

2014 Seattle City Council Green Sheet

Ready for Notebook

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Budget Action Title: Add \$62,250 GSF in DON for consultant assistance to inventory historic resources in two neighborhoods

Has CIP Amendment: No Has Budget Proviso: No

Councilmembers: Clark; Conlin; Rasmussen

Staff Analyst: Lish Whitson

Council Bill or Resolution:

Date		Total	SB	BH	TR	RC	TB	NL	JG	SC	MO
	Yes										
	No										
	Abstain										
	Absent										

Summary of Dollar Effect

See the following pages for detailed technical information

	2013 Increase (Decrease)	2014 Increase (Decrease)
General Subfund		
General Subfund Revenues	\$0	\$0
General Subfund Expenditures	\$0	\$62,250
Net Balance Effect	\$0	(\$62,250)
Total Budget Balance Effect	\$0	(\$62,250)

Budget Action description:

This green sheet adds \$62,250 GSF to DON’s Community Building BCL to pay for consultant services to update historic resource surveys in the Georgetown and University Park neighborhoods. The proposed surveys would allow these neighborhoods and the City to determine whether designation as a “conservation district” is appropriate.

Conservation districts are a potential means of achieving neighborhood preservation goals for those neighborhoods that may not be eligible for historic district status. Under the conservation district model, neighborhoods would nominate themselves as potential conservation districts with the specific intention of conserving the physical character of the designated districts.

Prior to designating a conservation district for an area, a historic resources survey is required. Two neighborhoods that have expressed interest in preservation issues are Georgetown and University Park. Existing historic resource surveys for these neighborhoods are out of date, and should be

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updated. The Department of Neighborhoods estimates that it will cost \$62,250 to update the existing historic resource surveys for Georgetown and University Park.

More information about Conservation Districts is available in Attachment A.

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Budget Action Transactions

Budget Action Title: Add \$62,250 GSF in DON for consultant assistance to inventory historic resources in two neighborhoods

#	Transaction Description	Position Title	Number of Positions	FTE	Dept	BCL or Revenue Source	Summit Code	Fund	Year	Revenue Amount	Expenditure Amount
1	Neighborhood historic surveys				DON	Community Building	I3300	00100	2014		\$62,250

Neighborhood Conservation District Background*

The City of Seattle is considering the design and implementation of a neighborhood conservation district strategy as a means of achieving neighborhood preservation goals for those neighborhoods and properties that may not be eligible for historic landmark or historic district status. Conservation districts would only be considered for areas that choose to participate. The city first considered achieving neighborhood preservation goals through use of conservation districts in 1999 in response to proposals from number of neighborhood plans, and again in 2006 at the request of residents of the south slope of Queen Anne.

A neighborhood conservation district is a zoning overlay district with clear geographical boundaries overseen by a neighborhood conservation district board that includes neighborhood representatives and design professionals; the district is administered by city staff and established with the specific intention of conserving the physical character of the designated districts. Other cities, including [Dallas](#) and [Cambridge](#), have implemented neighborhood conservation districts that could be described as a hybrid of the City of Seattle's landmark/special review districts and the city's design review program.

Since 1999, when the city first began to consider the creation of neighborhood conservation districts, Seattle's population has increased by almost 100,000 people, an increase of 18 percent. Additional population density, while desirable, is increasing development pressure and is threatening the unique character of some Seattle neighborhoods.

Neighborhood conservation districts usually involve the production of design guidelines for both older buildings and infill development in a specific neighborhood and could involve downzoning in order to decrease development pressures on a specific area. Zoning changes may also be used to provide incentives or to revise regulations such as setback requirements. The district would include a clear identification of community character, by identifying contributing structures, landscape and streetscape features, and other elements identified through a nomination and designation process. The focus of a district would be on those characteristics visible from the public right-of-way.

The neighborhood conservation district proposal would include strategies that:

- Address development pressure in neighborhoods that have a distinctive character and a significant concentration of valued resources that are at risk;
- Accommodate increased density in a manner that is compatible with the existing development context;
- Conserve and enhance the existing architectural and cultural identity of neighborhoods and commercial districts;
- Foster new construction and in-fill development that is in harmony with the scale and physical character of existing buildings;
- Provide direction regarding types of buildings and specific features to be protected;
- Provide tailored guidelines and regulations, with an appropriate level of discretion, to respond to the unique development conditions in each neighborhood that qualifies as a conservation district; and
- Establish regulations and incentives that protect and reinforce neighborhood character. Such regulations and incentives could be tailored to the needs of a specific conservation district.

*Adapted from a "Strategy to Preserve Neighborhoods through Neighborhood Conservation Districts" prepared by Lund Consulting, Inc. for the Seattle City Council, 12-17-12 draft