MEMORANDUM

To: Councilmembers
From: Ketil Freeman, Council Central Staff
Subject: Aurora-Licton Residential Urban Village – Temporary Moratorium on Certain Uses

On October 2, the Council will act on an emergency bill that would temporarily prohibit applications for new permits for specified uses in the Aurora Licton Residential Urban Village until the City has time to evaluate and modify zoning to be more aligned with the development envisioned by neighborhood plan goals and policies adopted into the Comprehensive Plan.

This memo (1) provides background on planning in the Aurora-Licton Residential Urban Village, (2) sets out an analysis of recent permitting trends, and (3) describes the content of the bill.

Planning Background
Parts of the Aurora-Licton Springs neighborhood includes a Residential Urban Village (RUV) designation. The RUV designation establishes that the area is a planning geography, for the purposes of the City’s strategy for accommodating residential and employment growth, that is primarily intended for more intense residential uses with neighborhood-serving commercial uses. For urban villages, which Include RUVs, the Comprehensive Plan establishes as a goal, “[a]ccommodat[ing] a majority of the city’s expected household growth...”1 There are 24 urban villages in the City.

The Aurora-Licton RUV was initially established in 1999, and goals and policies from the neighborhood plan were concurrently incorporated into the Comprehensive Plan.2 Generally, adopted goals and policies contemplate a future development pattern informed by transit proximity with, “a core of multifamily housing, pedestrian-oriented neighborhood retail shops and services, and open space clustered immediately east of Aurora Avenue North.”3 The boundaries of the Aurora-Licton RUV are shown on Attachment A and excerpted neighborhood plan goals and policies are shown on Attachment B. AL-G5 sets a goal of creating a “vibrant, safe, and attractive mixed-use commercial area that provides the immediate neighborhood with convenient access to retail goods and services, and that minimizes impacts, such as parking, traffic, crime, and noise, to adjacent residential areas.” The Aurora-Licton RUV is approximately 5.1 square miles in area. Approximately 31 percent of the RUV is zoned for commercial and mixed-use development with the remainder zoned for residential development.

Permitting Trends
In the last several years there has been a proliferation and concentration of future development activity in commercially zoned areas in the Aurora-Licton RUV that prevents the type of development and uses that comport with the adopted Aurora-Licton neighborhood plan goals and policies. Specifically, from 2014 through the first quarter of 2017, four out of a total of eight permit applications for new development in Commercial 1 and Commercial 2 zones in the RUV included uses that are incompatible

1 Seattle 2035 – Comprehensive Plan, Growth Strategy, Goal GS G2.
2 Ordinance 119538.
3 Seattle 2035 – Comprehensive Plan, Neighborhood Plans, Goal AL-G1.
with the goals and policies set forth for the Aurora-Licton RUV. The locations of these permits are shown on Attachment C. These include:

- Two applications for stand-alone mini-warehouse storage facilities,
- An application to establish a heavy equipment rental yard and outdoor storage facility, and
- An application for a mixed-use building that includes warehouse space.

In the same period and for the same zones in urban villages throughout the City, there were only two other applications for storage facilities. Both are associated with local government uses. Permit applications for C1 and C2 zones in urban villages from 2014 through the first quarter of 2017 are shown on Attachment D.

Content of the Emergency Bill
The bill would temporarily preclude the Seattle Department of Construction and Inspections (SDCI) from accepting new applications in the Aurora-Licton RUV that allow uses that are incompatible with the neighborhood plan goals and policies. Those uses are listed below.

- Drive-in businesses;
- Dry boat storage;*
- General manufacturing;
- Heavy commercial services, except laundry facilities existing as of April 1, 2001;
- Sales and rental of large boats;*
- Vessel repair (major or minor);*
- Mini-warehouse;*
- Principal use, nonresidential long-term parking;*
- Outdoor storage;
- Heavy commercial sales;*
- Sales and rental of motorized vehicles, except within an enclosed structure;*
- Solid waste management;
- Recycling uses;
- Towing services;
- Principal use vehicle repair (major or minor);*
- Wholesale showroom;* and
- Warehouse.*

These uses could be established in C1 and C2 zones. Uses identified with an asterisk could also be established in NC3 zones. As a matter of policy, the City had determined that these uses can be incompatible with areas that are well served by transit for which there is planned residential growth. The listed uses are currently prohibited in most light rail station areas. Concerned residents and neighbors of the RUV are concerned about the new permits authorizing uses that are incompatible with the goals of the RUV and that are not pedestrian-oriented, neighborhood-serving uses. The limitation on applications for the above uses would only apply in the Aurora-Licton RUV, and the listed uses could be developed elsewhere in the City. Existing applications would continue to be processed and reviewed.

Unless extended by Council, the moratorium would expire a year after the proposed bill becomes effective. The bill sets out a work program for establishing new regulations. That work program contemplates Council consideration of new regulations in July 2018. The bill would become effective immediately on passage by a three-fourths vote of the Council and signature by the Mayor.

Attachments:
- Attachment A – Aurora-Licton RUV Boundaries

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1 Seattle Municipal Code Section 23.61.008.
- Attachment B – Excerpted Comprehensive Plan Goals and Policies for Aurora-Licton
- Attachment C – Map of Permit Applications in C1 and C2 Zones in the Aurora-Licton RUV
- Attachment D – Permit Applications for C1 and C2 zones in Urban Villages 2014 – Q1 2017

cc: Kirstan Arestad, Central Staff Director
Attachment A – Aurora-Licton RUV Boundaries

Aurora-Licton Springs Urban Village

Land Use Zoning

[Map of Aurora-Licton Springs Urban Village with land use zoning markings]
Attachment B – Excerpted Comprehensive Plan Goals and Policies for Aurora-Licton

**AL-G1** An Aurora-Licton Residential Urban Village that is a vibrant residential community, with a core of multifamily housing, pedestrian-oriented neighborhood retail shops and services, and open space clustered immediately east of Aurora Avenue North.

**AL-P1** Maintain the current balance of residential and commercial areas within the urban village boundaries. Consider future zoning changes that would reduce conflicts between adjacent areas; promote the development of a neighborhood-serving and pedestrian-oriented commercial core and promote transitions between single family areas and commercial areas.

**AL-G5** One or more vibrant, safe, and attractive mixed-use commercial area that provides the immediate neighborhood with convenient access to retail goods and services, and that minimizes impacts, such as parking, traffic, crime, and noise, to adjacent residential areas.

**AL-P12** Encourage neighborhood-oriented retail stores and services in the urban village that are attractive and accessible to the surrounding community. Recognize the importance of and support existing businesses in the community.

**AL-P13** Encourage the development of pedestrian-friendly pathways, which will enhance and support new pedestrian-oriented commercial activity and maximize pedestrian access to public facilities.

**AL-P14** Encourage new pedestrian-oriented commercial activity to locate near pedestrian crossings, transit facilities, and along pedestrian routes. New development should provide safe and attractive pedestrian access.

**AL-P18** Work with the community toward providing safe and attractive pedestrian and bicycle access, including sidewalks, on all streets throughout the urban village, providing connections to destinations such as the future Northgate Sound Transit Station, Northgate Mall, the future Northgate library, the Greenwood Library, Green Lake Park, and Bitter Lake Community Center.
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<thead>
<tr>
<th>URB_VIL_NAME</th>
<th>NAME</th>
<th>APNO</th>
<th>PROJECT #</th>
<th>PROJECT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Licton Springs</td>
<td>2423</td>
<td>3018468</td>
<td>6/10/2014</td>
<td>Substantial Development Application to allow 12,000 cu. yds. of grading of contamination (concrete), 1,900 cu. yds. of grading of contaminated land.</td>
</tr>
<tr>
<td>Licton Springs</td>
<td>2423</td>
<td>3017439</td>
<td>6/10/2015</td>
<td>Mobile (Office) on replaced Seattle City Light utility pole #1362433 within the right of way.</td>
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<tr>
<td>Bitter Lake Village</td>
<td>1907</td>
<td>3013178</td>
<td>6/10/2016</td>
<td>Land Use Application to allow a one 7,966 sq. ft. structure containing 83 residential units above 6,425 sq. ft. of office space. Parking for 18 vehicles to be provided on site and off site. Existing structure to be demolished. Proposal also includes the transfer of 1,179 cu. yds. of fill to 1,179 cu. yds. of cut on the roof of an existing building (The Dakota).</td>
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<td>Ballard</td>
<td>3627</td>
<td>3012551</td>
<td>8/31/2015</td>
<td>Land Use Application to allow a one 3 story garage building with retail and parking for 880 vehicles (University Village, Major Phased Development). Review includes demolition of existing building and parking lot. Parking for 3 vehicles to be provided.</td>
</tr>
<tr>
<td>Eastlake</td>
<td>3017439</td>
<td>6/10/2016</td>
<td>Council Land Use Action to allow a 150 foot self storage) with accessory office and a caretaker unit. Review includes demolition of existing building and parking lot. Parking for 3 vehicles to be provided.</td>
<td></td>
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<tr>
<td>Aurora</td>
<td>9309</td>
<td>6/10/2014</td>
<td>Council Land Use Action to allow a 3 story townhouse structures, one 2 story, one 5 story and one 4 story townhouse building and to grade 2,000 cubic yards of material (1,500 cu. yds. of cut, 500 cu yds. of fill) to accommodate proposed co-ownership development in the Seward Park Community.</td>
<td></td>
</tr>
<tr>
<td>Aurora</td>
<td>9309</td>
<td>6/10/2014</td>
<td>Council Land Use Action to allow a 7 story self storage facility containing 87,000 sq. ft. of storage, parking for 262 vehicles to be provided on site and off site. Existing structure to be demolished.</td>
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<tr>
<td>Aurora</td>
<td>9309</td>
<td>6/10/2014</td>
<td>Council Land Use Action to allow a 3 story warehouse building and to grade 2,000 cubic yards of material (1,500 cu. yds. of cut, 500 cu yds. of fill) to accommodate proposed co-ownership development in the Seward Park Community.</td>
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<td>Aurora</td>
<td>9309</td>
<td>6/10/2014</td>
<td>District Land Use Action to allow a 10,000 sq. ft. Willow Lake Village, Major Phased Development. Review includes demolition of existing building and parking lot. Parking for 3 vehicles to be provided.</td>
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<tr>
<td>Aurora</td>
<td>9309</td>
<td>6/10/2014</td>
<td>Land Use Application to allow a one 2 story structure containing 85,370 sq. ft. of storage, parking for 66 vehicles to be provided on site and off site. Existing structure to be demolished.</td>
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<td>Aurora</td>
<td>9309</td>
<td>6/10/2014</td>
<td>Council Land Use Action to allow a 2.6 acre urban park to be designed and build as an urban park. Existing structure to be demolished.</td>
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Phased project: Construct assisted living facility, occupy per plan. Mechanical included this permit/control and 2 permits for the building and a later fire sprinkler

Motion to consider the construction of a mixed-use retail, multi-family residential, office and school building, per plan.  Review and processing for 2 AP's under 6565421.

Motion to consider the construction of a 3-story mixed-use retail, multi-family residential, office and school building, per plan. Inquire in the fire department to ensure the sprinkler system is in place.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of a 17-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in fire department to ensure the sprinkler system is in place.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of a 3-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in the fire department for the required sprinkler system.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of an 8-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in the fire department for the required sprinkler system.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of a 7-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in the fire department for the required sprinkler system.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of a 6-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in the fire department for the required sprinkler system.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of a 5-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in the fire department for the required sprinkler system.  Review and processing for 2 AP's under 6616048.

Motion to consider the construction of a 4-story mixed-use retail, multi-family residential, office and school building, per plans. Inquire in the fire department for the required sprinkler system.  Review and processing for 2 AP's under 6616048.

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