of Plats, Page(s) 153, Records of King County, Washington, except these  
25 portions thereof condemned for alley in King County Superior Court Cause No. 72345,  
26 under City of Seattle Ordinance number 22905.


(District Office – 1514 Harvard Street – KCA #720250-0010-05);

27 That portion of lot 1, block 2, Sachman Home Addition to the City of Seattle, according to  
28 plat recorded in volume 8 of plats, page 80, in King County, Washington, lying north of the  
29 north line of Pike Street as established under Ordinance No. 16415 of the City of Seattle  
30 and west of the west line of the ally as established under Ordinance No. 30411 of the City  
31 (Little Theater – 800 – 10 East Pike – KCA #720250-0010- 05); and  
32  
33

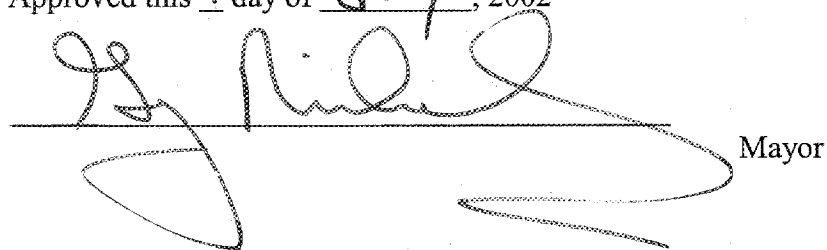
5 That portion of lot 2 and the south 34 feet of lot 3 all in Block 15, addition to the City of  
6 Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly known  
7 as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in  
8 Volume 1 of Plats, Page(s) 153, Records of King County, Washington, lying west of the  
9 west line of the alley established under City of Seattle Ordinance number 22903.

10 Section 4. This Ordinance shall take effect and be in force thirty (30) days from and after  
11 its passage and approval by the Mayor, but if not approved and returned by the Mayor within ten  
12 (10) days after presentation, its effective date is as provided by Municipal Code Section 1.04.020.

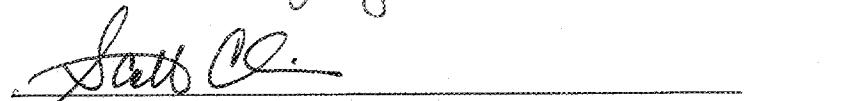
13 Passed by the City Council the 1<sup>st</sup> day of July, 2002, and signed by me in open  
14 session in authentication of its passage this 1<sup>st</sup> day of July, 2002.

15   
16 President of the City Council  
17

18 Approved this 9 day of July, 2002  
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21 Mayor  
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23 Filed this 9<sup>th</sup> day of July, 2002  
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26 City Clerk  
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28 (SEAL)  
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C.B.  
June 19, 2002, V1  
WMR:wmr

Attachments: Exhibit A -- Zoning Map



EXHIBIT: A

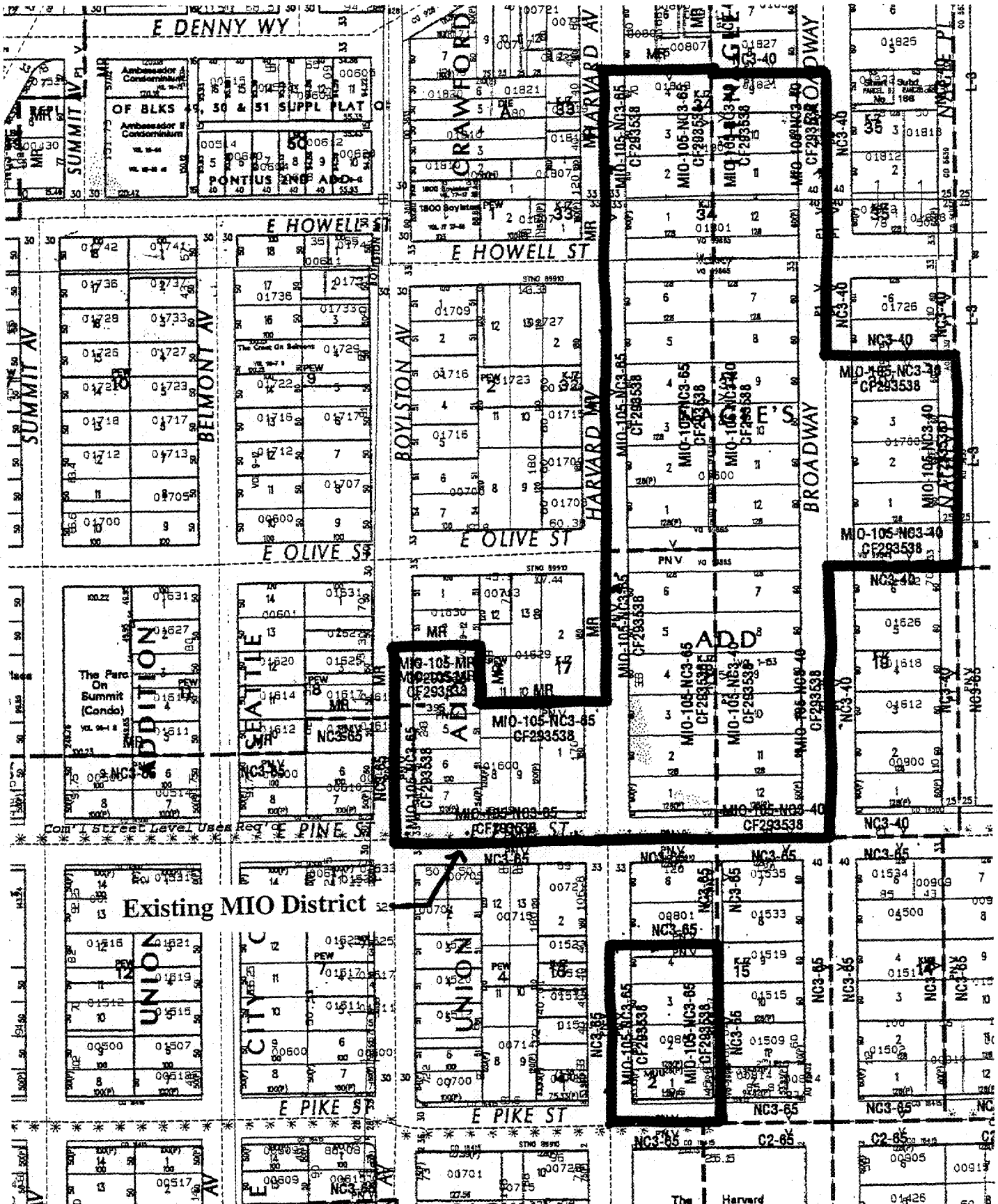


Figure 5

# Existing Zoning



FINDINGS, CONCLUSIONS AND DECISION  
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

Petition of Seattle Central Community ) C.F. 302336 App. 9705705  
College For Council Land Use Approval of a Major )  
Institution Master Plan located at 1701 Broadway ) FINDINGS, CONCLUSIONS  
AND DECISION

Introduction

This matter is a request by Seattle Central Community College (SCCC) for Council Land Use Approval of a Major Institution Master Plan (MIMP). The MIMP includes as “planned development” the building of a new Technology Center and campus-wide renovations of buildings. A “potential development” included in the plan is to add two floors to an existing parking garage. The MIMP will also include a rezone of property at and near 1701 Broadway. This will expand the Major Institution Overlay to areas owned by SCCC south of E. Pine Street. These areas include: 1) the Masonic Temple site at E. Pine and E. Harvard; 2) the south Annex site at Broadway and E. Pine; and 3) the parking lot/ retail site at midblock between E. Pine and E. Pike on Broadway. The rezone will set the height of the zone to 65 feet. The underlying zoning is predominantly Neighborhood Commercial 3 (NC3-65).

Seattle Central Community College issued an Environmental Impact Statement (EIS) on August 30, 2001. The EIS was not appealed. On December 6, 2001, the Department of Design, Construction and Land Use (DCLU) recommended that the application be granted with certain conditions and recommendations. On February 22, 2002, after conducting a public hearing, the





Hearing Examiner recommended that the application for the MIMP and boundary expansion rezone be approved with conditions, some of which varied from those suggested by DCLU. The Hearing Examiner also recommended reducing the height limit on the property within the existing MIO boundary south of E. Pine Street.

The petition came before the City Council's Land Use Committee on May 7, 2002. On that date, the Committee received a briefing from staff; determined the record was sufficient to make its recommendation to the full Council; heard arguments by parties; asked questions; and held the first part of its discussion on the application and conditions. The Committee met again on June 4, 2002. On that date, the Committee voted to recommend to the full Council that the MIMP be approved subject to the conditions recommended by the Hearing Examiner. Additionally, the Committee voted to expand the MIO to include areas south of E. Pine Street currently owned by SCCC and to set the height limit of those areas at 65-feet; and to reduce the height limit of the MIO-105 on the properties within the boundary south of E. Pine Street to MIO-65, and be approved with the following findings and conclusions:

Findings of Fact and Conclusions

1. The Council hereby adopts the Hearing Examiner's Findings of Fact and Conclusions as stated in the Findings and Recommendation of the Hearing Examiner dated February 22, 2002.



2. The Council hereby adopts both the Recommended Conditions and the Recommended SEPA Conditions of the Hearing Examiner as stated in the Findings and Recommendation of the Hearing Examiner dated February 22, 2002

Decision

The Council hereby **APPROVES** the MIMP for adoption subject to the conditions recommended by the Hearing Examiner. In addition, the Council hereby **APPROVES** the petition for a rezone to expand the major institution boundary to include areas south of E. Pine Street currently owned by SCCC with a 65-foot height limit and to rezone the property south of E. Pine Street within the existing MIO boundary now zoned MIO-105 to a 65-foot height limit (MIO-65).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
City Council President



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**STATE OF WASHINGTON – KING COUNTY**

--SS.

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147367  
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

**Affidavit of Publication**

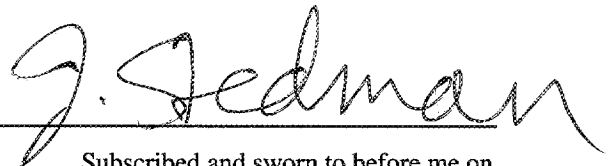
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published 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 12<sup>th</sup> 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

CT:ORD#120842

was published on

7/16/2002



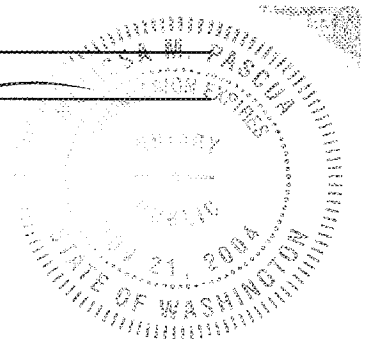
Subscribed and sworn to before me on

7/16/2002



Notary public for the State of Washington,  
residing in Seattle

Affidavit of Publication



# State of Washington, King County

## City of Seattle

ORDINANCE NO. 120342

AN ORDINANCE adopting a new Major Institution Master Plan for Seattle Central Community College under the major institutions provisions of the Land Use Code and amending the Official Land Use Map, Seattle Municipal Code 23.32.016, Page 111, Plat 1, (or Volume 1 of Plats, Page(s) 153, Records of King County, Washington) to modify the SCCC Major Institutions Overlay District boundary adding an MIO-65' designation, and to modify height limits and to rezone property within the existing boundary, all generally located along Broadway and East Pine Street. (Petition of Seattle Central Community College, C.F. 302336 App. #705705).

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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Section 2. The Official Land Use Map, Page 111, as last amended by Ordinance 112265 is amended to rezone from Neighborhood Commercial 3 with a 65 foot height limit (NC3 65') to NC3 65' with a Major Institution Overlay with a 65 foot height limit (MIO-65') the property described below as shown in "Exhibit A", attached to this Ordinance. The property subject to this reclassification is described as:

Lots 5 and 6, Block 13, addition to the City of Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in Volume 1 of Plats, Page(s) 153, Records of King County, Washington. (South Annex- 1524 Broadway, 909 East Pine, 1500 Broadway);

The North 20 feet of Lot 4 and all of Lots 5 and 6, Block 13, Plat of addition to the City of Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in Volume 1 of Plats, Page(s) 153, Records of King County, Washington, except that portion condemned for alley under City of Seattle Ordinance number 22905. (Masonic Temple - 801 E. Pine - KCA #600-300-0470-05); and

Lot 9, Block 15, addition to the City of Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in Volume 1 of Plats, Page(s) 153, Records of King County, Washington, except the west 5 feet thereof condemned for alley in King County Superior Court Cause No. 72648, under City of Seattle Ordinance number 22905. (Motor Pool Lot - 1519-1523 Broadway - KCA #600300-0505-04).

Section 3. The Official Land Use Map, Page 111, as last amended by Ordinance 112265, is amended to rezone from NC3 65'/MIO-105' to NC3 65'/MIO-65' the property described below as shown on "Exhibit A", attached to this ordinance. The property subject to this reclassification is described as follows:

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That portion of lot 1, block 2, Sachman Home Addition to the City of Seattle, according to plat recorded in volume 8 of plats, page 80, in King County, Washington, lying north of the north

line of Pike Street as established under Ordinance No. 16415 of the City of Seattle and west of the west line of the alley as established under Ordinance No. 30411 of the City (Little Theatre - 800 - 10 East Pike - KCA #720250-0010-05); and

That portion of lot 2 and the south 34 feet of lot 3 all in Block 15, addition to the City of Seattle, as laid off by D.T. Denny Guardian of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle) according to the Plat thereof, recorded in Volume 1 of Plats, Page(s) 153, Records of King County, Washington, lying west of the west line of the alley established under City of Seattle Ordinance number 22903.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from and after its passage and approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, its effective date is as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 1st day of July, 2002, and signed by me in open session in authentication of its passage this 1st day of July, 2002.

PETER STEINBRUECK,

President of the City Council.

Approved this 9th day of July, 2002.

GREG NICKELS,

Mayor.

Filed this 9th day of July, 2002.

SCOTT CLINE,

City Clerk.

(SEAL) JUDITH E. PIPPEN,

City Clerk.

Publication ordered by JUDITH PIPPEN, City Clerk.

Attachments: Exhibit A - Zoning Map.  
Date of publication in the Seattle Daily Journal of Commerce, July 16, 2002.

7/16(147987)

