

Ordinance No. 121534

Council Bill No. 114936

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 Belltown Neighborhood.

CF No. _____

Date Introduced: <u>6/21/04</u>		
Date 1st Referred: <u>6/21/04</u>	To: (committee) <u>Urban Development & Planning</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>7/19/04</u>	Full Council Vote: <u>6-0</u>	
Date Presented to Mayor: <u>7/20/04</u>	Date Approved: <u>7/28/04</u>	
Date Returned to City Clerk: <u>7/28/04</u>	Date Published: <u>3 p.m.</u>	T.O. _____ P.T. <input checked="" type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

*Original updated
7/28/04*

Law Dept. Review

ORDINANCE 121584

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

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, augmenting
8 the City's Design Guidelines; and

9 WHEREAS, in order to guide future development, the Belltown Neighborhood, as part of the
10 City's neighborhood planning process, has developed design guidelines for new
11 multifamily and commercial development within the urban village boundary as a way
12 of promoting specific design goals identified by the neighborhood. NOW,
13 THEREFORE,

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

15 Section 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last
16 amended by ordinance 121305, is amended as follows:

17 **23.41.010 Design Review Guidelines.**

18 A. The "Guidelines for Multifamily and Commercial Buildings, 1998" and
19 neighborhood design guidelines approved by the City Council and identified in subsection B,
20 provide the basis for Design Review Board recommendations and City design review
21 decisions, except in Downtown, where the "Guidelines for Downtown Development, 1999"
22 apply. Neighborhood design guidelines are intended to augment and make more specific the
23 "Guidelines for Multifamily and Commercial Buildings, 1998" and the "Guidelines for
24 Downtown Development, 1999." To the extent there are conflicts between neighborhood
25 design guidelines and the "Guidelines for Multifamily and Commercial Buildings, 1998" or
26 "Guidelines for Downtown Development, 1999", the neighborhood design guidelines shall
27 prevail.
28

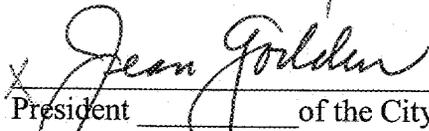
1 B. The following Neighborhood design guidelines are approved:

- 2 1. "University Community Design Guidelines, 2000";
- 3 2. "Pike/Pine Urban Center Village Design Guidelines, 2000";
- 4 3. "Roosevelt Urban Village Design Guidelines, 2000";
- 5 4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000";
- 6 5. "West Seattle Junction Urban Village Design Guidelines, 2001";
- 7 6. "Green Lake Neighborhood Design Guidelines, 2001";
- 8 7. "Admiral Residential Urban Village Design Guidelines, 2002";
- 9 8. "South Lake Union Urban Village Design Guidelines, 2003"; ((and))
- 10 9. "Northgate Urban Center Overlay District Design Guidelines, 2003; and
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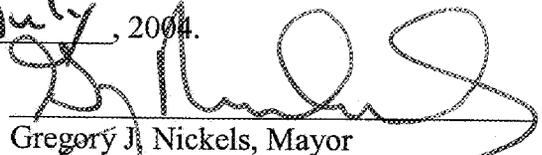
10. "Belltown Neighborhood Design Guidelines, 2004".

1
2 Section 2. This ordinance shall take effect and be in force thirty (30) days from and
3 after its approval by the Mayor, but if not approved and returned by the Mayor within ten
4 (10) days after presentation, it shall take effect as provided by Municipal Code Section
5 1.04.020.

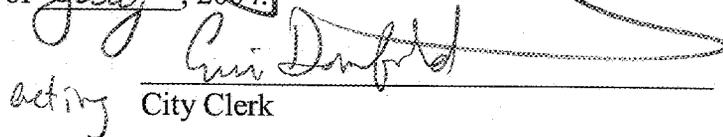
6
7 Passed by the City Council the 19th day of July, 2004, and signed by me in
8 open session in authentication of its passage this 19th day of July, 2004.

9
10 
President _____ of the City Council

11 Approved by me this 27 day of July, 2004.

12
13 
Gregory J. Nickels, Mayor

14 Filed by me this 28 day of July, 2004.

15
16 
acting City Clerk

17
18 (Seal)

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25 Attachment A: Belltown Design Guidelines



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

May 11, 2004

Honorable Jan Drago
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Drago:

I am pleased to transmit the attached Council Bill which will amend the Land Use Code to incorporate Belltown's Neighborhood Design Guidelines, augmenting the existing Design Review Guidelines for Downtown Development that were approved in 1999. The proposed guidelines are based on the urban design-related goals and recommendations included in the 1999 Neighborhood Plan for the Belltown Urban Center Village, and will be applied to new commercial and multifamily development proposals subject to design review within Belltown. Neighborhood-specific design guidelines help promote a neighborhood's unique characteristics and urban design goals.

The primary goals of the Belltown Urban Center Village Neighborhood Plan are to:

- Sustain Belltown's character as an eclectic, vibrant pedestrian center;
- Accommodate pedestrian circulation among and through the neighborhood, particularly among open space resources; and
- Help to ensure that new development proposals relate well to noteworthy buildings and positive architectural attributes of the neighborhood.

Many community members have participated over the past year in developing and refining these design guidelines. While the Design Review Guidelines for Downtown Development have served to increase appreciation of good design principles throughout the downtown area, the adoption of neighborhood-specific guidelines for the Belltown neighborhood will provide specific guidance to developers and City staff by representing the character of the neighborhood as known by its residents and businesses.

Thank you for your consideration of this legislation. Should you have questions, please contact John Skelton at 233-3883 or at john.skelton@seattle.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Nickels', written over a horizontal line.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

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

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Belltown Urban Center Village Design Guidelines



Proposed April 2004



Belltown Guidelines Augment Downtown Guidelines

The Belltown Design Guidelines apply within the Belltown Urban Center Village and augment the 1999 "Design Review Guidelines for Downtown Development." The chart below indicates the downtown guidelines for which Belltown-specific supplemental guidance has been written, which can be found on the following pages.

Downtown Design Guidelines at a Glance

		Belltown-specific supplemental guidance needed?
A	Site Planning & Massing	
	<i>Responding to the Larger Context</i>	
	A-1 Respond to the physical environment.	Yes
	A-2 Enhance the skyline.	No
B	Architectural Expression	
	<i>Relating to the Neighborhood Context</i>	
	B-1 Respond to the neighborhood context.	Yes
	B-2 Create a transition in bulk & scale.	Yes
	B-3 Reinforce the positive urban form & architectural attributes of the immediate area.	Yes
	B-4 Design a well-proportioned & unified building.	No
C	The Streetscape	
	<i>Creating the Pedestrian Environment</i>	
	C-1 Promote pedestrian interaction.	Yes
	C-2 Design facades of many scales.	No
	C-3 Provide active—not blank—facades.	No
	C-4 Reinforce building entries.	No
	C-5 Encourage overhead weather protection.	Yes
	C-6 Develop the alley facade.	Yes
D	Public Amenities	
	<i>Enhancing the Streetscape & Open Space</i>	
	D-1 Provide inviting & usable open space.	Yes
	D-2 Enhance the building with landscaping.	Yes
	D-3 Provide elements that define the place.	Yes
	D-4 Provide appropriate signage.	Yes
	D-5 Provide adequate lighting.	Yes
	D-6 Design for personal safety & security.	No
E	Vehicular Access & Parking	
	<i>Minimizing the Adverse Impacts</i>	
	E-1 Minimize curb cut impacts.	No
	E-2 Integrate parking facilities.	No
	E-3 Minimize the presence of service areas.	No

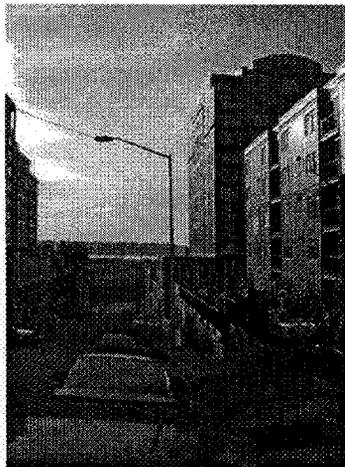


Respond to the physical environment.

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

A-1

Site Planning & Massing *Responding to the Larger Context*



These buildings employ similar massing compositions in response to the area's topography and view corridors.



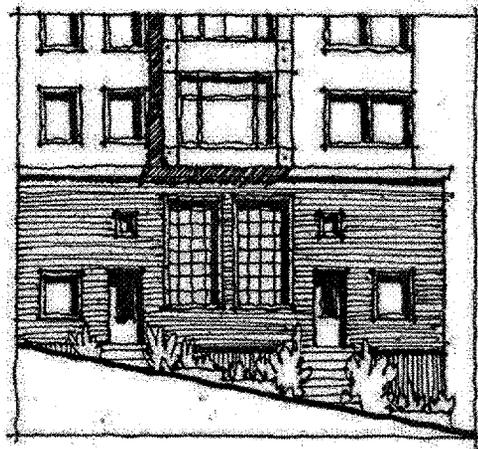
Landscape and public art elements transform a potentially challenging slope into a pedestrian-friendly streetscape.



Example of storefront windows on a sloping street, adding visual interest.

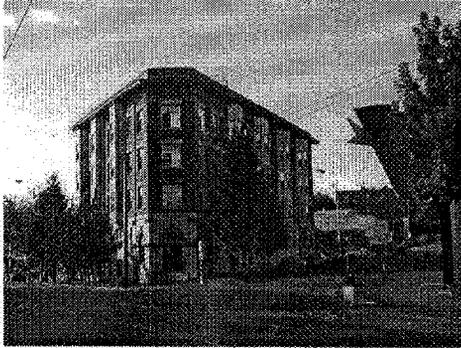
Belltown-specific supplemental guidance

- a. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;
- b. The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;
- c. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

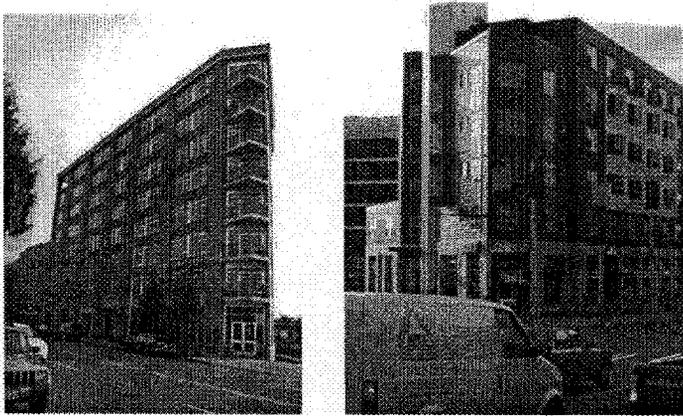


Multiple, "townhouse" style or live/work entries with stoops placed on a slope to activate the street environment.





A-1
Site Planning & Massing
Responding to the Larger Context



Building forms that respond to shifts in the street grid alignment



Respond to the neighborhood context.

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Belltown-specific supplemental guidance

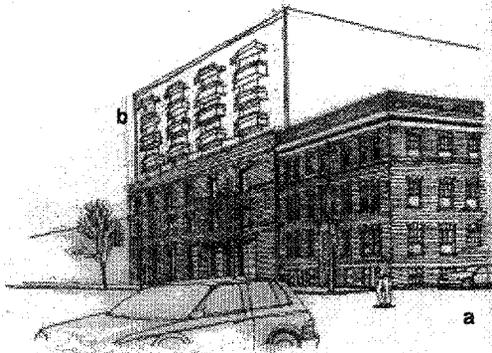
Belltown has a rich architectural context, with a wide variety of architectural styles represented within the neighborhood. Contemporary methods of building can potentially create visual conflicts with older buildings due to differences in scale, massing, and degrees of articulation. Sometimes new buildings add exteriors that mimic past architectural styles, creating a sense of unauthentic design. These guidelines emphasize the concept of historical continuity, or in other words, the relationship of structures over time. This relationship encourages diversity within a coherent whole, reinforcing the unique and evolving character of Belltown.

Considerations

- a. Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
- b. Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.
- c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.
- d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

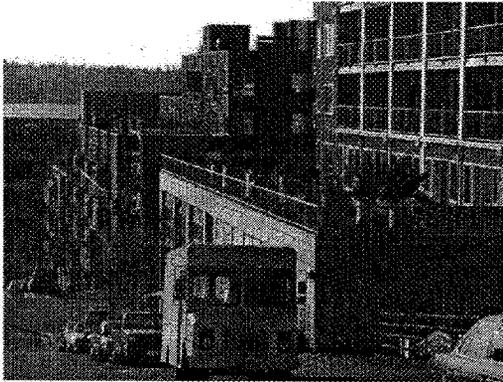


Architectural Expression *Relating to the Neighborhood Context*



The new building (b) employs a massing composition similar to the adjacent, older building (a). While contemporary in design, the use of brick and horizontal lines at the base result in a compatible relationship.





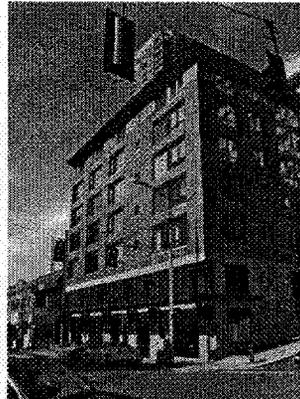
Employ massing compositions that conform to Belltown's unique topography and stellar views.

B 1

Architectural Expression Relating to the Neighborhood Context



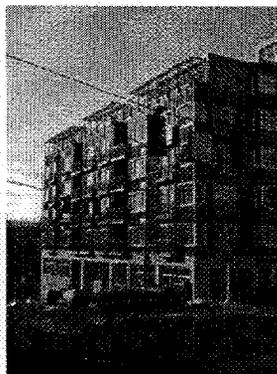
Example of a well-composed historic building, with a defined base, middle and top. New developments can take cues from this composition, while at the same time avoiding attempts at historical replication.



A contemporary design that adheres to the basic design principles found in the historic building at the left.



Facade articulation: building modulation creates intervals with architectural elements such as bays and an entry portico that lend a human scale.



A contemporary example of a building articulated into intervals. Articulation methods include building modulation, set back roof lines and details (balconies, trellises).



Create a transition in bulk and scale.

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

New buildings should be compatible with the scale of development surrounding the project site.

Belltown-specific supplemental guidance

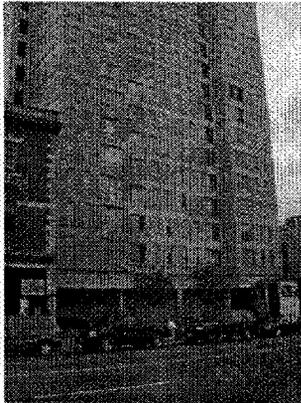
New high-rise and half- to full-block developments are juxtaposed with older and smaller scale buildings throughout the neighborhood. Many methods to reduce the apparent scale of new developments through contextually responsive design are identified in other guidelines (e.g., *B-1: Respond to the neighborhood context* and *B-3: Reinforce the positive urban form & architectural attributes of the immediate area*). The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.

B-2 Architectural Expression *Relating to the Neighborhood Context*

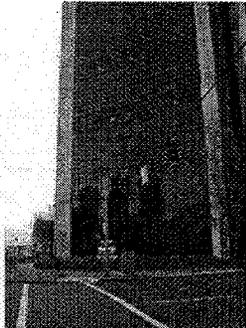


Existing context: newer Belltown high-rises in relation to the moderate-scale historic context. New high-rise development must do a better job of relating — especially at the base — to the scale, character and orientation of older buildings and the street level environment.





Avoid this type of monolithic, unmodulated design that does not relate at all to the scale of the pedestrian at the street level.

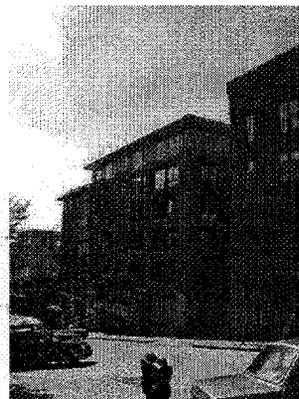
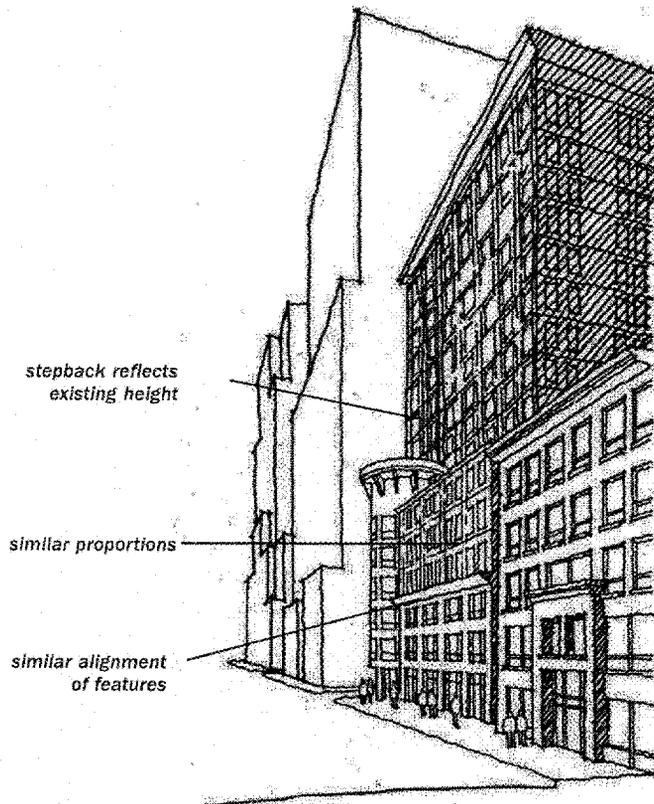


This building base is not proportionate with the vertical massing of the tower above, resulting in a truncated street level presence that lacks a welcoming face to the building.

B 2

Architectural Expression Relating to the Neighborhood Context

INSTEAD,



These two examples show how new high-rise (left) and mid-rise (right) construction can relate well in massing and scale to an existing building of merit. Buildings should meet the street with human-scale proportions and detailing that is responsive to patterns of urban form.



Reinforce the positive urban form & architectural attributes of the immediate area.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

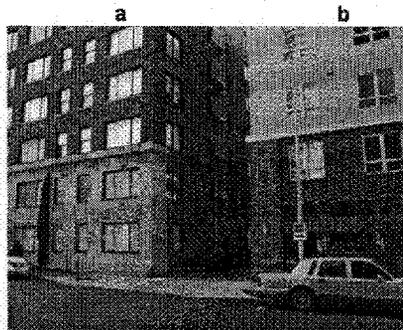
Belltown-specific supplemental guidance

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

- a. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.
- b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- c. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

B-3

Architectural Expression Relating to the Neighborhood Context



The new building (b) complements the scale and proportion of the older building's (a) facade.



Belltown Precedent: defined cornices



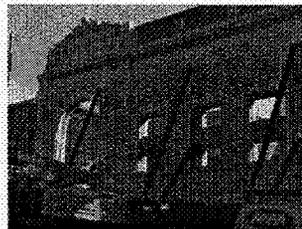


The courtyard apartment is a prevalent building type in Belltown (above left). This type is encouraged in new development (such as the buildings above to the right) to create usable open space and to break down building mass.



Preserving Neighborhood Icons
Building design should always be sensitive to the surrounding urban, built and natural conditions.

This example shows the preservation of a neighborhood icon's terra cotta facade, and the integration of the facade into a contemporary residential tower. A contextual approach does not necessarily mean a historicist approach, however,



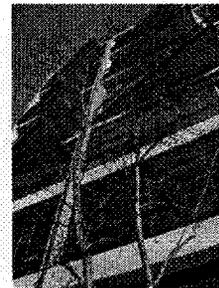
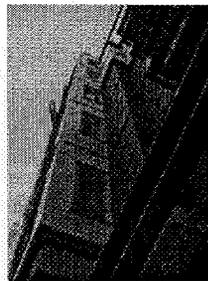
in this case an important piece of Belltown's architectural history was able to be incorporated into the new building.

B 3

Architectural Expression Relating to the Neighborhood Context



Building on corner lot that reinforces the street corner with a pedestrian entry, storefront and architectural detailing.

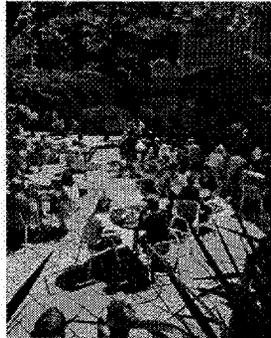


Bay windows are common in both older (left) and newer buildings (middle and right images) in Belltown.



Promote pedestrian interaction.

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.



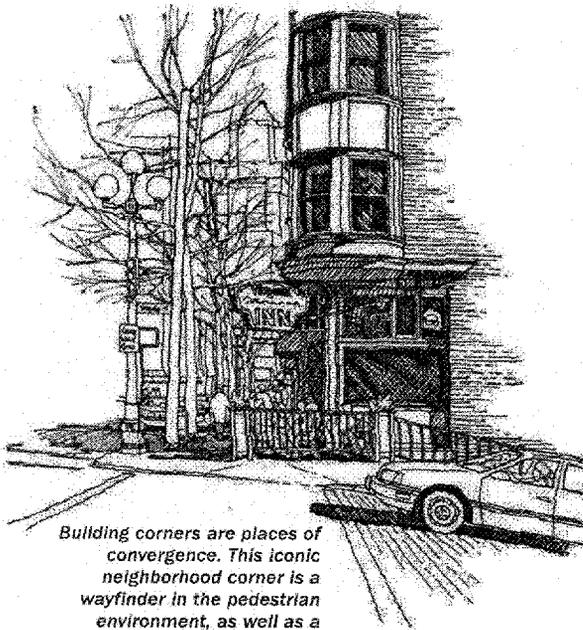
The sidewalk is the essence of the pedestrian experience, and streets comprise the greatest amount of open space in Belltown. As abutters to this rich environment, new developments have the opportunity to enhance an already active day and night street life through engaging transitions between the public and private realm. Several of the following considerations recommend improvements in the public right-of-way, and require review and approval from Seattle Department of Transportation's (SDOT) street use team. Refer to the "Designing Streetscapes to Address Safety and Accessibility Requirements" section on pages 6-7. When planning objects and making improvements in the right-of-way, issues of safety and maintenance should be resolved prior to the final land use decision.

Belltown-specific supplemental guidance

- a. reinforce existing retail concentrations;
- b. vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;
- c. incorporate the following elements in the adjacent public realm and in open spaces around the building:
 - unique hardscape treatments
 - pedestrian-scale sidewalk lighting
 - accent paving (especially at corners, entries and passageways)

C-1

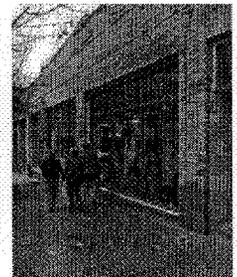
The Streetscape *Creating the Pedestrian Environment*



Building corners are places of convergence. This iconic neighborhood corner is a wayfinder in the pedestrian environment, as well as a gathering space.

Architectural scaling elements: the proportions, rhythms and dimensions of

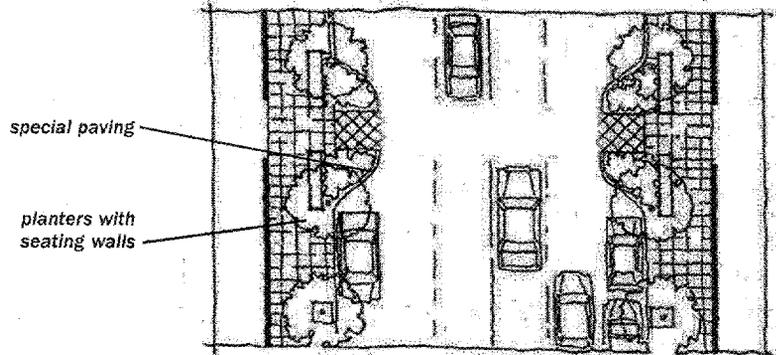
these largely transparent, open and inviting storefronts lend a human scale at the street level.



- creative landscape treatments (planting, planters, trellises, arbors)
- seating, gathering spaces
- water features, inclusion of art elements

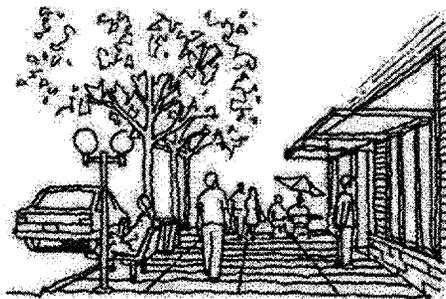
d. Building/Site Corners. Building corners are places of convergence. The following considerations help reinforce site and building corners:

- provide meaningful setbacks/ open space, if feasible
- provide seating as gathering spaces
- incorporate street/ pedestrian amenities in these spaces
- make these spaces safe (good visibility)
- iconic corner identifiers to create wayfinders that draw people to the site



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

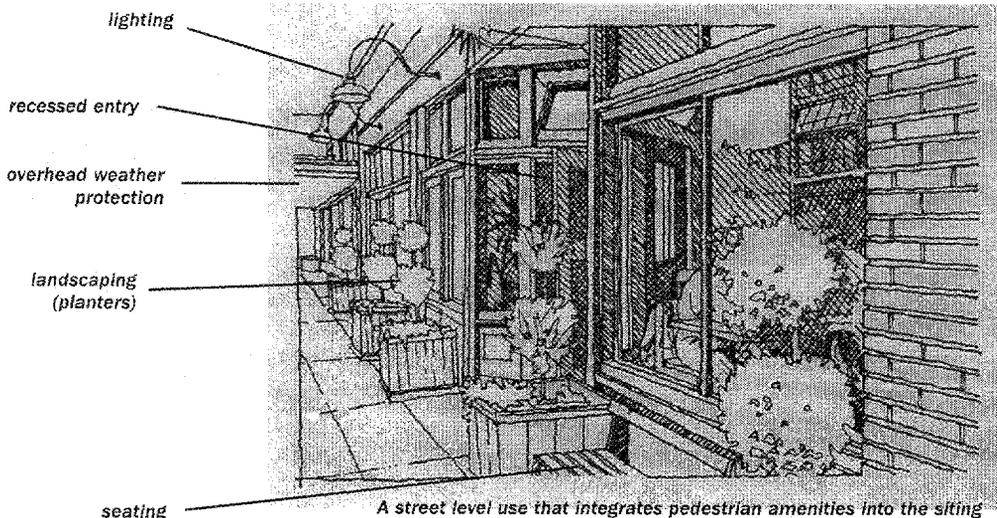
Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk (up to six feet where sidewalk is sufficiently wide).



street furnishings pedestrian zone building/outdoor seating/plaza



The Streetscape
Creating the Pedestrian Environment



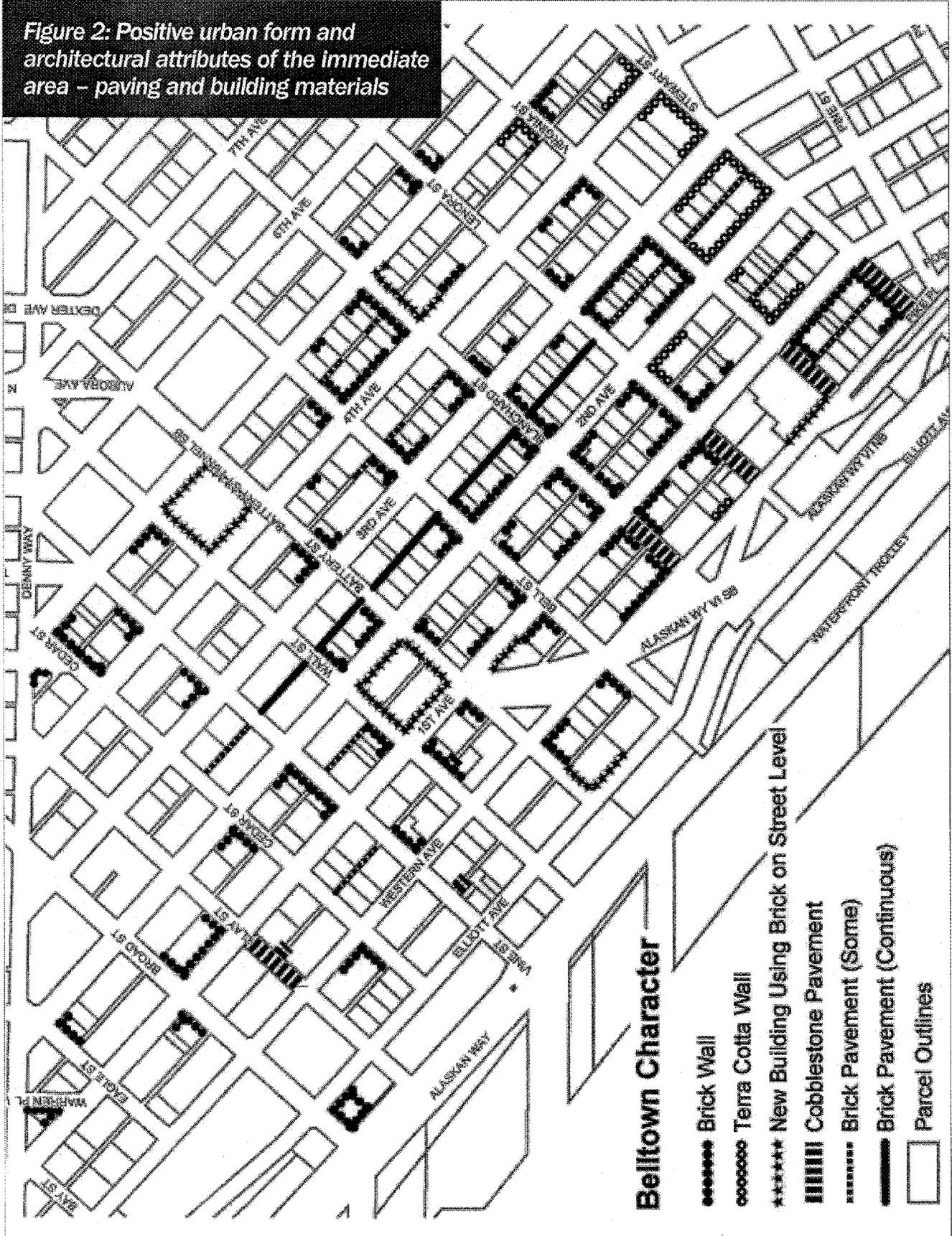
A street level use that integrates pedestrian amenities into the siting and design of the building.



**Figure 1:
Belltown's
pedestrian
environment**



Figure 2: Positive urban form and architectural attributes of the immediate area – paving and building materials



Encourage overhead weather protection.

Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Overhead weather protection is an important design consideration in Belltown to provide human scaled proportions and pedestrian comfort in the public realm. Pedestrian activity and pedestrian oriented uses are facilitated when weather protection is provided adjacent to the public sidewalk.

Belltown-specific supplemental guidance

Overhead weather protection should be designed with consideration given to:

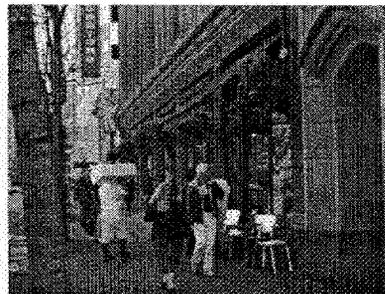
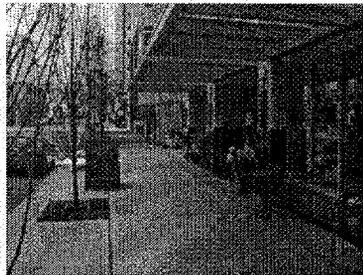
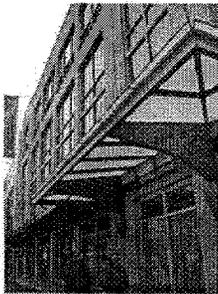
- a. the overall architectural concept of the building (as described in Guideline B-4);
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage;
- d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- e. continuity with weather protection provided on nearby buildings;
- f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- g. the scale of the space defined by the height and depth of the weather protection;
- h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.



The Streetscape
Creating the Pedestrian Environment



Belltown Precedent: Noteworthy awnings and canopies.



Notice the retractable design of this awning.



Develop the alley facade.

To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

Like streets, alleys accommodate a variety of needs in Belltown. Alleys are used for access to parking, service and loading areas, and as pedestrian routes. When designing a building next to an alley, new developments should address all of these functions, and should compose a facade that does not turn its back on the alley.

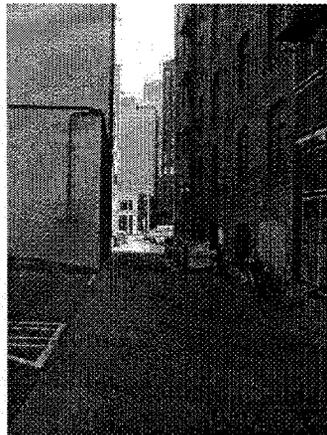
Considerations

Spaces for service and utilities:

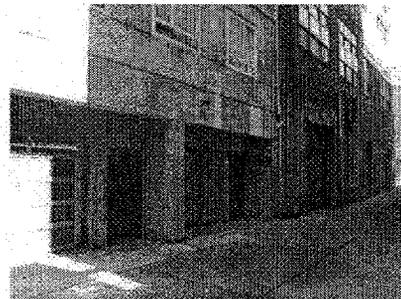
- a. Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.
- b. Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.
- c. Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.
- d. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment.



The Streetscape
Creating the Pedestrian Environment



To prevent cluttered, threatening alleys ...



... provide niches for services and conceal utilities to increase pedestrian safety and comfort.

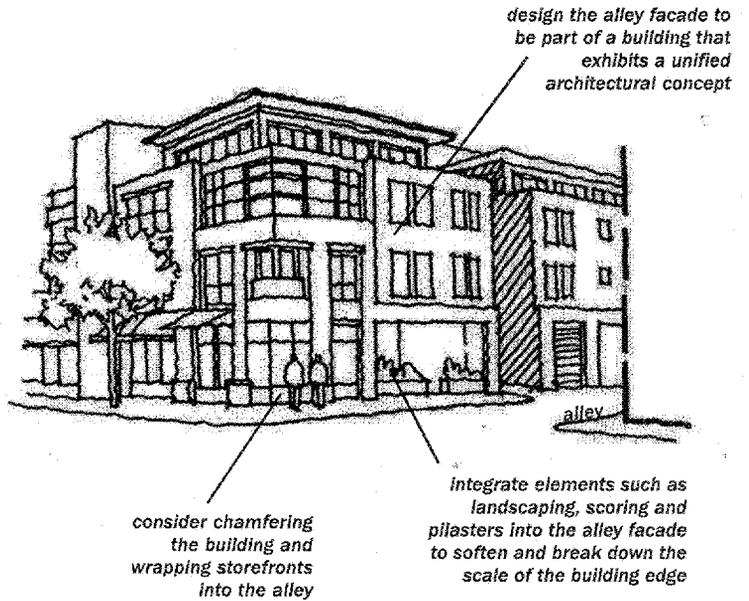


Pedestrian environment

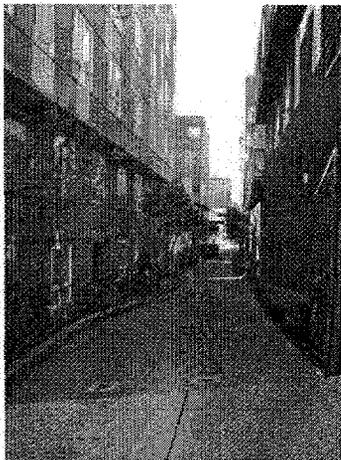
- e. Pedestrian circulation is an integral part of the site layout. Where possible and feasible, provide elements, such as landscaping and special paving, that help define a pedestrian-friendly environment in the alley.
- f. Create a comfortably scaled and thoughtfully detailed urban environment in the alley through the use of well-designed architectural forms and details, particularly at street level.

Architectural concept

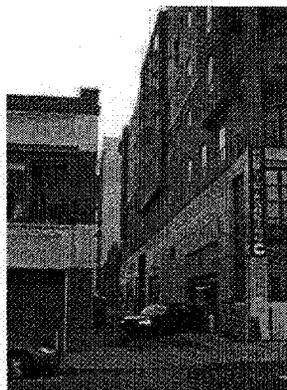
- g. In designing a well-proportioned and unified building, the alley facade should not be ignored. An alley facade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.



The Streetscape
Creating the Pedestrian Environment



Example of a pedestrian-friendly alley in Belltown.

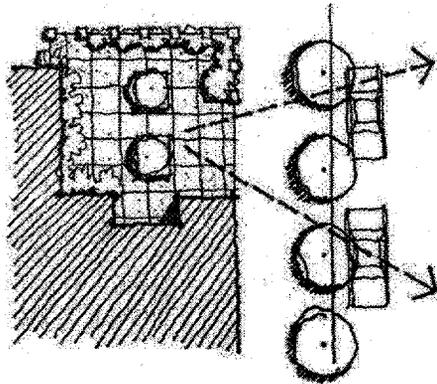
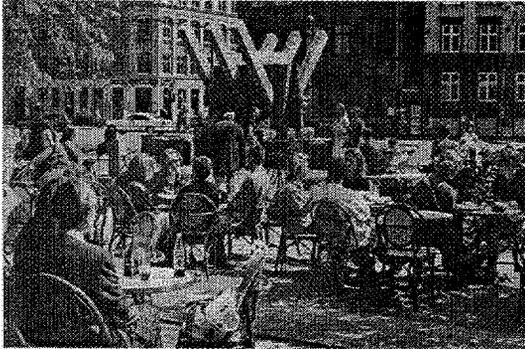


Turn the corner: well designed alley facades contain the same features as the other sides of a building, including windows.



Provide inviting & usable open space.

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.



Open spaces such as plazas, courtyards and outdoor areas adjacent to sidewalks are an integral part of the social life of Belltown. They promote civic gathering, or they can provide a quiet refuge from the urban environment. The location, size, and design of an open space must be carefully considered in relation to its surroundings. Integrating open spaces that provide amenities for residents, workers and visitors is an important part of the neighborhood plan's urban village strategy.

Belltown-specific supplemental guidance

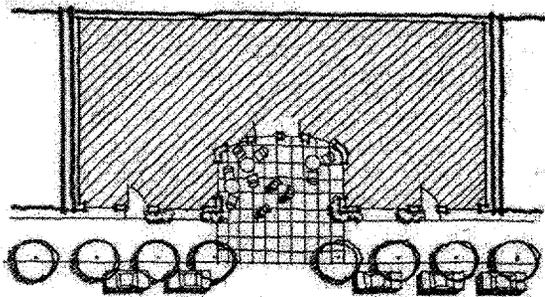
As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

- Mixed-use developments are encouraged to provide useable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.
- Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
- Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
- The space should be well-buffered from moving cars so that users can best enjoy the space.

D1

Public Amenities

Enhancing the Streetscape & Open Space



Developments that internally focus public outdoor areas at the expense of an active street environment are discouraged. Establish clear pedestrian connections from these spaces to buildings and streets (see sketches, above).



Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting.

Examples of desirable features to include are:

- a. attractive pavers;
- b. pedestrian-scaled site lighting;
- c. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;
- d. areas for vendors in commercial areas;
- e. landscaping that enhances the space and architecture;
- f. pedestrian-scaled signage that identifies uses and shops; and
- g. site furniture, art work, or amenities such as fountains, seating, and kiosks.



Features such as planters help define the scale of a courtyard.

Residential open space

Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

- h. courtyards that organize architectural elements while providing a common garden;
- i. entry enhancements such as landscaping along a common pathway;
- j. decks, balconies and upper level terraces;
- k. play areas for children;
- l. individual gardens; and
- m. location of outdoor spaces to take advantage of sunlight and views.

D 1

Public Amenities Enhancing the Streetscape & Open Space



Upper level terrace



Enhance the building with landscaping.

Enhance the building and site with generous landscaping — which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.



Quality landscaping is an essential component of the built form of the city. The usefulness and attractiveness of gathering places such as plazas and courtyards are enhanced by landscape elements. In general, new developments are expected to build on Belltown's tradition of distinctive landscape elements and provide: attractive and architecturally compatible landscape; landscaping and/or hard surface design that reinforces pedestrian activity at the street; and landscaping that presents a welcoming character to ground level uses and entrances facing the street.

Belltown-specific supplemental guidance

Landscape enhancement of the site may include some of the approaches or features listed below, where appropriate:

- a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- b. use landscaping to make plazas and courtyards comfortable for human activity and social interaction;
- c. distinctively landscape open areas created by building modulation, such as entry courtyards;

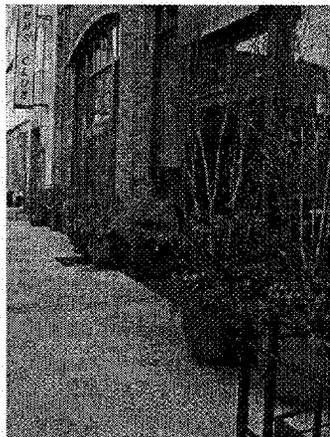


Examples on this page define outdoor spaces through a combination of building and landscape.

D-2

Public Amenities

Enhancing the Streetscape & Open Space



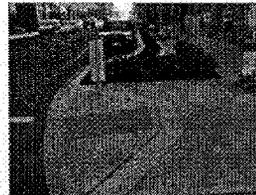
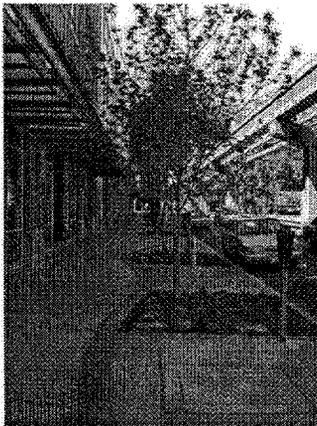
- d. provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and
- e. provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged (e.g., Growing Vine Street).



Landscaping is crucial in making attractive, usable spaces created by building modulation.

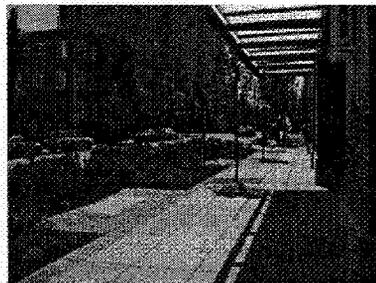
Street Design

Belltown Precedent: Landscaping and outdoor furnishings invite activity and enhance the urban setting.



D 2

Public Amenities
Enhancing the Streetscape & Open Space



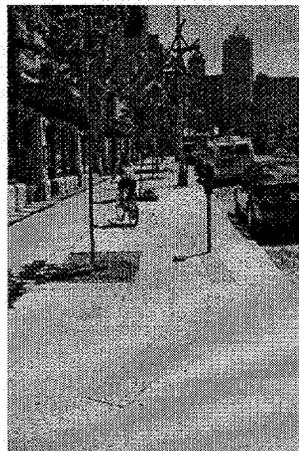
Provide elements that define the place.

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.



Belltown-specific supplemental guidance

Belltown is eclectic, diverse, eccentric and whimsical. New developments should incorporate elements on building facades, within open space, or on the sidewalk that refer to the neighborhood's rich art and history to reinforce a sense of place in Belltown.



Place-making features

Art and Heritage

Art and History are vital to reinforcing a **sense of place**. Consider incorporating the following into the siting and design:

- a. vestiges of Belltown Heritage, such as preserving existing stone sidewalks, curbs (see Figure 2: Paving and Building Materials on pg. 15 for the locations of cobblestone/brick pavement and other character-defining materials);
- b. art that relates to the established or emerging theme of that area (e.g., Western, 1st, 2nd, 3rd Avenue street-specific character. See "Street furniture/furnishings" under Guideline D-3, pgs. 25-27); and
- c. install plaques or other features on the building that pay tribute to Belltown history.

Green Streets

Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area. See Figure 1: Belltown's Pedestrian Environment on pg. 14 for the locations of designated Green Streets in Belltown.

D-3

Public Amenities

Enhancing the Streetscape & Open Space



Street Hierarchy

The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

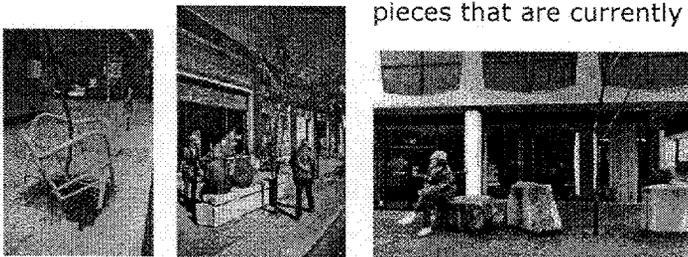
Transit Streets: 1st, 3rd, and 6th Avenues; Cedar and Broad Streets from Denny Way to 1st Avenue.

Street Furniture/Furnishings:

1st Avenue

Any new installations between Denny Way and Virginia Street should continue the established character of the street by using unique pieces of inexpensive and salvaged materials such as the Wilkenson sandstone pieces that are currently in place. South of

Virginia, new installations should reflect the character of the Pike Place Market.

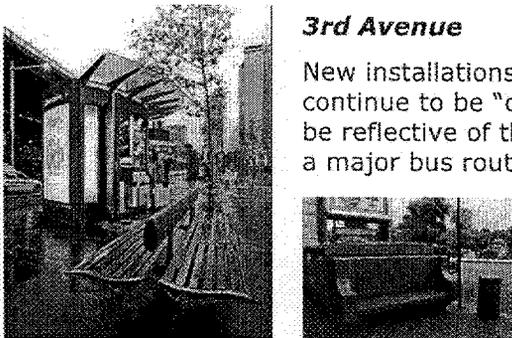


Public Amenities

Enhancing the Streetscape & Open Space

3rd Avenue

New installations on 3rd Avenue should continue to be "civic" and substantial and be reflective of the role the street plays as a major bus route.



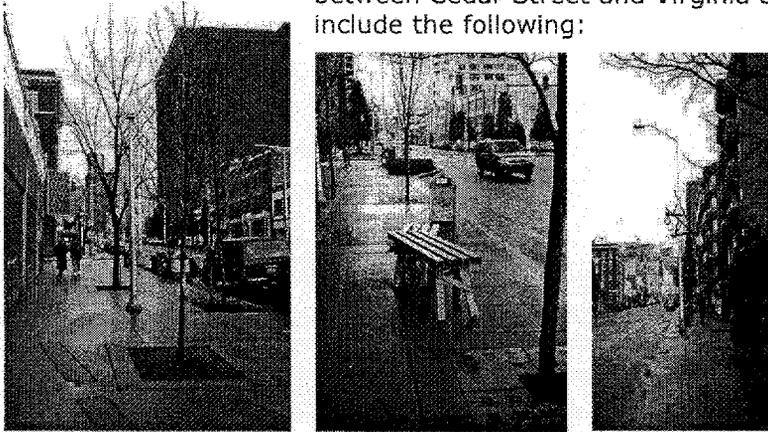
Street Hierarchy (cont.)

Arterial Streets: 2nd Avenue and 4th Avenue; Broad Street, Wall Street, Battery Street from 1st Avenue to Denny Way, Lenora Street, Virginia Street and Stewart Street.

Street Furniture/Furnishings:

2nd Avenue

New installations on 2nd Avenue should continue the style of "limited edition" street art that currently exists between Cedar Street and Virginia Street. Examples include the following:



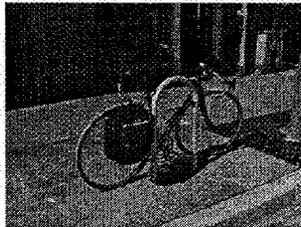
4th Avenue

Street furnishings on 4th Avenue should be "off-the-shelf"/catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.

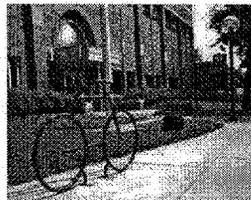
D-3 Public Amenities

Enhancing the Streetscape & Open Space

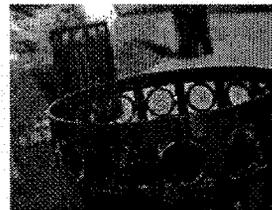
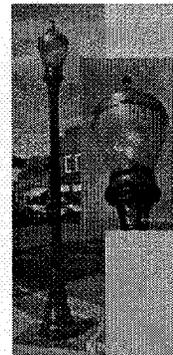
Bike racks:



off-the-shelf models, and



custom designs to dress up the sidewalk.



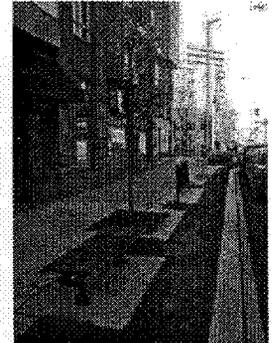
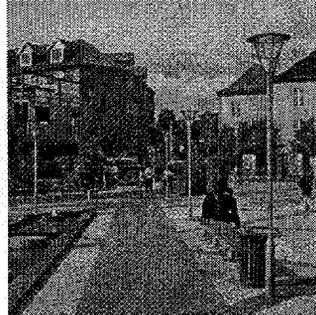
Street Hierarchy (cont.)

Promenade Streets: 1st Avenue, 2nd Avenue, 3rd Avenue, 5th Avenue, Alaskan Way

Street Furniture/Furnishings:

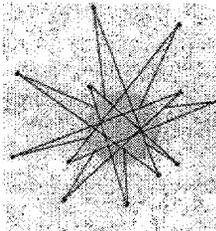
1st, 2nd and 3rd Avenues

See above. Sidewalks should be wide and pedestrian amenities like benches, kiosks and pedestrian-scale lighting are especially important on promenade streets.



5th Avenue

Installations on 5th Avenue are encouraged to have a futuristic or "googie" architectural theme to reflect the presence of the monorail as part of the streetscape.



Emerging Multi-Use Connector Streets: Western Avenue, Elliott Avenue

These streets offer good connections between Pike Place Market and the new sculpture garden. The area is experiencing a fair amount of residential growth. Like 1st Avenue, these streets are receiving eclectic public art and varied facades, and ultimately both will become promenade-type streets.

Street Edge/Furnishings:

- Concentrate pedestrian improvements at intersections with Green Streets (Bell, Blanchard, Vine, Cedar between 1st and Elliott, Clay, Eagle, and Bay Streets).
- Pedestrian crossings should be "exaggerated," that is they should be marked and illuminated in a manner where they will be quickly and clearly seen by motorists.

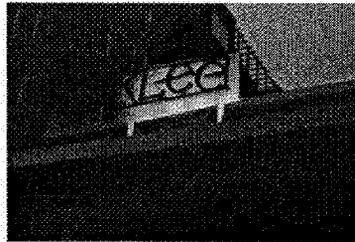
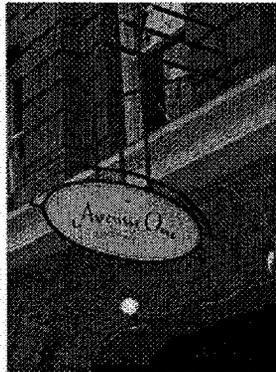


Public Amenities
Enhancing the Streetscape & Open Space



Provide appropriate signage.

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.



The individual mostly interacts with a building at the street level, and this helps influence our perception of the entire place. Rich visual details such as signs at the street level add interest and character to the facade, setting the stage for an active street environment.

Considerations

If the project is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:

- a. Use signs on an individual storefront's awning, overhang, shop entrance, or building facade to add interest and give a human dimension to street-level building facades; and
- b. Show creativity and individual expression in the design of signs.
- c. Use signs to help distinguish the ground level of a building from the upper levels of a building; and
- d. Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefronts enhances the pedestrian experience.

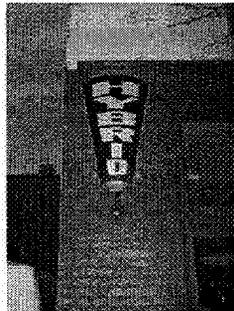
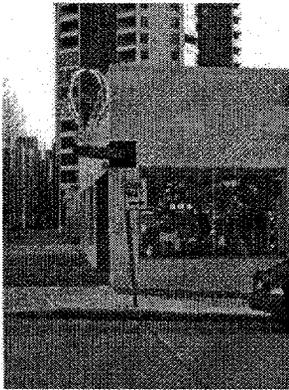
D-4

Public Amenities

Enhancing the Streetscape & Open Space



Belltown Precedent: Signs that add richness to the street environment.



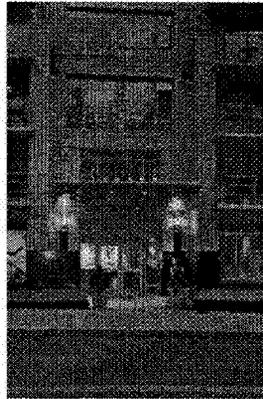
D-4

Public Amenities
Enhancing the Streetscape & Open Space



Provide adequate lighting.

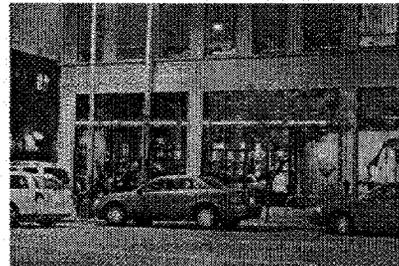
To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.



Considerations

Consider employing one or more of the following lighting strategies as appropriate.

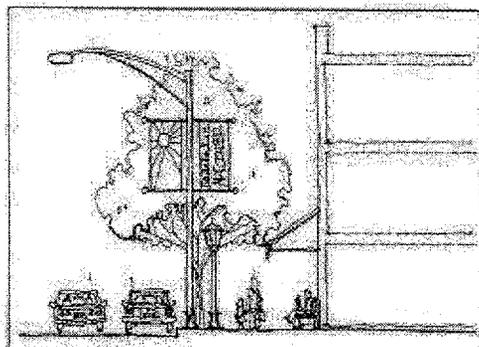
- a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
- b. Install lighting in display windows that spills onto and illuminates the sidewalk.
- c. Orient outside lighting to minimize glare within the public right-of-way.



D-5

Public Amenities

Enhancing the Streetscape & Open Space



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

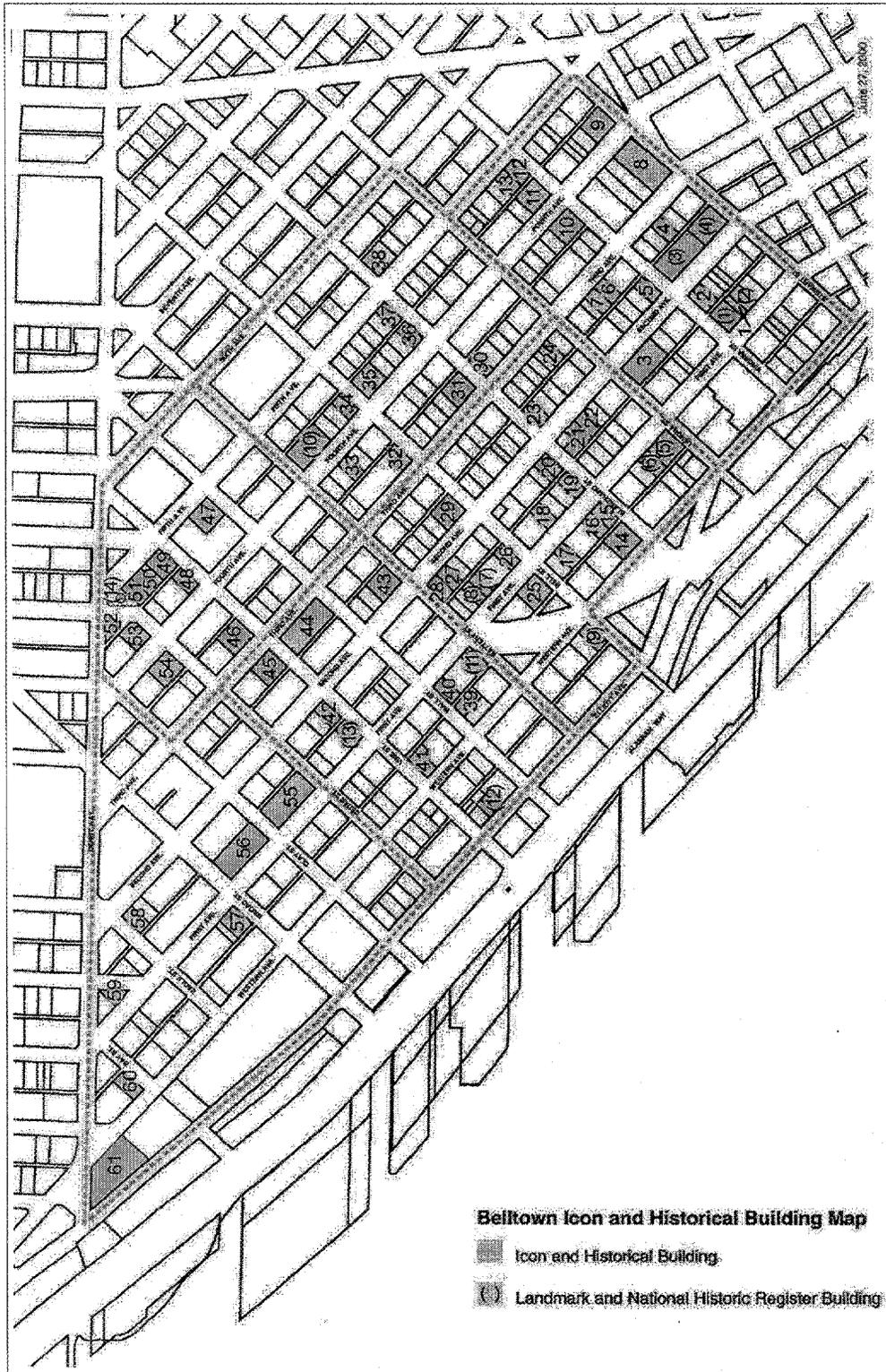


Proposed April 2004



Appendix

Belltown Historic and Icon Building Inventory



Guide to Belltown Historic and Icon Building Map

Buildings Already Landmarked

1. Terminal Sales, 1932 1st Avenue (SL)
2. Oxford (Butterworth) 1921 1st Avenue (NR)
3. Moore Theatre/Hotel, 1932 2nd Avenue (NR,SL)
4. Josephinum (New Washington), 1902 2nd Avenue (NR,SL)
5. Guiry Hotel, 2101-2105 ½ 1st Avenue (SL)
6. Schillestad Building, 2111 1st Avenue (SL)
7. Barnes Building (Odd Fellows Hall), 2320 1st Avenue (NR,SL)
8. Austin A. Bell Building, 2324 1st Avenue (NR,SL)
9. Seattle Empire Laundry Building, 66 Bell Street (SL)
10. Fire Station No. 2, 2334 4th Avenue (SL)
11. Hull (A-1 Laundry), 2401 1st Avenue (NR,SL)
12. P-Patch Cottages, 2512-2516 Elliott Avenue (SL)
13. New Pacific, 2600-04 1st Avenue (SL)
14. Seattle, Chief of the Suquamish Statue, 5th and Denny (NR)

NR - National Historic Register

SL - Seattle Landmark

Icon Buildings

- | | |
|---|---|
| 1. Lebusnik, 1924 1st Avenue | 32. Adams, 2011 5th Avenue |
| 2. Terminal Sales Annex, 1931 2nd Avenue | 33. Fleming, 2321 4th Avenue |
| 3. Façade of Bethel Temple, 2033 2nd Avenue | 34. Franklin, 2302 4th Avenue |
| 4. Haddon Hall, 1921 3rd Avenue | 35. Charlesgate, 2230 4th Avenue |
| 5. Palladian | 36. Law Office, Blanchard & 4th Avenue |
| 6. Denny Hall Building | 37. Windham, 420 Blanchard |
| 7. Pathe Building | 38. 5th Avenue Court, 2132 5th Avenue |
| 8. Securities, 1904 3rd Avenue | 39. 87 Wall Street |
| 9. Centennial Building, 414 Stewart Street | 40. Ace Hotel, 2425 1st Avenue |
| 10. Marshall Building, 2013 4th Avenue | 41. 81 Vine Street |
| 11. Clairemont Hotel, 2000 4th Avenue | 42. 2nd & Vine Street |
| 12. Griffin, 2005 5th Avenue | 43. Lexington & Concord, 2408 2nd Avenue |
| 13. Sheridan Apartments, 2011 5th Avenue | 44. Trianon Building, 2505 3rd Avenue |
| 14. Western & Blanchard Building | 45. Payless Drug Building, 2603 3rd Avenue |
| 15. Lewiston, 2201 1st Avenue | 46. 3rd & Vine Street |
| 16. Scargo, 2205 1st Avenue | 47. Devonshire, 420 Wall Street |
| 17. Egbert/Appex Co-op, 2225 1st Avenue | 48. Stonecliff, 2602 4th Avenue |
| 18. Kasota, 2212 1st Avenue | 49. Davenport, 420 Vine Street |
| 19. Donald Apartments, 2204 1st Avenue | 50. Edwards on Fifth, 2619 5th Avenue |
| 20. Humphrey, 2205 2nd Avenue | 51. Tillicum Square Buildings |
| 21. Rivoli, 2127 2nd Avenue | 52. Zeeks Pizza Building |
| 22. El Rey, 2119 2nd Avenue | 53. 2700 4th Avenue |
| 23. Castle, 2132 2nd Avenue | 54. Watermarke, 320 Cedar Street |
| 24. Army Building, 2111 3rd Avenue | 55. IBEW Building |
| 25. Oregon, 2305 1st Avenue | 56. Labor Temple |
| 26. Dorothy Day House, 2300 1st Avenue | 57. Bremer Apartments |
| 27. William Tell Hotel | 58. Windermere Apartments |
| 28. MGM Building, 2331 2nd Avenue | 59. William Daniels Apartments, 3001 1st Avenue |
| 29. Speakeasy Building | 60. Grange Headquarters, 3104 Western Avenue |
| 30. 2134 3rd Avenue | 61. Denny Industrial Buildings |
| 31. Cornelius, 306 Blanchard | |



Proposed April 2004



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Planning and Development	John Skelton/233-3883	Barbara Gangwer/615-0768

Legislation Title:

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 Belltown Neighborhood;

• **Summary of the Legislation:**

The proposed Council Bill would amend the Land Use Code to incorporate the Belltown Neighborhood Design Guidelines. When adopted, these guidelines will augment the existing Design Review Guidelines for Downtown Development approved in 1999. The Belltown neighborhood's guidelines outline design objectives to be met by new commercial and multifamily development proposals subject to design review within the Belltown Urban Center Village. Building on urban design-related goals and recommendations included in the 1999 Neighborhood Plan for the Belltown Urban Center Village, design guidelines are intended to help increase awareness for and an understanding of the principles of good design, and involvement in the design review process.

• **Background:**

The City of Seattle has committed substantial time and resources to the development of a design review program that relies on clear and meaningful design guidelines. The Design Review process downtown is based on Design Review Guidelines for Downtown Development that may be augmented by neighborhood specific design guidelines. To date, no other specific downtown neighborhood has prepared neighborhood -specific design guidelines, however, ten other neighborhoods citywide have either had design guidelines approved or are in the approval process. The Design Review Board relies upon these guidelines to review new development subject to the Design Review process and make recommendations for conditioning approval of new multifamily or commercial development.

X This legislation does not have any financial implications.



STATE OF WASHINGTON - KING COUNTY

--SS.

175408
CITY OF SEATTLE, CLERKS OFFICE

No. ORDINANCE IN FULL

Affidavit of Publication

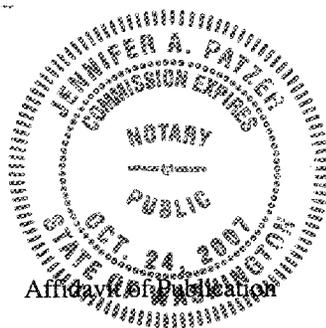
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published 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:121534 ORD IN FULL

was published on

8/4/2004



Mel Dr

Subscribed and sworn to before me on

8/4/2004

Jennifer Patzer

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 121534

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 Belltown Neighborhood.

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 Belltown Neighborhood, as part of the City's neighborhood planning process, has developed design guidelines for new multifamily and commercial development within the urban village boundary as a way of 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 121305, 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, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines and you must take steps to protect legal rights, as described below. terminated. You have important rights to the above-named child be ter requesting that your parental tion has been filed in this mat-

You are notified that a petition has been filed in this matter requesting that your parental rights to the above-named child be terminated. You have important legal rights, as described below, and you must take steps to protect legal rights, as described below. In re the Welfare of Matthew Lee Miller, d.o.b. 02/17/91. Cause No. 04-7-00072-9. Summons by Publication, Termination. The State of Washington to Whom It May Concern and To: Melinda Kay Miller, mother of Matthew Lee Miller, d.o.b. 02/17/91. IN THE SUPERIOR COURT IN THE SUPERIOR COURT 04-7-00072-9 Superior Court No. PUBLICATION SUMMONS BY