

Ordinance No. 121305

WAL

Council Bill No. 114668

The City of Seattle
Council Bill/Ordinance

An ordinance relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code, approving and adopting new Neighborhood Design Guidelines for the South Lake Union Urban Village.

9/30/03 - Pass

CF No. _____

10-6-03 Pa

Date Introduced: <u>SEP 2 - 2003</u>		
Date 1st Referred: <u>SEP 2 - 2003</u>	To: (committee) <u>Land Use Committee</u>	
Date 1st Referred:	To: (committee) <u>Finance, Budget, Business</u>	
Date 2nd Referred:	To: (committee) <u>Labor Committee</u>	
Date 3rd Referred:	To: (committee)	
Date of Final Passage: <u>10-6-03</u>	Full Council Vote: <u>80</u>	
Date Presented to Mayor: <u>10-7-03</u>	Date Approved: <u>10/14/03</u>	
Date Returned to City Clerk: <u>10/15/03</u>	Date Published: <u>2/1/04</u>	T.O. <input checked="" type="checkbox"/> P.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____

Councilmember

Committee Action:

9/30/03 - PASS 6-0 (UN, JD, MP, RC, PS, NL)

10-6-03 Passed 8-0 (Excused: Compton)

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

Handwritten notes:
Final file ready
(Signature)
10/1/03
All files loaded
Attachment is correct file (Redline)
Date: 10/1/03

ORDINANCE 121305

1
2 AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of
3 the Seattle Municipal Code, approving and adopting new Neighborhood
4 Design Guidelines for the South Lake Union Urban Village;

5 WHEREAS, the City's Design Review Program was approved for implementation in
6 1993, at which time it was contemplated that a neighborhood could develop
7 design guidelines specific to a neighborhood's individual character,
8 augmenting the City's Design Guidelines; and

9 WHEREAS, neighborhood-specific design guidelines have been developed for the South
10 Lake Union Urban Village to carry out a goal from the neighborhood plan,
11 promoting specific design goals identified by the neighborhood;

12 NOW, THEREFORE,

13 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

14 Section 1. Section 23.41.010 of the Seattle Municipal Code, which Section
15 was last amended by ordinance 120785, is amended as follows:

16 **23.41.010 Design Review Guidelines.**

17 A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and
18 neighborhood design guidelines approved by the City Council and identified in
19 subsection B of this section, provide the basis for Design Review Board
20 recommendations and City design review decisions, except in Downtown, where the
21 "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines
22 are intended to augment and make more specific the "Guidelines for Multifamily and
23 Commercial Buildings, 1998" and the "Guidelines for Downtown Development, 1999."
24 To the extent there are conflicts between neighborhood design guidelines and the
25 "Guidelines for Multifamily and Commercial Buildings, 1998" or "Guidelines for
26 Downtown Development, 1999", the neighborhood design guidelines shall prevail.

27 B. The following Neighborhood design guidelines are approved:

- 28 1. "University Community Design Guidelines, 2000;"
2. "Pike/Pine Urban Center Village Design Guidelines, 2000;"

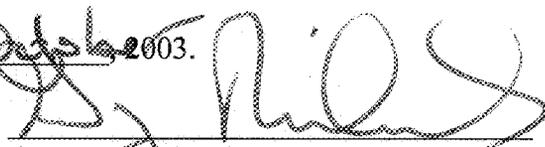
- 1 3. "Roosevelt Urban Village Design Guidelines, 2000;"
- 2 4. "Ballard Municipal Center Master Plan Area Design Guidelines,
- 3 2000;"
- 4 5. "West Seattle Junction Urban Village Design Guidelines, 2001;"
- 5 6. "Green Lake Neighborhood Design Guidelines, 2001;"((and))
- 6 7. "Admiral Residential Urban Village Design Guidelines, 2002;" and
- 7 8. "South Lake Union Urban Village Design Guidelines, 2003."

8 Section 2. This ordinance shall take effect and be in force thirty (30) days from
9 and after its approval by the Mayor, but if not approved and returned by the Mayor within
10 ten (10) days after presentation, it shall take effect as provided by Municipal Code
11 Section 1.04.020.

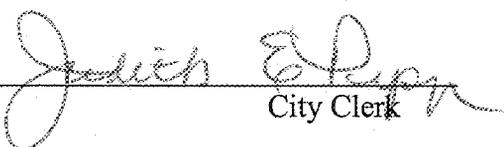
12 Passed by the City Council the 6th day of October, 2003, and signed by me
13 in open session in authentication of its passage this 6th day of October 2003.

14
15 
16 President _____ of the City Council

17 Approved by me this 14 day of October 2003.

18 
19 Gregory J. Nickels, Mayor

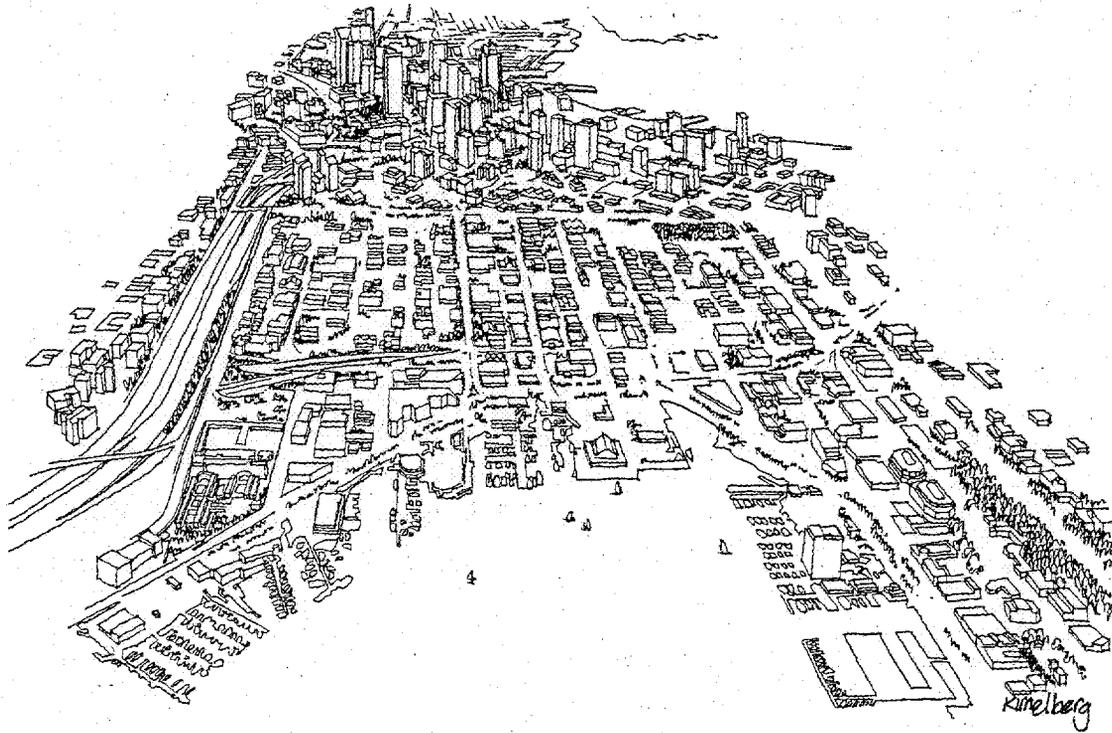
20 Filed by me this 15th day of October, 2003.

21 
22 _____
23 City Clerk

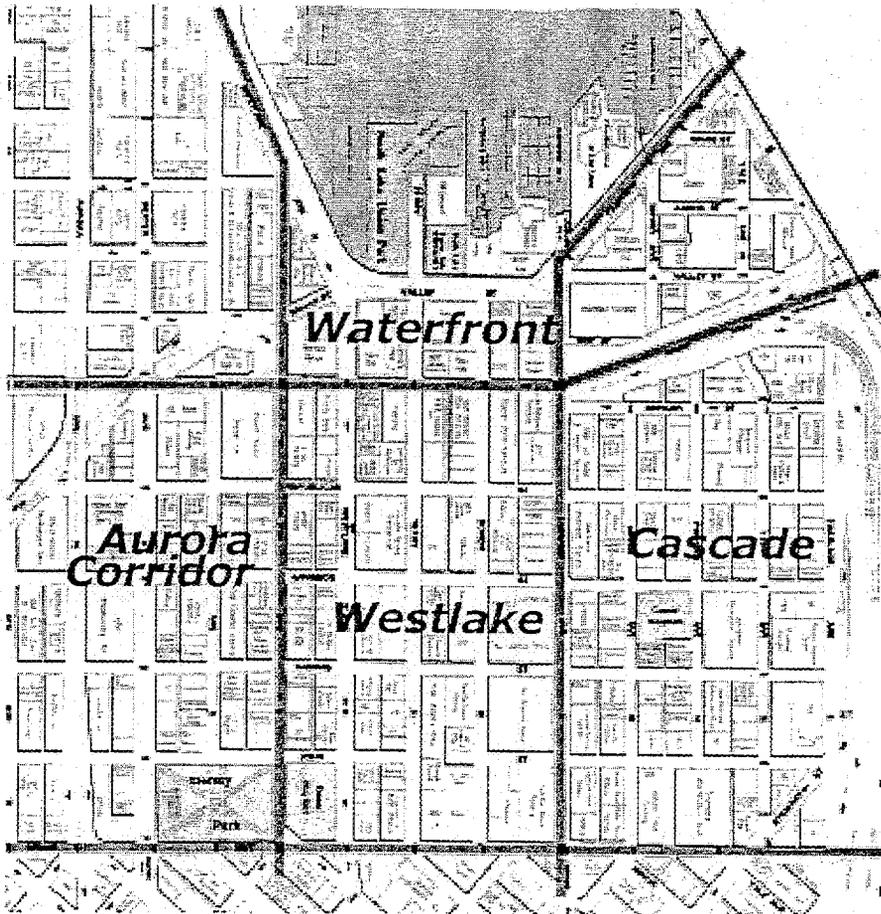
24 (Seal)

25 Attachment A: South Lake Union Design Guidelines
26
27
28

South Lake Union Design Guidelines



These four areas have common and unique attributes. Together they could create connections from Downtown to South Lake Union, Capitol Hill, Seattle Center and the Denny Triangle neighborhood. The potential for weaving South Lake Union into the City with effective pedestrian and transportation corridors will enhance the neighborhood, fostering a diversity of live, work and play opportunities. Situated in a valley, this neighborhood has many opportunities for views of the lake, surrounding neighborhoods and the heart of Seattle, the downtown retail core.



South Lake Union subareas as identified by the neighborhood plan and confirmed in recent workshops.



The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

SLU-specific supplemental
guidance needed?

A. Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Yes

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Yes

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

No

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

Yes

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

No

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Yes

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

No

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

No

A-9 Location of Parking on Commercial Street Fronts

Parking on a commercial street front should be minimized and where possible should be located behind a building.

No

A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

No

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

SLU-specific supplemental guidance

- Where possible, provide "outlooks and overlooks" for the public to view the lake and cityscapes. Examples include: publicly-accessible rooftop deck gardens with views of the lake and city, setbacks or building form modulation, public plaza or open space siting, etc.
- Minimize shadow impacts to Cascade Park.
- Take advantage of site configuration to accomplish sustainability goals. Refer to the Leadership in Energy and Environmental Design* (LEED) manual which provides additional information. Examples include:
 - Solar orientation
 - Storm water run-off, detention and filtration systems
 - Sustainable landscaping
 - Versatile building design for entire building life cycle

Gateways

Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place.

Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site's characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:

- Setbacks to allow for pedestrian friendly spaces
- Signage
- Landscaping
- Artwork
- Facade treatments

The following locations, at this time, are places that have been identified as gateways for South Lake Union due to the level of traffic flow, general visibility

*The LEED Green Building Rating System™ is a priority program of the US Green Building Council. It is a voluntary, consensus-based, market-driven building rating system based on existing proven technology. It evaluates environmental performance from a "whole building" perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building." Visit www.usgbc.org for more information.



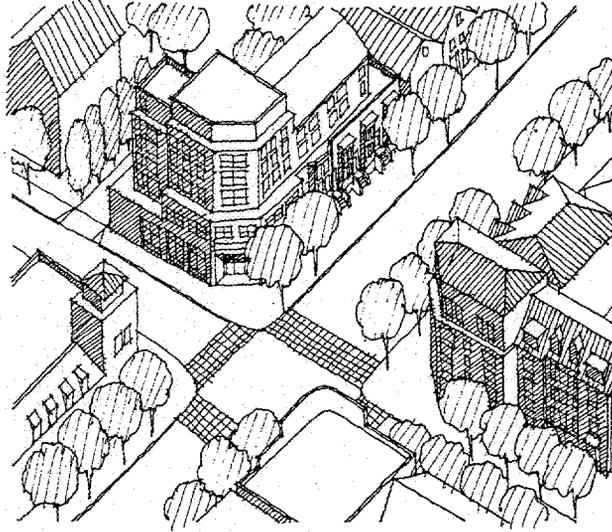
Site Planning

responding to site characteristics



and/or development potential. These locations, pending changes in traffic patterns, may evolve with transportation improvements.

- Westlake & Denny
- Westlake & 9th
- Dexter & Mercer
- Fairview & Valley
- Fairview & Denny
- Fairview & Mercer

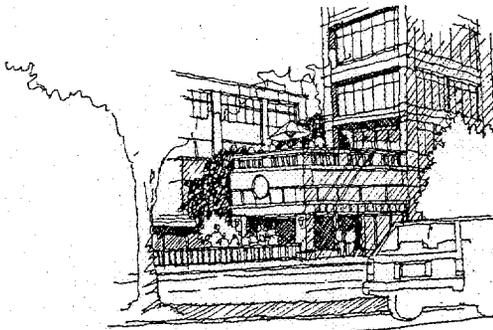


building form and facade details



Site Planning

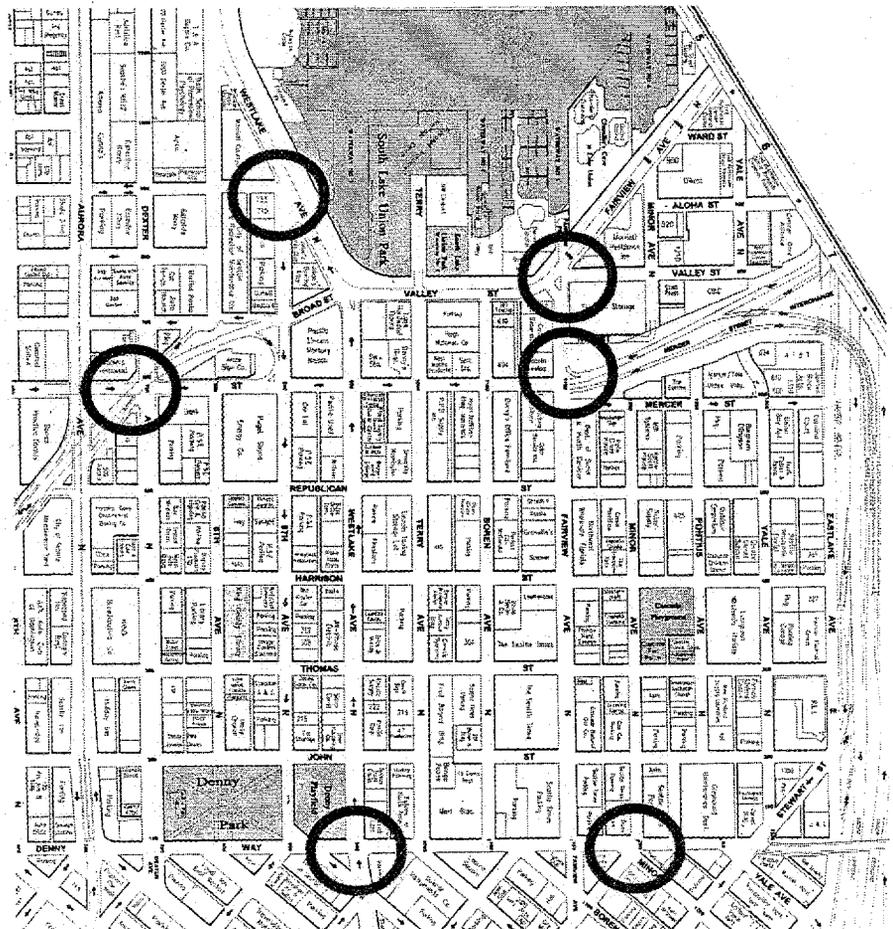
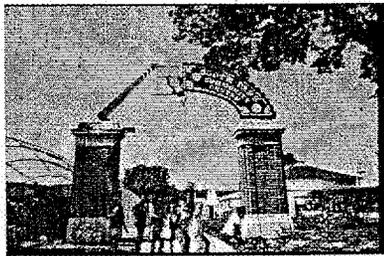
responding to site characteristics



setbacks for activity



public art



map of gateway locations

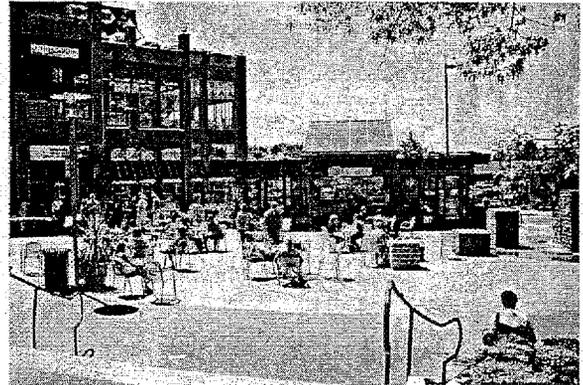
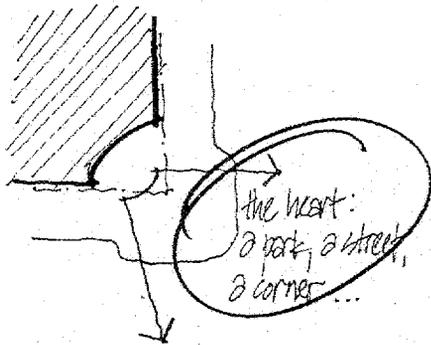
Heart locations

Several areas have been identified as "heart locations." Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. This section would be an opportunity to cross reference streetscape guidelines.



Site Planning

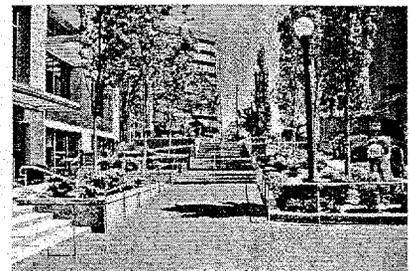
responding to site characteristics



a plaza surrounded by people-generating activity such as retail



an example of how the orientation of buildings and the uses contained within can support an active pedestrian street



public space through a site

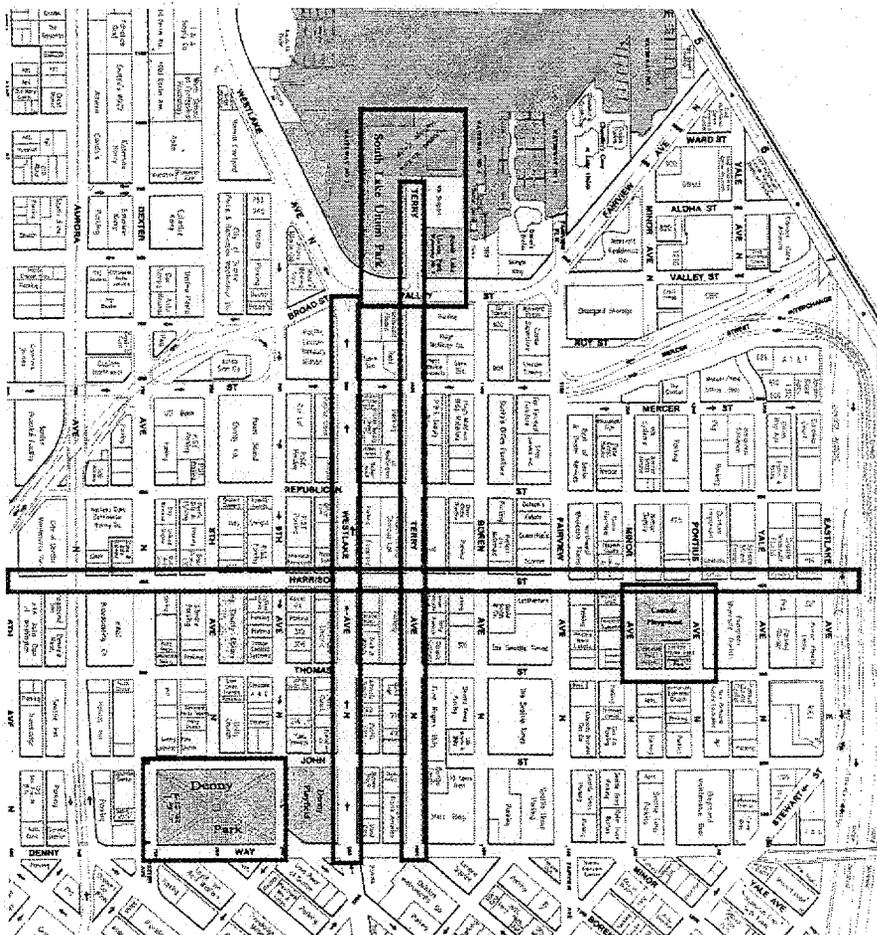
The following locations have been identified as heart locations within South Lake Union:

- Cascade Park
- South Lake Union Park
- Denny Park
- Harrison Street
- Terry Avenue North
- Westlake Avenue North



Site Planning

responding to site characteristics



map of heart locations

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.



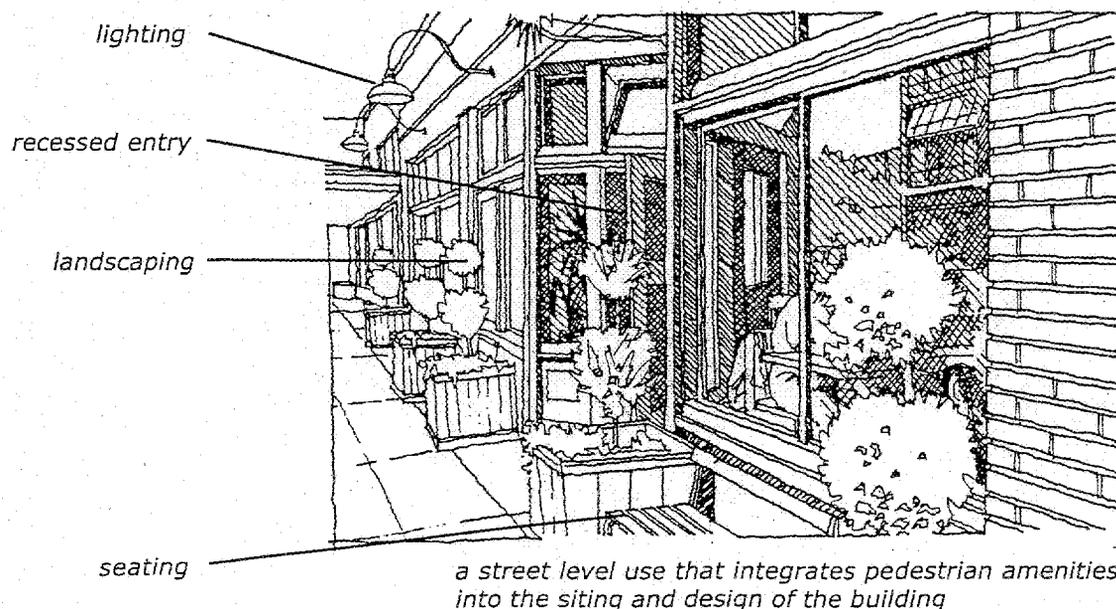
Site Planning

streetscape
compatibility

SLU-specific supplemental guidance

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

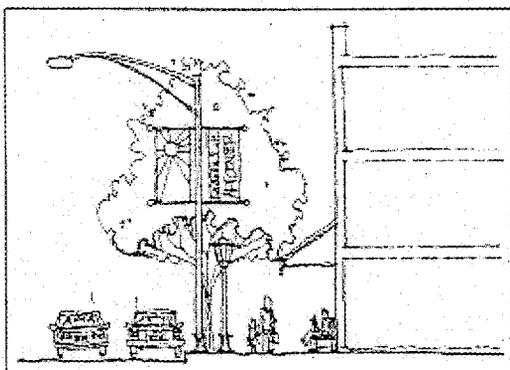
- Provide pedestrian-friendly streetscape amenities.
- Tree grates
- Benches
- Lighting
- Seek opportunities for public/private partnerships to implement Green Streets identified in the City of Seattle zoning code. (Developers in pursuit of departures may consider implementation of Green Street plan elements.)
- Provide spaces for street level uses that vary in size, width, and depth.
- Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where sidewalk is sufficiently wide).



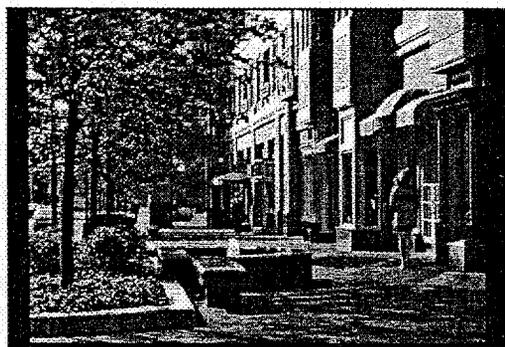


Site Planning

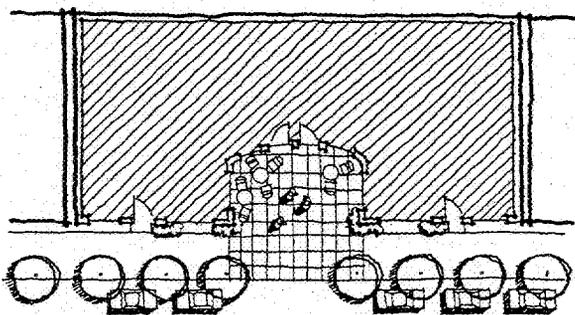
streetscape
compatibility



A lighting program should consist of street lighting, pedestrian lighting, and internal illumination from storefronts



Sidewalks as open space: a pedestrian-friendly streetscape



Take the "indoors" outdoors by spilling interior space onto plazas, walkways and sidewalks, where appropriate.



A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

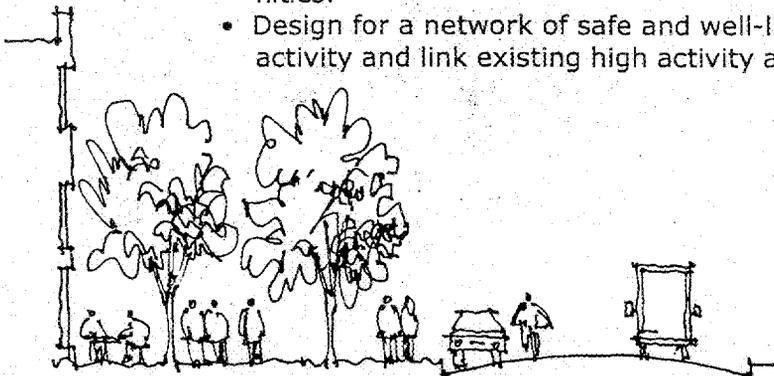


Site Planning

human activity

SLU-specific supplemental guidance

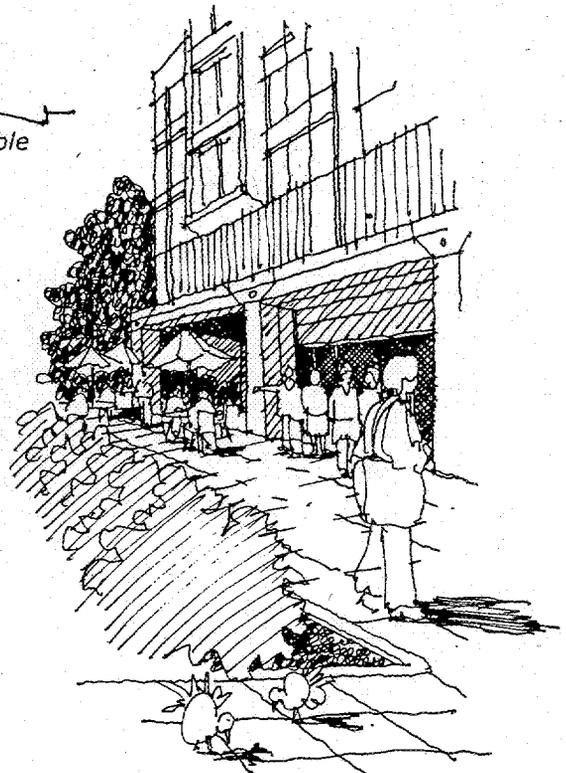
- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, avoid closed campuses
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure would be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.



Concentrations of retail activity are enhanced with comfortable spaces that encourage pedestrian activity.



New developments should design for safe, well-lit pedestrian connections through sites that connect to surrounding areas.



A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

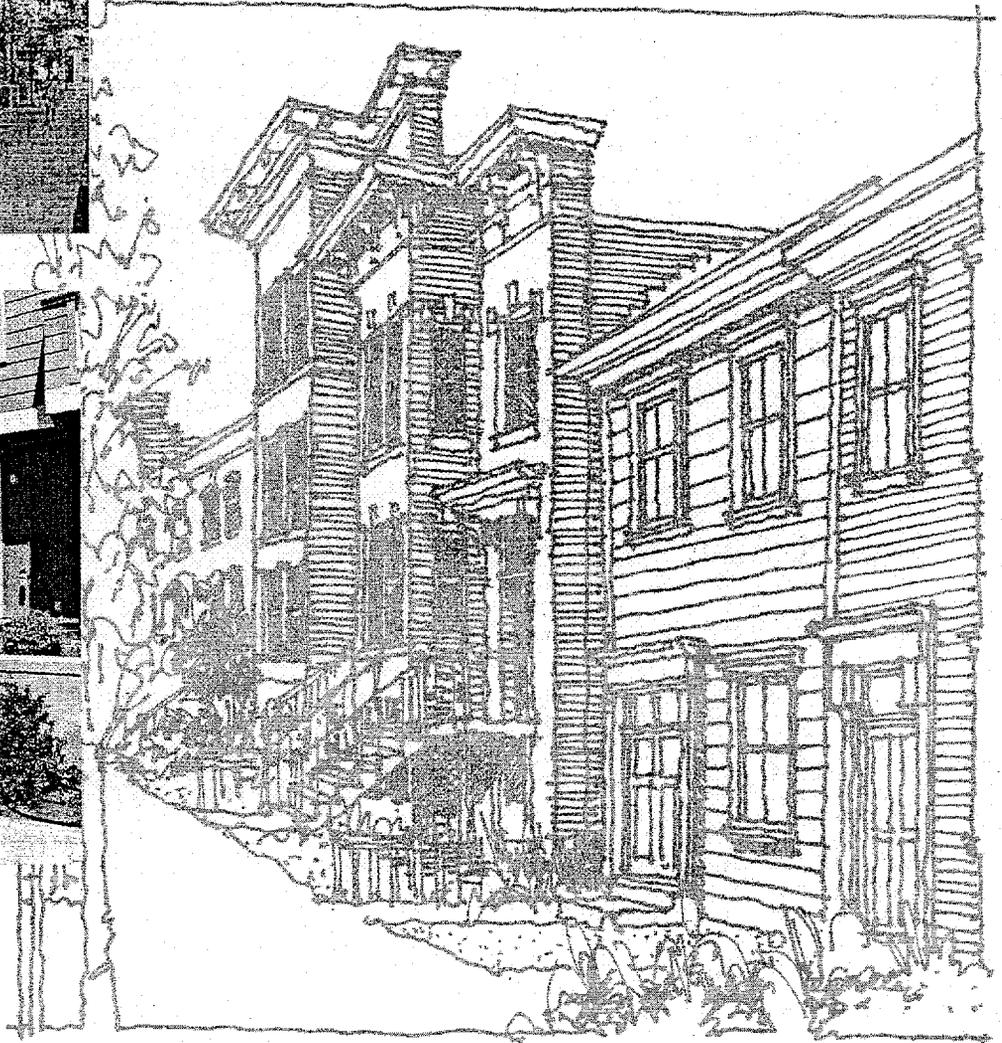
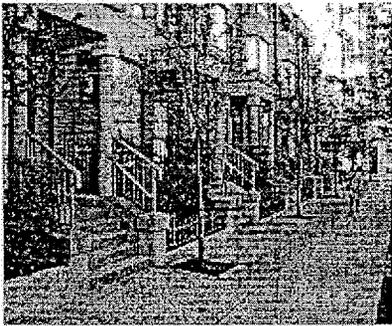
SLU-specific supplemental guidance

Design facades of residential buildings to enhance open space character of streetscape with small gardens, stoops and other elements to create a transition between the public and private areas. Below are some examples of this:



Site Planning

transition between residence and street



B. Height, Bulk and Scale

B-1 Height, Bulk and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

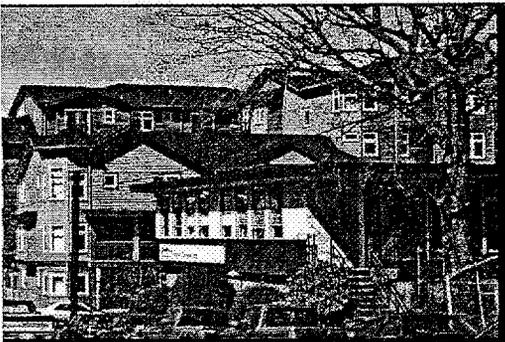
B

Height, Bulk and Scale

height, bulk and scale compatibility

SLU-specific supplemental guidance

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.
- Relate proportions of buildings to width and scale of street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Employ architectural measures to reduce building scale such as:

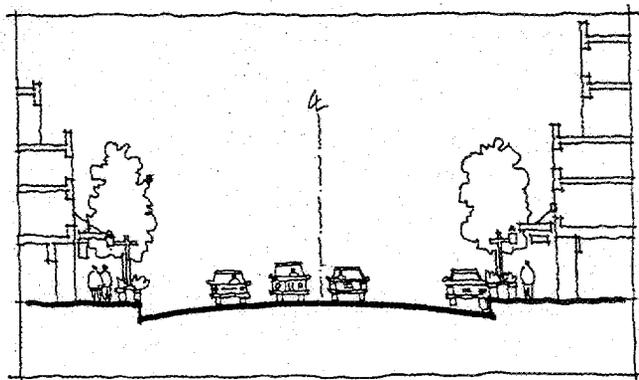


the roofline of this large development add's to the structure's residential identity and reduces its apparent bulk

- Landscaping
- Trellis
- Complementary materials
- Detailing
- Accent trim



Break larger buildings down into separate volumes



Step back elevation at upper levels of large-scale development and relate proportions of buildings to width and scale of the street

The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

SLU-specific
supplemental
guidance needed?

C. Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Yes

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

Yes

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

No

C-4 Exterior finish materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

No

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

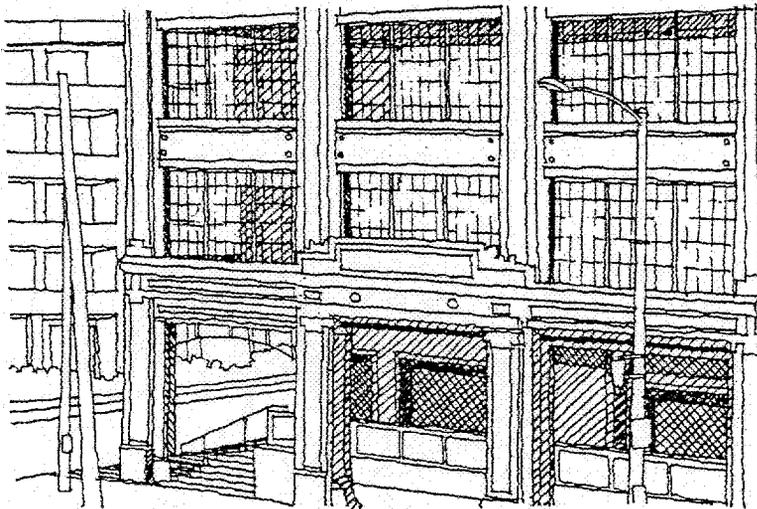
No

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

SLU-specific supplemental guidance

- Support the existing fine-grained character of the neighborhood with a mix of building and styles.
- Re-use and preserve important buildings and landmarks when possible.
- Signage — expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity — in terms of patterns, style, and scale. Where possible, reveal and reclaim history — utilize community artifacts, forms and textures. Such elements may include:
 - Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:
 - Window detail patterns
 - Open bay doors
 - Sloped roofs
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:
 - Community artwork
 - Edible gardens
 - Water filtration systems that serve as pedestrian amenities
 - Gutters that support greenery



Context - light industrial building design; pilasters, large casement windows, brick and terra-cotta cladding

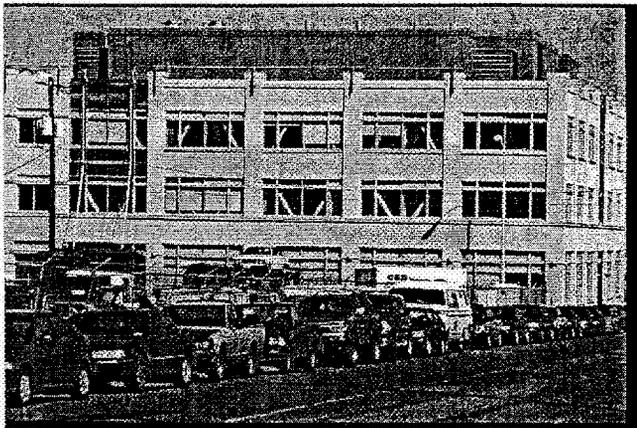


Architectural Elements and Materials

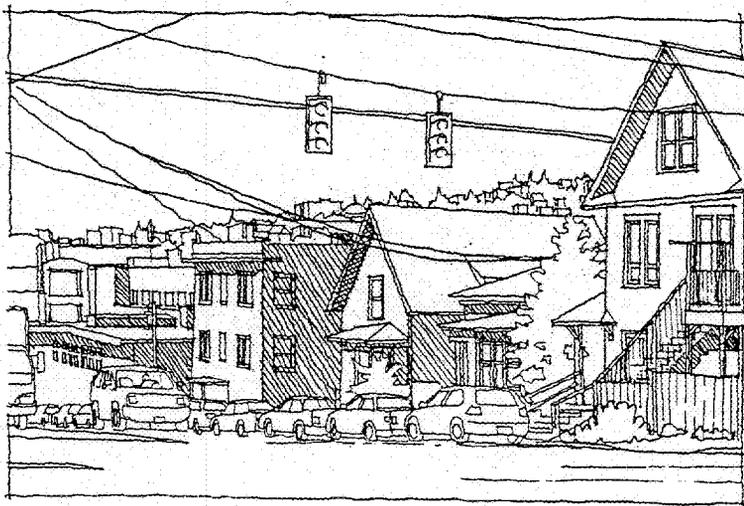
architectural context



Context - window detailing



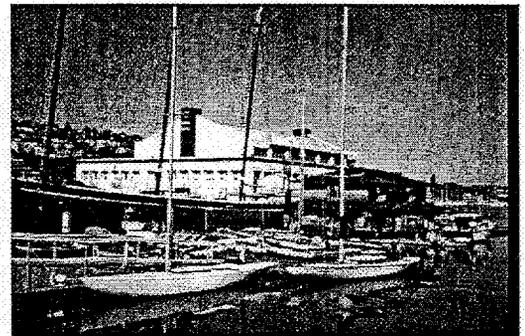
New Construction - light industrial-style large windows, parapet, building facade broken up by vertical elements to reduce the scale



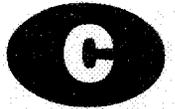
Context - neighborhood residential buildings



Context - creative, contemporary architecture with variegated forms and details



Context - maritime character



**Architectural
Elements and
Materials**

architectural context

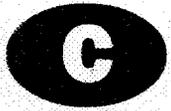
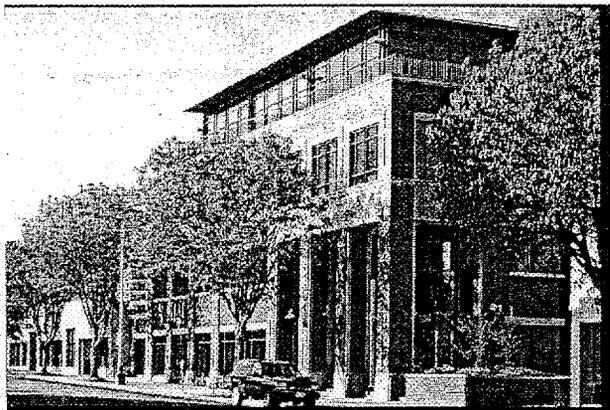
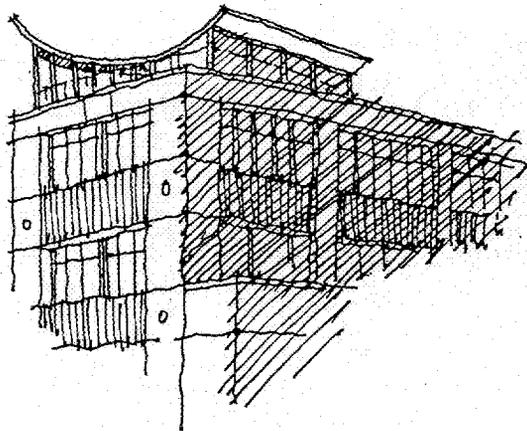


C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

SLU-specific supplemental guidance

Design the "fifth elevation" — the roofscape — in addition to the streetscape. As this area topographically is a valley, views through the area as well as from outside the area are visible. By designing all angles, views from the freeway, Space Needle or other buildings should be considered.



Architectural Elements and Materials

architectural concept and consistency

The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

SLU-specific supplemental guidance needed?

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Yes

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

No

D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape.

No

D-4 Design of Parking Lots Near Sidewalks

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

Yes

D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carpools should be screened from the street and adjacent properties.

No

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

No

D-7 Personal Safety and Security

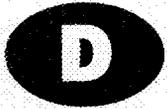
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Yes



D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.



SLU-specific supplemental guidance

The following could be included as a placeholder for streetscape guidelines

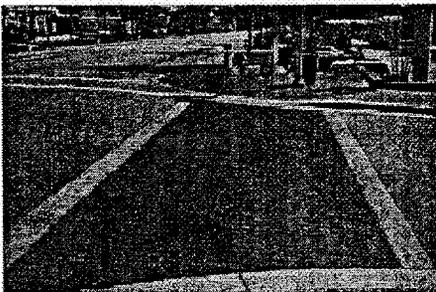
Pedestrian Environment

pedestrian open spaces and entrances

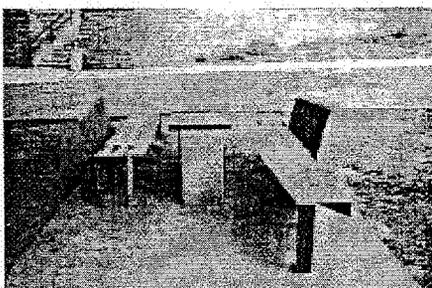
- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board would be willing to consider a departure in open space requirements if the project proponent provides an acceptable plan from, but not limited to:
 - Curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow.
 - Pedestrian-oriented street lighting
 - Street furniture



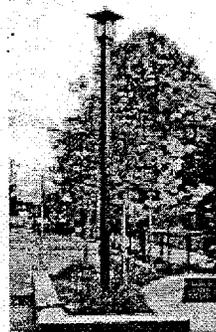
curb bulb



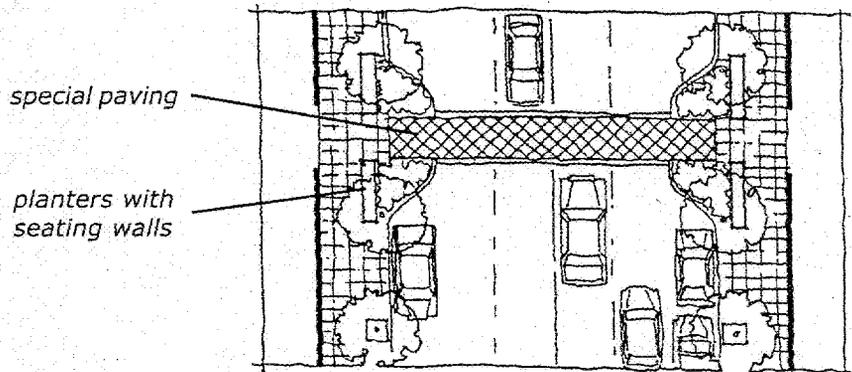
special paving



benches



lighting



Streetscape amenities help buildings connect to, and enhance centers of commercial and social activity

D-4 Design of Parking Lots near Sidewalks

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

SLU-specific supplemental guidance

- Provide parking below grade where possible.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

SLU-specific supplemental guidance

- Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:
 - Enhanced pedestrian and street lighting.
 - Well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street.
 - Police horse tie up locations for routine patrols and larger event assistance.



Pedestrian Environment

design of parking lots near sidewalks

personal safety and security



The chart below indicates the citywide guidelines for which SLU-specific supplemental guidance has been written, which can be found on the following pages.

SLU-specific
supplemental
guidance
needed?

E. Landscaping

E-1 Reinforce Existing Landscape Character of Neighborhood

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Yes

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

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Yes

E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

Yes

E-1 Reinforce existing landscape character of neighborhood

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

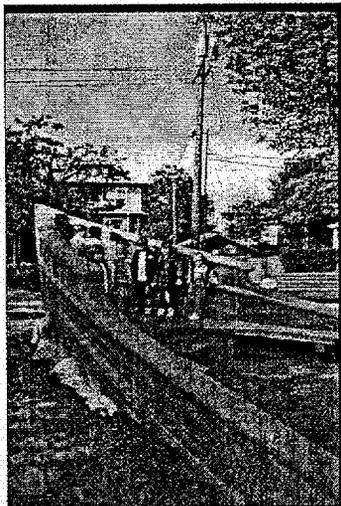
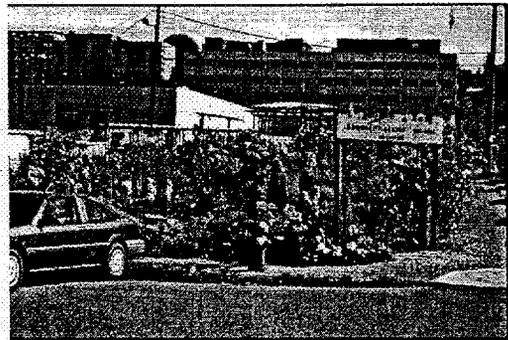
SLU-specific supplemental guidance

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Design landscaping to meet LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.



Landscaping

reinforce existing
landscape character of
the neighborhood



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

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

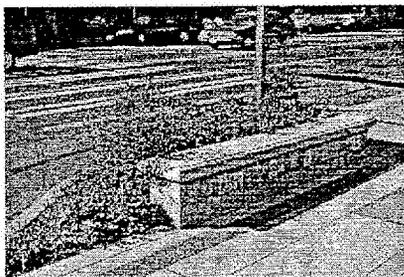
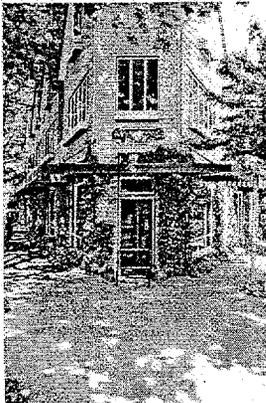
SLU-specific supplemental guidance

- Integrate artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.



Landscaping

landscaping to enhance the building and/or site

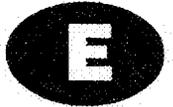


E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

SLU-specific supplemental guidance

- Take advantage of views to waterfront and downtown Seattle.
- Follow established landscape concepts for South Lake Union Green Streets.



Landscaping

landscape design to
address special site
conditions



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

August 18, 2003

Honorable Peter Steinbrueck
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Steinbrueck:

The attached ordinance amends the Land Use Code to incorporate the South Lake Union (SLU) Neighborhood Design Guidelines. These guidelines, coupled with the existing Citywide Design Guidelines, outline the design objectives to be met by new commercial and multifamily development proposals within the South Lake Union neighborhood. They reflect the tremendous efforts of local residents and business owners interested in ensuring implementation of the design-related recommendations and vision contained in their neighborhood plans. Building a great neighborhood at South Lake Union is one of my highest priorities and these guidelines help to encourage better design and site planning from new development occurring in the area.

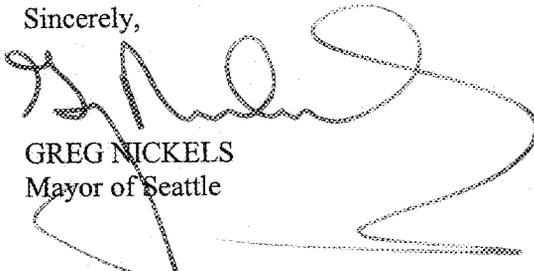
The main elements of the proposal are to:

- Reinforce the character of the neighborhood; and
- Outline ways in which new development proposals can relate well to noteworthy buildings and positive attributes in the neighborhood.

DCLU staff have worked closely with neighborhood representatives in the development of these guidelines. When adopted, they will become the eighth set of neighborhood guidelines adopted as part of the City's commitment to implement neighborhood plans.

Thank you for your consideration of this legislation. Should you have questions, please contact Mike Podowski at 386-1988.

Sincerely,



GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, Seattle, WA 98104-1873

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E:mail: mayors.office@ci.seattle.wa.us

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
DCLU	Mike Podowski/ 386-1988	Casey Doyle/ 684-7085

Legislation Title:

An ordinance relating to land use and zoning; amending Section 23.41.010, approving and adopting new Neighborhood Design Guidelines for the South Lake Union Urban Village.

Summary of the Legislation: The legislation would amend the Land Use Code to incorporate the South Lake Union (SLU) Neighborhood Design Guidelines. The guidelines would augment the existing Citywide Design Guidelines and together outline the design objectives to be met by new commercial and multifamily development proposals within the South Lake Union neighborhood.

- **Background:** The preparation and adoption of neighborhood specific design guidelines is an implementation action in the South Lake Union Neighborhood Plan, adopted by the City Council in the late 1990s. Adoption of these guidelines would be the eighth set of such guidelines to date for use in the City's existing Design Review Program.

X This legislation does not have any financial implications.

Attachment 1: Director's Report and Recommendation

DIRECTOR'S REPORT AND RECOMMENDATION

South Lake Union Urban Village – Neighborhood Specific Design Guidelines

INTRODUCTION

Design Review. Design Review is a component of the Master Use Permit (MUP) process and is required for most new commercial, mixed-use and multi-family development proposals. It provides a forum through which developers and citizens can work together to ensure that new development meeting certain thresholds contributes positively to Seattle's neighborhoods.

Design Review has three primary objectives:

- Encourage better design and site planning to enhance the character of the city and ensure that new development fits sensitively into neighborhoods;
- Provide flexibility in the application of development standards; and
- Improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

These objectives are achieved through attention to important design and site planning principles. These principles are presented in the *Citywide Design Guidelines* and form the basis for the design review board's recommendations.

Neighborhood-Specific Design Guidelines. Seattle's *Design Review Guidelines for Multi-family and Commercial Buildings* were approved by the City Council in 1993 with the understanding that individual neighborhoods may want to develop design guidelines that address more specific design concerns having historical, cultural and architectural significance to a particular neighborhood. In reviewing development proposals in neighborhoods with Council-adopted neighborhood-specific design guidelines, the Design Review Board consults the neighborhood guidelines along with the Citywide Design Guidelines to address both fundamental and locally specific siting and design issues.

As part of the neighborhood planning program involving thirty plus neighborhoods throughout the city, design review and design guidelines were the subject of a variety of neighborhood's planning efforts and recommendations. In some neighborhoods, consultants working for the neighborhood planners prepared neighborhood design guideline recommendations. In other cases, neighborhoods indicated their interest in preparing neighborhood specific design guidelines under the direction and/or assistance of City staff.



A number of neighborhoods throughout the city have requested assistance with or approval of neighborhood specific design guidelines through the neighborhood planning process. The South Lake Union Design Guidelines is the eighth set of neighborhood-specific design guidelines to be introduced to the City Council for consideration and adoption. DCLU continues to work with other neighborhoods in preparing design guidelines to augment the Citywide Design Guidelines.

South Lake Union Urban Village – Neighborhood Plan. As a key implementation strategy of the 1998 South Lake Union Neighborhood Plan, these guidelines help to reinforce the character of the South Lake Union area as defined by the neighborhood's Design and Character Subcommittee. South Lake Union is one of the neighborhoods in the City where early 20th Century residences coexist with small manufacturing and service businesses. Thus, the scale of new development is a critical factor addressed in the guidelines proposal. Businesses are housed in two-to-four story structures. The mix of uses in the area includes a large computer network firm, a cancer research center, the city's oldest park, studio space for artists, the State's largest newspaper and a Russian Orthodox Church. The complexity of uses and physical form is further reflected along the south shore of Lake Union. The Cascade District is a mixture of business and residential uses, supporting many housing types and services.

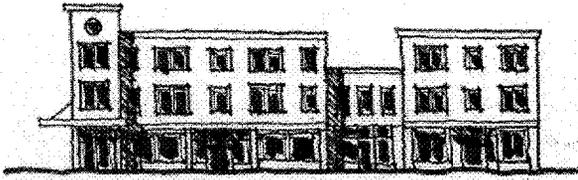
PROPOSAL

The following is a brief overview of the substantive guidance contained in the proposed neighborhood-specific design guidelines.

The SLU Design Guidelines address architectural character, height, bulk and scale compatibility and the pedestrian environment. Existing development in the planning area is generally low-density. There are many sites developed below their zoned capacity, including a significant number of surface parking lots. The SLU design guidelines provide methods and techniques to ensure that new development is sensitive to existing scale. However, it was also recognized that new developments could provide the opportunity for a broader mix of businesses and residential units and a gradually increased scale and intensity of development.

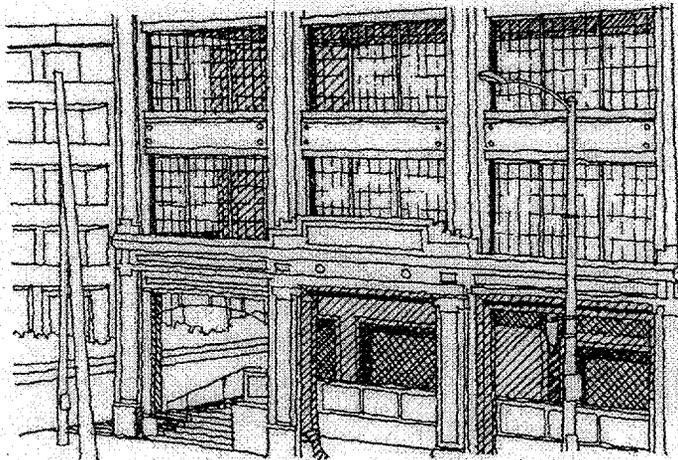
Specifically, the proposed guidelines add value to the existing citywide guidelines by providing project proponents with recommendations and ideas to site and design potentially larger buildings in ways that will function and be designed compatibly with the surrounding context. For example:





Excerpt from the SLU Guideline B-1 Height, Bulk and Scale showing how to break larger building down into separate volumes.

As mentioned above, the character of the neighborhood is defined by a mix of building uses and styles. Section C of the *Citywide Design Guidelines* is augmented by several SLU-specific guidelines related to architectural context and design elements. For example, the guidelines strongly encourage new developments to “reveal and reclaim history” by incorporating community artifacts into the project and by reflecting window detail patterns and roof forms of noteworthy buildings. The guidelines include images of these buildings, such as the one below:



Context – light industrial; pilasters, large casement windows, brick and terra-cotta cladding

RECOMMENDATION

The Department of Design, Construction and Land Use (DCLU) recommends the approval of the proposed South Lake Union Design Guidelines. The guidelines build on the community's work, including the South Lake Union Sustainability and Livability Charettes and other planning efforts. They reflect the tremendous efforts of local residents and business owners interested in ensuring implementation of the design-related recommendations and visions contained in their neighborhood plans. The result is a set of carefully crafted design guidelines that anticipate how new development can enhance the

neighborhood. DCLU worked closely with the neighborhood and believes that these guidelines not only reflect the neighborhood's core values, but can also be administered effectively through the Design Review Process.

DCLU, in making this recommendation, has considered the comments of affected departments, other government agencies and citizens, and has conducted the necessary environmental analysis under SEPA. These materials are available upon request.



STATE OF WASHINGTON – KING COUNTY

--SS.

164391
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

Affidavit of Publication

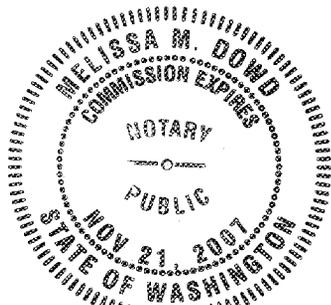
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 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:121305 ORD IN FULL

was published on

10/22/2003



Affidavit of Publication

A handwritten signature in black ink, appearing to be "A. A. King", written over a horizontal line.

Subscribed and sworn to before me on

10/22/2003

A handwritten signature in black ink, appearing to be "Melissa Dowd", written over a horizontal line.

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 121305

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code, approving and adopting new Neighborhood Design Guidelines for the South Lake Union Urban 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, neighborhood-specific design guidelines have been developed for the South Lake Union Urban Village to carry out a goal from the neighborhood plan, promoting specific design goals identified by the neighborhood;

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 120785, is amended as follows:

23.41.010 Design Review Guidelines.

A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and neighborhood design guidelines approved by the City Council and identified in subsection B of this section, provide the basis for Design Review Board recommendations and City design review decisions.

A. The Levy Proceeds shall be allocated to the following four categories: Neighborhood Infrastructure, Support Facilities, Emergency Response, and Marine, Total funding operations; and Marine, Total funding operations; and Marine, Total funding operations; and Marine, Total funding operations.

Section 3. Use of Levy Proceeds.

For this ordinance, the amount of regular property taxes that may be levied in 2012 for collection in 2013 and in subsequent years shall be computed as if the amount of regular property taxes had not been increased by this ordinance.

Section 4. Levy Proceeds.

Section 5. Levy Proceeds.

Section 6. Levy Proceeds.