Ordinance No. 120081

Council Bill No. 113257

AN ORDINANCE relating to land use, zoning; amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving new Neighborhood Design Guidelines for the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center Village.

CF No.

Date Introduced: JUN 12 2000	
Date 1st Referred: JUN 12 2000	To: (committee) Landlord-Tenant & Land Use Committee
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: 9-11-00	Full Council Vote: 8-0
Date Presented to Mayor: 9-12-00	Date Approved: 9-15-00
Date Returned to City Clerk: 9-15-00	Date Published: 4pp / T.O. / F.T. ✓
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: [signature] Councilmember NICASTRO

Committee Action:

9/8/00 Pass as Amended, 2-0 JN, PS

9-11-00 Passed 8-0 (Excused Pageler)

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

Law Department

Law Dept. Review	OMP Review	City Clerk Review	Electronic Copy Loaded	Indexed

ORDINANCE 120081

AN ORDINANCE relating to land use, zoning; amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving new Neighborhood Design Guidelines for the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center Village.

WHEREAS, the City's Design Review Program was approved for implementation in 1993, at which time it was contemplated that a neighborhood could develop design guidelines specific to a neighborhood's individual character, augmenting the City's Design Guidelines; and

WHEREAS, in order to guide future development, the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center, as part of the City's neighborhood planning process, have developed Design Guidelines for new multifamily and commercial development as a way of promoting specific design goals identified by each neighborhood; and

WHEREAS, Neighborhood Design Guidelines will be used in combination with the Citywide Design Guidelines to review new development in the Pike/Pine, Roosevelt and University District neighborhoods, to the extent provided by the City Council in approving proposed neighborhood Design Guidelines;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by ordinance 119399, is amended as follows:

SMC 23.41.010 Design Review Guidelines.

A. The ((~~adopted~~)) "Guidelines for Multifamily and Commercial Buildings, 1993" and neighborhood design guidelines identified in subsection B, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Downtown Design Guidelines, 1999" apply. ((~~Neighborhoods may develop design guidelines specific to a neighborhood's individual character.~~)) Neighborhood design guidelines ((~~may amend or supersede~~)) are intended to augment and make more specific the "((~~Citywide Design~~)) Guidelines for Multifamily and Commercial Buildings, 1993" ((~~or~~)) and the "Downtown Design Guidelines, 1999" ((~~and shall provide the basis for design review decisions in that neighborhood, to the extent provided by the City Council in adopting the neighborhood design guidelines~~)). To the extent there are conflicts between neighborhood design guidelines and the "Citywide Design Guidelines, 1993" or the "Downtown Design Guidelines, 1999" the neighborhood design guidelines shall prevail.

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B. Neighborhood design guidelines are approved for the following neighborhoods: Pike/Pine Urban Center Village, Roosevelt Urban Village and the University Community Urban Center.

Section 2. Subsection B of Section 23.41.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 119399, is amended as follows:

23.41.012 Development standard departures

* * *

B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone facade requirements, including transparency and blank facade provisions;
5. Design, location and access to parking requirements;
6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:
    a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone,
    b. The proposed structure must be compatible with the general development potential anticipated within the zone,
    c. The additional height must not substantially interfere with views from up-slope properties, and
    d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;
11. Building height within the Roosevelt Commercial Core (up to an additional three (3) feet) for properties zoned NC3-65', (Exhibit 23.41.012A, Roosevelt Commercial Core).

12((~~11~~)). Downtown street facade requirements;
13((~~12~~)). Downtown upper-level development standards;
14((~~13~~)). Downtown coverage and floor size limits;
15((~~14~~)). Downtown maximum wall dimensions;

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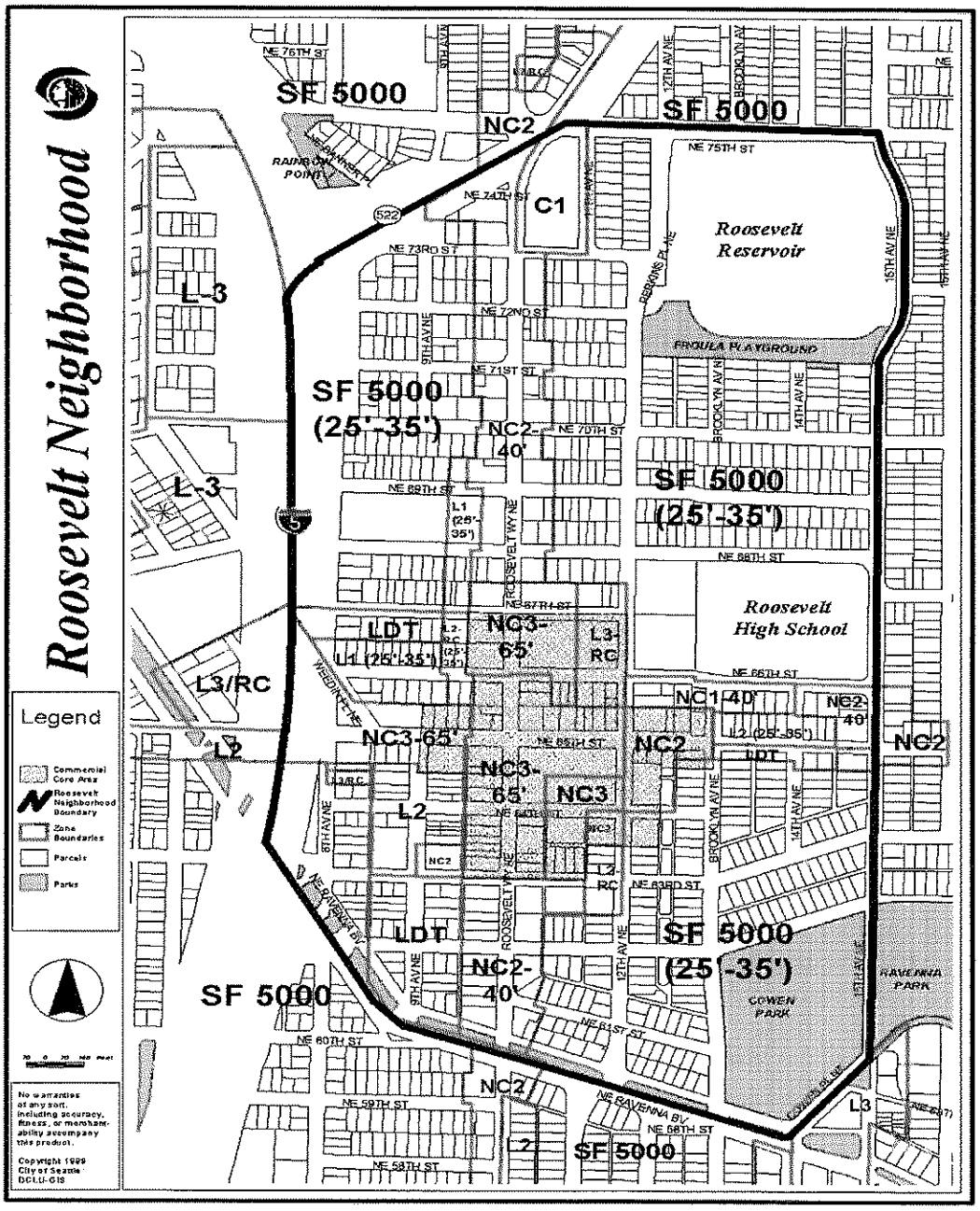
16((~~15~~)). Downtown street level use requirements; and

17((~~16~~)). Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2.

EXHIBIT 23.41.012A
Roosevelt Commercial Core



Section 3. The Neighborhood design guidelines for the Pike/Pine, Roosevelt and University Community neighborhoods, attached hereto as Attachment A ("University Community Design Guidelines"), Attachment B ("Pike/Pine Urban Center Village Design Guidelines"), and Attachment C ("Roosevelt Urban Village Design Guidelines") are hereby adopted for design review as prescribed by SMC 23.41.010.

Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 11th day of September, 2000, and signed by me in open session in authentication of its passage this 11th day of September, 2000.

Jan Drago
Pro Tem President of the City Council

Approved by me this 15th day of SEPTEMBER, 2000.

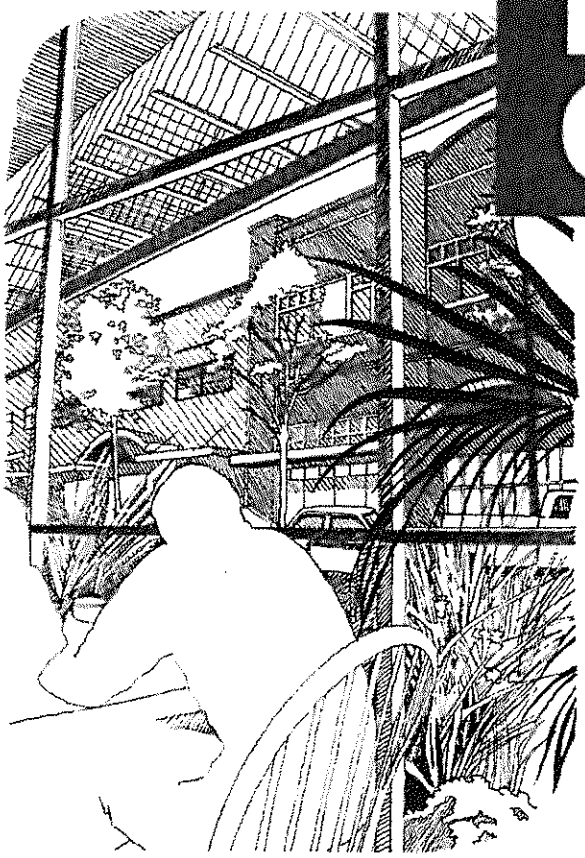
Paul Schell
Paul Schell, Mayor

Filed by me this 15th day of September, 2000.

Judith E Pippin
City Clerk

(Seal)

ROOSEVELT *urban village* Design Guidelines



City of Seattle
Department of Design,
Construction & Land Use

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Design Review: *Roosevelt Urban Village Design Guidelines*

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Seattle Department of Design, Construction and Land Use (DCLU)

Revised: 08/29/2008

I. Design Review in Seattle's Neighborhoods

What is Design Review?

Design Review provides a forum for citizens and developers to work toward achieving a better urban environment through attention given to fundamental design principles. Design Review is intended to affect how new development can contribute positively to Seattle's neighborhoods. Design guidelines offer a flexible tool—an alternative to prescriptive zoning requirements—which will allow new development to respond better to the distinctive character of its surroundings.

Design Review has three principal objectives:

1. to encourage better design and site planning to enhance the character of the city and ensure that new development sensitively fits into neighborhoods;
2. to provide flexibility in the application of development standards; and
3. to improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

Design Review is a component of a Master Use Permit (MUP) application, along with other components, such as environmental review (SEPA), variances, etc., administered by the Department of Design, Construction and Land Use (DCLU). Like these other components, Design Review applications involve public notice and opportunity for comment. Unlike other components, projects subject to Design Review are brought before the Design Review Board for its recommendations or to staff through Administrative Design Review. The final decision on Design Review is made by the DCLU Director, together with the decisions on any other MUP components. This decision is appealable to the Hearing Examiner.

What are Neighborhood-Specific Design Guidelines?

Design Review uses both the Citywide Guidelines and guidelines that are specific to individual neighborhoods. Once adopted by the City Council, neighborhood-specific design guidelines augment the Citywide Guidelines. Together they are the basis for project review within the neighborhood.

The guidelines for the Roosevelt Neighborhood augment the existing Citywide Design Guidelines.

The Roosevelt neighborhood design guidelines reveal the character of the Roosevelt district as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that a neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design review process.

More About Design Review

More information about Design Review can be found in the Citywide Design Guidelines, Client Assistance Memo #238, and in the Seattle Municipal Code (SMC 23.41). Information includes:

- Projects Subject to Design Review
- How Design Guidelines are Applied
- Who Serves on the Design Review Board
- Development Standards Departures

II. Roosevelt Context and Priority Design Issues

The overriding objective of the Citywide design guidelines is to encourage new development to fit in with its surroundings. Neighborhood guidelines share this objective. Whereas Citywide guidelines are meant to apply throughout the City, neighborhood guidelines provide a more focused opportunity to recognize local concerns and design issues. They may give more specific direction as to the design character, site conditions or community objectives new development should respond to.

The Roosevelt neighborhood identified six design issues and related priorities based upon the Neighborhood Inventory and goals. These have been incorporated into Roosevelt Neighborhood Design Guidelines.

1. Pedestrian Environment

Neighborhood Priority:

Improve the safety, comfort and visual quality of the pedestrian environment in neighborhood commercial areas, especially in the Core Commercial Area (see Map 1).

The Neighborhood Vision Statement and Neighborhood Goals describe a community and Core Commercial Area that is more active, comfortable, and more pedestrian-oriented. This goal can be achieved by improving pedestrian safety and comfort along the principal pedestrian corridors.

Application of the Roosevelt Design Guidelines can help create a rich, active pedestrian environment and over time, help to alleviate elements that detract from the safety of the pedestrian in the Roosevelt Neighborhood. Current detractors include high-speed arterial traffic and the associated noise, dirt and exhaust along Roosevelt Way NE and NE 65th Street. Both corridors are primary neighborhood pedestrian routes running the length and width of the neighborhood and through the center of its commercial areas. However, sidewalks along these streets are often narrow and are crossed by numerous driveways. These conditions create safety concerns for pedestrians and contribute to a sense of discomfort that may discourage pedestrian activity.

Narrow sidewalks bring traffic closer to pedestrians. They also create crowding and restrict sidewalk activity—as is now true in parts of the Core Commercial Area. Access driveways across sidewalks expose pedestrians to traffic leaving or entering the arterials—a condition that is most severe along blocks without alleys. The majority of such blocks occur at the north end of Roosevelt Way NE, in the North Commercial Corridor, and along 12th Ave. NE, and NE 65th Street.

2. Design of Parking Lots Near Sidewalks

Neighborhood Design Priorities:

- **Improve the safety, comfort and visual quality of the pedestrian environment in neighborhood commercial areas, especially within the Core Commercial Area.**
- **Encourage the creation of public open spaces that function as informal gathering places and are focal points for the neighborhood.**

Inadequately screened or landscaped parking areas located next to public sidewalks visually blight neighborhood commercial areas. In addition to being unattractive, they break up the "street wall" which contributes to the sense of containment necessary in successful pedestrian environments. This negative condition is perhaps most evident along the northern portion of the Commercial Corridor.

Many neighborhood surface parking lots were installed before current City regulations were enacted. In most cases, these would now require parking lots to be screened and located to the side or rear of structures. Citywide design guidelines also address these issues, but current regulations and guidelines may not go far enough to make parking lots more harmonious visually with the neighborhood.

While parking lots are a fact of life, they also represent an underdeveloped resource in today's ever more crowded neighborhoods. Parking lots are an abundant and important source of urban open space. By incorporating landscaping, attractive paving or amenities such as seating, water fountains, or public art, parking lots could serve as urban plazas or play areas for children when not needed for parking. Or, they could simply serve as green (rather than black) visual open space areas if more densely planted with trees. Most parking lots vastly underuse the potential for accommodating trees and other plants—which can be done without significantly sacrificing parking spaces.

3. Human Activity and Pedestrian Environment

Neighborhood Design Priority:

Encourage the creation of publicly accessible open spaces that function as informal gathering places and are focal points for the neighborhood.

The Roosevelt Neighborhood, in its Vision Statement and Neighborhood Goals, has expressed a desire to see more pedestrian-oriented open spaces and outdoor places for activities such as eating, sitting, or resting in its commercial areas. This goal has expanded to one of creating a system of publicly accessible open spaces interconnected by a network of pedestrian pathways.

Part of this system would include development of courtyards off public sidewalks and alleys, development of parking areas into more park-like places or spaces that also function as public plazas, and curb extensions at corners to facilitate outdoor eating and vending areas. It would also involve creating a more intricate network of pedestrian pathways that link pedestrian-oriented spaces. In addition to public sidewalks, this pathway system would consist of mid-block pedestrian passageways and more attractive alleys that function as secondary pedestrian routes of travel.

4. Height, Bulk and Scale

Neighborhood Priorities:

- **Retain a pedestrian scale of development, as experienced from public streets and sidewalks, in commercial areas.**
- **Minimize the impact of commercial development on adjacent residential areas.**

The Roosevelt Neighborhood Design Guidelines go further than the Citywide Design Guidelines by identifying zone transition areas and ways to address height, bulk and scale impacts in commercial areas on adjacent residential areas.

Of principal concern is reducing contrasts in building scale and minimizing shadow impacts along commercial corridors.

There are related concerns about the impacts of height and bulk on the scale and character of the commercial core, as experienced from public streets, and the shadow impacts of taller buildings on public sidewalks.

Respecting the privacy of adjacent developments in less intensive zones should also be considered with new development.

5. Architectural Elements and Materials (Commercial development)

Neighborhood Priorities:

- **Encourage new development that is compatible with the scale and architectural character of existing commercial development.**
- **Encourage streetscape improvements that aesthetically enhance and provide a sense of unity to the neighborhood's commercial areas without stifling the interest and character derived from variety.**

Building scale and architectural character is relatively inconsistent throughout most of the neighborhood's commercial areas, especially in the North Commercial Corridor. This is more obvious within the Core Commercial Area, especially along NE 65th Street. However, in parts of the Core Commercial Area, there is a more consistent development scale and character.

The Core Commercial Area includes the neighborhood's oldest buildings, many of them dating back to the 1920's. These are located in the most pedestrian-oriented parts of the Core. Here, building setbacks are uniform, creating a strong street wall. Building façades tend to be narrow with traditional retail storefront features such as large display windows, recessed entries, and awnings that provide a level of architectural unity.

Elsewhere, development is more recent and more auto-oriented. Building setbacks and architectural styles vary significantly. There are many blank and unadorned walls providing little of interest or appeal to the pedestrian.

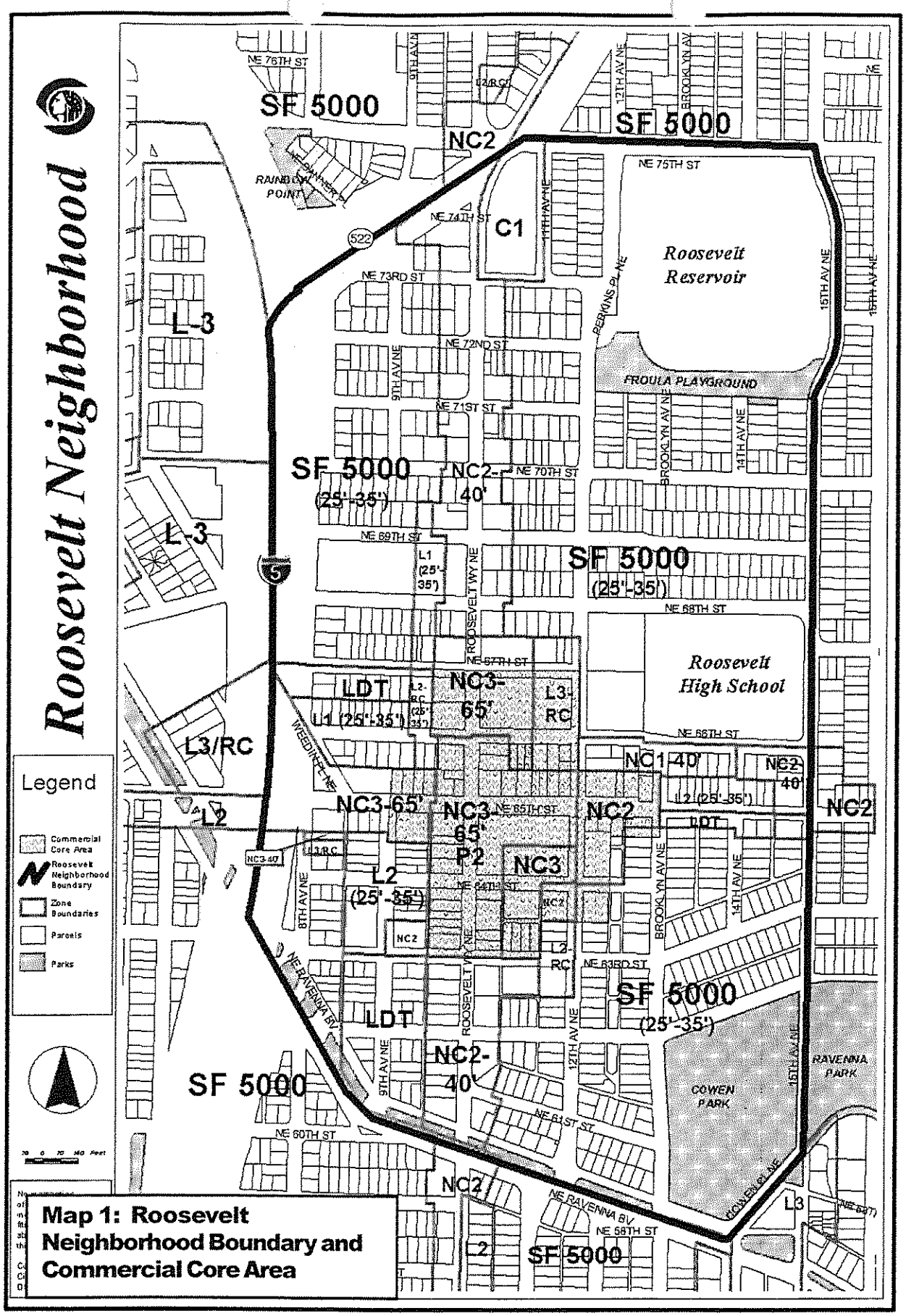
6. Architectural Elements and Materials (Multifamily development)

Neighborhood Priorities:

- **Encourage multifamily development that is compatible with a single family residential character where existing development is predominantly single family.**
- **Encourage a variety of housing types, especially in the LDT and L-1 zones.**

Most areas zoned for multifamily development in the Roosevelt neighborhood are located on the west side of Roosevelt Way on both the north and south sides of NE 65th Street. These areas are predominantly developed with single family homes. There are only a few multifamily developments in each area. These developments have not substantially altered the single-family character of the neighborhood.

Most homes have pitched roofs, extended eaves, divided windows, prominent front porches, and similar yard setbacks. Residential streets are pleasant with relatively wide sidewalk/parking strips and attractive, well-maintained front yards. Unless designed to fit in with these characteristic features, new multifamily development could dramatically change both subareas. There is also a desire to encourage a variety of multifamily housing types that can lend to creation of a diverse residential community.

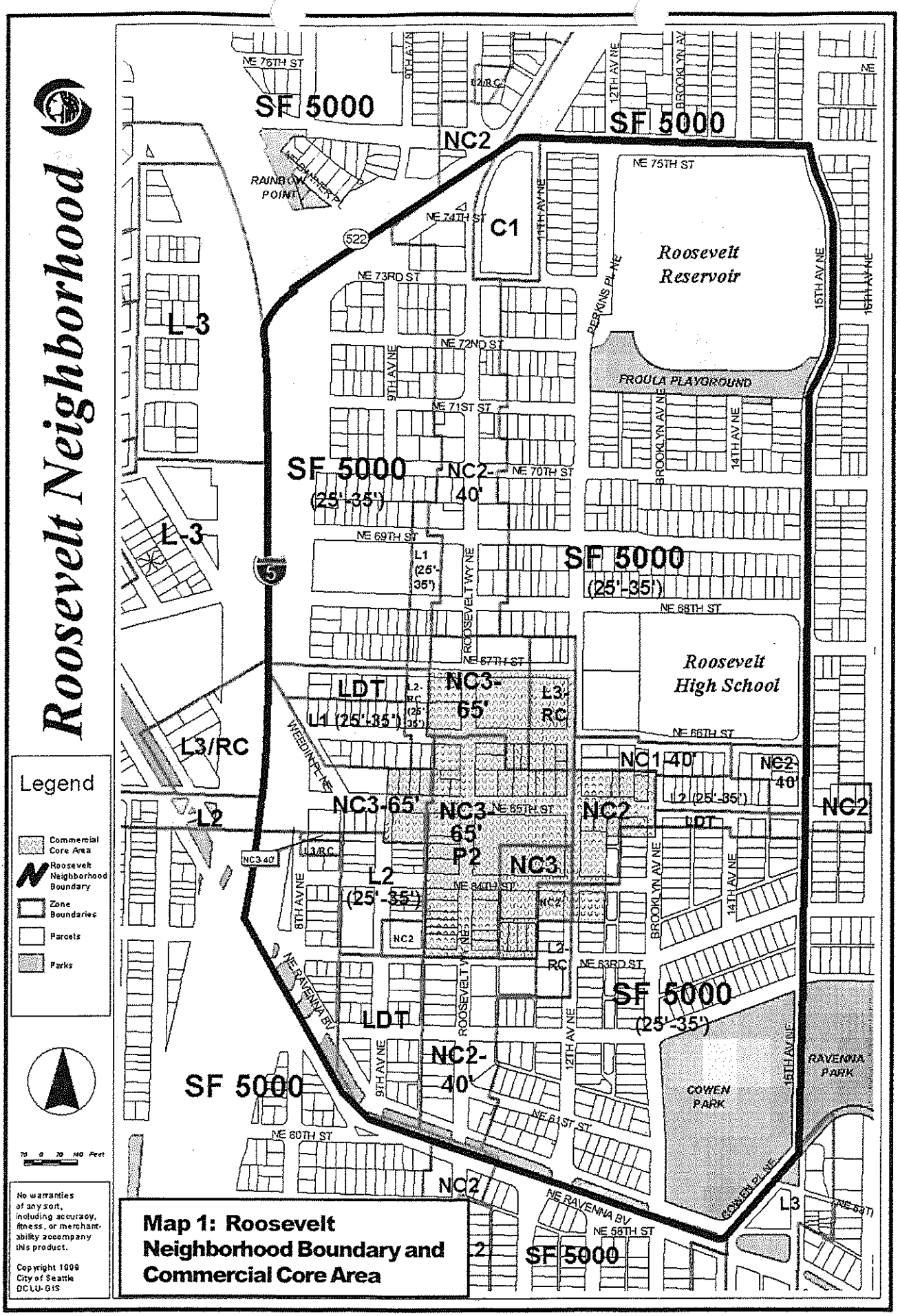


Map 1: Roosevelt Neighborhood Boundary and Commercial Core Area

For the most up-to-date zoning designations, please refer to the official City of Seattle zoning map.

Zone Designations: **SF 5000** *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **RC** *(Residential Commercial)*, **NC2** *(Neighborhood Commercial 2)*, **NC3** *(Neighborhood Commercial 3)*, **C1** *(Commercial 1)*, **P2** *(Pedestrian)*

Roosevelt Urban Village Design Guidelines



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Roosevelt Urban Village Design Guidelines

Projects requiring design review must comply with the neighborhood design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no neighborhood design guidelines for that particular Citywide Guideline.

A. SITE PLANNING

A

Site Planning

responding to site characteristics

solar orientation

A-1 Responding to Site Characteristics

Solar Orientation

Minimizing shadow impacts along Roosevelt Way and NE 65th Street is especially important in the Roosevelt neighborhood.

The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st.

In addition to solar orientation and building siting, two other methods that can help minimize shadow impacts on public sidewalks include:

- Upper level building setbacks
- Setbacks along the building base

Example:

For NC-65′ zones, a departure allowing greater height with greater upper level setbacks may be considered, where appropriate. This departure shall be limited to three (3′) additional feet in height.

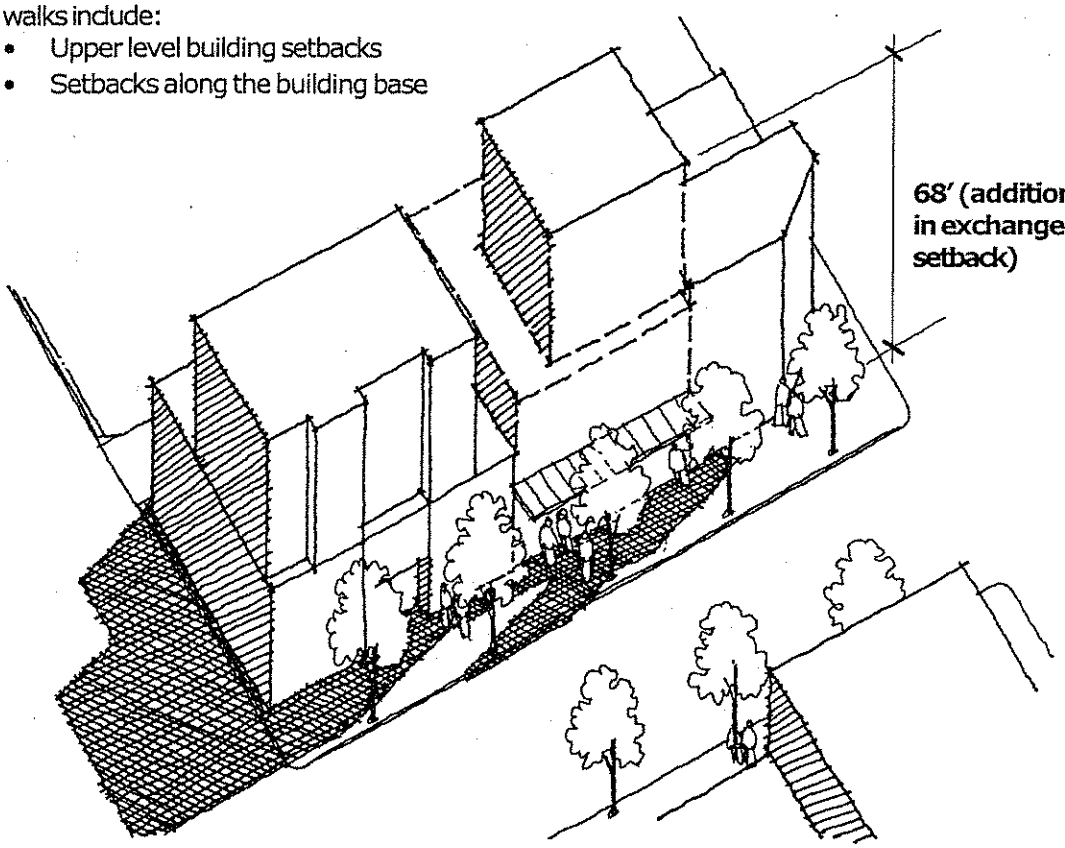


Figure 1

upper level setbacks and modulation help to minimize shadow impacts at the street level

A-2 Streetscape Compatibility

A

Site Planning

streetscape compatibility

Commercial and Mixed-Use Developments: Continuity of the Street Wall Along Sidewalks

Where building setbacks vary along the street due to required street dedications, new developments are encouraged to introduce elements that can help preserve the continuity of adjacent street-facing building walls, especially within the Core Commercial Area. Any element within the public right-of-way such as awnings, planters, etc., will require SEATRAN (Seattle Transportation Department) approval.

The following design solutions could provide design continuity of the building wall at the pedestrian level where buildings are set back:

1. Visually reinforce the existing street wall by placing horizontal or vertical elements in a line corresponding with the setbacks of adjacent building fronts. These could include trees, columns, planters, benches, overhead weather protection features or other building features.
2. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.
3. Consider using decorative paving within the public right-of-way with SEATRAN approval.
4. Make use of the building setback to create a public space.

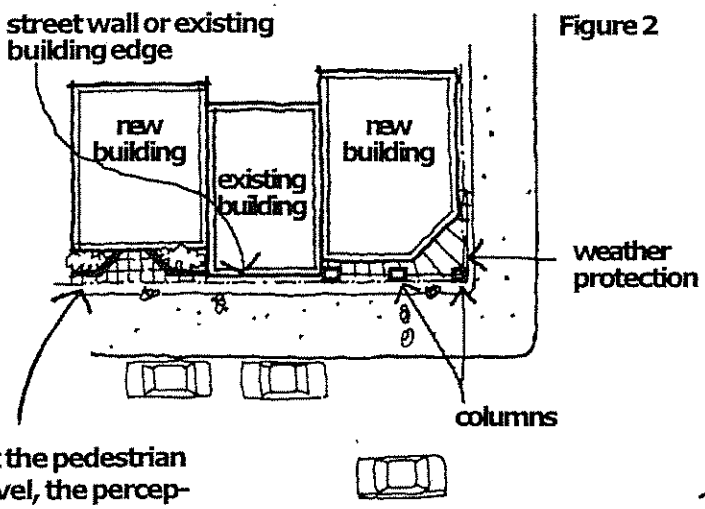


Figure 2

At the pedestrian level, the perception of the existing street wall can be visually reinforced in new buildings by placing features such as planters, decorative paving, overhead weather protection and columns in alignment with existing adjacent building façades.

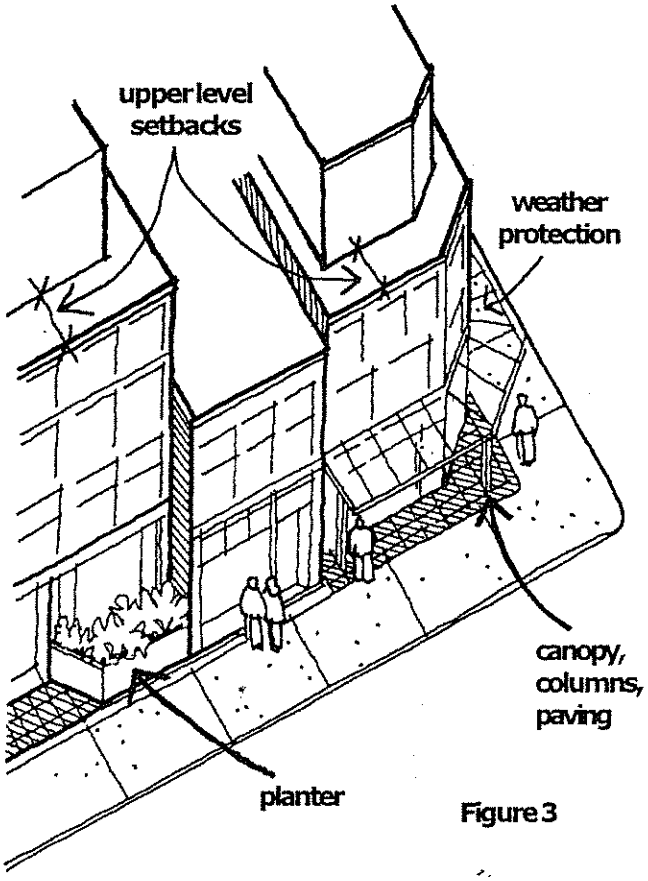
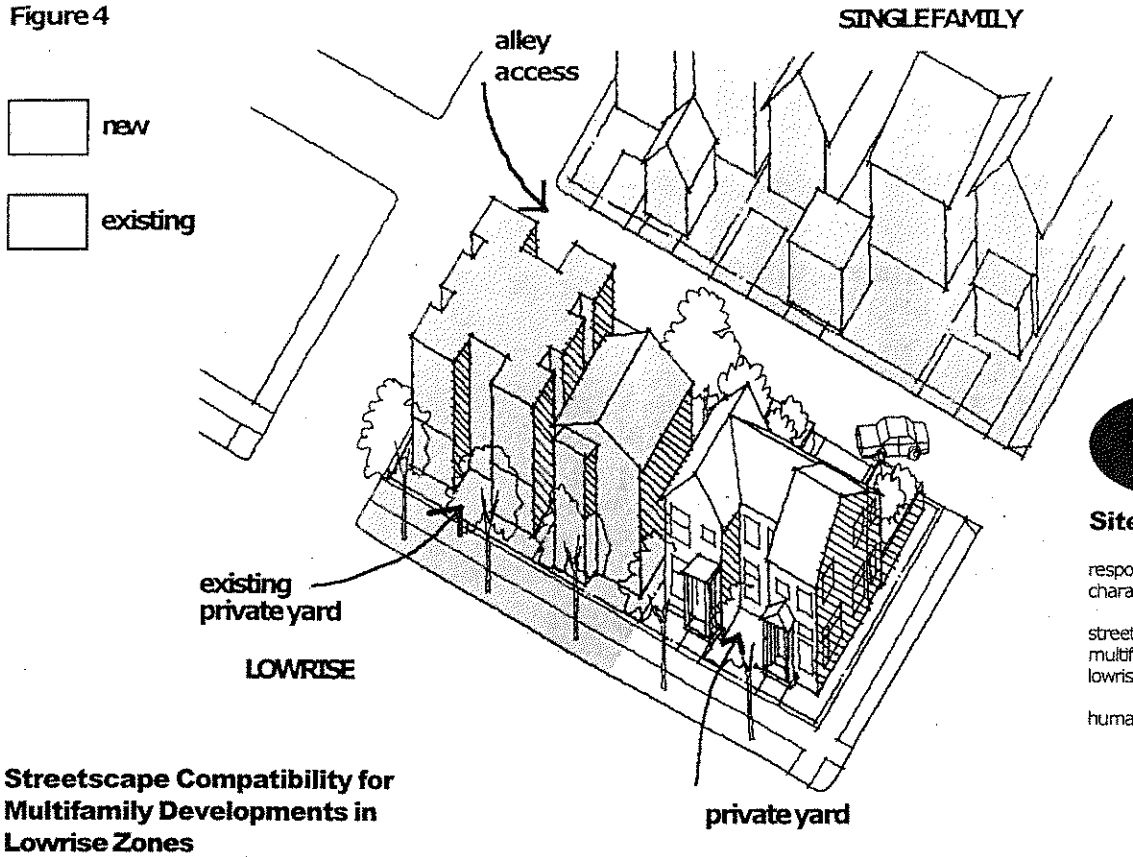


Figure 3

Figure 4



A

Site Planning

responding to site characteristics

street compatibility for multifamily developments in lowrise zones

human activity

Streetscape Compatibility for Multifamily Developments in Lowrise Zones

Ground-related entries and private yards are encouraged for multi-family developments within L2 zones. Features also encouraged include:

1. Private back yards
2. Parking behind structures
3. Landscaping and driveway access to create buffers between multifamily development and single-family structures in single family zones.

A-4 Human Activity

Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features.

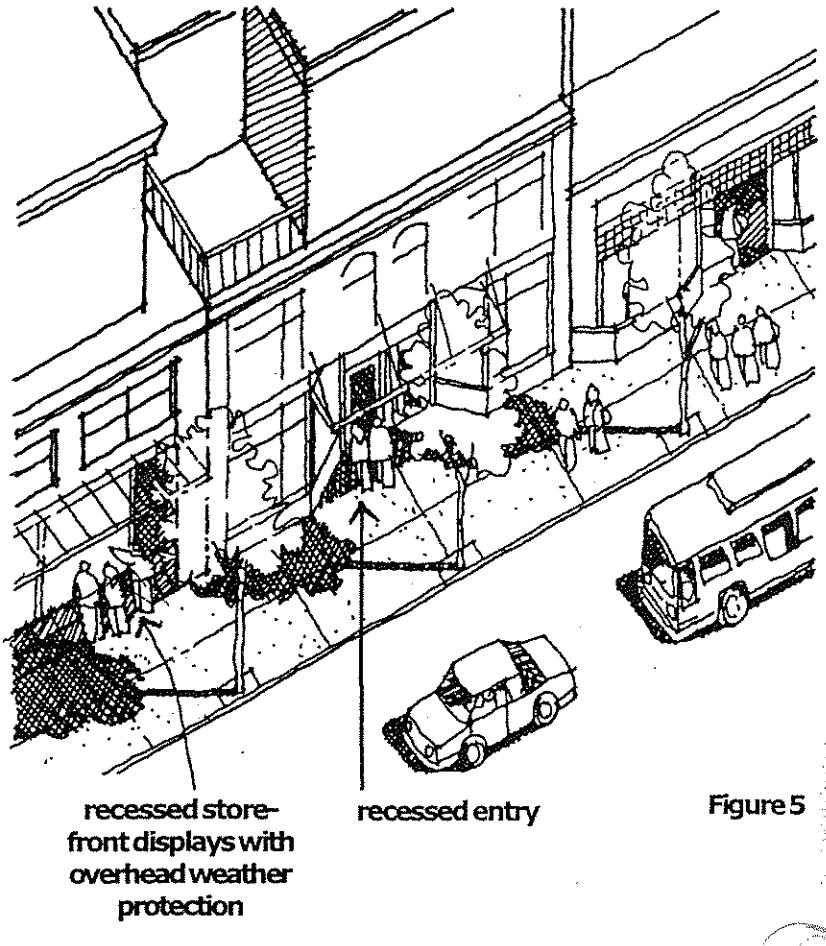


Figure 5

A-6 Transition between Residence and Street

A

Site Planning

respect for adjacent sites

transition between residence and street

residential open space

1. Encourage the incorporation of separate ground-related entrances and private open spaces between the residence, adjacent properties, and street, especially for multifamily developments west of Roosevelt Way.
2. Ground level landscaping can be used between the structure(s) and sidewalk.

A-7 Residential Open Space

The Roosevelt Neighborhood values places for residents to gather. For mixed use developments, provision of ground-related common open space areas in exchange for departures especially to the maximum residential coverage limit is encouraged, in addition to other allowable departures.

Open space areas can also be achieved in a variety of ways including:

1. Terraces on sloping land to create level yard space
2. Courtyards
3. Front and/or rear yards
4. Roof tops

A-8 Parking and Vehicle Access

Minimize the number of curb cuts and width of driveways and curb cuts along Roosevelt Way NE and NE 65th Street by locating vehicle access onto alleys and/or side streets when feasible.

Locate surface parking at rear or side of lot. Where feasible, parking areas for properties that lie outside pedestrian overlay zones should be located to the rear of buildings that face Roosevelt Way NE and NE 65th Street.

Where surface parking must be located to the side of structures, the following is recommended:

- Place surface parking away from the corners of blocks fronting on Roosevelt Way NE and NE 65th.
- Limit the frontage of surface parking areas which face Roosevelt Way NE or NE 65th.

Encourage creation of multi-purpose parking areas. These areas can provide for parking as well as public open space areas.

Examples of public open space uses for parking lots include:

- urban plazas or pocket parks
- outdoor eating or vending areas
- places for neighborhood functions (carnivals, markets, rummage sales)
- cultural events (outdoor theater, music)
- recreational activities (basketball, tennis, children's play areas).

Examples of elements for public open spaces include:

- Special surface treatments, art, fountains and seating
- Locations for removable bollards or other devices in order to restrict auto access to public spaces when not used for parking.
- Use lighting to create a safe environment while minimizing glare onto adjacent properties and sidewalks.
- Spaces should be sited to have minimal shadow impacts from surrounding buildings and/or dense vegetation.

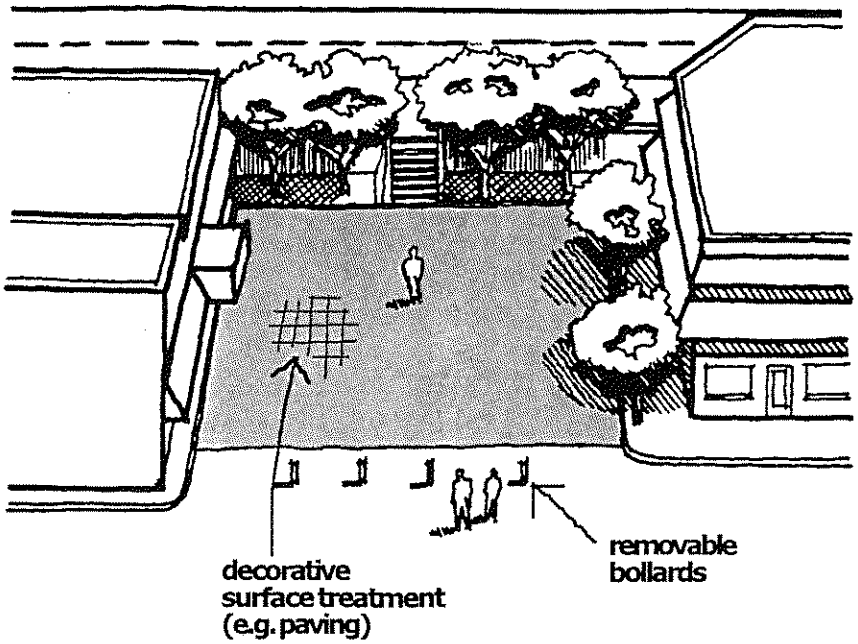


Figure 6

A-10 Corner Lots

Site Planning

corner lots

Gateways

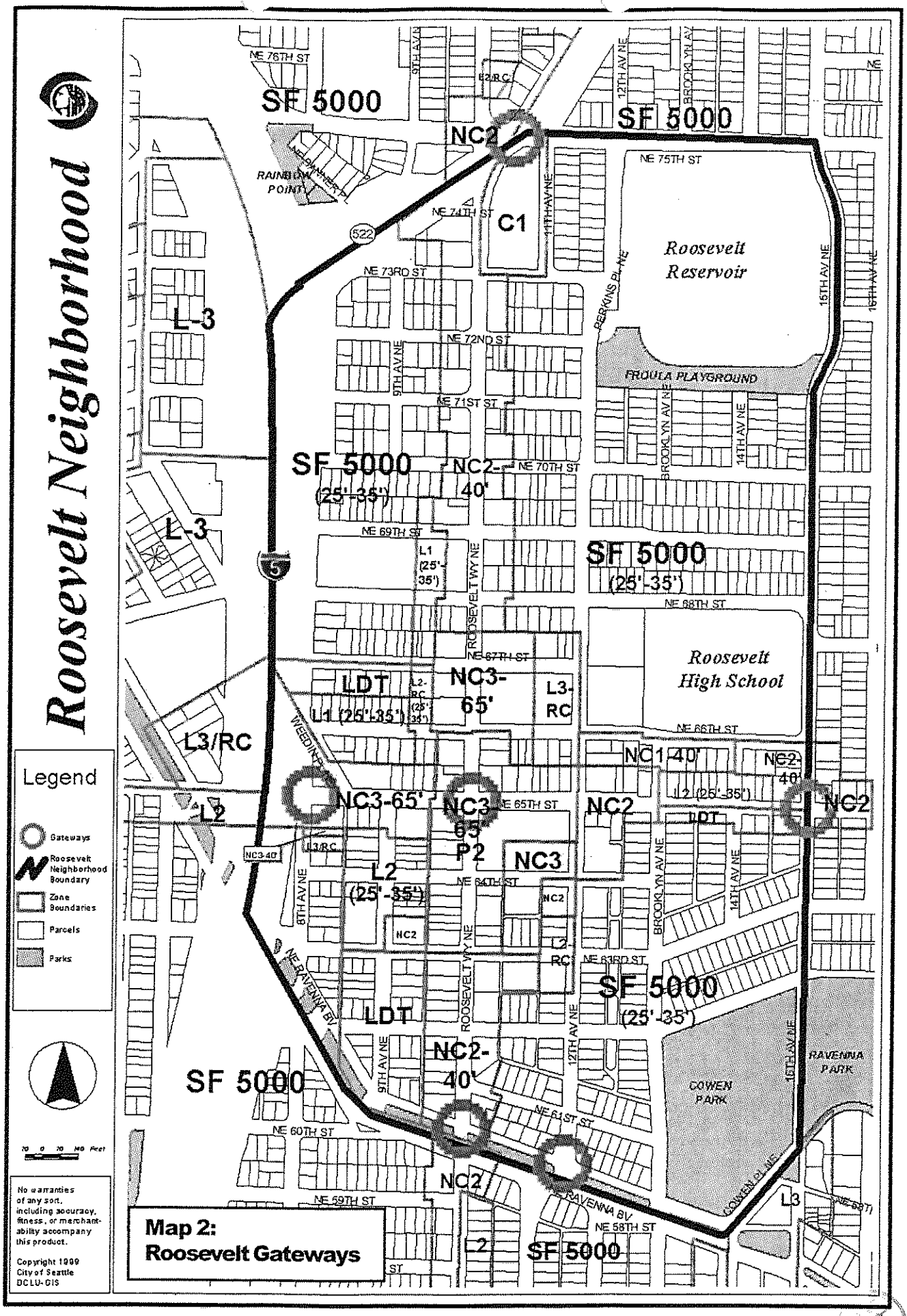
Gateway features could include a variety of design elements that enhance these prominent neighborhood intersections identified below.

The following design elements are encouraged:

1. special paving or surface treatments;
2. art;
3. water features;
4. landscaping,;
5. seating;
6. kiosks, etc.

Five gateway locations have been identified (see Map 2, opposite page):

1. The area surrounding the intersection of Roosevelt Way NE and NE Ravenna Boulevard.
2. The area surrounding the intersection of Roosevelt Way NE and NE 75th.
3. The area surrounding the intersection of NE 65th and 8th Avenue NE.
4. The area surrounding the intersection of NE 65th and 15th Avenue NE.
5. The area surrounding the intersection of Roosevelt Way NE and NE 65th.


Roosevelt Neighborhood
Legend
Gateways
Roosevelt Neighborhood Boundary
Zone Boundaries
Parcels
Parks
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SF 5000
NC2
C1
L-3
L3/RC
L2
LDT
NC3-65'
NC3-65' P2
NC3
NC2-40'
NC1-40'
Roosevelt Reservoir
FROULA PLAYGROUND
Roosevelt High School
COWEN PARK
RAVENNA PARK
RAINBOW POINT
NE 76TH ST
NE 75TH ST
NE 74TH ST
NE 73RD ST
NE 72ND ST
NE 71ST ST
NE 70TH ST
NE 69TH ST
NE 68TH ST
NE 67TH ST
NE 66TH ST
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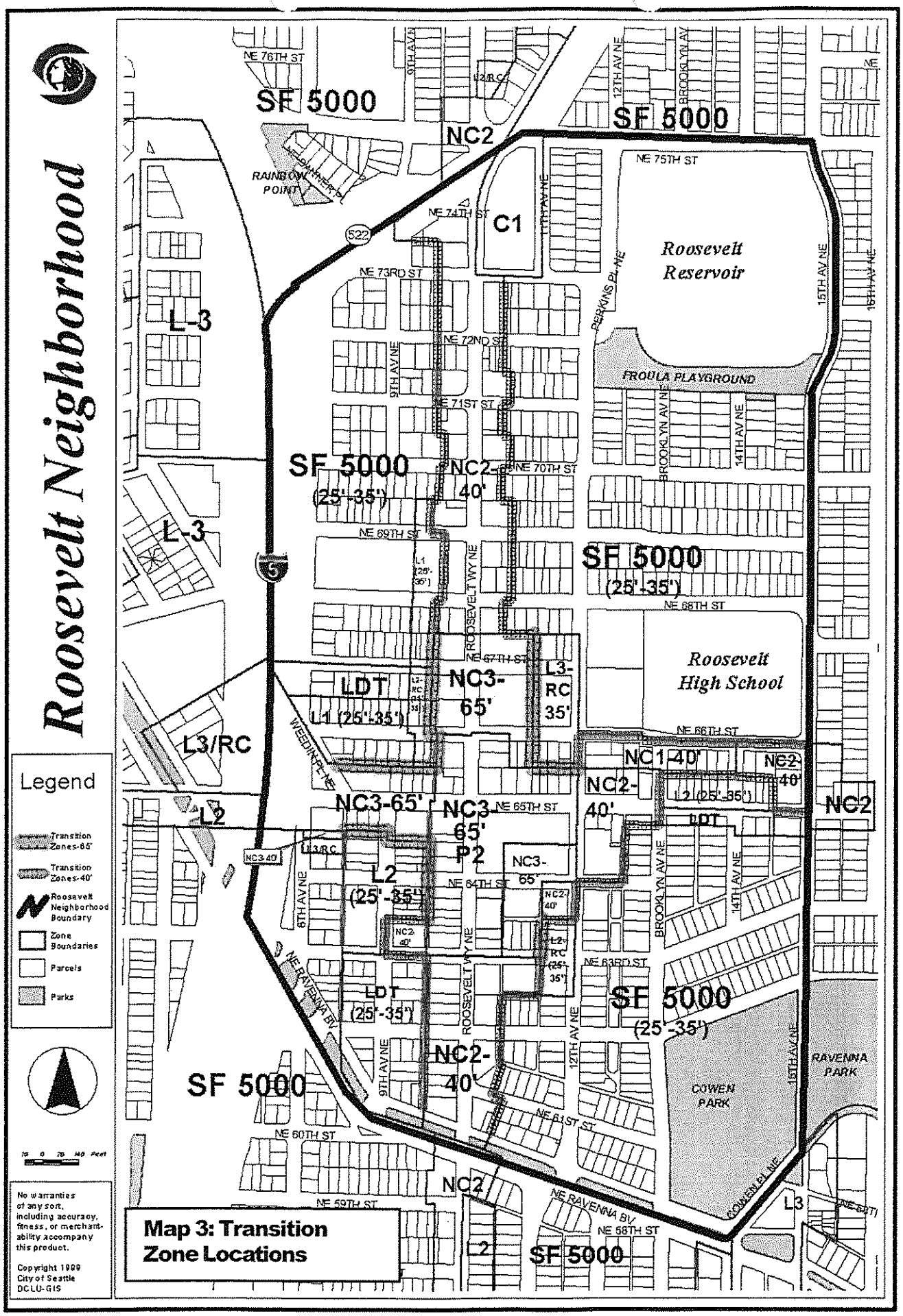
NE 58TH ST
NE RAVENNA BV
ROOSEVELT WY NE
PERKINS PL NE
COWEN PL NE
9TH AV NE
11TH AV NE
12TH AV NE
14TH AV NE
15TH AV NE
BROOKLYN AV NE
WEEDIN PL
8TH AV NE
522
5
L1 (25'-35')
L2 (25'-35')
L3-RC
L2-RC
NC3-40'
Map 2: Roosevelt Gateways



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B. HEIGHT, BULK AND SCALE

Commercial/Residential Zone Edges Map

Map 3 shows where zone edges occur in the Roosevelt neighborhood.

Careful siting, building design and building massing at the upper levels should be used to achieve a sensitive transition between multifamily and commercial zones as well as mitigating height, bulk and scale impacts. Some of the techniques already identified in the Citywide Design Guidelines are preferred in Roosevelt. These techniques include:

1. increasing building setbacks from the zone edge at ground level;
2. reducing the bulk of the building's upper floors;
3. reducing the height of the structure;
4. use of landscaping or other screening (such as a 5-foot landscape buffer).

Departures to development standards are encouraged in Roosevelt in order to create a positive transition along zone edges.

If any of the 4 techniques listed above is employed, applicants and Board members are encouraged to consider specific departures to the development standards identified below in addition to those listed in the Citywide Design Guidelines.

a) 64% coverage limit for the residential portion of mixed use buildings;
b) building height for all or some portions of the building;
c) required open space.

Applying any of these or other departures allowed through Design Review is intended to help offset a significant loss of development opportunity within the Roosevelt neighborhood.

Two zone edge conditions may be encountered in Roosevelt when designing a project in the transition areas shown in Map 3. This section presents these conditions and states preferred design approaches to achieve a more successful transition for each condition.

Zone Edge Condition One: where a rear lot line of a commercially zoned lot (height limit of 30, 40 or 65 feet) abuts a side or rear of a residentially zoned lot (height limit of 25-35 feet).

Examples of recommended design methods follow in order of preference:

1. For commercial uses, place surface parking and access behind commercial buildings;
2. Increase building setbacks along zone edges;
3. Step back the upper floors or modify the roofline to reduce the overall building height.

Zone Edge Condition Two: where an alley separates a commercially zoned lot (height limit of 40 feet or 65 feet) from the side or rear property line of a residentially zone lot (height limit of 25-35 feet).

Examples of recommended design methods follow in order of preference:

1. Step back the upper floors or modify the roofline to reduce the overall building height;
2. Place commercial parking and access behind commercial buildings.

Map 3 - Transition Zone Locations

A zone edge condition is where a residentially zoned property abuts the side or rear lot of a commercially zoned property, or where a commercial and residential zone is separated by an alley. The thicker line separates residential zones from commercial zones with a 65' height limit. The thinner line separates residential zones from commercial zones with a 40' height limit. These are labeled as Transition Zones in the Map 3 legend.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

Architectural Elements and Materials

architectural context

Streetwalls adjacent to sidewalks within the Roosevelt Commercial Core should be designed to incorporate traditional commercial façade components. This can be achieved by using narrow, traditional storefronts defined by vertical elements with multiple pedestrian entrances. This type of articulation is especially important for projects that occupy most or all of a blockface.

The following is encouraged:

1. Articulate the building façade and break down the mass of long façades into units or intervals through architectural design and detailing to reflect Roosevelt's historical building pattern.
2. Consider a variety of traditional methods to break up the mass of large buildings in order to provide for distinctly different architectural treatments at the ground or lower levels.
3. Incorporate design elements, architectural details, or materials in the building façade at the street level that are similar to those of adjacent buildings.

Architectural features preferred in Roosevelt include the following:

- Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
- Kickplate
- Ground floor storefront transparent windows that allow pedestrians to see activity within the building
- Ground floor display windows (where product displays are changed frequently to create interest along the street)
- Recessed entries on the street level and building modulation on the upper levels
- Transom windows
- Upper level windows that are interrupted by solid façade area
- Parapet cap or cornice
- Beltcourse
- Marquee or awning: marquees or retractable awnings are generally preferred
- Arcades
- Change in materials
- Variety in color and/or texture
- Building overhangs (where upper levels are brought closer to a front property line)
- Courtyards

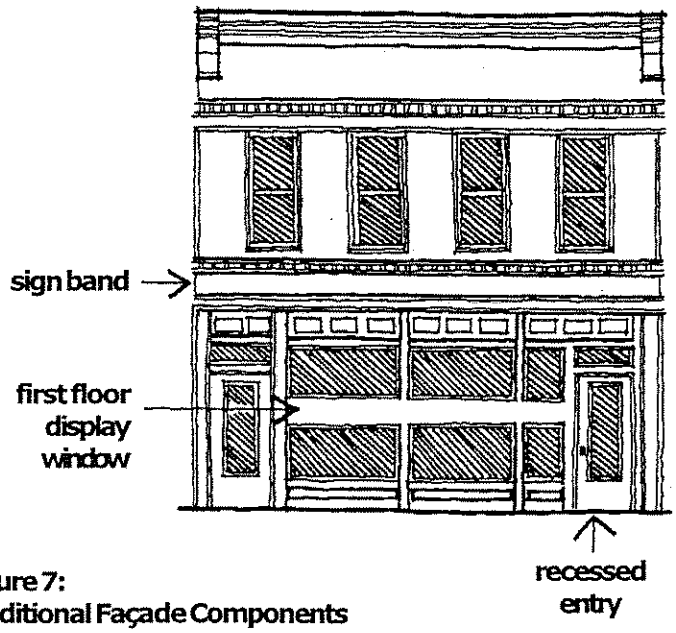
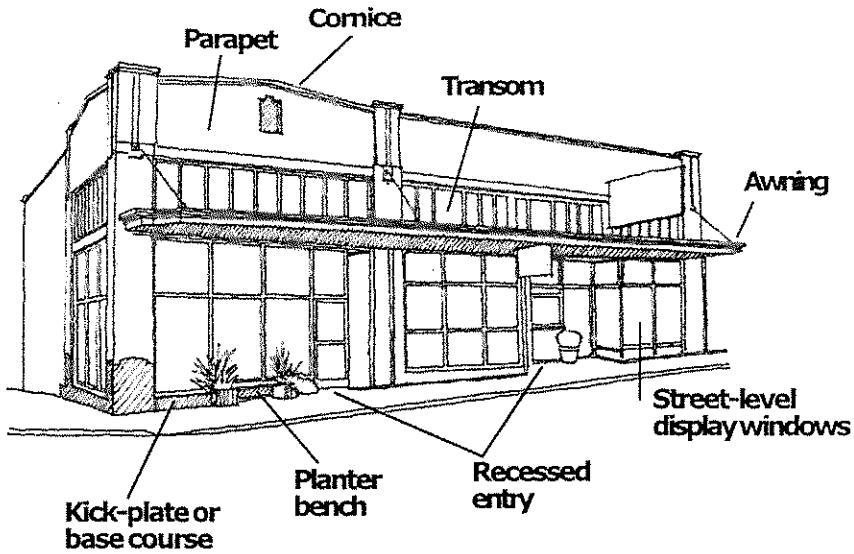


Figure 7: Traditional Façade Components

Figure 8



C-2 Architectural Concept and Consistency

The architectural features below are especially important for new commercial and mixed use developments in Roosevelt's commercial core (see Figure 1):

- Multiple building entries
- Courtyards
- Building base
- Attractively designed alley-facing building façades including architectural treatments, fenestration, murals, etc.

For buildings that are both set back from and taller than adjacent buildings, the street level portion should be differentiated from the upper floors through architectural design or building materials, textures, and/or colors.

C-4 Exterior Finish Materials

Signs

Developments should accommodate places for signage that are in keeping with the building's architecture and overall sign program.

Preferred sign types include:

1. Small signs incorporated into the building's architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade are preferred within the Commercial Core Area.
2. Neon signs are also encouraged, while large illuminated box signs are discouraged.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.

Large box signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where awnings are illuminated, the light source should be screened to minimize glare impacts to pedestrians and vehicles.

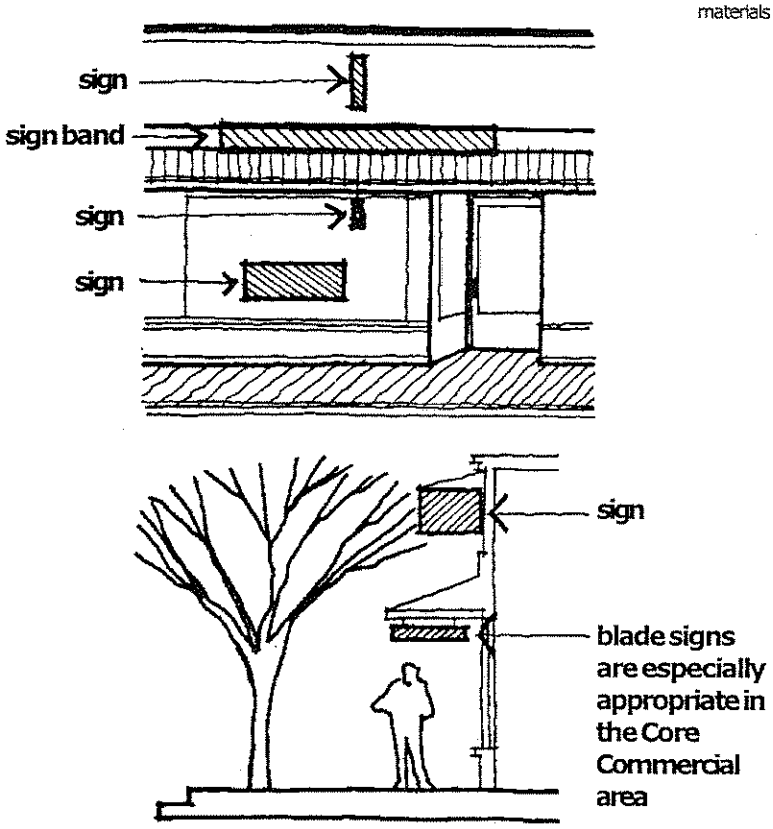


Figure 9: Small Pedestrian-Scaled Signs

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

D

Pedestrian Environment

pedestrian open spaces and entrances

Pedestrian amenities are encouraged where appropriate along sidewalks within the Core Commercial Area. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities. One way to accomplish this is by extending curbs to create opportunities for outdoor cafes and/or vending areas.

Amenities could also be placed within small and larger setbacks along commercial streets. Curb extensions and any amenity feature proposed within the public right-of-way should be explored with SEATRAN (Seattle Transportation) very early in the design process.

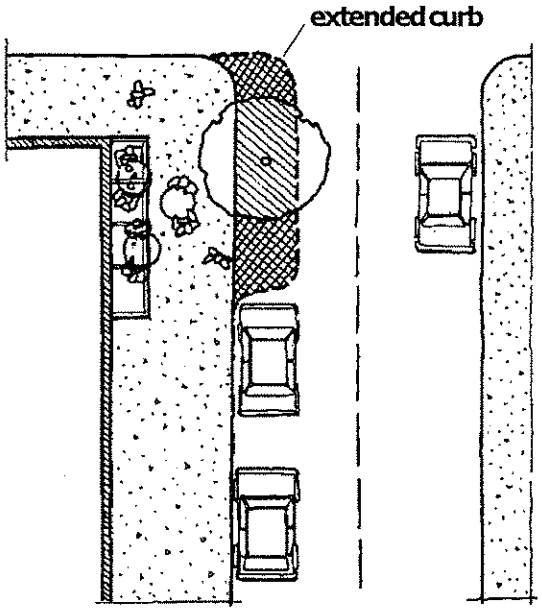


Figure 10

Examples of amenities include:

- seating
- vending
- drinking water fountains
- artwork
- special surface treatments
- plantings
- and/or pedestrian-scaled lighting
- courtyards
- Pedestrian-scaled signage should be incorporated into the building's architecture. Preferred styles and materials are identified in C-4.

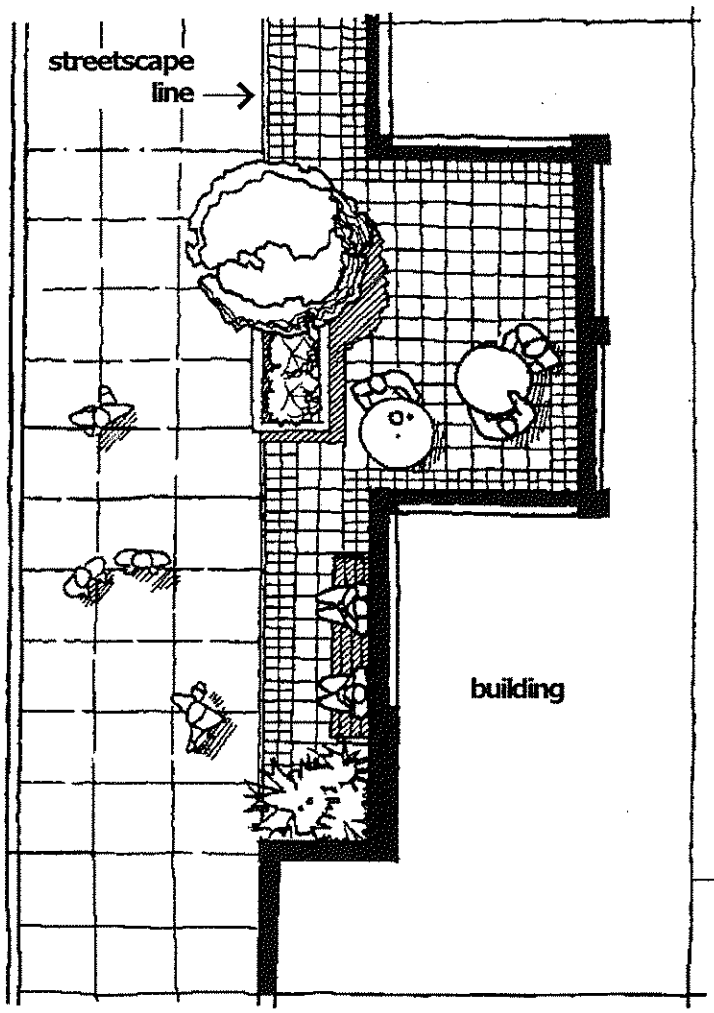


Figure 11

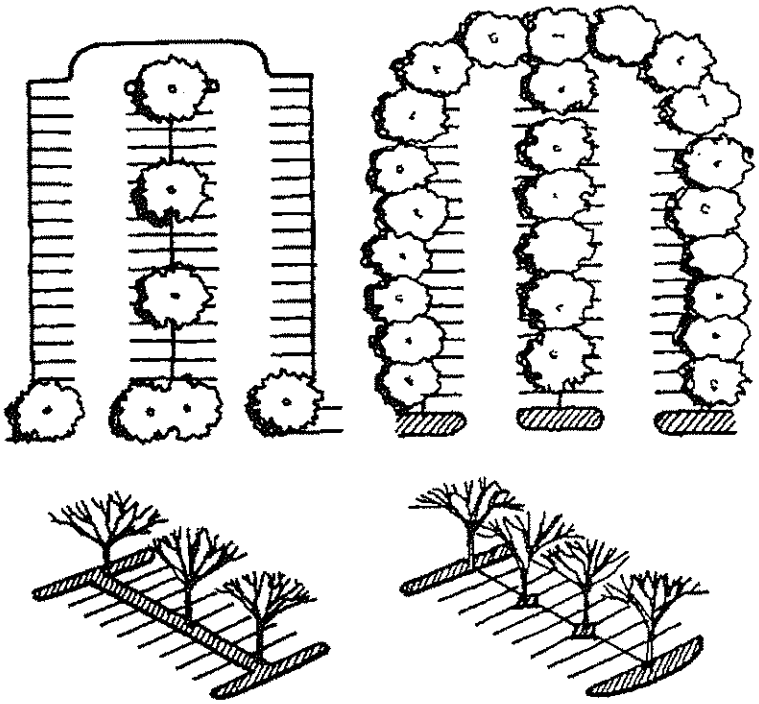
Pedestrian amenities include features such as outdoor eating areas, benches, covered waiting areas, landscaping, art, and drinking fountains.

D-4 Design of Parking Lots Near Sidewalks

Interior landscaping, in addition to perimeter landscaping, should be installed to help soften the visual impact of surface parking. Examples of accomplishing this include:

1. Interior Landscaping. Use landscaping to break large areas into a series of smaller areas. Maximize use of leftover spaces in parking areas, including turning radii, for trees and shrubs.
2. Plant enough trees, which at maturity form a canopy over large portions of the parking area with trees interspersed between parking spaces.
3. Select trees that do not obscure signage, amenity features, or opportunities for surveillance.
4. Plant a mixture of evergreen and deciduous trees for year-round greenery. Tree types should be selected that avoid impacting parked cars (such as sapless trees).

Figure 12



By narrowing drive lanes, a 3 to 4 foot wide planting strip can be added without losing parking spaces.

4 foot tree cutouts can be accommodated without losing parking spaces.

PIKE/PINE

urban center village

Design Guidelines

City of Seattle
Department of Design,
Construction & Land Use

CITY CLERK

Design Review: *Pike/Pine Urban Center Village Design Guidelines*

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I. Design Review in Seattle's Neighborhoods

What is Design Review?

Design Review provides a forum for citizens and developers to work toward achieving a better urban environment through attention given to fundamental design principles. Design Review is intended to affect how new development can contribute positively to Seattle's neighborhoods. Design guidelines offer a flexible tool—an alternative to prescriptive zoning requirements—which will allow new development to respond better to the distinctive character of its surroundings.

Design Review has three principal objectives:

1. to encourage better design and site planning to enhance the character of the city and ensure that new development sensitively fits into neighborhoods;
2. to provide flexibility in the application of development standards; and
3. to improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

Design Review is a component of a Master Use Permit (MUP) application, along with other components, such as environmental review (SEPA), variances, etc., administered by the Department of Design, Construction and Land Use (DCLU). Like these other components, Design Review applications involve public notice and opportunity for comment. Unlike other components, projects subject to Design Review are brought before the Design Review Board for its recommendations or to staff through Administrative Design Review. The final decision on Design Review is made by the DCLU Director, together with the decisions on any other MUP components. This decision is appealable to the Hearing Examiner.

What are Neighborhood-Specific Design Guidelines?

Design Review uses the both Citywide Guidelines and guidelines that are specific to individual neighborhoods. Once adopted by the City Council, neighborhood-specific design guidelines augment the Citywide Guidelines. Together they are the basis for project review within the neighborhood.

The guidelines for the Pike/Pine neighborhood augment the existing Citywide Design Guidelines.

The Pike/Pine neighborhood design guidelines reveal the character of the Pike/Pine district as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that a neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design review process.

More About Design Review

More information about Design Review can be found in the Citywide Design Guidelines and in the Seattle Municipal Code (SMC 23.41). Information includes:

- Projects Subject to Design Review
- How Design Guidelines are Applied
- Who Serves on the Design Review Board
- Development Standards Departures

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II. Pike/Pine Context and Priority Design Issues

The overriding objective of the Citywide design guidelines is to encourage new development to fit in with its surroundings. Neighborhood guidelines share this objective. Whereas Citywide guidelines are meant to apply throughout the City, neighborhood guidelines provide a more focused opportunity to recognize local concerns and design issues. They may give more specific direction as to the design character, site conditions or community objectives new development should respond to.

The Pike/Pine neighborhood is one of five designated urban centers in Seattle. Urban centers are targeted as the densest areas in terms of housing and employment, yet are intended to be pedestrian-oriented communities with direct access to regional high-capacity transit. Pike-Pine provides these 'urban center' amenities while also maintaining a distinct historical legacy as Seattle's original auto-row.

A high neighborhood priority is to preserve the physical and social character of the corridor. Inventive preservation of the existing community attributes is the main criteriion for all proposed new developments. While adaptive re-use of existing buildings is generally preferred, new structures that reflect the architectural legacy of the neighborhood are also encouraged.

1. Site Planning

Neighborhood Priority:

There are several elements in the Pike/Pine neighborhood that lend to its unique and thriving character, especially its active commercial street life, both day and night. Perpetuating this energy is especially important for small businesses that thrive on foot traffic. The topography of the neighborhood also lends to its unique character, especially its slopes and vistas from Pike and Pine Streets toward the natural environs of Elliott Bay and the Olympic Mountains. Public views of the Space Needle and Pike Place Market are also important to the neighborhood and opportunities to protect these views should be considered and celebrated with new development projects.

2. Architectural Elements and Materials

Neighborhood Priority:

Preservation and Enhancement of Existing Neighborhood Character.

Preserve and enhance the architectural legacy of the loft building typology known as auto-row.

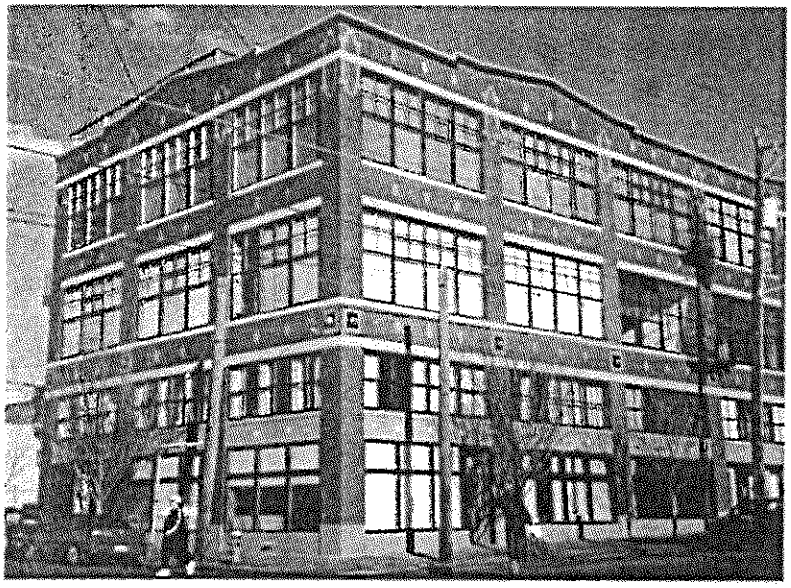

Figure 1: Pike/Pine signature building—light industrial with decorative trim and brick work.

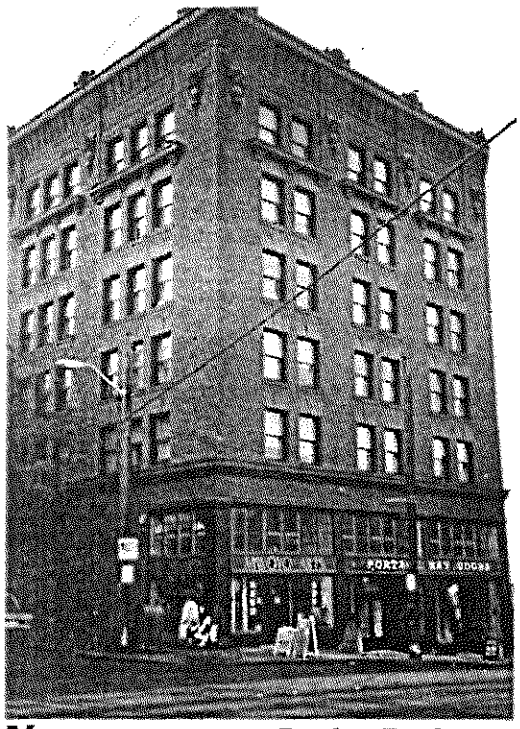

Figure 2: Signature style

This typology is characterized by its use of exterior materials and design elements such as masonry (especially brick) and timber structures, multi-use loft spaces, very high, fully glazed storefronts windows and decorative details such as cornices, emblems and embossed building names.

Also important is the integration of artistic excellence and creativity in both the designs of the permanent structure and businesses that exist within these buildings.

New buildings should honor the historic architectural context through use of complementary or similar materials and styles.

There is a variety of ways this can be achieved in order to succeed in maintaining a strong sense of compatibility with the architectural rhythm and patterns of adjacent structures in the Pike Pine neighborhood. Architectural elements that dominate the desirable streetscapes include echoing the floor to ceiling heights of the auto-row architecture as well as incorporating distinguished main entrances and artistic embellishments of the building façade. Brick is a preferred exterior material. Other architectural elements include first floor storefronts with design attributes such as recessed doorways, sidewalk to ceiling glazing, finely detailed window mullions and street landscaping wherever possible.

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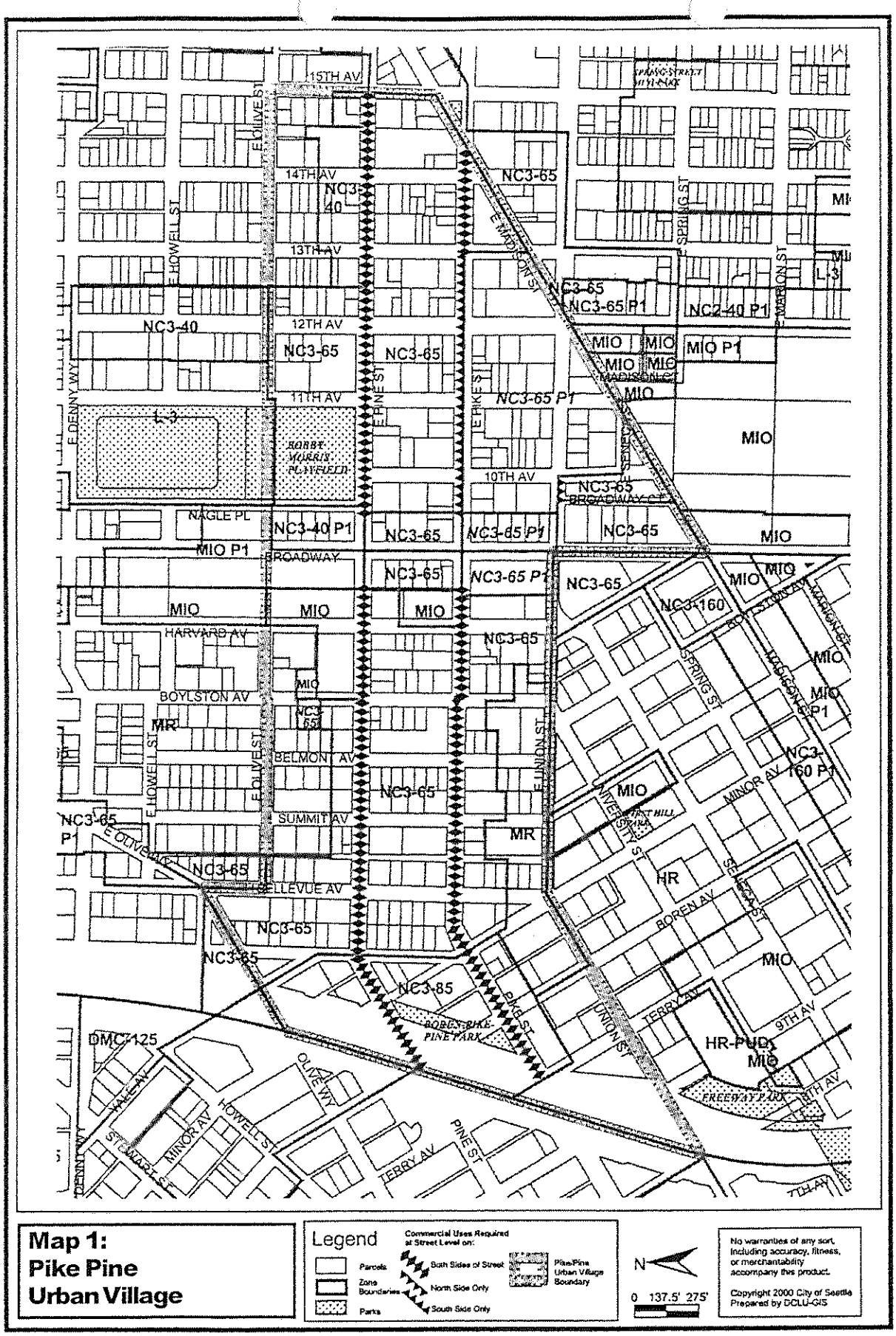
3. Height, Bulk and Scale

Neighborhood Priority:

Maintain the gradual transition from the denser west end (the area west of Broadway to Downtown) activities connecting to the downtown central business district and the lower-density residential neighborhoods to the east.

While it is recognized that Design Review applies to new developments that meet Design Review thresholds, the adaptive re-use and additions to garages, warehouses, and lofts is also encouraged in order to retain the flavor of the neighborhood. This context can be used to positively and creatively inform new developments.

Also important is the preservation of the fragile balance of high-density residential and commercial use with a small-scale, pedestrian oriented scale that lends to a vibrant street life.



Map 1: Pike Pine Urban Village

Legend

Parcels
Zone Boundaries
Parks
Commercial Uses Required at Street Level on:
Both Sides of Street
North Side Only
South Side Only
Pike/Pine Urban Village Boundary

N

0 137.5' 275'

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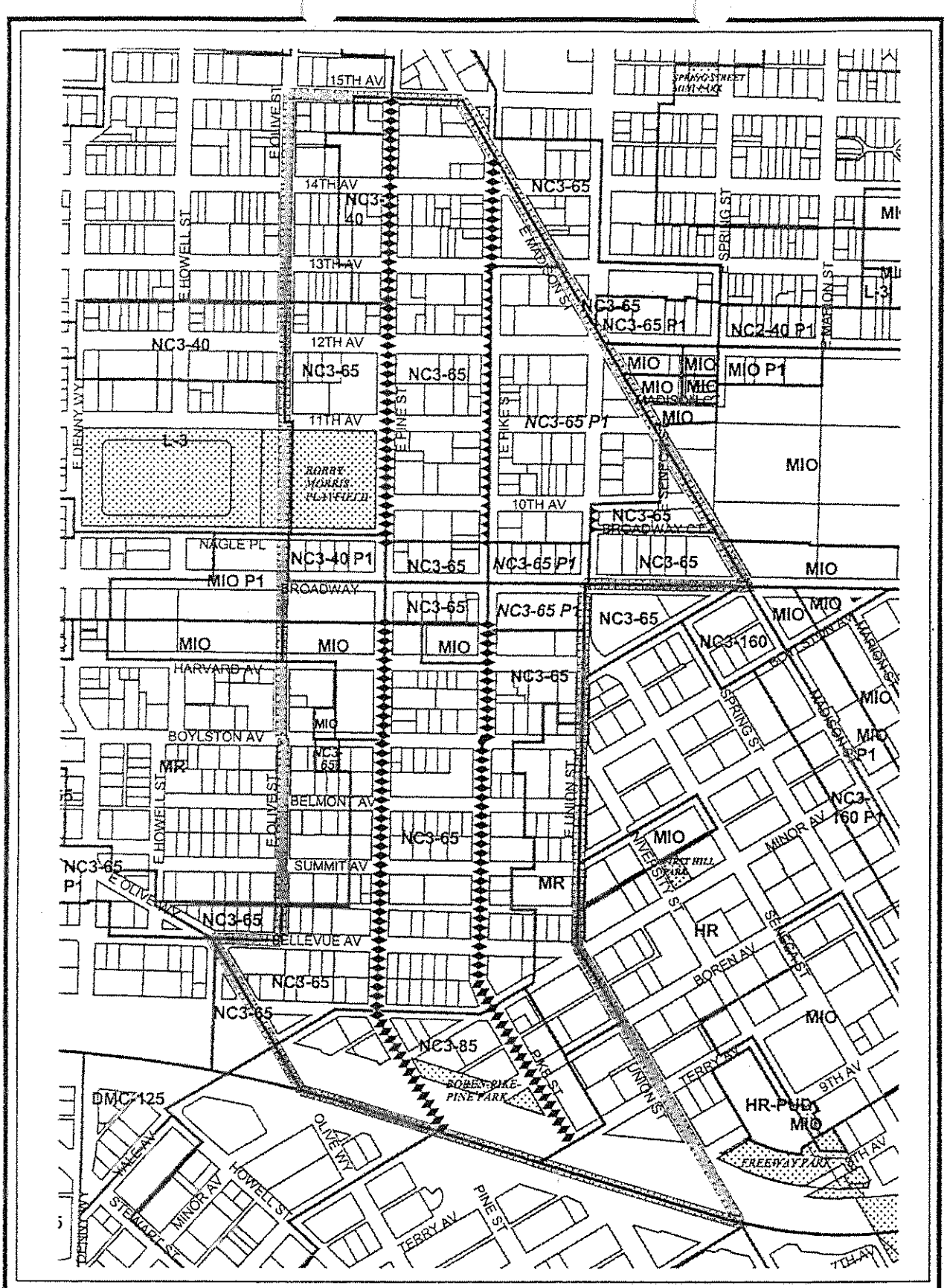
Zone Designations: **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Mid-Rise)*, **HR** *(High-Rise)*, **RC** *(Residential Commercial)*, **NC3** *(Neighborhood Commercial 3)*, **P1** *(Pedestrian Overlay)*, **MIO** *(Major Institution Overlay)*

For the most up-to-date zoning designations, please refer to the official City of Seattle zoning map.

Pike/Pine Urban Center Village Design Guidelines



Map 1: Pike Pine Urban Village

Legend

Parcels
Zone Boundaries
Parks

Commercial Uses Required at Street Level on:
Both Sides of Street
North Side Only
South Side Only

Pike/Pine Urban Village Boundary

N

0 137.5' 275'

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Projects requiring design review must comply with the neighborhood design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no neighborhood design guidelines for that particular Citywide Guideline.

A. SITE PLANNING

A-1 Responding to Site Characteristics

Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features including:

- A change in street grid alignment causing unique, irregular-shaped lots, inlcuding Union and Madison and 10th and Broadway Court
- "Bow tie" intersections at 13th/14th between Pike/Pine/Madison

A

Site Planning

responding to site characteristics

transition between residence and street

residential open space

A-6 Transition Between Residence and Street

Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

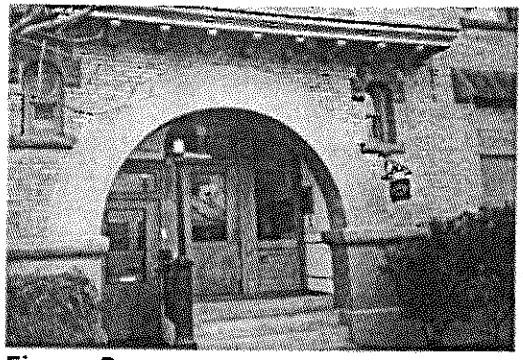


Figure 3:
Transition between residence and street. Arched, recessed entry.

Figure 4:
Transition between residence and street

A-7 Residential Open Space

Locating a significant amount of open space on rooftops is discouraged. Open space at street level and features that provide visual relief on building facades, such as balconies, are encouraged.

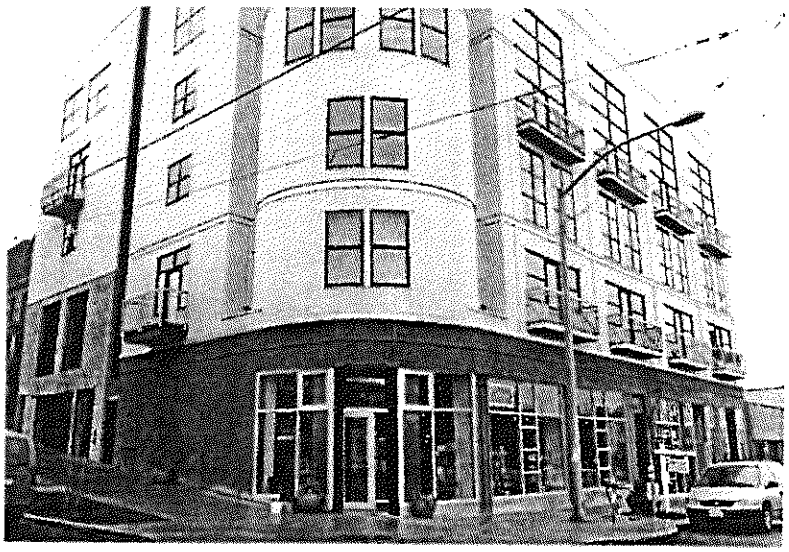


Figure 5:
Balconies provide visual relief

A-9 Location of Parking on Commercial Street Fronts

Garage entryways facing the street should be compatible with the pedestrian entry to avoid a blank façade. Steel mesh is a preferred alternative to solid doors.

A

Site Planning

location of parking on commercial street fronts

corner lots

A-10 Corner Lots

Buildings on corner lots should reinforce the street corner. To help celebrate the corner, pedestrian entrances and other design features that lend to Pike/Pine's character may be incorporated. These features include architectural detailing, cornice work or frieze designs.

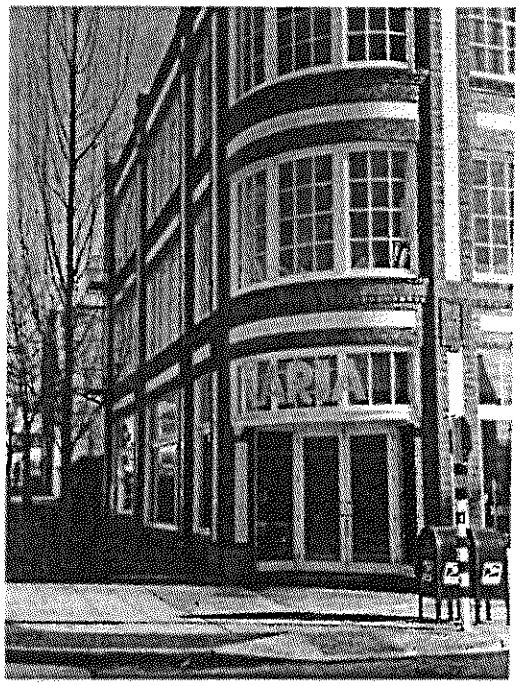
The following corner sites are identified as Pike/Pine gateways (see map, page 11).

- Pike/Boren: southeast corner
- Melrose/Pine: northeast corner
- 12th/Pike intersection
- 12th/Pine intersection
- Madison: between 11th/12th
- Madison entries onto Pike and Pine

Two examples of projects that incorporate architectural materials and detailing that celebrates the corner are shown below:

Figure 6: Recent development

Figure 7: Neighborhood icon building



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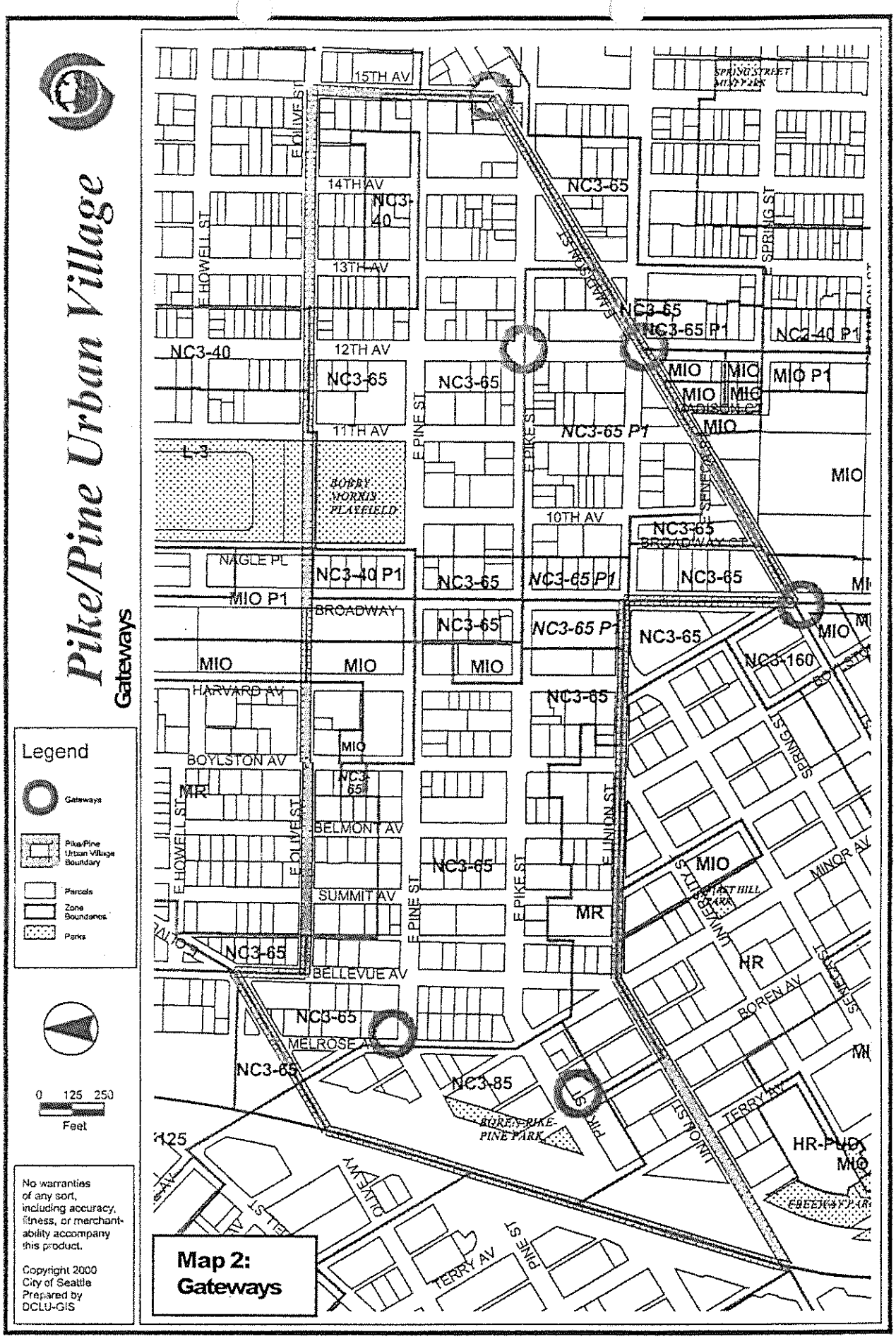

Map 2: Gateways

Zone Designations: **L1, L2, L3** (*Lowrise 1, 2 and 3*), **MR** (*Mid-Rise*), **HR** (*High-Rise*), **RC** (*Residential Commercial*), **NC3** (*Neighborhood Commercial 3*), **P1** (*Pedestrian Overlay*), **MIO** (*Major Institution Overlay*)

C. ARCHITECTURAL ELEMENTS AND MATERIALS

Architectural Elements and Materials

architectural context

C-1 Architectural Context

The Pike/Pine "vernacular" architecture is characterized by the historic auto-row and warehouse industrial features of high ground floor ceilings and display windows, detailed cornice and frieze work, and trim detailing.

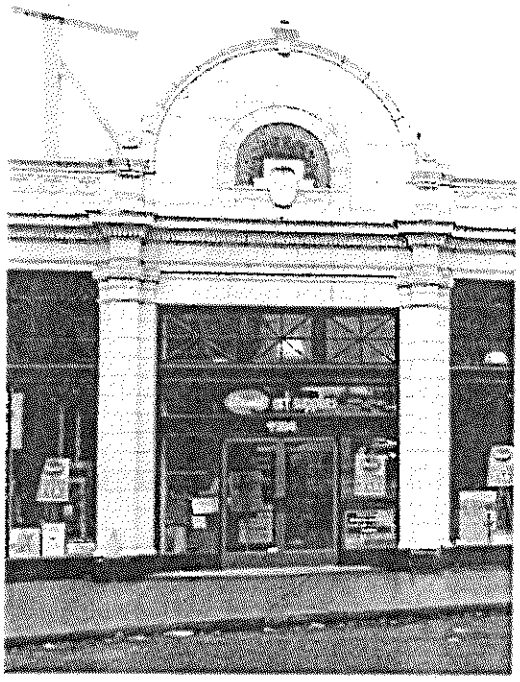

Figure 8:
Context—pilasters, arched terracotta cladding, parapet

Figure 9:
Context—light industrial signage and building design; tall windows

Figure 10:
New construction—large windows, balconies provide visual modulation.

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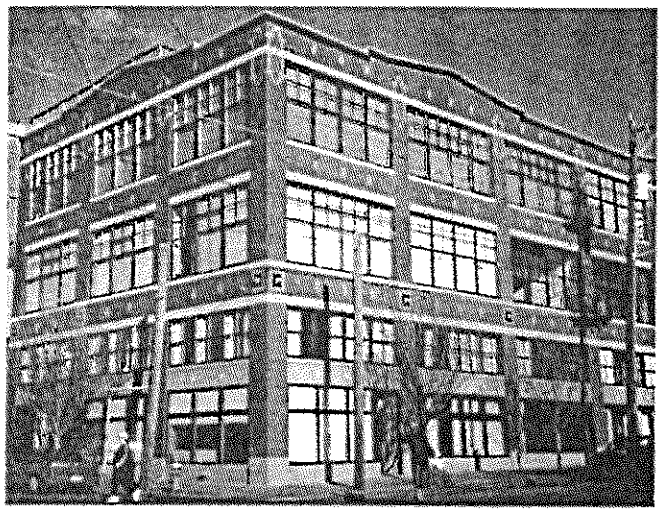

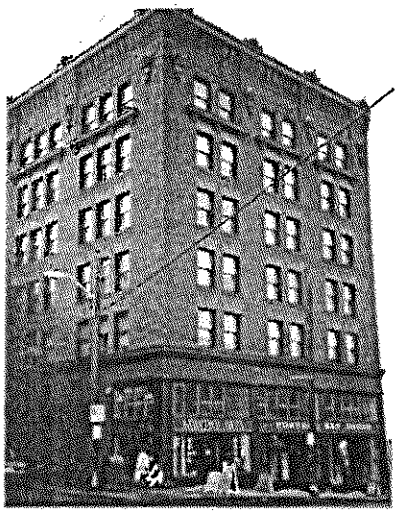

Figures 11 and 12: Signature Pike/Pine architectural styles

C

Architectural Elements and Materials

architectural context

New buildings should echo the scale and modulation of adjacent buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that reflect the light-industrial history of the neighborhood are encouraged.

Examples of preferred elements include:

- Similar building articulation at the ground level;
- Similar building scale and proportions; and
- Similar building details and fenestration patterns.

Taking architectural cues from the following developments is encouraged:

- Villa Apartments (NE Pike/Boren);
- Wintonia (SW Pike/Minor);
- NW Boylston/Pine
- Pike Lofts (SW Pike/Bellevue);
- Schuyler (SW Pike/Boylston);
- Monique Lofts (NW Pike and 11th)

C-3 Human Scale

In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.
In addition to the Citywide Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian scale relationships to the right-of-way. Thus, the design of the ground floor of new developments should include:

- Pedestrian-oriented architectural elements
- A rhythm of building modulation comparable or complimentary to adjacent buildings
- Transparent, rather than reflective, windows facing the street

This is especially important along Pike, Pine, and Olive Streets, as well as on 10th and 11th Ave between Pine/Madison. It is preferred that ground floor development echoes the patterns established by adjacent buildings in this area including high-bays and glazing along the ground floor. Cues can also be taken from the Harvard Market located on Broadway and from the south side of Pike between Boylston and Harvard.

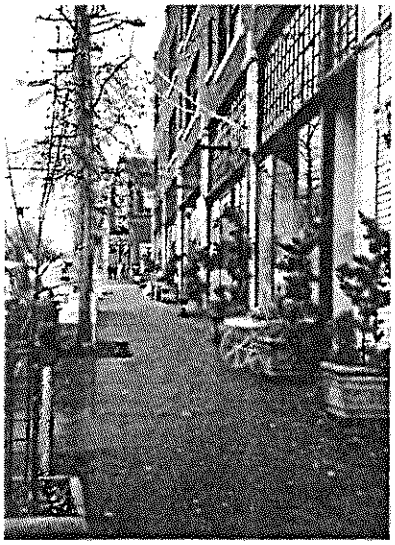

Figure 13: Sidewalks as open space

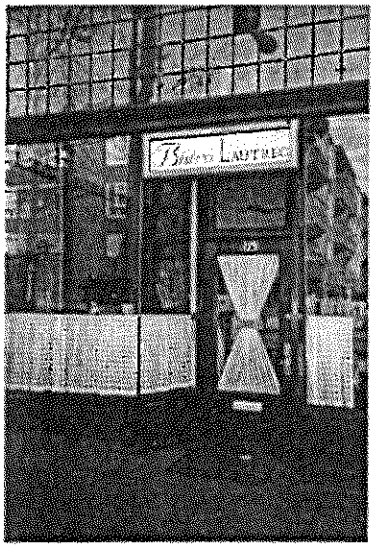

Figure 14: Retail entryway—transparent windows, floor-to-ceiling, unique signage

Figure 15: Transparent windows, retail modules and consistent entrances broekn up by vertical elements lend to streetscape

C-4 Exterior Finish Materials

New development should respond to the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials include:

- Brick, masonry, textured or patterned concrete, true stucco (DryVit is discouraged), with wood and metal as secondary or accent materials.

Figure 16: Ornamental detailing, decorative trim, parapet, cast plaster, brick.

Figure 17: Window trim detailing

D. PEDESTRIAN ENVIRONMENT

Pedestrian Environment

retaining walls

design of parking lots near sidewalks

visual impact of parking structures

personal safety and security

D-3 Retaining Walls

Where retaining walls are unavoidable near a public sidewalk, a textured surface or inlaid material is encouraged.

D-4 Design of Parking Lots Near Sidewalks

Screening of Parking

For secured surface parking lots, the use of cyclone wire or chain-linked fencing should be avoided and instead, the artistic use of mesh fencing, fabricated iron, decorative hardscape and landscape materials including perimeter trees are encouraged.

D-5 Visual Impact of Parking Structures

Incorporate vertical landscaping (trellises) or artwork as screens where feasible.

Parking structures should provide commercial or other pedestrian-oriented uses at street level.

D-7 Personal Safety and Security

Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

E. LANDSCAPING

E-2 Landscaping to Enhance the Building and/or Site

The creation of small gardens and art within the street right-of-way is encouraged in the Pike/Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. *Street greening* is specifically recommended along the following streets:

E

Landscaping

landscaping to enhance the building anr/or site

- Avenues between Union and Pike Streets, from Minor Avenue on the west to Harvard Avenue on the east;
- Along Bellevue, Summit, Belmont, and Boylston (except from Pike to Pine)
- Union Street from Boren to Broadway
- Avenues between Pike and Olive Streets from 11th Ave. on the east to 14th Ave. on the west including Pine from 14th and 15th and Olive from 11th to 15th (except along 14th Ave. from Pine to Pike)

Permit approval from Seattle Transportation (SEATRAN) is required in most cases for features placed within the City Right-of-Way and early coordination with SEATRAN is recommended.

UNIVERSITY *community* Design Guidelines

City of Seattle
Department of Design,
Construction & Land Use

CITY CLERK

Design Review: *University Community Design Guidelines*

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Acknowledgements

University Community Urban Center Association Planning Committee

North Avenue Task Force

Department of Design, Construction and Land Use

Consultants: Makers (UCUC)
Davidya Kasperzyk (Ravenna Urban Village)

I. Design Review in Seattle's Neighborhoods

What is Design Review?

Design Review provides a forum for citizens and developers to work toward achieving a better urban environment through attention given to fundamental design principles. Design Review is intended to affect how new development can contribute positively to Seattle's neighborhoods. Design guidelines offer a flexible tool—an alternative to prescriptive zoning requirements—which will allow new development to respond better to the distinctive character of its surroundings.

Design Review has three principal objectives:

1. to encourage better design and site planning to enhance the character of the city and ensure that new development sensitively fits into neighborhoods;
2. to provide flexibility in the application of development standards; and
3. to improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

Design Review is a component of a Master Use Permit (MUP) application, along with other components, such as environmental review (SEPA), variances, etc., administered by the Department of Design, Construction and Land Use (DCLU). Like these other components, Design Review applications involve public notice and opportunity for comment. Unlike other components, projects subject to Design Review are brought before the Design Review Board for its recommendations or to staff through Administrative Design Review. The final decision on Design Review is made by the DCLU Director, together with the decisions on any other MUP components. This decision is appealable to the Hearing Examiner.

What are Neighborhood-Specific Design Guidelines?

Design Review uses the both Citywide Guidelines and guidelines that are specific to individual neighborhoods. Once adopted by the City Council, neighborhood-specific design guidelines augment the Citywide Guidelines. Together they are the basis for project review within the neighborhood.

The guidelines for the University Community Urban Center augment the existing Citywide Design Guidelines.

The University Community Urban Center (UCUC) neighborhood design guidelines reveal the character of the University District as known to its residents and businesses. The guidelines help to reinforce existing character and protect the qualities that a neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design review process.

More About Design Review

More information about Design Review can be found in the Citywide Design Guidelines and in the Seattle Municipal Code (SMC 23.41). Information includes:

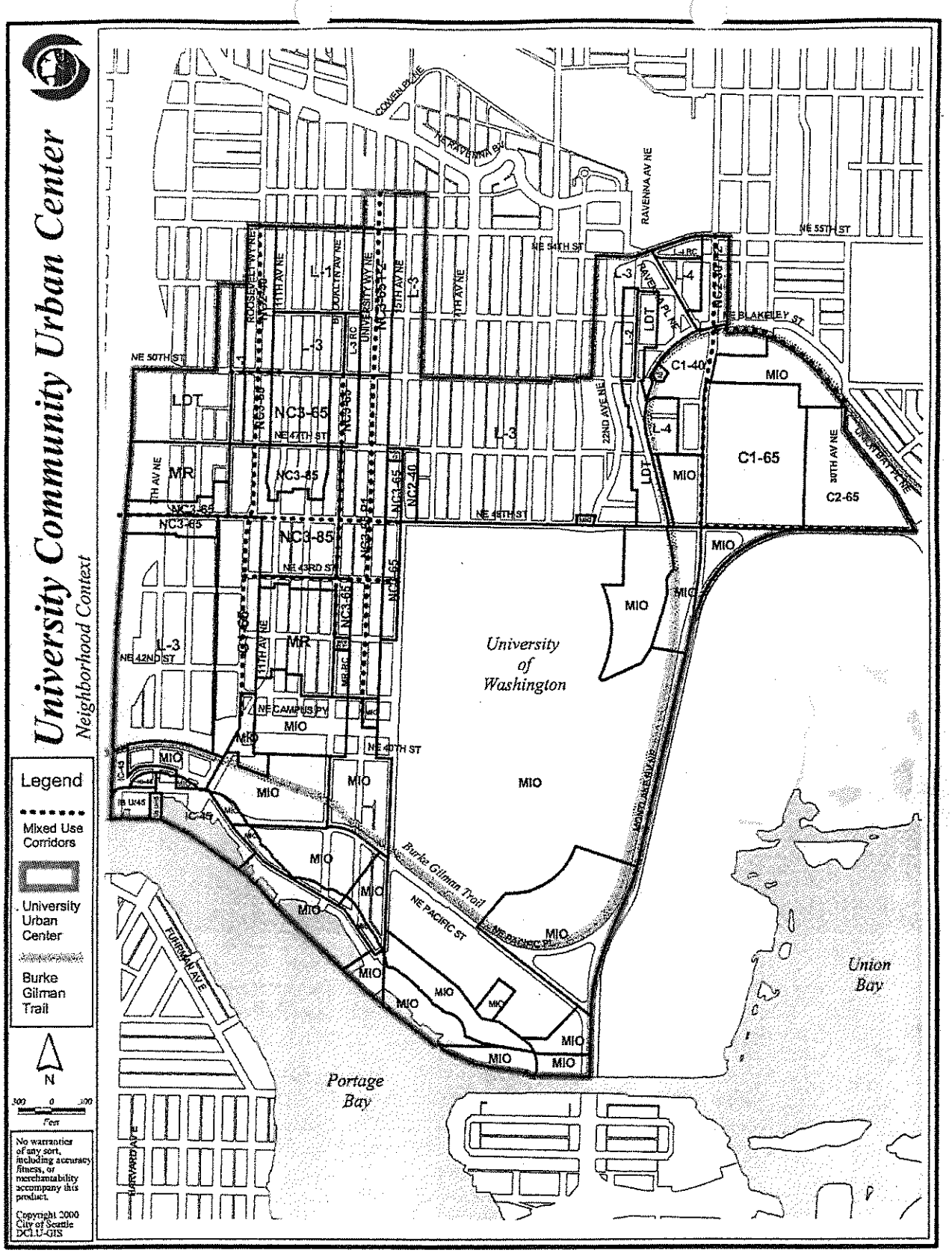
- Projects Subject to Design Review
- How Design Guidelines are Applied
- Who Serves on the Design Review Board
- Development Standards Departures

II. University Community Context and Priority Design Issues

The overriding objective of the Citywide design guidelines is to encourage new development to fit in with its surroundings. Neighborhood guidelines share this objective. Whereas Citywide guidelines are meant to apply throughout the City, neighborhood guidelines provide a more focused opportunity to recognize local concerns and design issues. They may give more specific direction as to the design character, site conditions or community objectives new development should respond to.

The University Community is one of five designated Urban Centers in Seattle. Urban Centers are targeted as the densest areas in terms of housing and employment yet, are intended to be pedestrian-oriented communities with direct access to regional high-capacity transit. The University Community Urban Center (UCUC) includes two urban villages—the University District NW Urban Village and the Ravenna Urban Village. The UCUC is also home to the University of Washington, which is designated as a major institution.

As the UCUC prepared its neighborhood plan, the Citywide Design Guidelines were evaluated to determine whether the guidelines supported the community's visions for new development. In some cases, new or augmenting guidelines were added to supplement the Citywide guidelines. As new development is planned for the University Community, project proponents are encouraged to refer to this handbook which identifies priority design issues for the neighborhood.

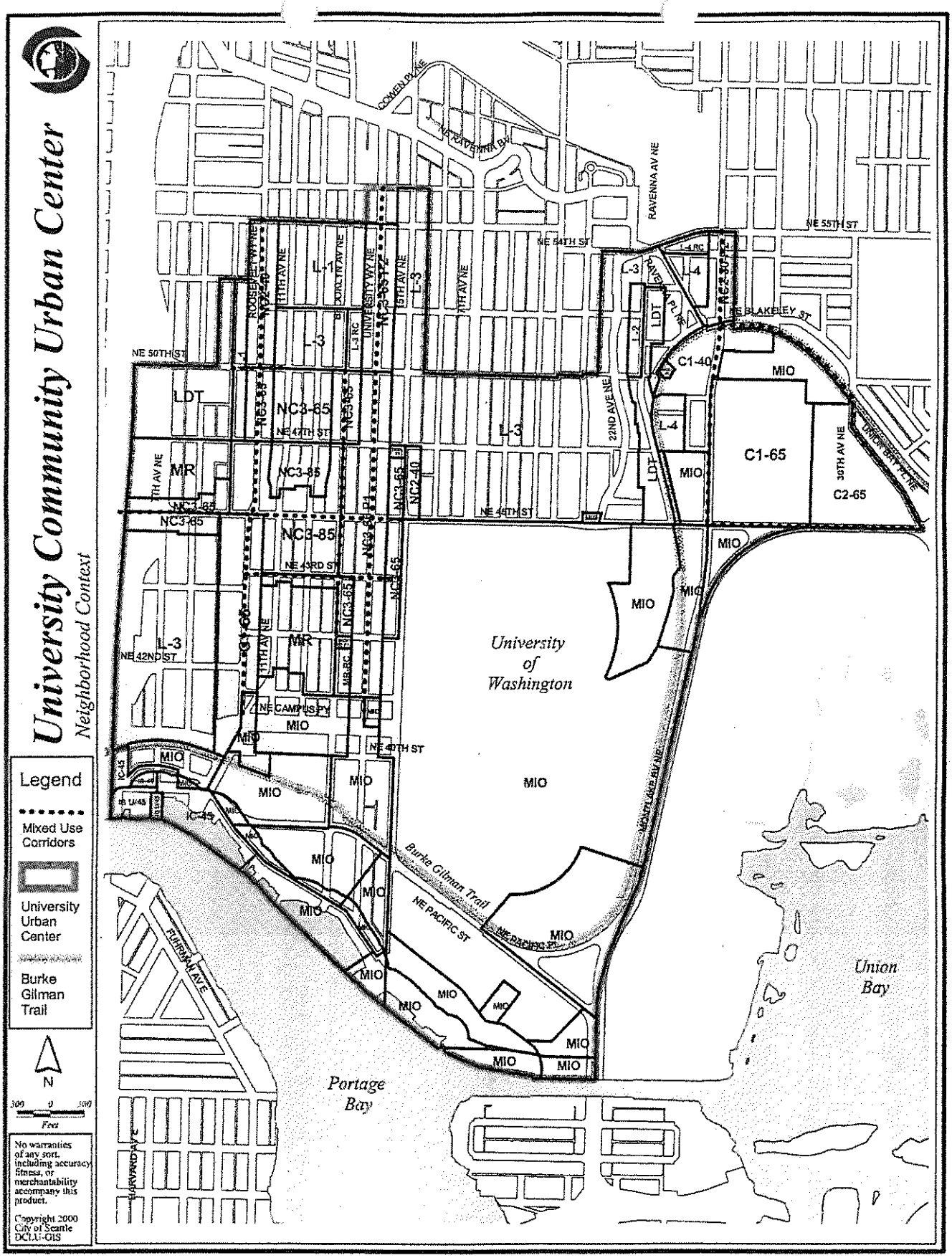


Map 1: University Community and Mixed Use Corridors

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

For the most up-to-date zoning designations, please refer to the official City of Seattle zoning map.

University Community Design Guidelines



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III. University Community Design Guidelines

Projects requiring design review must comply with the community design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no community design guidelines for that particular Citywide Guideline.

A

Site Planning

responding to site characteristics

streetscape compatibility

A. SITE PLANNING

A-1 Responding to Site Characteristics

Context

The pedestrian-oriented street streetscape is perhaps the most important characteristic to be emphasized in the neighborhood. The University Community identified certain streets as "Mixed Use Corridors". These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment. The Mixed Use Corridors are shown in Map 1 (page 2).

Another important site feature in the University Community is the presence of the Burke Gilman Trail. The primary goal is to minimize impacts to views, sunlight and mixed uses while increasing safety and access along the trail.

Guideline

For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access for trail users.

A-2 Streetscape Compatibility

Context

Reinforcing the pedestrian streetscape and protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, and maintains the low- to medium-rise character of the streetscape. Roof decks providing open space for mixed-use development can be located facing the street so that upper stories are, in effect, set back.

Guideline - Solar Orientation

Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

A-3 Entrances Visible from the Street

Site Planning

entrances visible to the street

Context

Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries.

In residential projects, walkways and entries promote visual access and security.

Guidelines

1. **On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.**
   Secondary and service entries should be located off the alley, side street or parking lots.

2. **In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances.** At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

3. **When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street.** Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.

4. **In residential projects, front yard fences over four (4) feet in height that reduce visual access and security should be avoided.**

A-4 Human Activity

Context

Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the "street wall."

Guidelines

On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

A

Site Planning

human activity

respect for adjacent sites

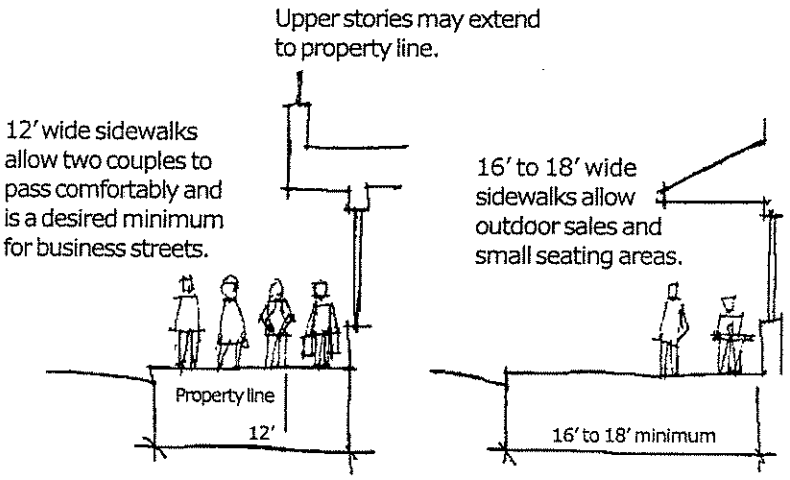


Figure 1: Setting back the first floor of a building provides more area for pedestrian activity.

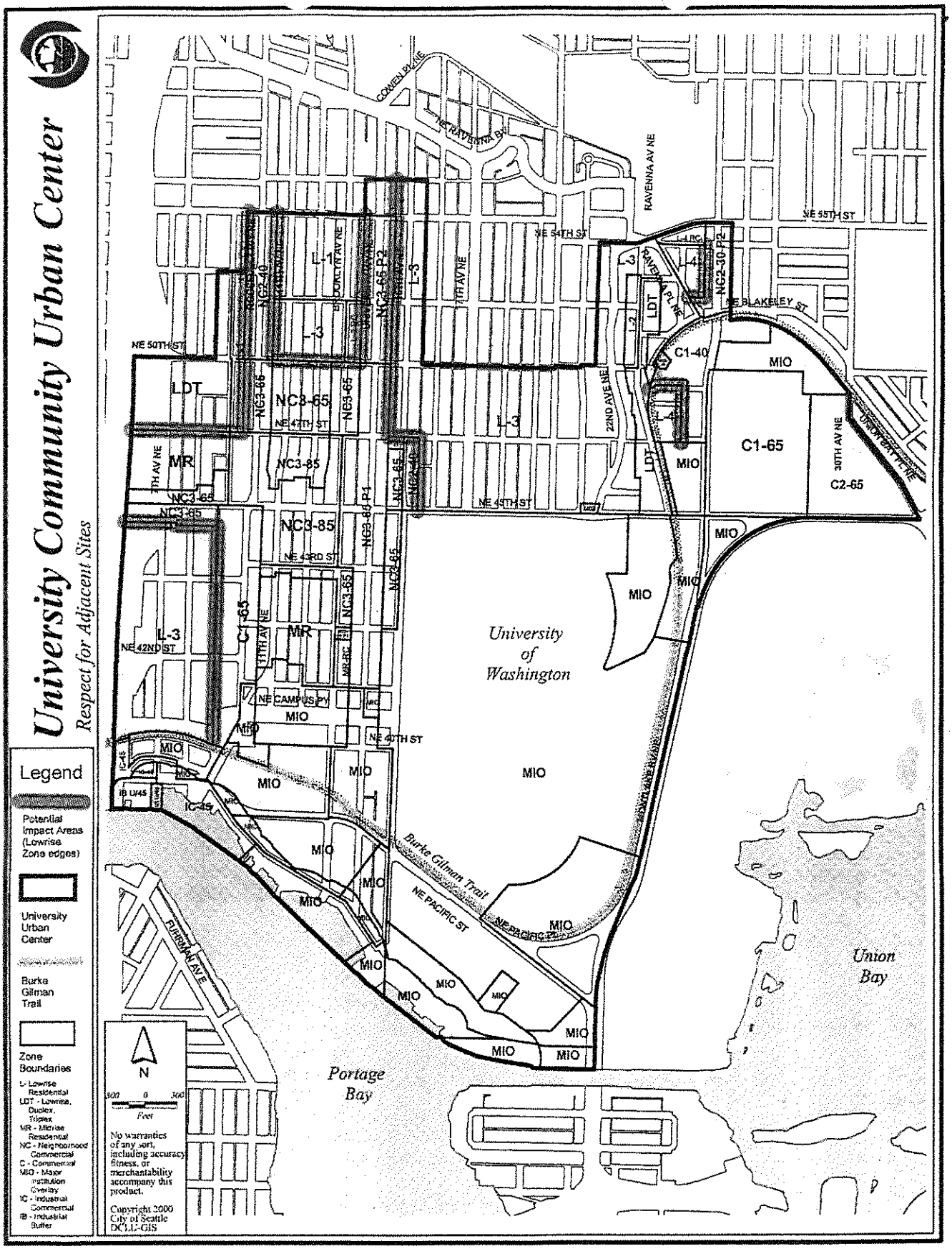
A-5 Respect for Adjacent Sites

Context

This Citywide Design Guideline is particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses. Map 2 (page 8) shows potential impact areas—these are where Lowrise zones abut commercial zones.

Guideline

Special attention should be paid to projects in the zone edge areas as depicted in Map 2 to ensure impacts to Lowrise zones are minimized as described in A-5 of the Citywide Design Guidelines.



Map 2: Respect for Adjacent Sites

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A-7 Residential Open Space

Context

There is a severe lack of both public and private open space in the community. Small open spaces—such as gardens, courtyards, or plazas—that are visible or accessible to the public are an important part of the neighborhood's vision. Therefore, providing ground-level open space is an important public objective and will improve the quality of the residential environment.

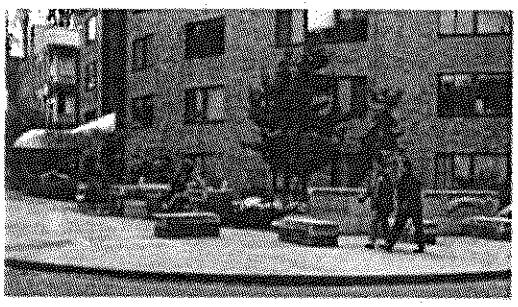


Figure 2:

This small plaza on Capitol Hill combines street right of way and private property to create a comfortable seating area and is the type of amenity envisioned in the University Community neighborhoods.

Guidelines

1. **The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:**

   - Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
   - Provides for the comfort, health, and recreation of residents.
   - Increases privacy and reduce visual impacts to all neighboring properties.

2. **A central courtyard in cottage or townhouse developments may provide better open space than space for each unit. In these cases, yard setbacks may be reduced if a sensitive transition to neighbors is maintained.**

A-8 Parking and Vehicle Access

Context

In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

A-10 Corner Lots

Site Planning

corner lots

Context

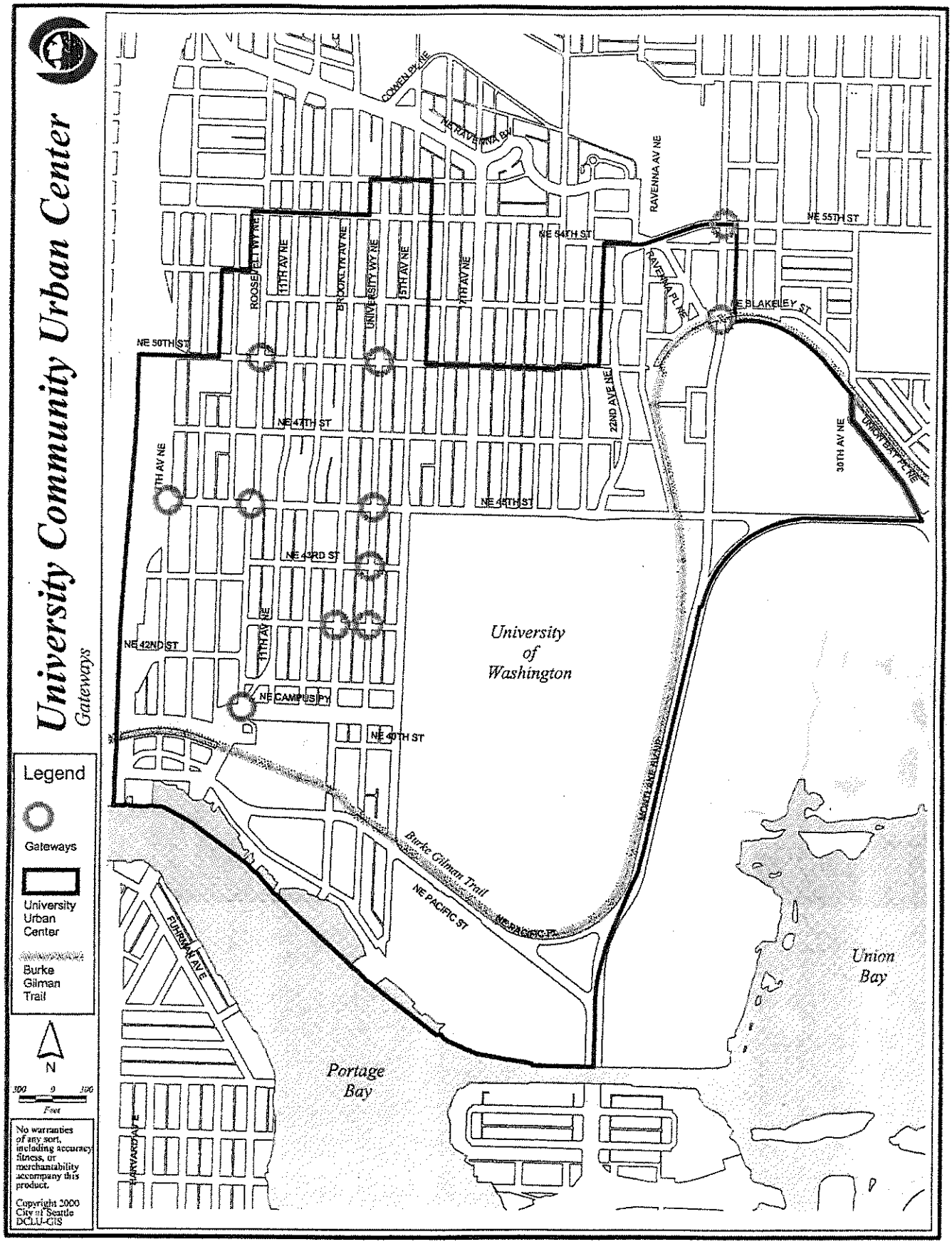
The Citywide Design Guidelines encourage buildings on corner lots to orient to the corner and adjacent street fronts. Within the University Community there are several intersections that serve as "gateways" to the neighborhood.

Guideline

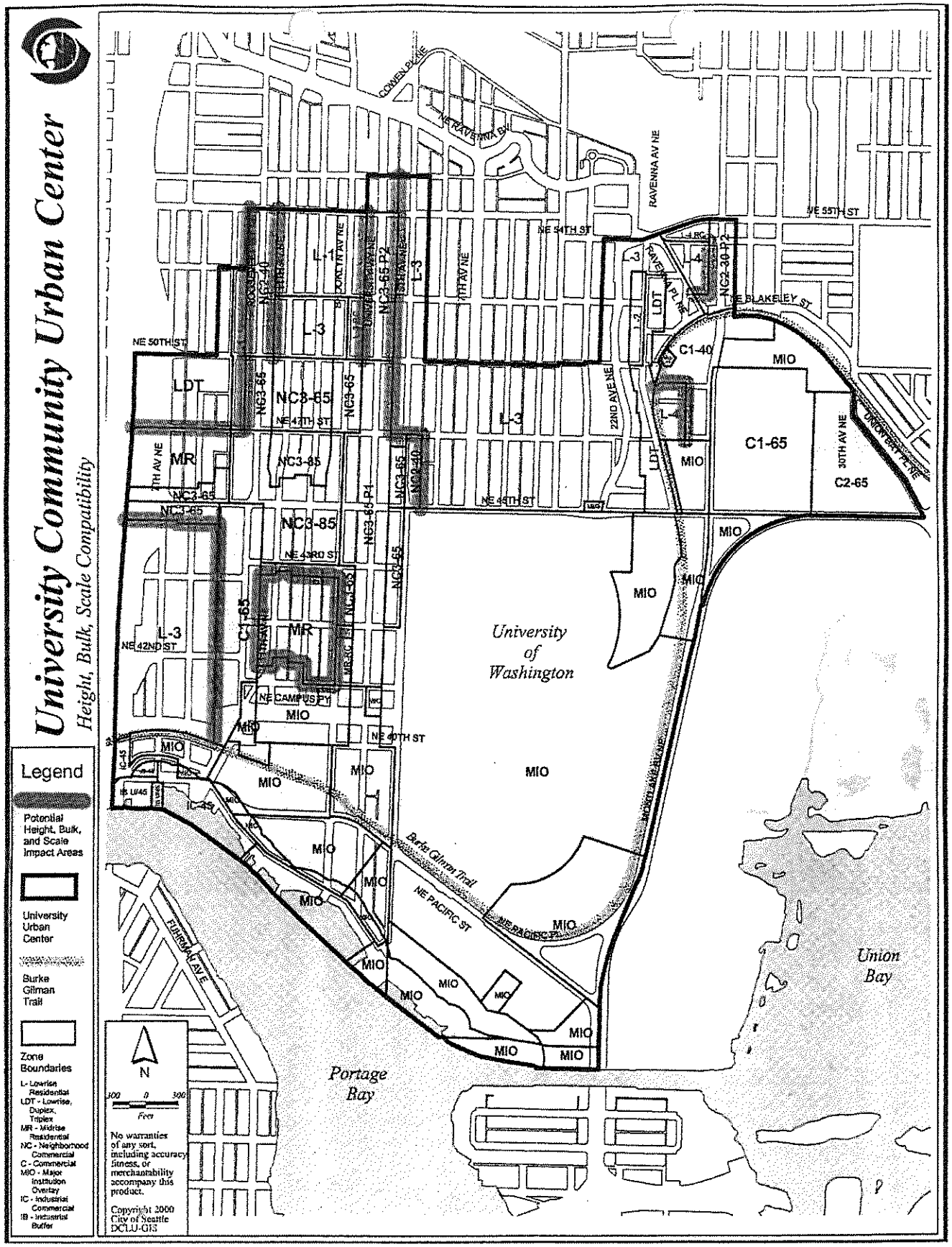
For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 (page 9), consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

Gateways:

- Roosevelt Avenue NE and NE 50th Street
- Roosevelt Avenue NE and NE 45th Street
- 7th Avenue NE and NE 45th Street
- NE 50th Street and University Way
- NE 45th Street and University Way
- NE 45th Street and 15th Avenue
- NE 43rd Street and University Way
- NE 42nd Street and University Way
- NE 42nd Street and Brooklyn Avenue NE
- 25th Avenue NE and NE 52nd Street
- 11th Avenue NE/ Roosevelt Avenue NE and Campus Parkway/NE 41st Street
- 25th Avenue NE and NE Blakeley Street



Map 3: Gateways



A description of areas requiring special attention to impacts of increased height, bulk and scale can be found on page 11

Map 4: Height, Bulk and Scale Compatibility

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk and Scale Compatibility

B

Height, Bulk and Scale

height, bulk and scale compatibility

Context

The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale. These potential impact areas are shown in Map 4 (page 10). The design and siting of buildings is critical to maintaining stability and Lowrise character.

Guideline

Special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale as stated in the Citywide Design Guideline. These areas are also depicted in Map 4.

- Residential south slope bounded by Brooklyn, Roosevelt, NE 41st and NE 43rd Streets
- West of 15th Avenue NE
- West of 25th Avenue NE
- South of NE 45th Street west of Roosevelt
- West of University Way between NE 52nd and NE 55th Streets
- West of Roosevelt Way NE north of NE 47th Street
- East of Roosevelt Way NE north of 52nd Street
- Along NE 47th Street between Roosevelt and 7th Avenue NE

Explanation and Examples:

In order to reduce the impacts of apparent building height, bulk at specified zone edges, as described in the left hand column, the following alternatives should be considered:

- Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.
- Along specified corridors, a gradual setback of the building's facade above 40' in height from the street, alley or property line may be considered.
- In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.
- Access to commercial parking on corner lots should be sited and designed in a manner that minimizes impact on adjacent residential uses.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

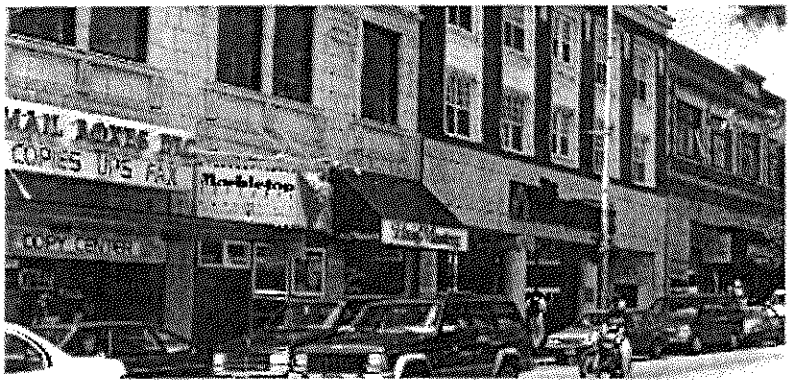
C

Architectural Elements

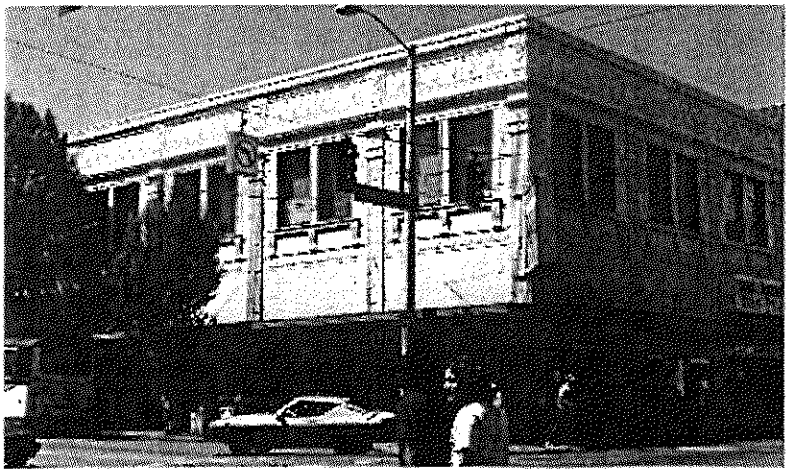
architectural context

Figure 3: Art Deco style.

Figure 4:
The original "campus gothic" character.



Figures 5 and 6:
Examples of the classical detailing common on University Way.



C-1 Architectural Context

Context

Buildings in the University Community feature a broad range of building types with an equally broad range of architectural character. Because of the area's variety, no single architectural style or character emerges as a dominant direction for new construction. As an example, the University of Washington campus sets a general direction in architectural style and preference for masonry and cast stone materials, however, new buildings on and off campus incorporate the general massing and materials of this character, rather than replicating it.

The buildings on University Way are a particularly finely grained mix, ranging from wood frame Victorian storefronts to modern structures. The area's larger structures vary from the architecturally significant Meany Hotel to less architecturally noteworthy but well-made structures such as the Safeco Tower and the University Tower. The community also contains some excellent public structures such as the library, fire station and the University Heights Center. The University Community also has several large, featureless, contemporary buildings from the 1960s, 70s, 80s and 90s.

Because the University Community has and will continue to have an intense mix of uses, the spatial integration of neighboring structures is particularly important. Therefore, new projects should fit into a cohesive setting. This may mean revising building entrances and site plans to encourage better pedestrian circulation (e.g. mid-block pedestrian passages, where appropriate) or reconfiguring building massing to create a better composition with consideration of buildings on neighboring lots.

Inventories that identify local architectural or historically significant buildings, such as the

1975 University District Inventory of Buildings and Urban Design Resources (Nyberg, Steinbrueck) - and subsequent updating - should be used as a resource in identifying or describing local architectural or historical character as used in these guidelines.

Figure 7:
Historical example of midrise building characteristics in the University Community.

C

Architectural Elements

architectural context

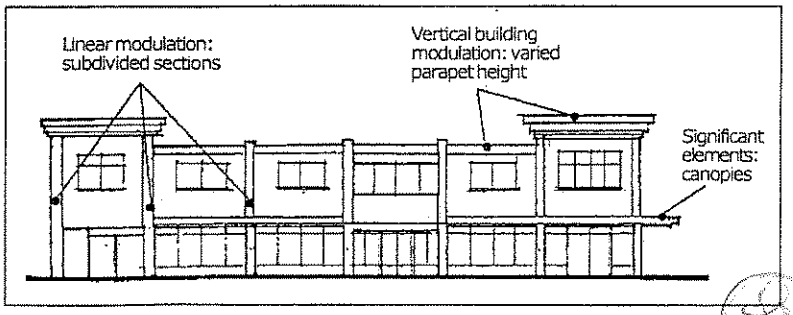
The architectural context of much of University Way is characterized by a narrow storefront pattern. Long buildings can use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade into sections that are consistent with the traditional single- and double-bay building configurations.

Unlike the University District area, the Ravenna Urban Village does not want new buildings to reflect the existing architectural character, especially along the 25th Avenue NE commercial strip. The University Community Urban Center Plan (UCUC Plan) calls for greater pedestrian orientation and "main street character" as this corridor redevelops.

Figure 8: Late-20th Century architecture on the 25th Avenue NE commercial strip. As this Mixed Use Corridor redevelops, the existing character will be replaced with a "Main Street" character.

Figure 9: Note the relatively narrow storefront pattern on University Way.

Figure 10: Methods of building articulation to break up the façade.



C

Architectural Elements

architectural context

Guidelines

1. **Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character** especially when there are buildings of local historical significance or landmark status in the vicinity.

2. **For areas within Ravenna Urban Village, particularly along 25th Avenue NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.**

3. **On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction.** (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

4. **When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character.** New buildings should feature traditional materials or a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

5. **Buildings in Lowrise zones should provide a "fine-grained" architectural character.** The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

   - Pitched roof;
   - Covered front porch;
   - Vertically proportioned windows;
   - Window trim and eave boards;
   - Elements typical of common house forms.

C-4 Exterior Finish Materials

Guidelines

1. **New buildings should emphasize durable, attractive, and well-detailed finish materials, including:**
   - **Brick** (especially appropriate).
   - **Concrete** (if it features architecturally treated texture or color, other refined detailing, and/or complementary materials).
   - **Cast stone, natural stone, tile.**
   - **Stucco and stucco-like panels**, if they feature an even surface and properly trimmed joints and edging around doors and windows. Heavily textured finishes with obvious trowel marks are not generally appropriate. Stucco should be avoided in areas that are susceptible to vandalism and graffiti. Stucco and stucco-like

panels must be detailed and finished to avoid water staining and envelope failure. Overhangs and protective trim are encouraged to increase weather resistance.

- **Art tile** or other decorative wall details.
- **Wood,** especially appropriate for residential structures.

2. **Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.**

3. **The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character:**
   - **Masonry units.** If concrete blocks (concrete masonry units or "cinder blocks") are used for walls that are visible from a public street or park, then the concrete or concrete block construction should be architecturally treated in one or more of the following ways:
     - —Use of textured blocks with surfaces such as split face or grooved.
     - —Use of colored mortar.
     - —Use of other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks.
     - —Treated to avoid the gray "weeping" effect of wet concrete masonry.
     - —Provided with substantial wood or metal trellis and maintained vine planting such as flowering hydrangea vine, or other non-pest vine.
   - **Metal siding.** If metal siding is used as a siding material over more than 25% of a building's façade, the metal siding should have a matted finish in a neutral or earth tone, such as buff, gray, beige, tan, cream, white, or a dulled color such as barn-red, blue-gray, burgundy, or ocher. If metal siding is used over 25% of the building façade, then the building design should include visible window and door trim painted or finished in a complementary color and corner and edge trim that covers exposed edges of the sheet metal panels.
   - **Wood siding and shingles** except on upper stories or on smaller-scale residential projects.
   - **Vinyl siding.**
   - **Sprayed-on finish** with large aggregate.
   - **Mirrored glass.** This is especially inappropriate when glare could be a potential problem.

4. **Where anodized metal is used for window and door trim, then care should be given to the proportion and break-up of glazing to reinforce the building concept and proportions.**

5. **Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.**

6. **Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.**

7. **Light standards should be compatible with other site design and building elements.**

C-4 Exterior Finish Materials

Signs

Architectural Elements

exterior finish materials

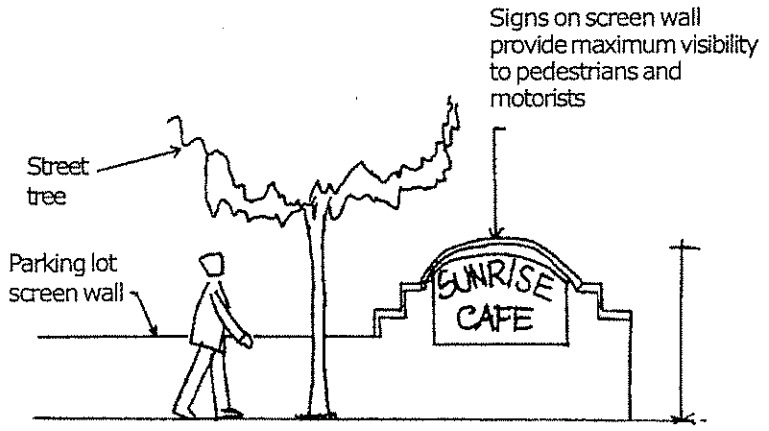
Context

The Citywide Design Guidelines do not provide guidance for new signs. New guidelines encourage signs that reinforce the character of the building and the neighborhood.

Guidelines

1. **The following sign types are encouraged, particularly along Mixed Use Corridors:**
   - Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
   - Marquee signs and signs on pedestrian canopies.
   - Neon signs.
   - Carefully executed window signs, such as etched glass or hand painted signs.
   - Small signs on awnings or canopies.
2. **Post mounted signs are discouraged.**
3. **The location and installation of signage should be integrated with the building's architecture.**
4. **Monument signs should be integrated into the development, such as on a screen wall.**

Figure 11:
Signs on screen walls provide maximum visibility to pedestrians and motorists.



D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Context

The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

Convenient, attractive and protected pedestrian entries should be provided for both business and for upper story residential uses. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

Guidelines

1. **On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian-oriented. Pedestrian-oriented open spaces should meet the objectives below as well as the Citywide Design Guidelines. Required open space may be reduced up to 50% if a substantial amount of the street-level open space (on the order of at least 200 square feet), meets the following objectives:**
   - Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
   - Plazas should be sensitively proportioned and designed. For example: not more than 60 feet across and no more than 3 feet above or below the sidewalk.
   - Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.
   - Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.
   - Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

2. On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

D

Pedestrian Environment

pedestrian open spaces and entrances

design of parking lots near sidewalks

D-4 Design of Parking Lots Near Sidewalks

Guidelines

1. Screening of surface parking lots should allow views of businesses.
2. On Mixed Use Corridors, walls rather than shrub screens are generally preferred because walls require less space and landscaping can be difficult to maintain in congested areas. If walls are provided, they must be made of "permanent" materials such as masonry.
3. When adjacent to residential zones, surface parking lots adjacent to sidewalks should be screened with shrubs and double rows of street trees for a more sheltered, residential feel.

D-5 Visual Impacts of Parking Structures

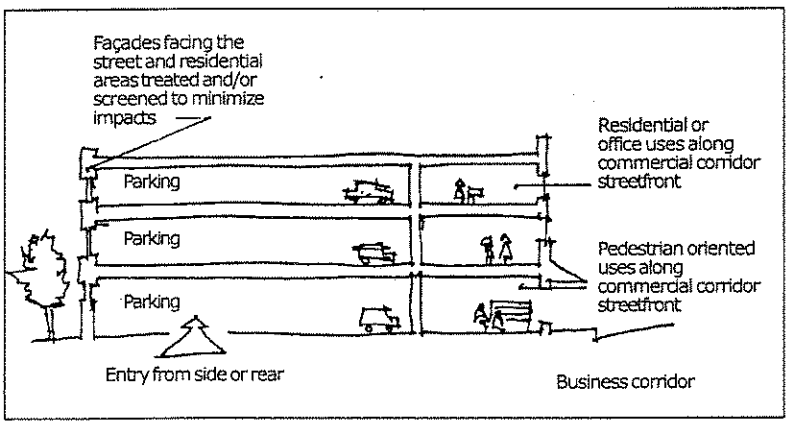


Figure 12:
Section through an acceptable parking structure configuration.

Guidelines

1. The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution for parking.
2. There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial.
3. Structured parking façades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.

E. LANDSCAPING

E-3 Landscape Design to Address Special Site Conditions

Context

The retention of existing, large trees is an important consideration in new construction, particularly on the wooded slopes in the Ravenna Urban Village.

The 17th Avenue NE tree-lined boulevard is an important, visually pleasing streetscape.

Guidelines

1. **Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village.** The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

2. **The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.**

E

Landscaping

pedestrian open spaces and entrances

ORDINANCE _____

AN ORDINANCE relating to land use, zoning; amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving new Neighborhood Design Guidelines for the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center Village.

WHEREAS, the City's Design Review Program was approved for implementation in 1993, at which time it was contemplated that a neighborhood could develop design guidelines specific to a neighborhood's individual character, augmenting the City's Design Guidelines; and

WHEREAS, in order to guide future development, the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center, as part of the City's neighborhood planning process, have developed Design Guidelines for new multifamily and commercial development as a way of promoting specific design goals identified by each neighborhood; and

WHEREAS, Neighborhood Design Guidelines will be used in combination with the Citywide Design Guidelines to review new development in the Pike/Pine, Roosevelt and University District neighborhoods, to the extent provided by the City Council in approving proposed neighborhood Design Guidelines;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by ordinance 119399, is amended as follows:

SMC 23.41.010 Design Review Guidelines.

A. The ((~~adopted~~)) "Guidelines for Multifamily and Commercial Buildings, 1993" and neighborhood design guidelines identified in subsection B, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Downtown Design Guidelines, 1999" apply. ((~~Neighborhoods may develop design guidelines specific to a neighborhood's individual character.~~)) Neighborhood design guidelines ~~may amend or supersede~~ are intended to augment and make more specific the "((~~Citywide Design~~)) Guidelines for Multifamily and Commercial Buildings, 1993" ((~~or~~)) and the "Downtown Design Guidelines, 1999" ~~and shall provide the basis for design review decisions in that neighborhood, to the extent provided by the City Council in adopting the neighborhood design guidelines~~)). To the extent there are conflicts between neighborhood design guidelines and the "Citywide Design Guidelines, 1993" or the "Downtown Design Guidelines, 1999" the neighborhood design guidelines shall prevail.

B. Neighborhood design guidelines are approved for the following neighborhoods: Pike/Pine Urban Center Village, Roosevelt Urban Village and the University Community Urban Center.

Section 2. Subsection B of Section 23.41.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 119399, is amended as follows:

23.41.012 Development standard departures

* * *

B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone facade requirements, including transparency and blank facade provisions;
5. Design, location and access to parking requirements;
6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:

a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone,

b. The proposed structure must be compatible with the general development potential anticipated within the zone,

c. The additional height must not substantially interfere with views from up-slope properties, and

d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;

11. Building height within the Roosevelt Commercial Core for properties zoned NC3-65', (Exhibit 23.41.012A, Roosevelt Commercial Core).

12((~~11~~)). Downtown street facade requirements;

13((1~~2~~)). Downtown upper-level development standards;

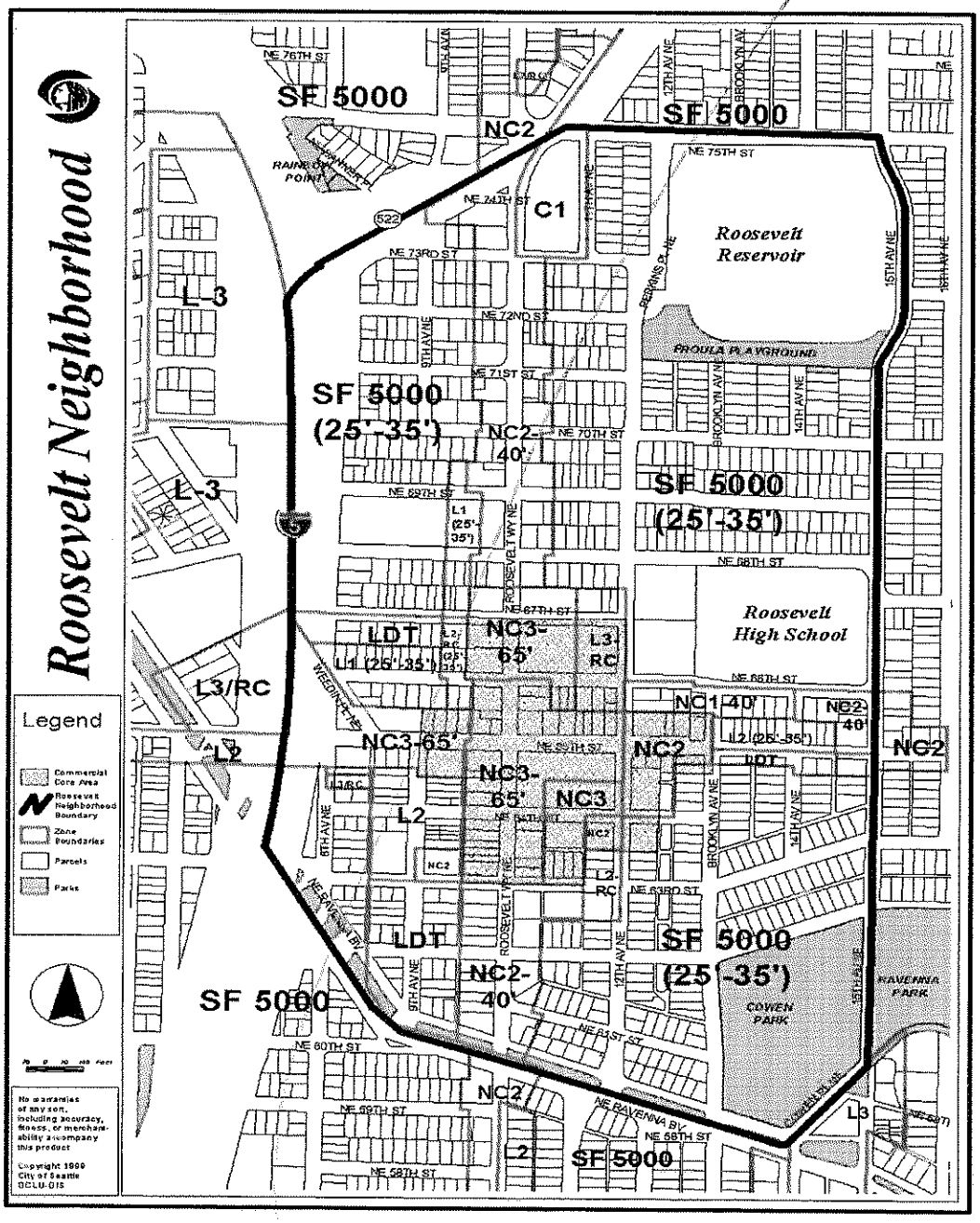
14((~~13~~)). Downtown coverage and floor size limits;

15((~~14~~)). Downtown maximum wall dimensions;

16((~~15~~)). Downtown street level use requirements; and

17((~~16~~)). Combined coverage of all rooftop features in downtown zones subject to the limitations in Section 23.49.008 C2.

EXHIBIT 23.41.012A
Roosevelt Commercial Core



Section 3. The Neighborhood design guidelines for the Pike/Pine, Roosevelt and University Community neighborhoods, attached hereto as Attachment A ("University Community Design Guidelines"), Attachment B ("Pike/Pine Urban Center Village Design Guidelines"), and Attachment C ("Roosevelt Urban Village Design Guidelines") are hereby adopted for design review as prescribed by SMC 23.41.010.

Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2000, and signed by me in open session in authentication of its passage this _____ day of _____, 2000.

_____
President of the City Council

Approved by me this _____ day of _____, 2000.

_____
Paul Schell, Mayor

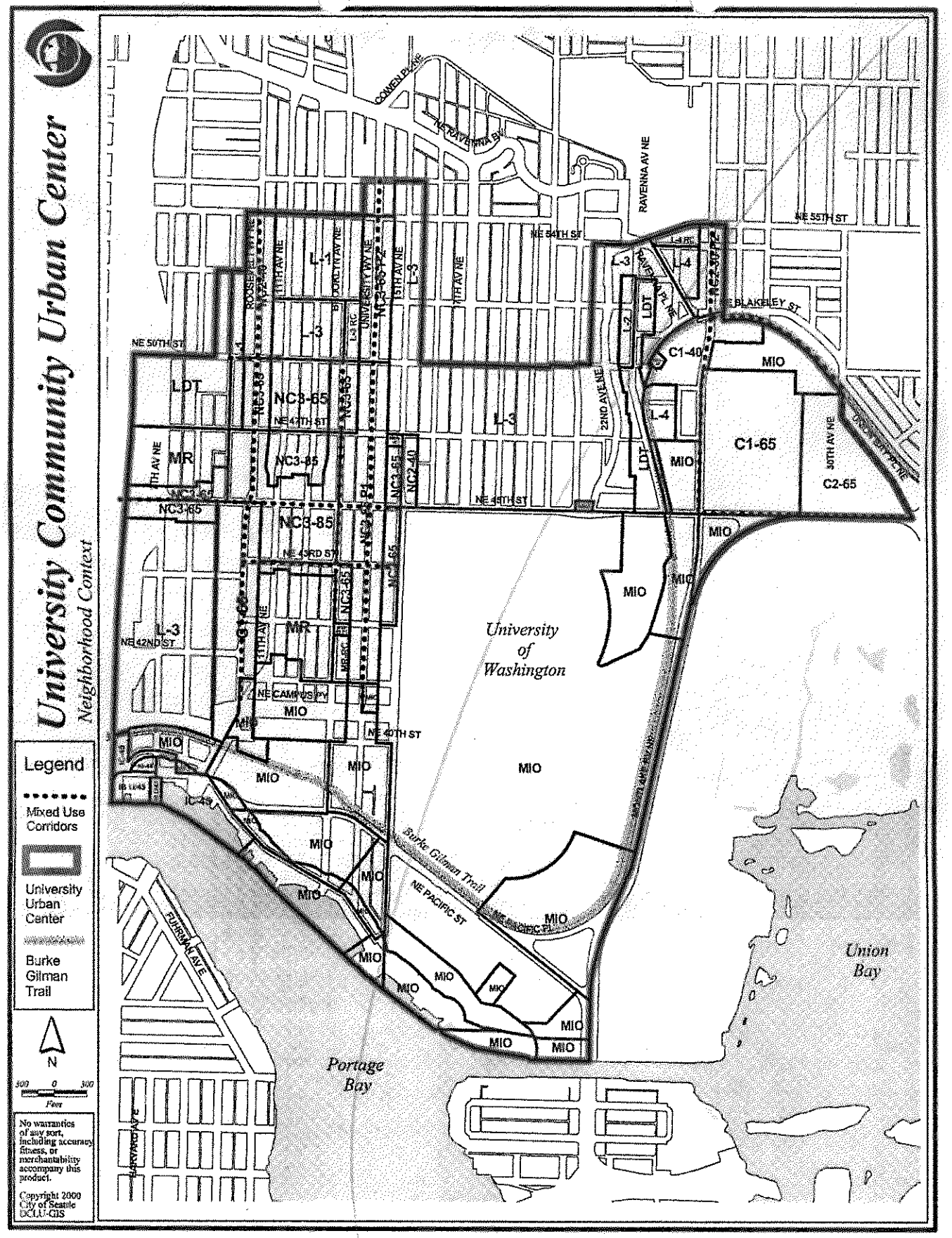
Filed by me this _____ day of _____, 2000.

_____
City Clerk

(Seal)

ATTACHMENT A

University Community Design Guidelines



Map 1: University Community and Mixed Use Corridors

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

III. University Community Design Guidelines

Projects requiring design review must comply with the community design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no community design guidelines for that particular Citywide Guideline.

A

Site Planning

responding to site characteristics

streetscape compatibility

A. SITE PLANNING

A-1 Responding to Site Characteristics

Context

The pedestrian-oriented street streetscape is perhaps the most important characteristic to be emphasized in the neighborhood. The University Community identified certain streets as "Mixed Use Corridors". These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment. The Mixed Use Corridors are shown in Map 1 (page 4).

Another important site feature in the University Community is the presence of the Burke Gilman Trail. The primary goal is to minimize impacts to views, sunlight and mixed uses while increasing safety and access along the trail.

Guideline

For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access for trail users.

A-2 Streetscape Compatibility

Context

Reinforcing the pedestrian streetscape and protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, and maintains the low- to medium-rise character of the streetscape. Roof decks providing open space for mixed-use development can be located facing the street so that upper stories are, in effect, set back.

Guideline - Solar Orientation

Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

A-3 Entrances Visible from the Street

A

Site Planning

entrances visible to the street

Context

Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries.

In residential projects, walkways and entries promote visual access and security.

Guidelines

1. **On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.**
   Secondary and service entries should be located off the alley, side street or parking lots.

2. **In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances.** At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

3. **When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street.** Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.

4. **In residential projects, front yard fences over four (4) feet in height that reduce visual access and security should be avoided.**

A-4 Human Activity

Context

Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the "street wall."

Guidelines

On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

A

Site Planning

human activity

respect for adjacent sites

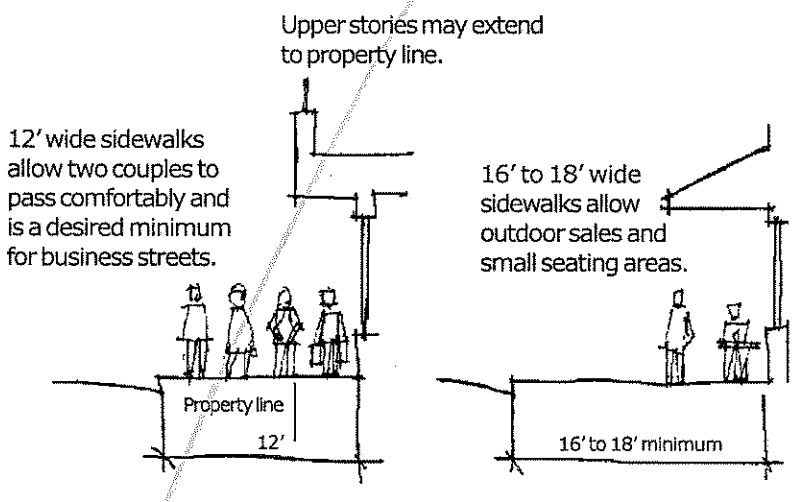


Figure 1: Setting back the first floor of a building provides more area for pedestrian activity.

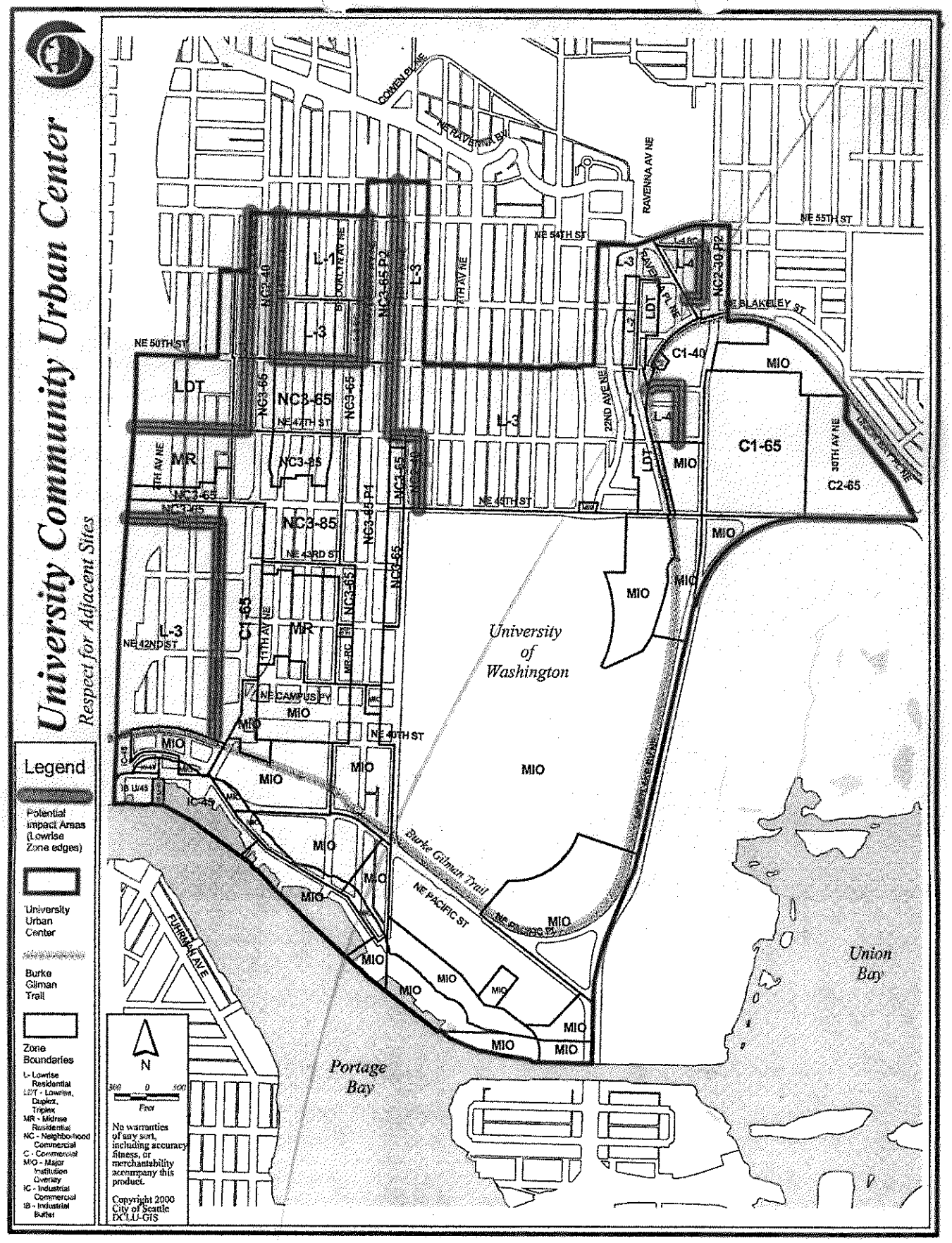
A-5 Respect for Adjacent Sites

Context

This Citywide Design Guideline is particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses. Map 2 (page 8) shows potential impact areas—these are where Lowrise zones abut commercial zones.

Guideline

Special attention should be paid to projects in the zone edge areas as depicted in Map 2 to ensure impacts to Lowrise zones are minimized as described in A-5 of the Citywide Design Guidelines.



Map 2: Respect for Adjacent Sites

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

A-7 Residential Open Space

Context

There is a severe lack of both public and private open space in the community. Small open spaces—such as gardens, courtyards, or plazas—that are visible or accessible to the public are an important part of the neighborhood's vision. Therefore, providing ground-level open space is an important public objective and will improve the quality of the residential environment.

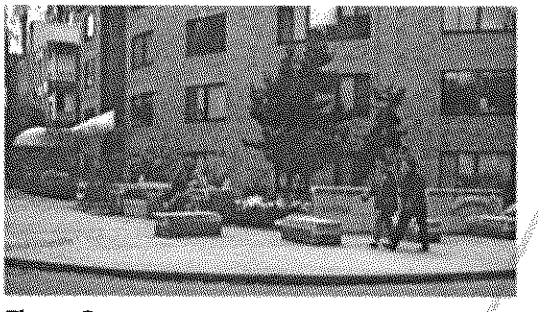


Figure 2:

This small plaza on Capitol Hill combines street right of way and private property to create a comfortable seating area and is the type of amenity envisioned in the University Community neighborhoods.

Guidelines

1. **The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:**

   - Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
   - Provides for the comfort, health, and recreation of residents.
   - Increases privacy and reduce visual impacts to all neighboring properties.

2. **A central courtyard in cottage or townhouse developments may provide better open space than space for each unit. In these cases, yard setbacks may be reduced if a sensitive transition to neighbors is maintained.**

A-8 Parking and Vehicle Access

Context

In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

A-10 Corner Lots

A

Site Planning

corner lots

Context

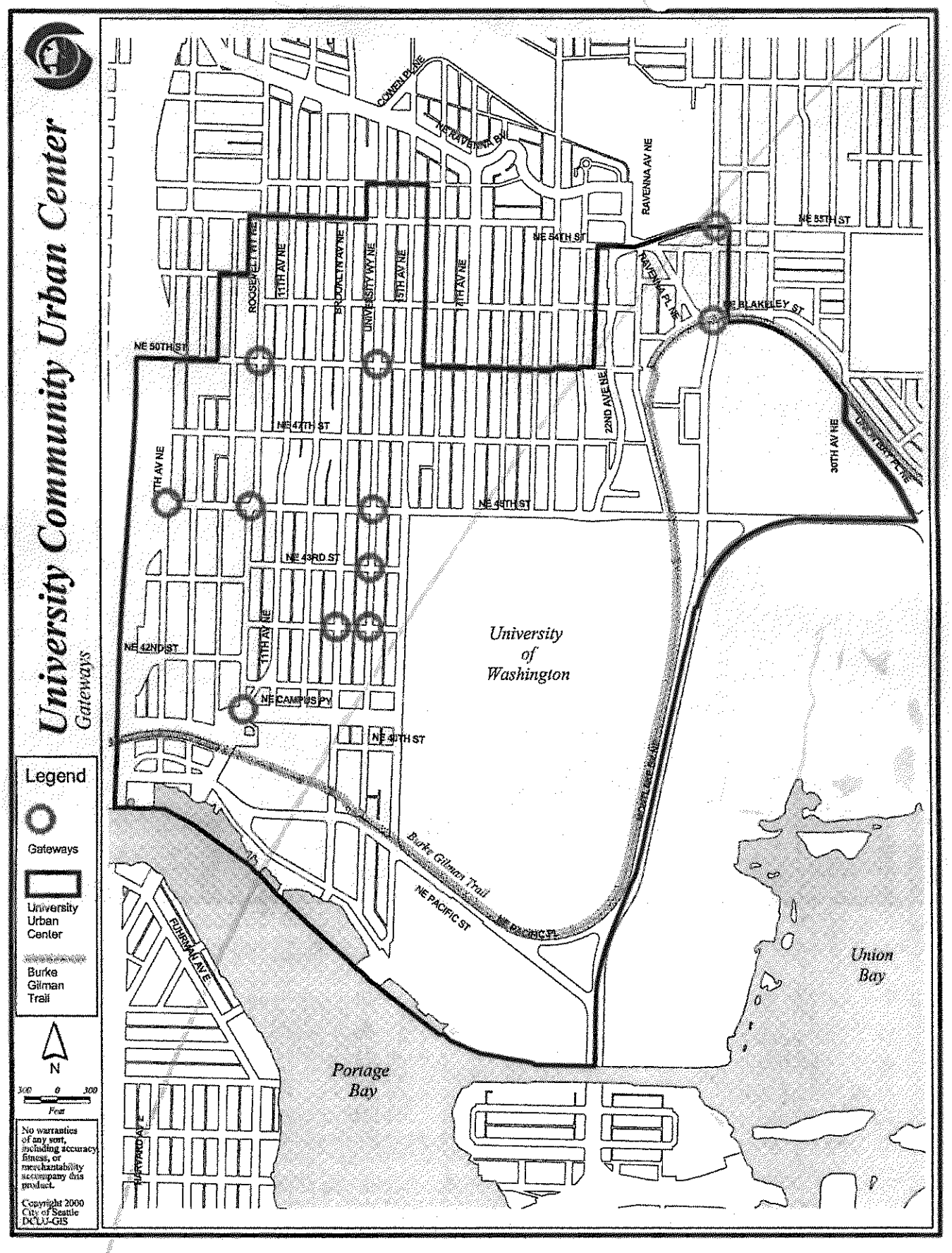
The Citywide Design Guidelines encourage buildings on corner lots to orient to the corner and adjacent street fronts. Within the University Community there are several intersections that serve as "gateways" to the neighborhood.

Guideline

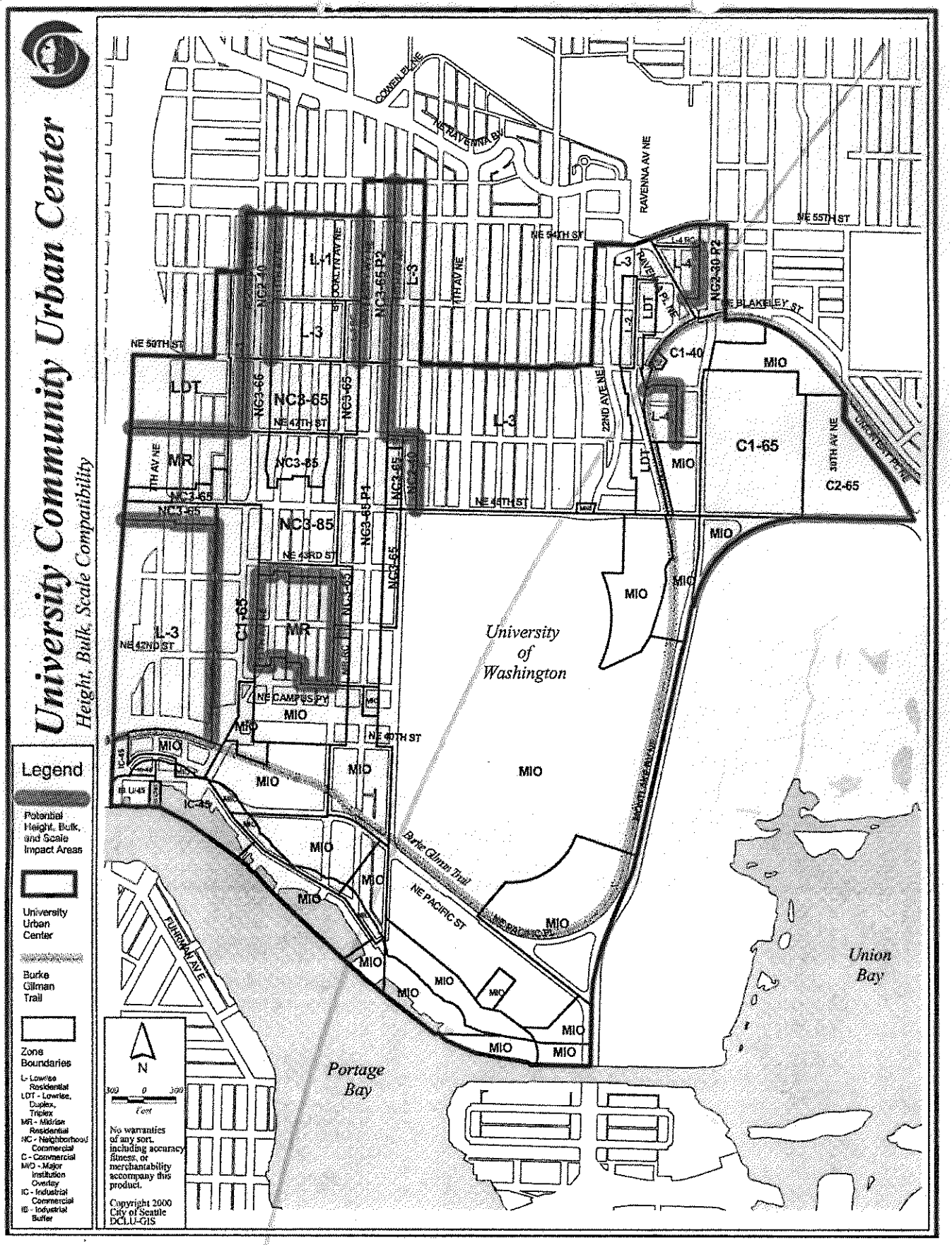
For new buildings located on a corner, including, but not limited to the corner locations identified in Map 3 (page 11), consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a special site feature such as diagonal orientation and entry, a sculpture, a courtyard, or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

Gateways:

- Roosevelt Avenue NE and NE 50th Street
- Roosevelt Avenue NE and NE 45th Street
- 7th Avenue NE and NE 45th Street
- NE 50th Street and University Way
- NE 45th Street and University Way
- NE 45th Street and 15th Avenue
- NE 43rd Street and University Way
- NE 42nd Street and University Way
- NE 42nd Street and Brooklyn Avenue NE
- 25th Avenue NE and NE 52nd Street
- 11th Avenue NE/ Roosevelt Avenue NE and Campus Parkway/NE 41st Street
- 25th Avenue NE and NE Blakeley Street



Map 3: Gateways



Map 4: Height, Bulk and Scale Compatibility

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk and Scale Compatibility

Context

The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale. These potential impact areas are shown in Map 4 (page 12). The design and siting of buildings is critical to maintaining stability and Lowrise character.

Guideline

Special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale as stated in the Citywide Design Guideline. These areas are also depicted in Map 4.

- Residential south slope bounded by Brooklyn, Roosevelt, NE 41st and NE 43rd Streets
- Along 25th Avenue NE
- South of NE 45th Street west of Roosevelt
- West of University Way between NE 52nd and NE 55th Streets
- West of Roosevelt Way NE north of NE 47th Street
- East of Roosevelt Way NE north of 52nd Street
- Along NE 47th Street between Roosevelt and 7th Avenue NE

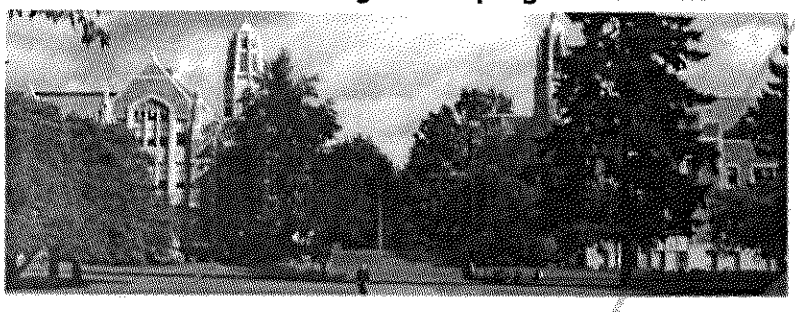
C. ARCHITECTURAL ELEMENTS AND MATERIALS

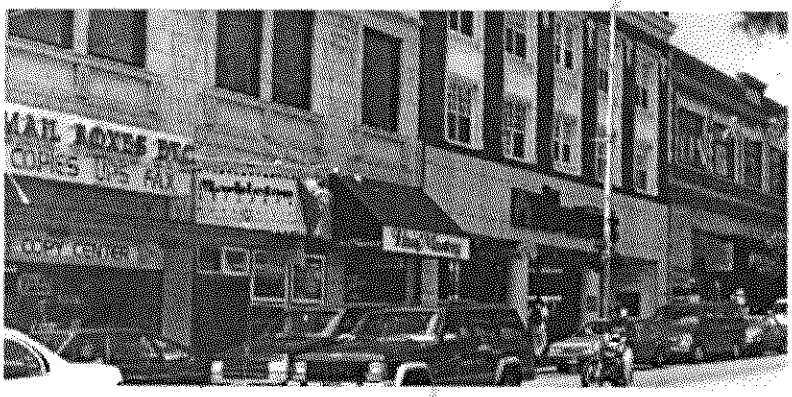
Architectural Elements

architectural context

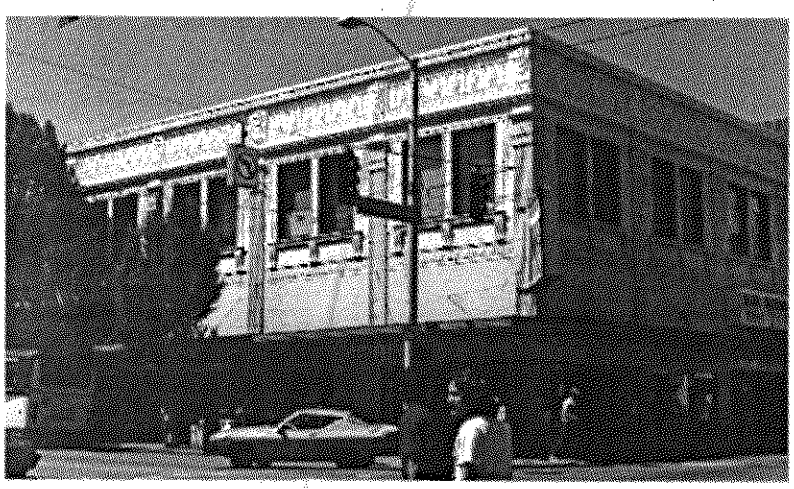
Figure 3: Art Deco style.

Figure 4:
The original "campus gothic" character.





Figures 5 and 6:
Examples of the classical detailing common on University Way.



C-1 Architectural Context

Context

Buildings in the University Community feature a broad range of building types with an equally broad range of architectural character. Because of the area's variety, no single architectural style or character emerges as a dominant direction for new construction. As an example, the University of Washington campus sets a general direction in architectural style and preference for masonry and cast stone materials, however, new buildings on and off campus incorporate the general massing and materials of this character, rather than replicating it.

The buildings on University Way are a particularly finely grained mix, ranging from wood frame Victorian storefronts to modern structures. The area's larger structures vary from the architecturally significant Meany Hotel to less architecturally noteworthy but well-made structures such as the Safeco Tower and the University Tower. The community also contains some excellent public structures such as the library, fire station and the University Heights Center. The University Community also has several large, featureless, contemporary buildings from the 1960s, 70s, 80s and 90s.

Because the University Community has and will continue to have an intense mix of uses, the spatial integration of neighboring structures is particularly important. Therefore, new projects should fit into a cohesive setting. This may mean revising building entrances and site plans to encourage better pedestrian circulation or reconfiguring building massing to create a better composition with consideration of buildings on neighboring lots.

Inventories that identify local architectural or historically significant buildings, such as the 1975 University District Inventory of Buildings and Urban Design Resources (Nyberg,

Steinbrueck) may be used as a resource in identifying or describing local architectural or historical character as used in these guidelines.

The architectural context of much of University Way is characterized by a narrow storefront pattern. Long buildings can use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade into sections that are consistent with the traditional single- and double-bay building configurations.

Unlike the University District area, the Ravenna Urban Village does not want new buildings to reflect the existing architectural character, especially along the 25th Avenue NE commercial strip. The University Community Urban Center Plan (UCUC Plan) calls for greater pedestrian orientation and "main street character" as this corridor redevelops.

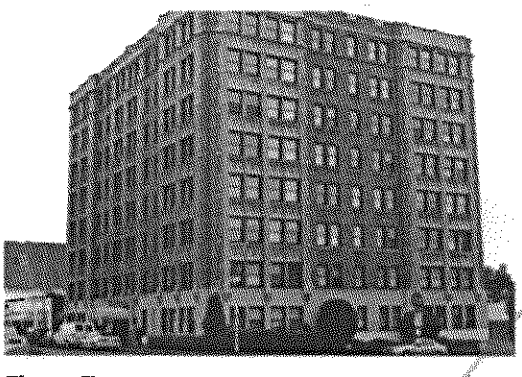


Figure 7: Historical example of midrise building characteristics in the University Community.

C

Architectural Elements

architectural context

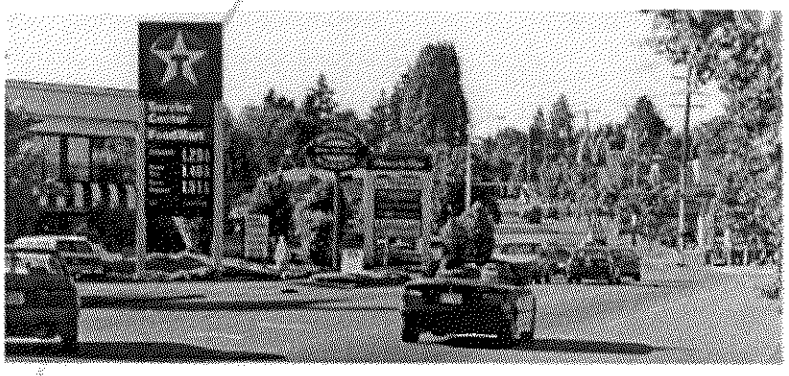


Figure 8: Late-20th Century architecture on the 25th Avenue NE commercial strip. As this Mixed Use Corridor redevelops, the existing character will be replaced with a "Main Street" character.

Figure 9: Note the relatively narrow storefront pattern on University Way.

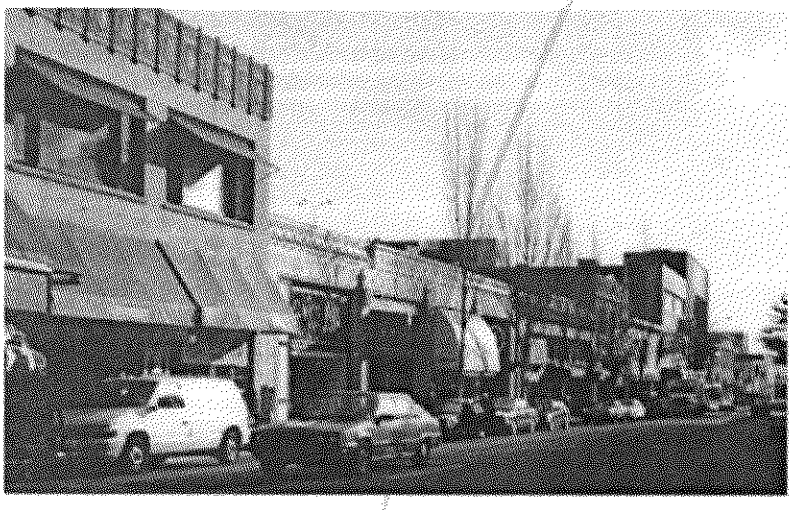
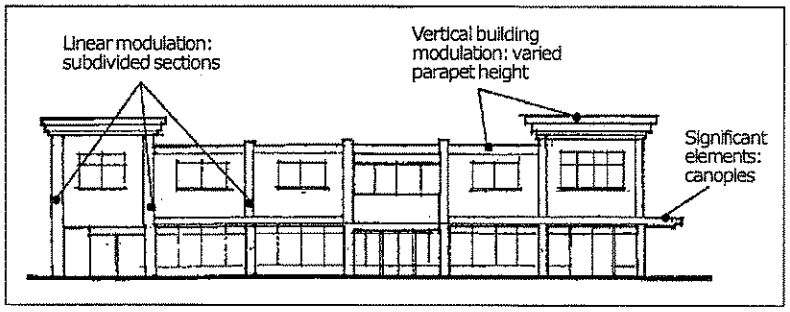


Figure 10: Methods of building articulation to break up the façade.



C

Architectural Elements

architectural context

Guidelines

1. **Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character** especially when there are buildings of local historical significance or landmark status in the vicinity.

2. **For areas within Ravenna Urban Village, particularly along 25th Avenue NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.**

3. **On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction.** (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

4. **When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or buildings of local historic character, the architectural treatment of new development should respond to this local historical character.** New buildings should feature traditional materials or a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

5. **Buildings in Lowrise zones should provide a "fine-grained" architectural character.** The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

   - Pitched roof;
   - Covered front porch;
   - Vertically proportioned windows;
   - Window trim and eave boards;
   - Elements typical of common house forms.

C-4 Exterior Finish Materials

Guidelines

1. **New buildings should emphasize durable, attractive, and well-detailed finish materials, including:**
   - **Brick** (especially appropriate).
   - **Concrete** (if it features architecturally treated texture or color, other refined detailing, and/or complementary materials).
   - **Cast stone, natural stone, tile.**
   - **Stucco and stucco-like panels**, if they feature an even surface and properly trimmed joints and edging around doors and windows. Heavily textured finishes with obvious trowel marks are not generally appropriate. Stucco should be avoided in areas that are susceptible to vandalism and graffiti. Stucco and stucco-like panels must be detailed and finished to avoid water staining and envelope failure. Overhangs and protective trim are encouraged to increase weather resistance.
   - **Art tile** or other decorative wall details.
   - **Wood,** especially appropriate for residential structures.
2. **Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.**
3. **The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character:**
   - **Masonry units.** If concrete blocks (concrete masonry units or "cinder blocks") are used for walls that are visible from a public street or park, then the concrete or concrete block construction should be architecturally treated in one or more of the following ways:
     - — Use of textured blocks with surfaces such as split face or grooved.
     - — Use of colored mortar.
     - — Use of other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks.
     - — Treated to avoid the gray "weeping" effect of wet concrete masonry.
   - **Metal siding.** If metal siding is used as a siding material over more than 25% of a building's façade, the metal siding should have a matted finish in a neutral or earth tone, such as buff, gray, beige, tan, cream, white, or a dulled color such as barn-red, blue-gray, burgundy, or ocher. If metal siding is used over 25% of the building façade, then the building design should include visible window and door trim painted or finished in a complementary color and corner and edge trim that covers exposed edges of the sheet metal panels.
   - **Wood siding and shingles** except on upper stories or on smaller-scale residential projects.
   - **Vinyl siding.**
   - **Sprayed-on finish** with large aggregate.
   - **Mirrored glass.** This is especially inappropriate when glare could be a potential problem.
4. **Where anodized metal is used for window and door trim, then care should be given to the proportion and break-up of glazing to reinforce the building concept and proportions.**
5. **Chain link fencing should be avoided unless it can be demonstrated it is necessary for safety purposes.**
6. **Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.**
7. **Light standards should be compatible with other site design and building elements.**

C-4 Exterior Finish Materials

Signs

Architectural Elements

exterior finish materials

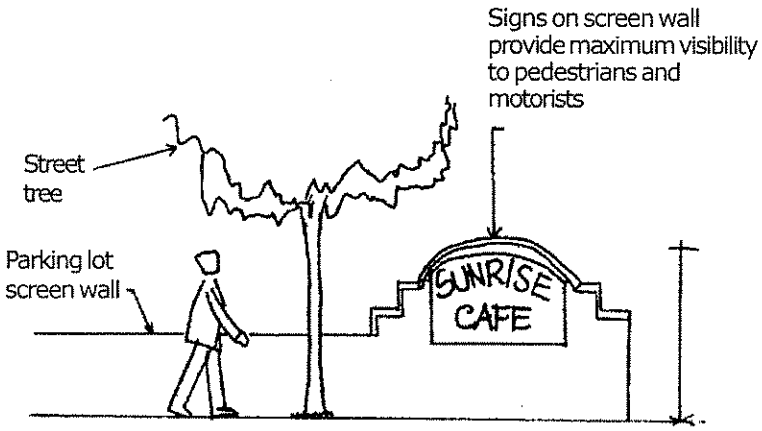
Context

The Citywide Design Guidelines do not provide guidance for new signs. New guidelines encourage signs that reinforce the character of the building and the neighborhood.

Guidelines

1. **The following sign types are encouraged, particularly along Mixed Use Corridors:**
   - Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.
   - Marquee signs and signs on pedestrian canopies.
   - Neon signs.
   - Carefully executed window signs, such as etched glass or hand painted signs.
   - Small signs on awnings or canopies.
2. **Post mounted signs are discouraged.**
3. **The location and installation of signage should be integrated with the building's architecture.**
4. **Monument signs should be integrated into the development, such as on a screen wall.**

Figure 11:
Signs on screen walls provide maximum visibility to pedestrians and motorists.



D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Context

The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

Convenient, attractive and protected pedestrian entries should be provided for both business and for upper story residential uses. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

Guidelines

1. **On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian-oriented. Pedestrian-oriented open spaces should meet the objectives below as well as the Citywide Design Guidelines. Required open space may be reduced up to 50% if a substantial amount of the street-level open space (on the order of at least 200 square feet), meets the following objectives:**
   - Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.
   - Plazas should be sensitively proportioned and designed. For example: not more than 60 feet across and no more than 3 feet above or below the sidewalk.
   - Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.
   - Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.
   - Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

2. On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

D

Pedestrian Environment

pedestrian open spaces and entrances

design of parking lots near sidewalks

D-4 Design of Parking Lots Near Sidewalks

Guidelines

1. Screening of surface parking lots should allow views of businesses.
2. On Mixed Use Corridors, walls rather than shrub screens are generally preferred because walls require less space and landscaping can be difficult to maintain in congested areas. If walls are provided, they must be made of "permanent" materials such as masonry.
3. When adjacent to residential zones, surface parking lots adjacent to sidewalks should be screened with shrubs and double rows of street trees for a more sheltered, residential feel.

D-5 Visual Impacts of Parking Structures

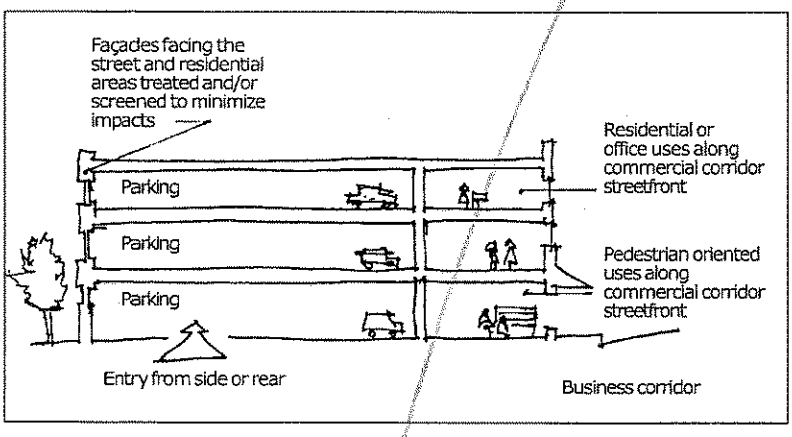


Figure 12:
Section through an acceptable parking structure configuration.

Guidelines

1. The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution for parking.
2. There should be no auto access from the principal corridor unless there is no practicable alternative.
3. Structured parking façades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.

E LANDSCAPING

E-3 Landscape Design to Address Special Site Conditions

Context

The retention of existing, large trees is an important consideration in new construction, particularly on the wooded slopes in the Ravenna Urban Village.

The 17th Avenue NE tree-lined boulevard is an important, visually pleasing streetscape.

Guidelines

1. **Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village.** The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

2. **The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.**

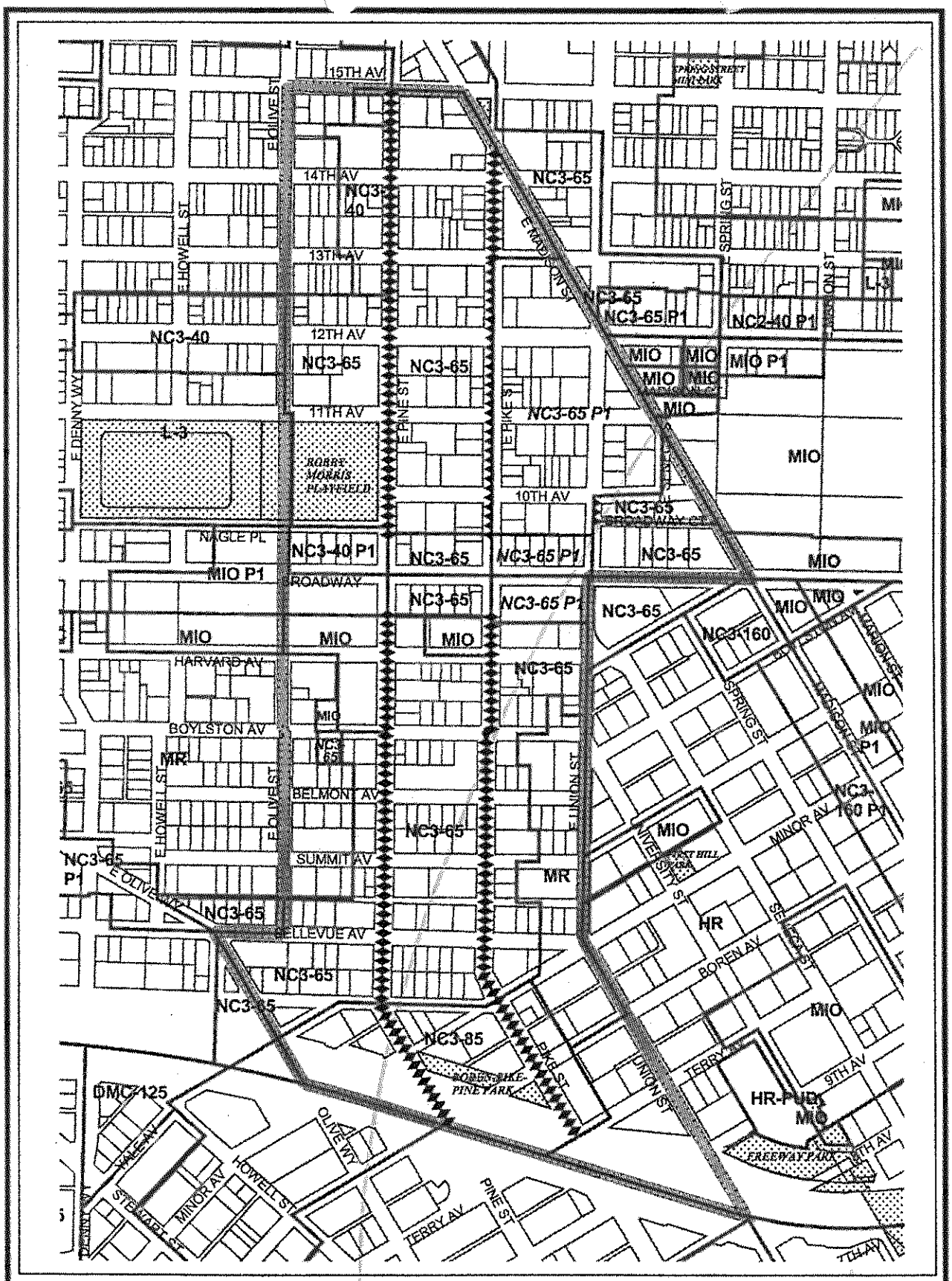
E

Landscaping

pedestrian open spaces and entrances

ATTACHMENT B

Pike/Pine Urban Center Village Design Guidelines



Map 1: Pike Pine Urban Village

Legend

Parcels
Zone Boundaries
Parks

Commercial Uses Required at Street Level on:
Both Sides of Street
North Side Only
South Side Only

Pike/Pine Urban Village Boundary

N

0 137.5' 275'

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Zone Designations: **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Mid-Rise)*, **HR** *(High-Rise)*, **RC** *(Residential Commercial)*, **NC3** *(Neighborhood Commercial 3)*, **P1** *(Pedestrian Overlay)*, **MIO** *(Major Institution Overlay)*

Projects requiring design review must comply with the neighborhood design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no neighborhood design guidelines for that particular Citywide Guideline.

A. SITE PLANNING

A-1 Responding to Site Characteristics

Characteristics and opportunities to consider in Pike/Pine include both views and other neighborhood features including:

- A change in street grid alignment causing unique, irregular-shaped lots, inlcuding Union and Madison and 10th and Broadway Court
- "Bow tie" intersections at 13th/14th between Pike/Pine/Madison

Site Planning

responding to site characteristics

transition between residence and street

residential open space

A-6 Transition Between Residence and Street

Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

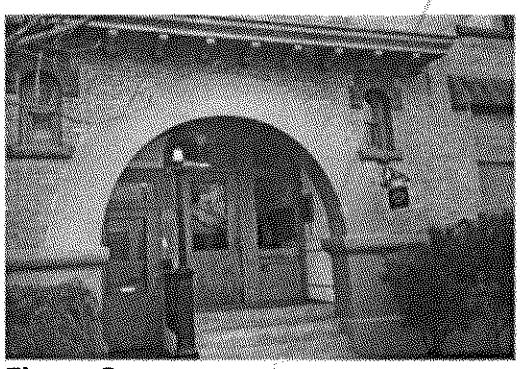


Figure 3:
Transition between residence and street. Arched, recessed entry.

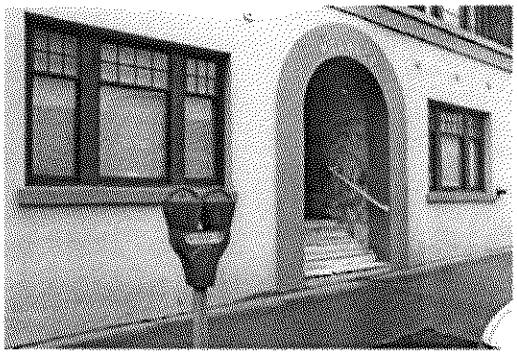


Figure 4:
Transition between residence and street

A-7 Residential Open Space

Locating a significant amount of open space on rooftops is discouraged. Open space at street level and features that provide visual relief on building facades, such as balconies, are encouraged.

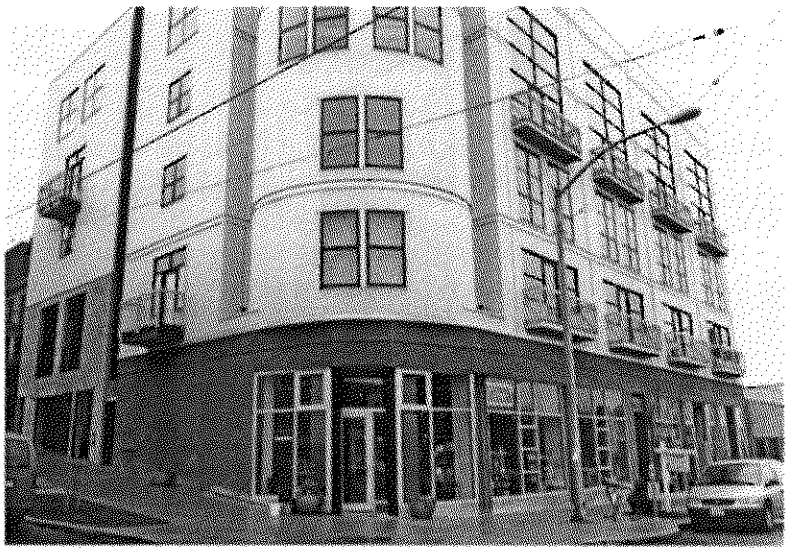


Figure 5:
Balconies provide visual relief

A-9 Location of Parking on Commercial Street Fronts

Garage entryways facing the street should be compatible with the pedestrian entry to avoid a blank façade. Steel mesh is a preferred alternative to solid doors.

A

Site Planning

location of parking on commercial street fronts

corner lots

A-10 Corner Lots

Buildings on corner lots should reinforce the street corner. To help celebrate the corner, pedestrian entrances and other design features that lend to Pike/Pine's character may be incorporated. These features include architectural detailing, cornice work or frieze designs.

The following corner sites are identified as Pike/Pine gateways (see map, page 11).

- Pike/Boren: southeast corner
- Melrose/Pine: northeast corner
- 12th/Pike intersection
- 12th/Pine intersection
- Madison: between 11th/12th
- Madison entries onto Pike and Pine

Two examples of projects that incorporate architectural materials and detailing that celebrates the corner are shown below:

Figure 6: Recent development

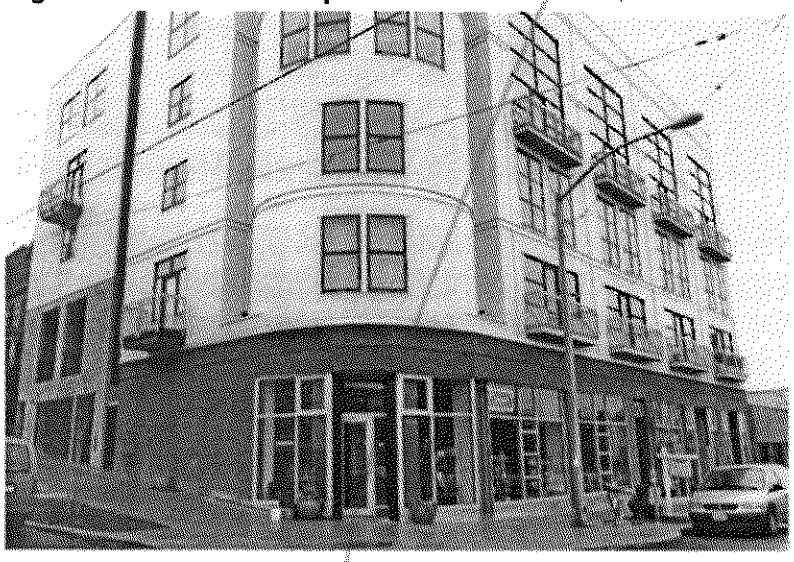
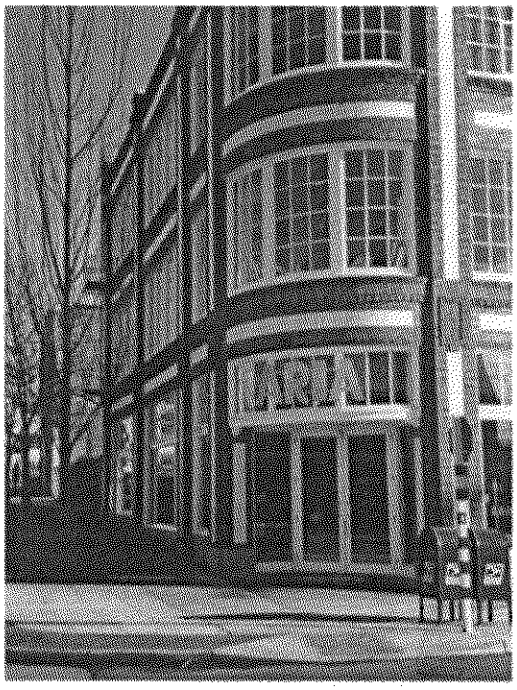
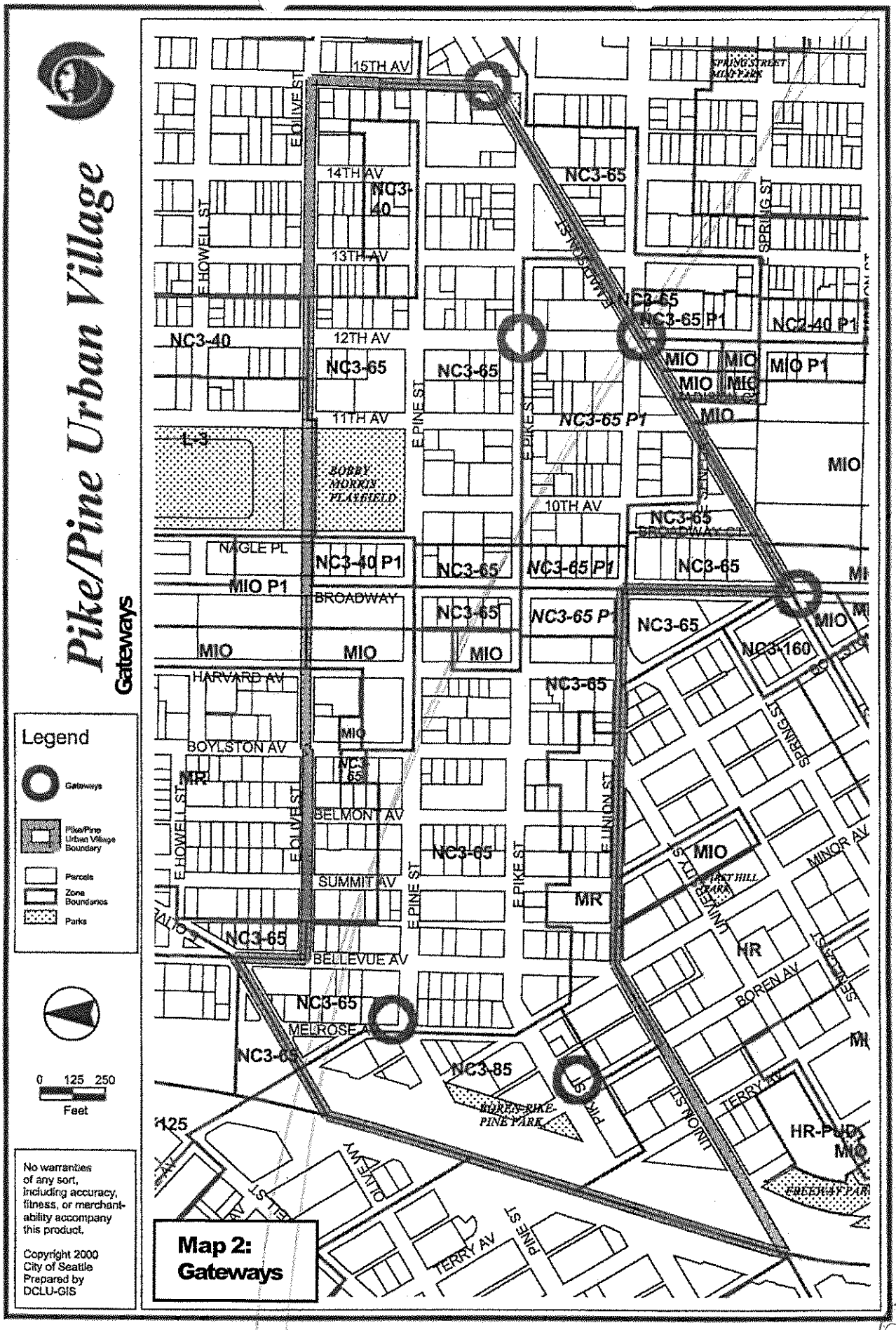


Figure 7: Neighborhood icon building





Zone Designations: **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Mid-Rise)*, **HR** *(High-Rise)*, **RC** *(Residential Commercial)*, **NC3** *(Neighborhood Commercial 3)*, **P1** *(Pedestrian Overlay)*, **MIO** *(Major Institution Overlay)*

C. ARCHITECTURAL ELEMENTS AND MATERIALS

Architectural Elements and Materials

architectural context

C-1 Architectural Context

The Pike/Pine "vernacular" architecture is characterized by the historic auto-row and warehouse industrial features of high ground floor ceilings and display windows, detailed cornice and frieze work, and trim detailing.

Figure 8:
Context—pilasters, arched terracotta cladding, parapet

Figure 9:
Context—light industrial signage and building design; tall windows

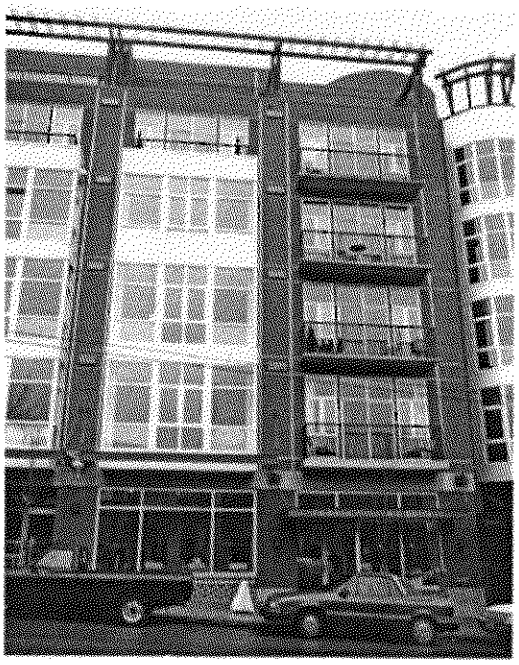
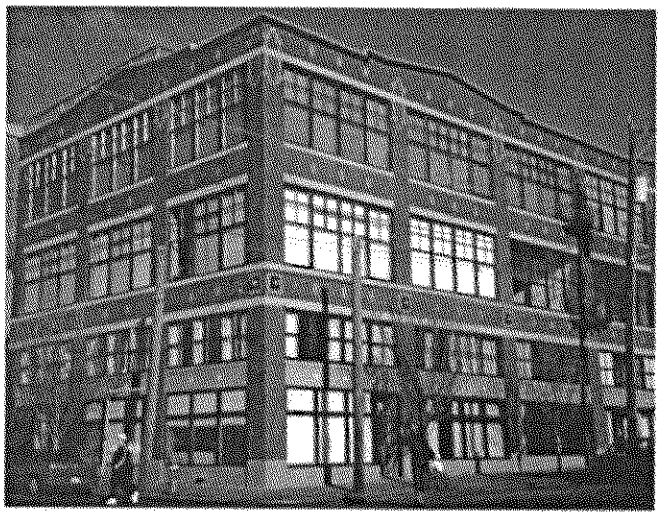
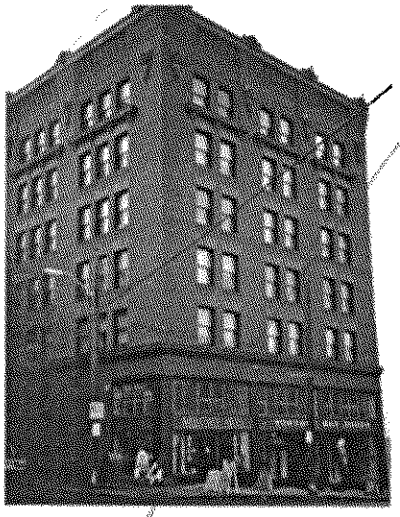


Figure 10:
New construction—large windows, balconies provide visual modulation.





Figures 11 and 12: Signature Pike/Pine architectural styles

C

Architectural Elements and Materials

architectural context

New buildings should echo the scale and modulation of adjacent buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that reflect the light-industrial history of the neighborhood are encouraged.

Examples of preferred elements include:

- Similar building articulation at the ground level;
- Similar building scale and proportions; and
- Similar building details and fenestration patterns.

Taking architectural cues from the following developments is encouraged:

- Villa Apartments (NE Pike/Boren);
- Wintonia (SW Pike/Minor);
- NW Boylston/Pine
- Pike Lofts (SW Pike/Bellevue);
- Schuyler (SW Pike/Boylston);
- Monique Lofts (NW Pike and 11th)

C

Architectural Elements and Materials

human scale

C-3 Human Scale

In order to achieve good human scale, the existing neighborhood context encourages building entrances in proportion with neighboring storefront developments.
In addition to the Citywide Design Guidelines, developments should successfully contribute to the vitality of the street level and pedestrian scale relationships to the right-of-way. Thus, the design of the ground floor of new developments should include:

- Pedestrian-oriented architectural elements
- A rhythm of building modulation comparable or complimentary to adjacent buildings
- Transparent, rather than reflective, windows facing the street

This is especially important along Pike, Pine, and Olive Streets, as well as on 10th and 11th Ave between Pine/Madison. It is preferred that ground floor development echoes the patterns established by adjacent buildings in this area including high-bays and glazing along the ground floor. Cues can also be taken from the Harvard Market located on Broadway and from the south side of Pike between Boylston and Harvard.

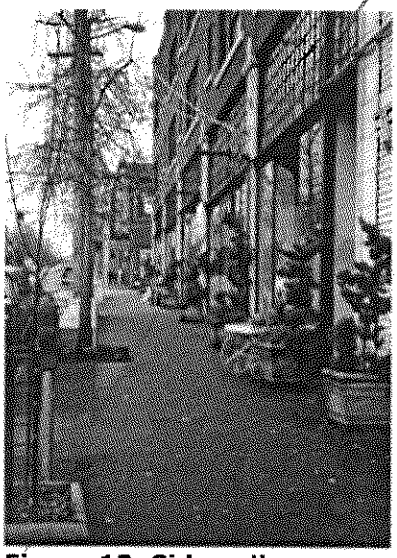


Figure 13: Sidewalks as open space

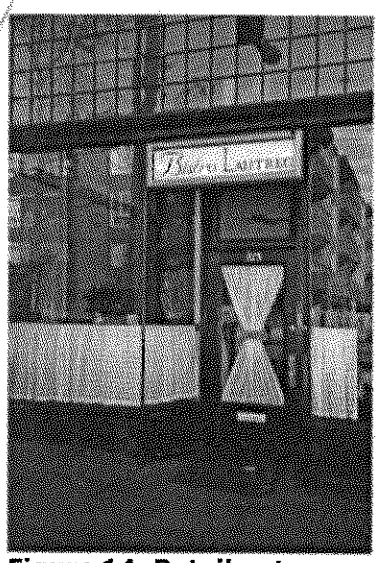


Figure 14: Retail entryway—transparent windows, floor-to-ceiling, unique signage

Figure 15: Transparent windows, retail modules and consistent entrances broekn up by vertical elements lend to streetscape

C-4 Exterior Finish Materials

New development should respond to the neighborhood's light-industrial vernacular through type and arrangement of exterior building materials. Preferred materials include:

- Brick, masonry, textured or patterned concrete, true stucco (DryVit is discouraged), with wood and metal as secondary or accent materials.

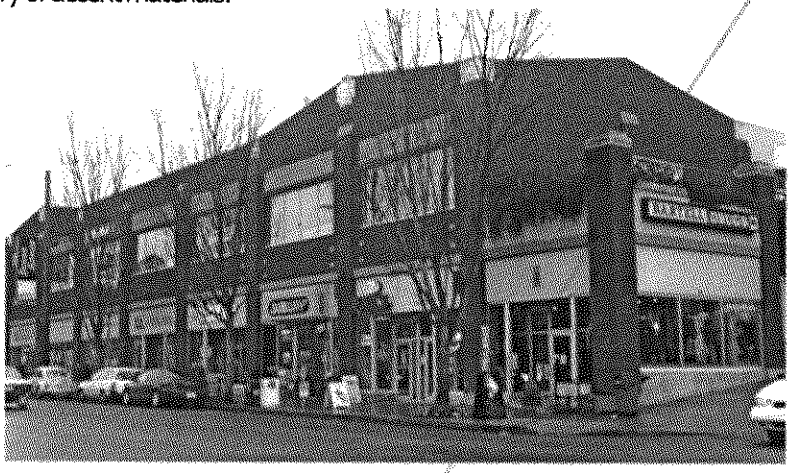


Figure 16: Ornamental detailing, decorative trim, parapet, cast plaster, brick.

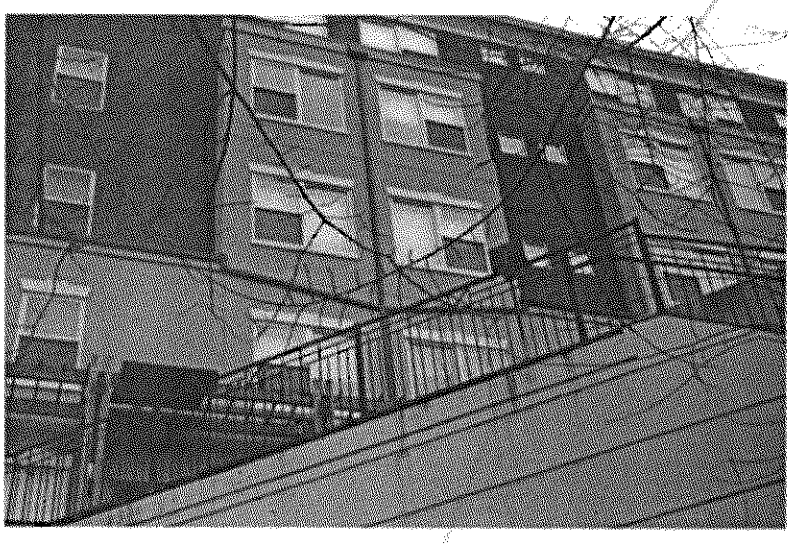


Figure 17: Window trim detailing

D. PEDESTRIAN ENVIRONMENT

Pedestrian Environment

retaining walls

design of parking lots near sidewalks

visual impact of parking structures

personal safety and security

D-3 Retaining Walls

Where retaining walls are unavoidable near a public sidewalk, a textured surface or inlaid material is encouraged.

D-4 Design of Parking Lots Near Sidewalks

Screening of Parking

For secured surface parking lots, the use of cyclone wire or chain-linked fencing should be avoided and instead, the artistic use of mesh fencing, fabricated iron, decorative hardscape and landscape materials including perimeter trees are encouraged.

D-5 Visual Impact of Parking Structures

Incorporate vertical landscaping (trellises) or artwork as screens where feasible.

Parking structures should provide commercial or other pedestrian–oriented uses at street level.

D-7 Personal Safety and Security

Lighting installed for pedestrians should be hooded or directed to pathways leading towards buildings.

E LANDSCAPING

E-2 Landscaping to Enhance the Building and/or Site

The creation of small gardens and art within the street right-of-way is encouraged in the Pike/Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. *Street greening* is specifically recommended along the following streets:

Landscaping

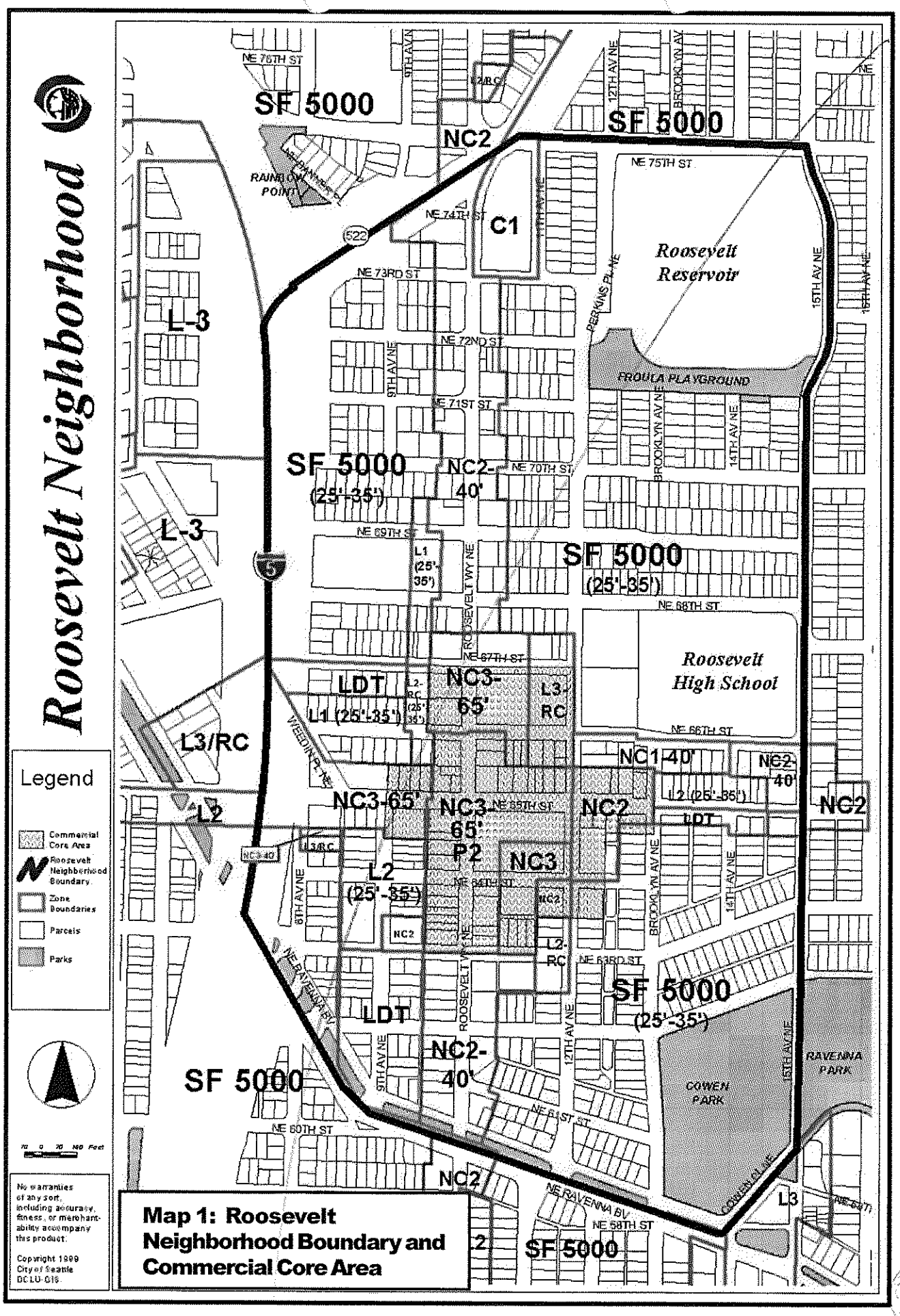
landscaping to enhance the building anr/or site

- Avenues between Union and Pike Streets, from Minor Avenue on the west to Harvard Avenue on the east;
- Along Bellevue, Summit, Belmont, and Boylston (except from Pike to Pine)
- Union Street from Boren to Broadway
- Avenues between Pike and Olive Streets from 11th Ave. on the east to 14th Ave. on the west including Pine from 14th and 15th and Olive from 11th to 15th (except along 14th Ave. from Pine to Pike)

Permit approval from Seattle Transportation (SEATRAN) is required in most cases for features placed within the City Right-of-Way and early coordination with SEATRAN is recommended.

ATTACHMENT C

Roosevelt Urban Village Design Guidelines



Map 1: Roosevelt Neighborhood Boundary and Commercial Core Area

Zone Designations: **SF 5000** *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **RC** *(Residential Commercial)*, **NC2** *(Neighborhood Commercial 2)*, **NC3** *(Neighborhood Commercial 3)*, **C1** *(Commercial 1)*, **P2** *(Pedestrian)*

Roosevelt Urban Village Design Guidelines

Projects requiring design review must comply with the neighborhood design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no neighborhood design guidelines for that particular Citywide Guideline.

A. SITE PLANNING

A

Site Planning

responding to site characteristics

solar orientation

A-1 Responding to Site Characteristics

Solar Orientation

Minimizing shadow impacts along Roosevelt Way and NE 65th Street is especially important in the Roosevelt neighborhood.

The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st.

In addition to solar orientation and building siting, two other methods that can help minimize shadow impacts on public sidewalks include:

- Upper level building setbacks
- Setbacks along the building base

Example:

For NC-65′ zones, departures that allow greater height with greater upper level setbacks is encouraged.

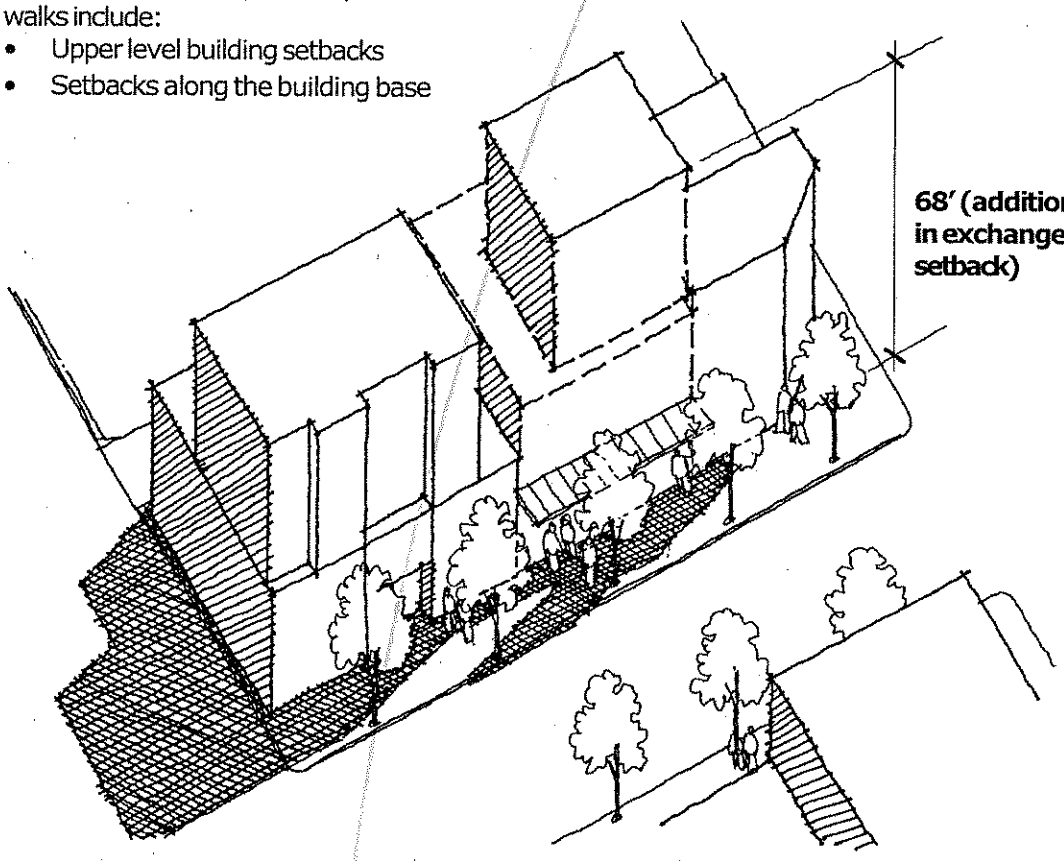


Figure 1

upper level setbacks and modulation help to minimize shadow impacts at the street level

A-2 Streetscape Compatibility

A

Site Planning

streetscape compatibility

Commercial and Mixed-Use Developments: Continuity of the Street Wall Along Sidewalks

Where building setbacks vary along the street due to required street dedications, new developments are encouraged to introduce elements that can help preserve the continuity of adjacent street-facing building walls, especially within the Core Commercial Area. Any element within the public right-of-way such as awnings, planters, etc., will require SEATRAN (Seattle Transportation Department) approval.

The following design solutions could provide design continuity of the building wall at the pedestrian level where buildings are set back:

1. Visually reinforce the existing street wall by placing horizontal or vertical elements in a line corresponding with the setbacks of adjacent building fronts. These could include trees, columns, planters, benches, overhead weather protection features or other building features.
2. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.
3. Consider using decorative paving within the public right-of-way with SEATRAN approval.
4. Make use of the building setback to create a public space.

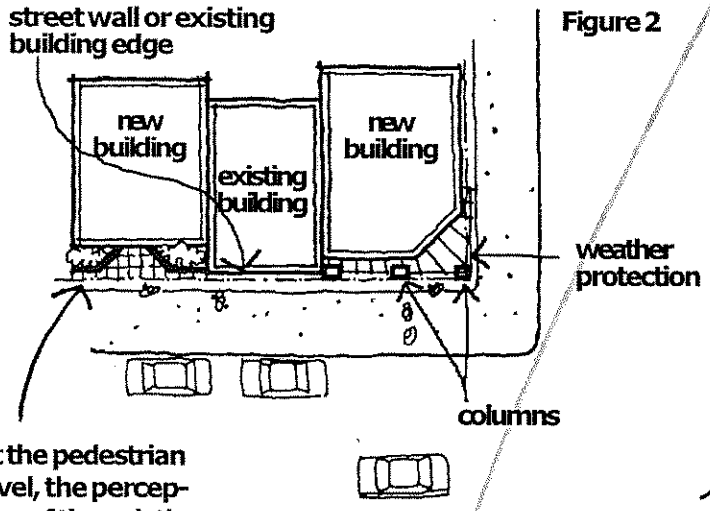


Figure 2

At the pedestrian level, the perception of the existing street wall can be visually reinforced in new buildings by placing features such as planters, decorative paving, overhead weather protection and columns in alignment with existing adjacent building façades.

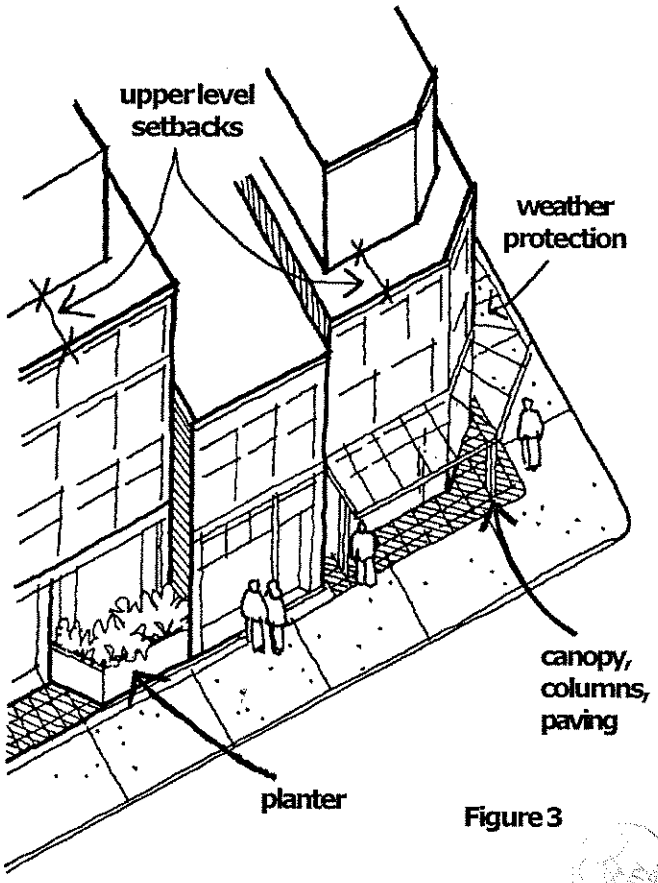
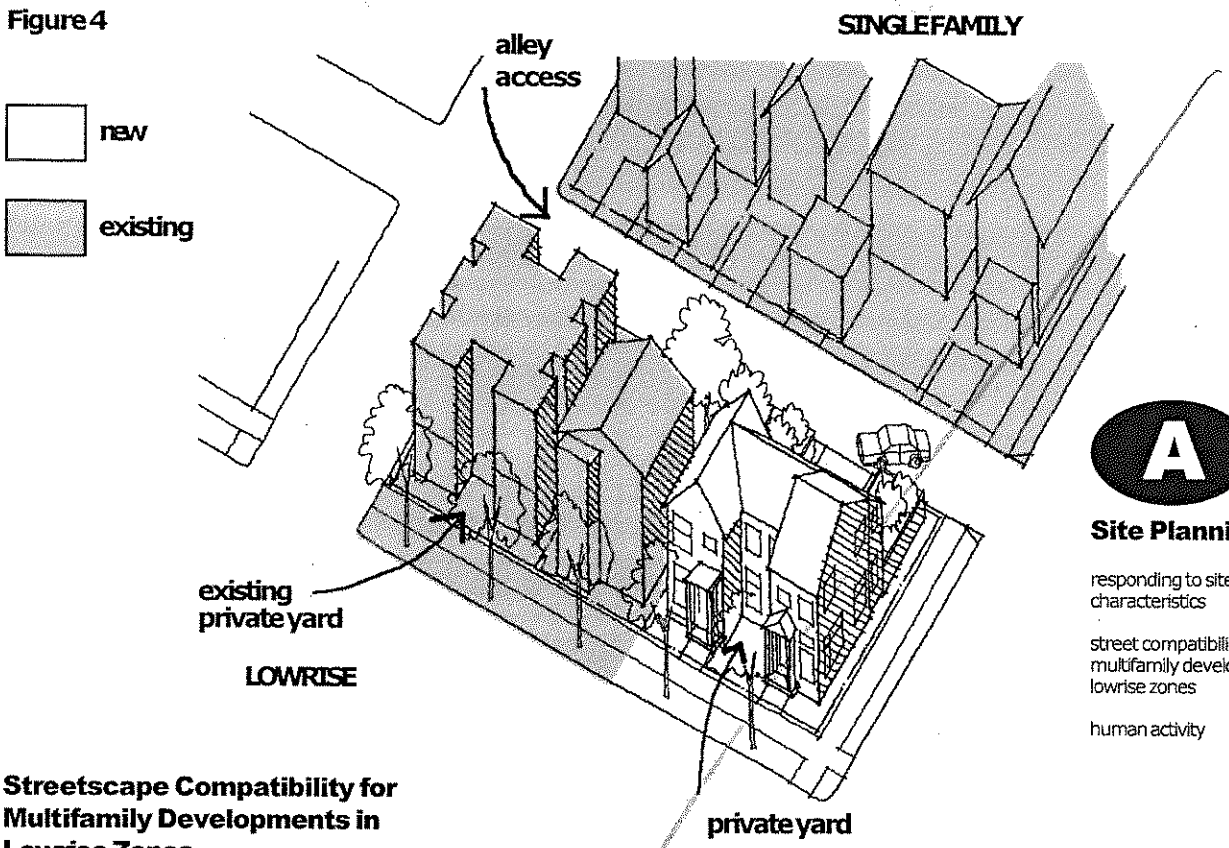


Figure 3

Figure 4



A

Site Planning

responding to site characteristics

street compatibility for multifamily developments in lowrise zones

human activity

Streetscape Compatibility for Multifamily Developments in Lowrise Zones

Ground-related entries and private yards are encouraged for multi-family developments within L2 zones. Features also encouraged include:

1. Private back yards
2. Parking behind structures
3. Landscaping and driveway access to create buffers between multifamily development and single-family structures in single family zones.

A-4 Human Activity

Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features.

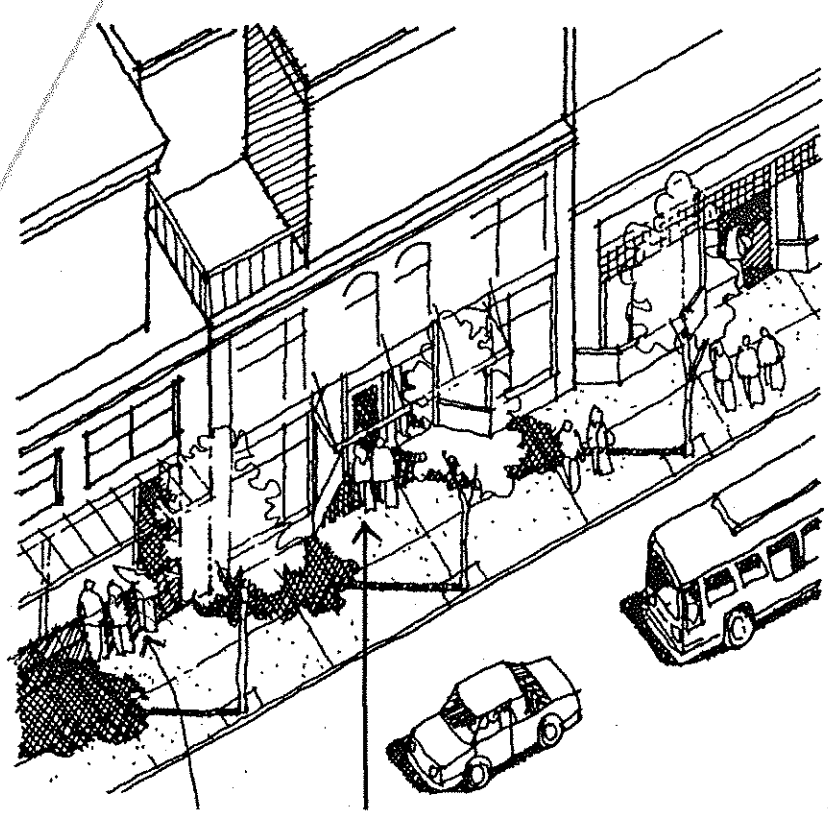


Figure 5

A-6 Transition between Residence and Street

A

Site Planning

respect for adjacent sites

transition between residence and street

residential open space

1. Encourage the incorporation of separate ground-related entrances and private open spaces between the residence, adjacent properties, and street, especially for multifamily developments west of Roosevelt Way.
2. Ground level landscaping can be used between the structure(s) and sidewalk.

A-7 Residential Open Space

The Roosevelt Neighborhood values places for residents to gather. For mixed use developments, provision of ground-related common open space areas in exchange for departures especially to the maximum residential coverage limit is encouraged, in addition to other allowable departures.

Open space areas can also be achieved in a variety of ways including:

1. Terraces on sloping land to create level yard space
2. Courtyards
3. Front and/or rear yards
4. Roof tops

A-8 Parking and Vehicle Access

Minimize the number of curb cuts and width of driveways and curb cuts along Roosevelt Way NE and NE 65th Street by locating vehicle access onto alleys and/or side streets when feasible.

Locate surface parking at rear or side of lot. Where feasible, parking areas for properties that lie outside pedestrian overlay zones should be located to the rear of buildings that face Roosevelt Way NE and NE 65th Street.

Where surface parking must be located to the side of structures, the following is recommended:

- Place surface parking away from the corners of blocks fronting on Roosevelt Way NE and NE 65th.
- Limit the frontage of surface parking areas which face Roosevelt Way NE or NE 65th.

Encourage creation of multi-purpose parking areas. These areas can provide for parking as well as public open space areas.

Examples of public open space uses for parking lots include:

- urban plazas or pocket parks
- outdoor eating or vending areas
- places for neighborhood functions (carnivals, markets, rummage sales)
- cultural events (outdoor theater, music)
- recreational activities (basketball, tennis, children's play areas).

Examples of elements for public open spaces include:

- Special surface treatments, art, fountains and seating
- Locations for removable bollards or other devices in order to restrict auto access to public spaces when not used for parking.
- Use lighting to create a safe environment while minimizing glare onto adjacent properties and sidewalks.
- Spaces should be sited to have minimal shadow impacts from surrounding buildings and/or dense vegetation.

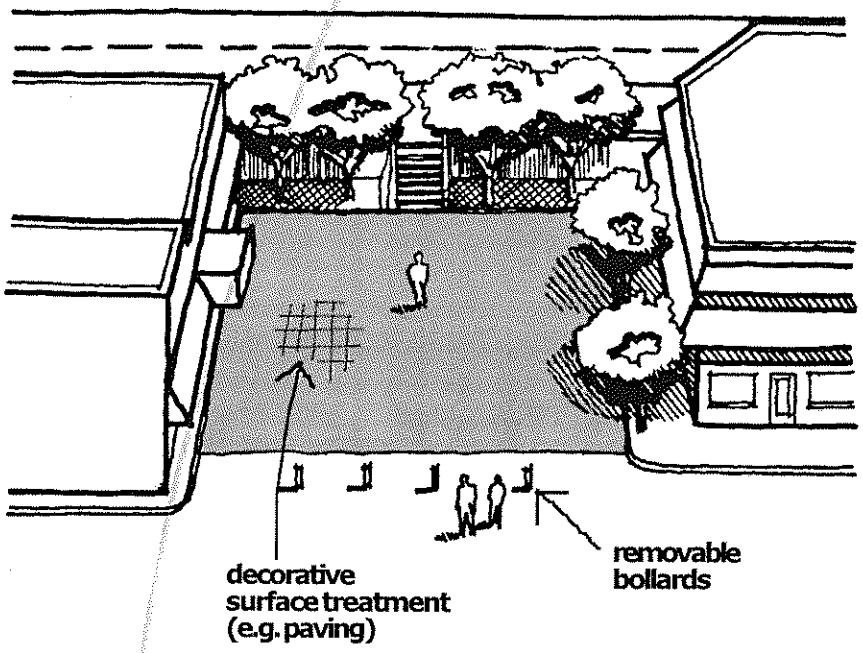


Figure 6

A-10 Corner Lots

Site Planning

corner lots

Gateways

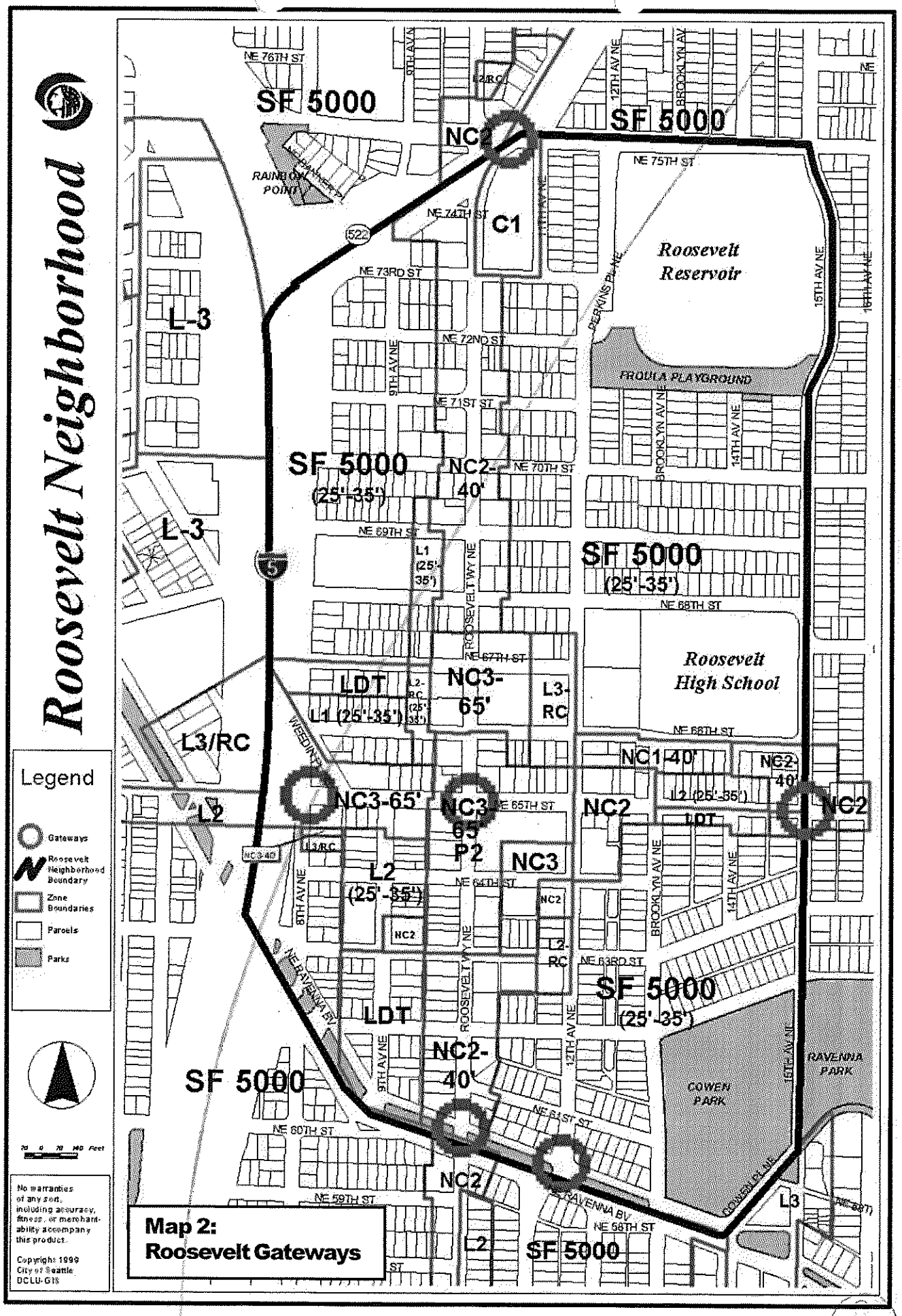
Gateway features could include a variety of design elements that enhance these prominent neighborhood intersections identified below.

The following design elements are encouraged:

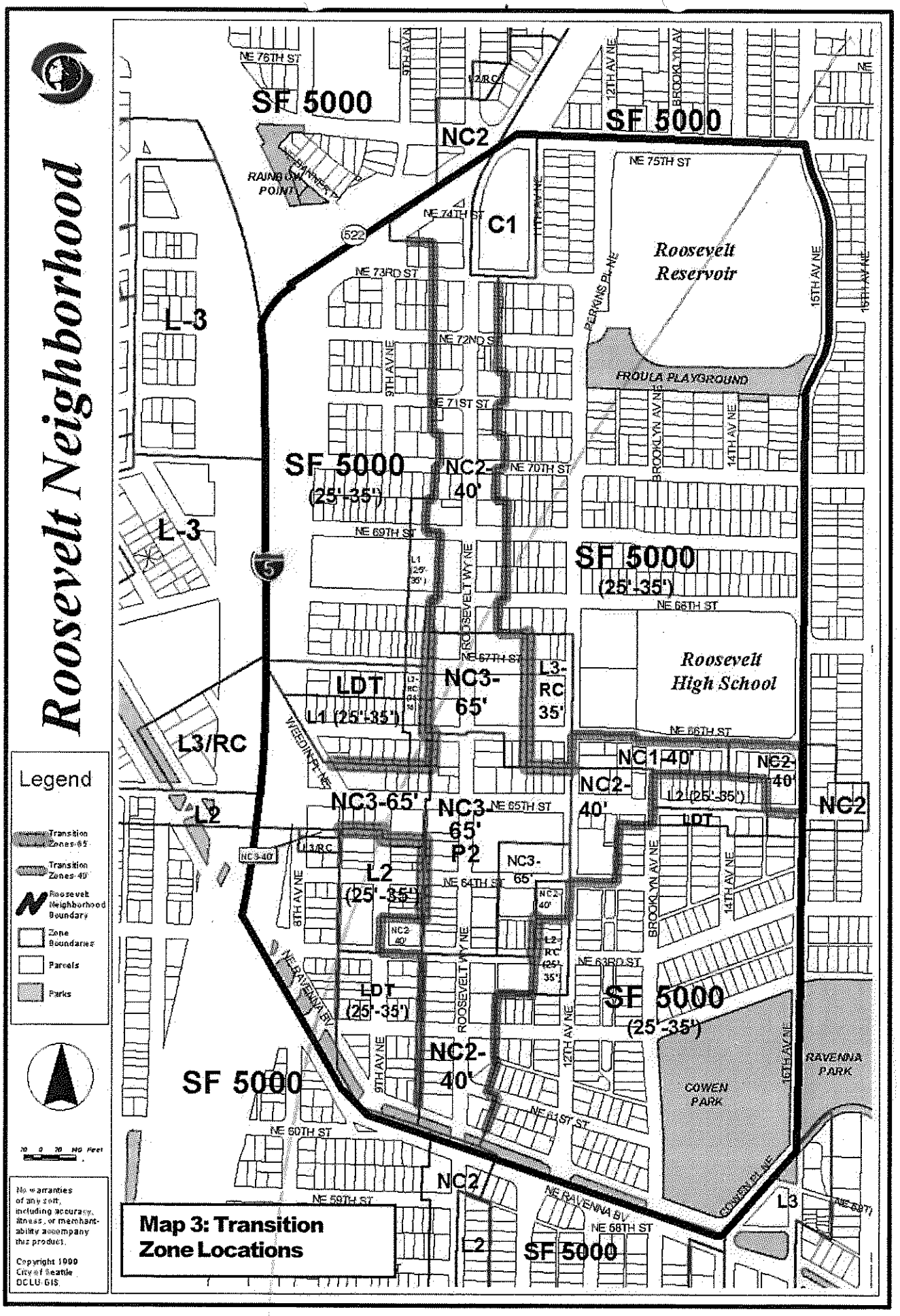
1. special paving or surface treatments;
2. art;
3. water features;
4. landscaping,;
5. seating;
6. kiosks, etc.

Five gateway locations have been identified (see Map 2, opposite page):

1. The area surrounding the intersection of Roosevelt Way NE and NE Ravenna Boulevard.
2. The area surrounding the intersection of Roosevelt Way NE and NE 75th.
3. The area surrounding the intersection of NE 65th and 8th Avenue NE.
4. The area surrounding the intersection of NE 65th and 15th Avenue NE.
5. The area surrounding the intersection of Roosevelt Way NE and NE 65th.



Map 2: Roosevelt Gateways



Map 3: Transition Zone Locations

Zone Designations: **SF 5000** (*Single Family*), **LDT** (*Lowrise, Duplex, Triplex*), **L1, L2, L3** (*Lowrise 1, 2 and 3*), **RC** (*Residential Commercial*), **NC2** (*Neighborhood Commercial 2*), **NC3** (*Neighborhood Commercial 3*), **C1** (*Commercial 1*), **P2** (*Pedestrian*)

B. HEIGHT, BULK AND SCALE

Commercial/Residential Zone Edges Map

Map 3 shows where zone edges occur in the Roosevelt neighborhood.

Careful siting, building design and building massing at the upper levels should be used to achieve a sensitive transition between multifamily and commercial zones as well as mitigating height, bulk and scale impacts. Some of the techniques already identified in the Citywide Design Guidelines are preferred in Roosevelt. These techniques include:

1. increasing building setbacks from the zone edge at ground level;
2. reducing the bulk of the building's upper floors;
3. reducing the height of the structure;
4. use of landscaping or other screening (such as a 5-foot landscape buffer).

Departures to development standards are encouraged in Roosevelt in order to create a positive transition along zone edges.

If any of the 4 techniques listed above is employed, applicants and Board members are encouraged to consider specific departures to the development standards identified below in addition to those listed in the Citywide Design Guidelines.

a) 64% coverage limit for the residential portion of mixed use buildings;
b) building height for all or some portions of the building;
c) required open space.

Applying any of these or other departures allowed through Design Review is intended to help offset a significant loss of development opportunity within the Roosevelt neighborhood.

Two zone edge conditions may be encountered in Roosevelt when designing a project in the transition areas shown in Map 3. This section presents these conditions and states preferred design approaches to achieve a more successful transition for each condition.

Zone Edge Condition One: where a rear lot line of a commercially zoned lot (height limit of 30, 40 or 65 feet) abuts a side or rear of a residentially zoned lot (height limit of 25-35 feet).

Examples of recommended design methods follow in order of preference:

1. For commercial uses, place surface parking and access behind commercial buildings;
2. Increase building setbacks along zone edges;
3. Step back the upper floors or modify the roofline to reduce the overall building height.

Zone Edge Condition Two: where an alley separates a commercially zoned lot (height limit of 40 feet or 65 feet) from the side or rear property line of a residentially zone lot (height limit of 25-35 feet).

Examples of recommended design methods follow in order of preference:

1. Step back the upper floors or modify the roofline to reduce the overall building height;
2. Place commercial parking and access behind commercial buildings.

Map 3 - Transition Zone Locations

A zone edge condition is where a residentially zoned property abuts the side or rear lot of a commercially zoned property, or where a commercial and residential zone is separated by an alley. The thicker line separates residential zones from commercial zones with a 65' height limit. The thinner line separates residential zones from commercial zones with a 40' height limit. These are labeled as Transition Zones in the Map 3 legend.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

Architectural Elements and Materials

architectural context

Streetwalls adjacent to sidewalks within the Roosevelt Commercial Core should be designed to incorporate traditional commercial façade components. This can be achieved by using narrow, traditional storefronts defined by vertical elements with multiple pedestrian entrances. This type of articulation is especially important for projects that occupy most or all of a blockface.

The following is encouraged:

1. Articulate the building façade and break down the mass of long façades into units or intervals through architectural design and detailing to reflect Roosevelt's historical building pattern.
2. Consider a variety of traditional methods to break up the mass of large buildings in order to provide for distinctly different architectural treatments at the ground or lower levels.
3. Incorporate design elements, architectural details, or materials in the building façade at the street level that are similar to those of adjacent buildings.

Architectural features preferred in Roosevelt include the following:

- Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
- Kickplate
- Ground floor storefront transparent windows that allow pedestrians to see activity within the building
- Ground floor display windows (where product displays are changed frequently to create interest along the street)
- Recessed entries on the street level and building modulation on the upper levels
- Transom windows
- Upper level windows that are interrupted by solid façade area
- Parapet cap or cornice
- Beltcourse
- Marquee or awning: marquees or retractable awnings are generally preferred
- Arcades
- Change in materials
- Variety in color and/or texture
- Building overhangs (where upper levels are brought closer to a front property line)
- Courtyards

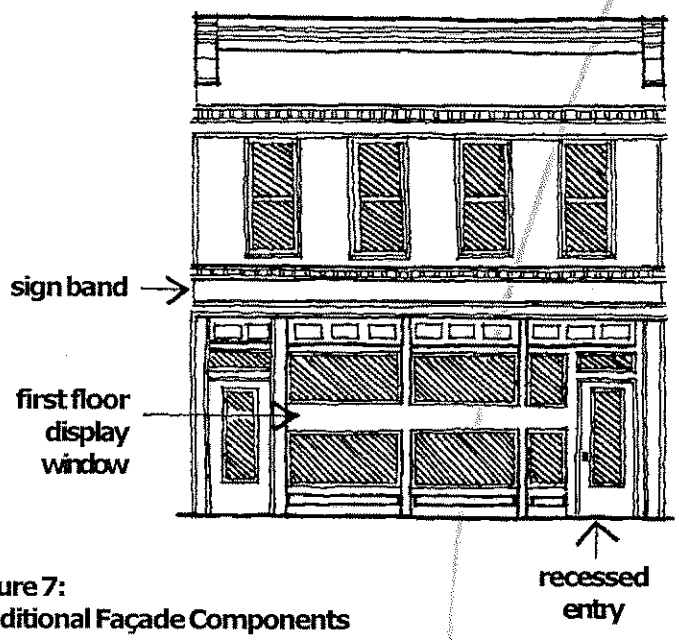
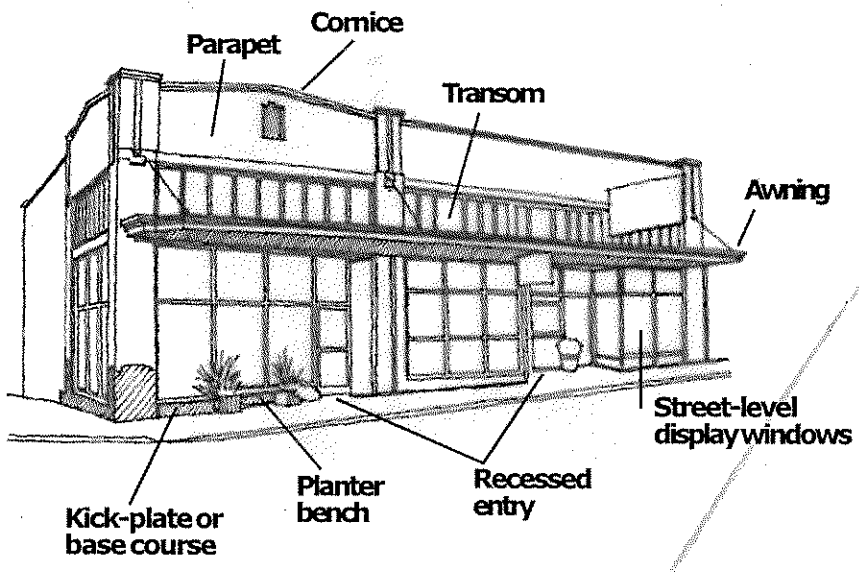


Figure 7: Traditional Façade Components

Figure 8



C-2 Architectural Concept and Consistency

The architectural features below are especially important for new commercial and mixed use developments in Roosevelt's commercial core (see Figure 1):

- Multiple building entries
- Courtyards
- Building base
- Attractively designed alley-facing building façades including architectural treatments, fenestration, murals, etc.

For buildings that are both set back from and taller than adjacent buildings, the street level portion should be differentiated from the upper floors through architectural design or building materials, textures, and/or colors.

C-4 Exterior Finish Materials

Signs

Developments should accommodate places for signage that are in keeping with the building's architecture and overall sign program.

Preferred sign types include:

1. Small signs incorporated into the building's architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade are preferred within the Commercial Core Area.
2. Neon signs are also encouraged, while large illuminated box signs are discouraged.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.

Large box signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where awnings are illuminated, the light source should be screened to minimize glare impacts to pedestrians and vehicles.

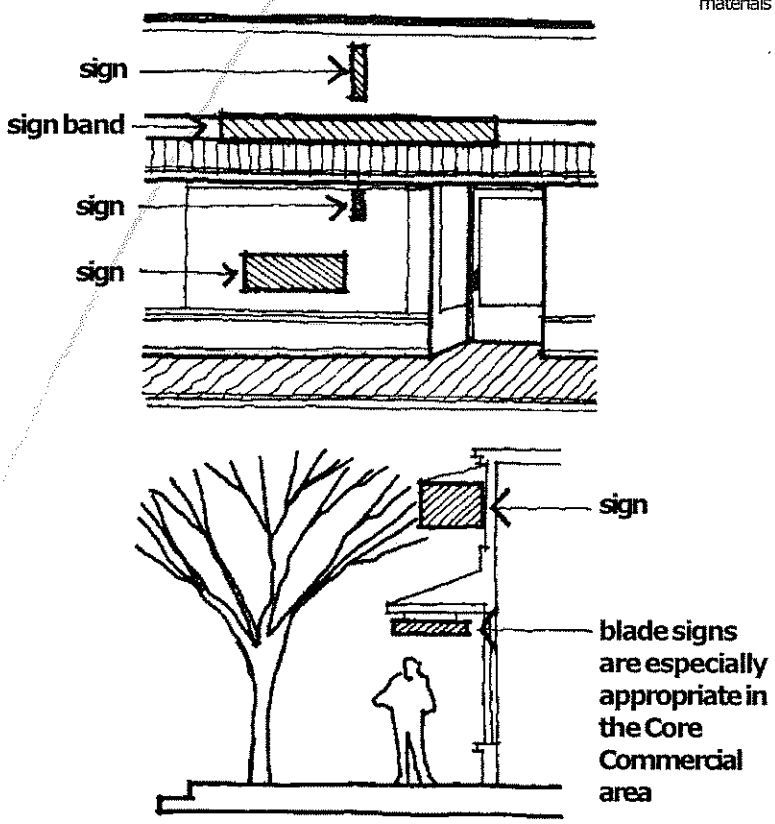


Figure 9: Small Pedestrian-Scaled Signs

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

D

Pedestrian Environment

pedestrian open spaces and entrances

Pedestrian amenities are encouraged where appropriate along sidewalks within the Core Commercial Area. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities. One way to accomplish this is by extending curbs to create opportunities for outdoor cafes and/or vending areas.

Amenities could also be placed within small and larger setbacks along commercial streets. Curb extensions and any amenity feature proposed within the public right-of-way should be explored with SEATRAN (Seattle Transportation) very early in the design process.

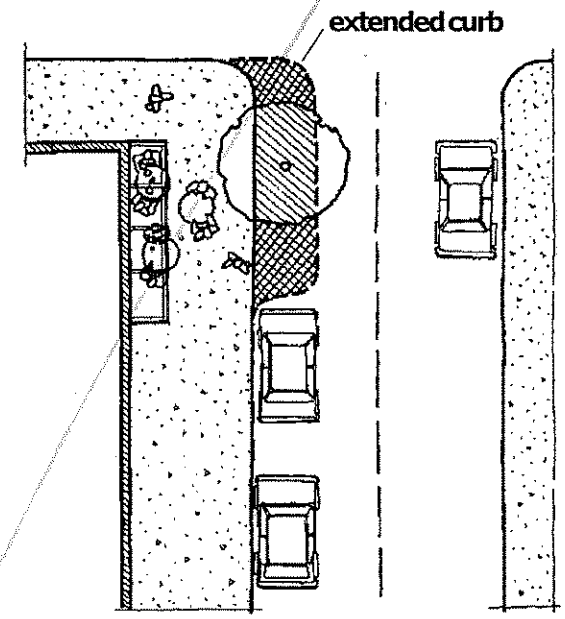


Figure 10

Examples of amenities include:

- seating
- vending
- drinking water fountains
- artwork
- special surface treatments
- plantings
- and/or pedestrian-scaled lighting
- courtyards
- Pedestrian-scaled signage should be incorporated into the building's architecture. Preferred styles and materials are identified in C-4.

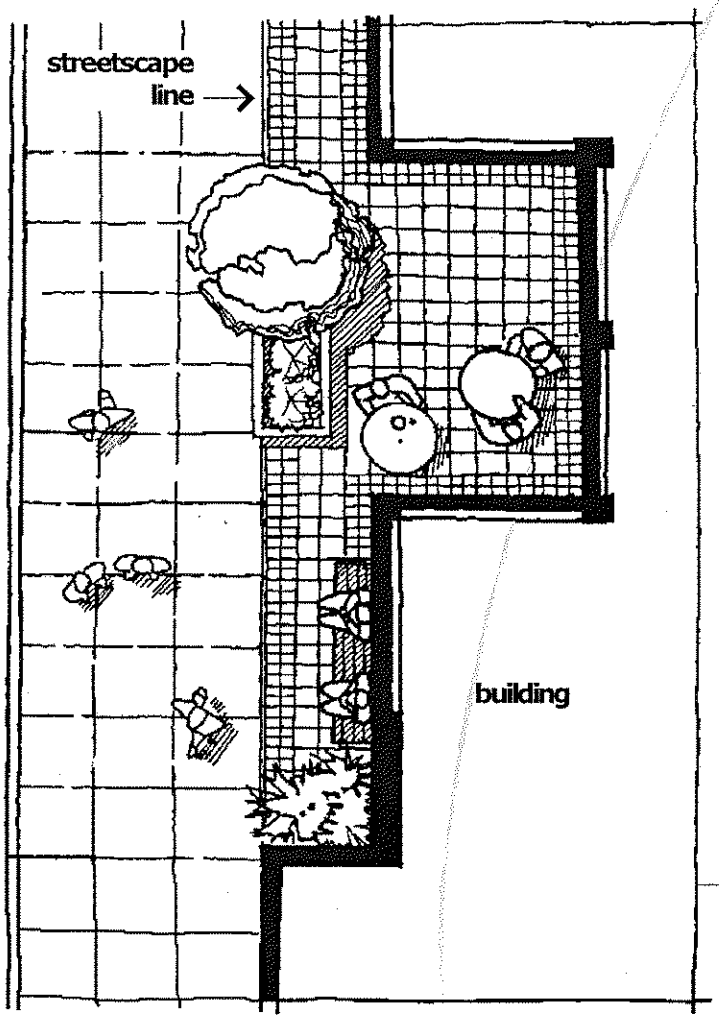


Figure 11

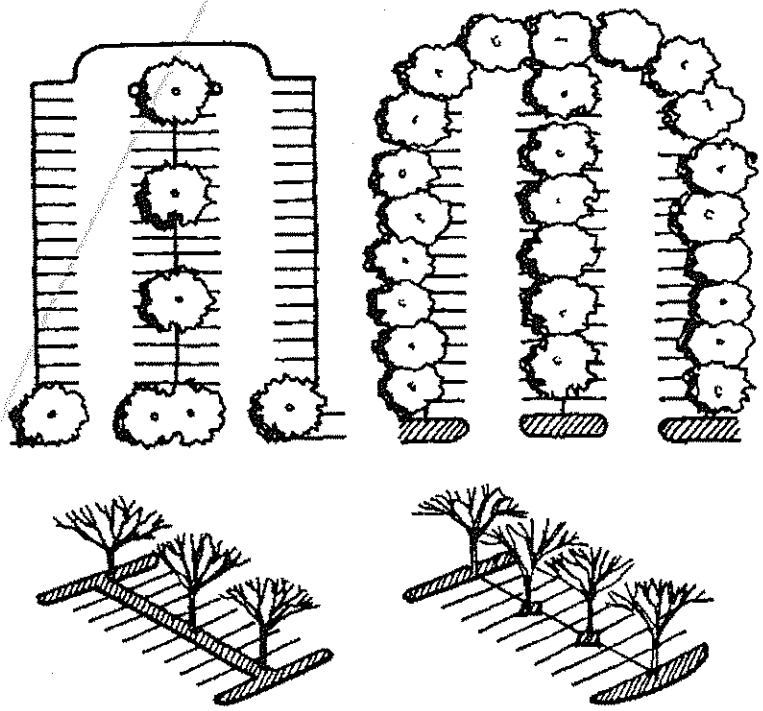
Pedestrian amenities include features such as outdoor eating areas, benches, covered waiting areas, landscaping, art, and drinking fountains.

D-4 Design of Parking Lots Near Sidewalks

Interior landscaping, in addition to perimeter landscaping, should be installed to help soften the visual impact of surface parking. Examples of accomplishing this include:

1. Interior Landscaping. Use landscaping to break large areas into a series of smaller areas. Maximize use of leftover spaces in parking areas, including turning radii, for trees and shrubs.
2. Plant enough trees, which at maturity form a canopy over large portions of the parking area with trees interspersed between parking spaces.
3. Select trees that do not obscure signage, amenity features, or opportunities for surveillance.
4. Plant a mixture of evergreen and deciduous trees for year-round greenery. Tree types should be selected that avoid impacting parked cars (such as sapless trees).

Figure 12



By narrowing drive lanes, a 3 to 4 foot wide planting strip can be added without losing parking spaces.

4 foot tree cutouts can be accommodated without losing parking spaces.

STATE OF WASHINGTON - KING COUNTY

123060
City of Seattle,City Clerk

—ss.

No. ORDINANCE IN

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 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

CT:120081 ORD.IN FUL

was published on

09/27/00

The amount of the fee charged for the foregoing publication is the sum of $, which amount has been paid in full.

N. Patterson

Subscribed and sworn to before me on

09/27/00

M Olivarez

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 120081

AN ORDINANCE relating to land use, zoning, amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving new Neighborhood Design Guidelines for the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center Village.

WHEREAS, the City's Design Review Program was approved for implementation in 1993, at which time it was contemplated that a neighborhood could develop design guidelines specific to a neighborhood's individual character, augmenting the City's Design Guidelines, and

WHEREAS, in order to guide future development, the Pike/Pine Urban Center Village, the Roosevelt Urban Village and the University Community Urban Center, as part of the City's neighborhood planning process, have developed Design Guidelines for new multifamily and commercial development as a way of promoting specific design goals identified by each neighborhood, and

WHEREAS, Neighborhood Design Guidelines will be used in combination with the Citywide Design Guidelines to review new development in the Pike/Pine, Roosevelt and University District neighborhoods, to the extent provided by the City Council in approving proposed neighborhood Design Guidelines;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by ordinance 119399, is amended as follows:

SMC 23.41.010 DESIGN REVIEW GUIDELINES

A. The ((adopted)) "Guidelines for Multifamily and Commercial Buildings, 1993" and neighborhood design guidelines identified in subsection B provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Downtown Design Guidelines, 1999" apply. ((Neighborhoods may develop design guidelines specific to a neighborhood's individual character.)) Neighborhood design guidelines ((may amend or supersede)) are intended to augment and make more specific the "((Citywide Design)) Guidelines for Multifamily and Commercial Buildings, 1993" ((or)) and the "Downtown Design Guidelines, 1999" ((and shall provide the basis for design review decisions in that neighborhood, to the extent provided by the City Council in adopting the neighborhood design guidelines)). To the extent there are conflicts between neighborhood design guidelines and the "Citywide Design Guidelines, 1993" or the "Downtown Design Guidelines, 1999" the neighborhood design guidelines shall prevail.

B. Neighborhood design guidelines are approved for the following neighborhoods: Pike/Pine Urban Center Village, Roosevelt Urban Village and the University Community Urban Center.

SECTION 2. Section B of Section 23.41.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 119399, is amended as follows:

23.41.012 DEVELOPMENT STANDARD DEPARTURES.

* * *

B. Departures may be granted from the following requirements:

1. Structure width and depth limits;

2. Setback requirements;

3. Modulation requirements;

4. SCM zone facade requirements, including transparency and blank facade provisions;

5. Design, location and access to parking requirements;

6. Open space or common recreation area requirements;

7. Lot coverage limits;

8. Screening and landscaping requirements;

9. Standards for the location and design of nonresidential uses in mixed use buildings;

10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C., may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:

a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone;

b. The Proposed structure must be compatible with the general development potential anticipated within the zone;

c. The additional height must not substantially interfere with views from upslope properties, and

d. No more than one (1) project on one site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;

11. Building height within the Roosevelt Commercial Core (up to an additional three (3) feet) for properties zoned NC3-65 [illegible] (Exhibit 23.41.012A, Roosevelt Commercial Core).

12((11)). Downtown street facade requirements;

13((12)). Downtown upper-level development standards;

14((13)). Downtown coverage and floor size limits;

15((14)). Downtown maximum wall dimensions;

16((15)). Downtown street level use requirements, and

17((16)). Combined coverage of all roof top features in downtown zones subject to the limitations in Section 23.49.008 C2.

EXHIBIT 23.41.012A