SEATTLE CITY COUNCIL

Legislative Summary

CB 118446

Record No.: CB 118446 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **124869** **In Control:** City Clerk

File Created: 05/21/2015

Final Action: 09/29/2015

Title: AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code (SMC) to adopt revised Neighborhood Design Guidelines for the Roosevelt Urban Village; and amending Section 23.41.012 of the SMC to replace Map A for 23.41.012 and make minor corrections to clarify legislative intent.

Notes:

Sponsors: O'Brien

Date

Filed with City Clerk:

Mayor's Signature:

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Ex A - Roosevelt Neighborhood Design Guidelines, 2015

Drafter: ryan.moore@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	06/16/2015	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	06/16/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	06/18/2015	sent for review	Planning, Land Use, and Sustainability Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Sustainability Committee						
	Notes:						

1	Full Council	07/20/2015	referred	Planning, Land Use, and Sustainability Committee	

Action Text: The Council Bill (CB) was referred. to the Planning, Land Use, and Sustainability Committee
Notes:

1	Planning, Land Use, and Sustainability Committee	08/18/2015	discussed		

Action Text: The Council Bill (CB) was discussed and a public hearing was held.

1	Planning, Land Use, and Sustainability Committee	09/15/2015	pass		Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 Chair O'Brien, Vice Chair Burgess, Member Licata

Opposed: 0

1	Full Council	09/21/2015	passed		Pass

Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
Notes:

In Favor: 8 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Sawant

Opposed: 0

Absent(NV): 1 Councilmember Rasmussen

1	City Clerk	09/22/2015	submitted for Mayor's signature	Mayor	

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:

1	Mayor	09/29/2015	Signed		

Action Text: The Council Bill (CB) was Signed.
Notes:

1	Mayor	09/29/2015	returned	City Clerk	

Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:

1	City Clerk	09/29/2015	attested by City Clerk		

Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:

CITY OF SEATTLE

ORDINANCE 124869

COUNCIL BILL 118446

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code (SMC) to adopt revised Neighborhood Design Guidelines for the Roosevelt Urban Village; and amending Section 23.41.012 of the SMC to replace Map A for 23.41.012 and make minor corrections to clarify legislative intent.

WHEREAS, in 2000 the City Council adopted Ordinance 120081 approving Neighborhood Design Guidelines for the Roosevelt Urban Village; and

WHEREAS, Sound Transit is currently constructing a new light rail transit station in the Roosevelt neighborhood that is scheduled to be completed in 2020; and

WHEREAS, in 2012 the City Council adopted Ordinance 123816 approving higher density zoning for the Roosevelt Urban Village in order to accommodate transit-oriented development near future light rail service in the neighborhood; and

WHEREAS, in 2012 the City Council passed Resolution 31347 directing the Department of Planning and Development (DPD) to update the Neighborhood Design Guidelines for the Roosevelt Urban Village and prepare a streetscape concept plan to ensure livability is enhanced along with new development; and

WHEREAS, in November 2013, the Directors of DPD and the Seattle Department of Transportation (SDOT) approved the Roosevelt Neighborhood Streetscape Concept Plan as an appendix to the City's Right-of-Way Improvements Manual; and

WHEREAS, the Roosevelt Urban Village has experienced significant development over the past year, placing emphasis on the need for neighborhood-specific design guidelines to ensure project design is in keeping with the Neighborhood Plan goals; and

WHEREAS, the Roosevelt reservoir site is currently zoned single-family and, therefore, not subject to design review. If this area is rezoned to a multifamily or mixed-use zone that is subject to design review in the future, the design guidelines would apply to this area; and

WHEREAS, during DPD's process of reviewing Section 23.41.012 of the Seattle Municipal Code to determine the applicability of new Neighborhood Design Guidelines for the Roosevelt Urban Village, several minor errors were discovered in need of correction; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.010 of the Seattle Municipal Code, last amended by Ordinance 124389, is amended as follows:

23.41.010 Design review guidelines

* * *

B. The following neighborhood design guidelines are approved. These Neighborhood design guidelines apply in the areas shown on the map included in the guidelines.

1. "Admiral Design Guidelines, 2013((;))";
2. "Ballard Municipal Center Master Plan Area Design Guidelines, 2013((;))";
3. "Belltown Urban Center Village Design Guidelines, 2004((;))";
4. "Capitol Hill Design Guidelines, 2013((;))";
5. "Green Lake Design Guidelines, 2013((;))";
6. "Greenwood/Phinney Design Guidelines, 2013((;))";
7. "Morgan Junction Design Guidelines, 2013((;))";
8. "North Beacon Hill Design Guidelines, 2013((;))";

9. "North District/Lake City Guidelines, 2013((;))";

10. "Northgate Design Guidelines, 2013((;))";

11. "Othello Design Guidelines, 2013((;))";

12. "Pike/Pine Design Guidelines, 2013((;))";

13. "Roosevelt Design Guidelines, ((~~2013;~~))2015";

14. "South Lake Union Design Guidelines, 2013((;))";

15. "University Design Guidelines, 2013((;))";

16. "Upper Queen Anne Design Guidelines, 2013((;))";

17. "Uptown Design Guidelines, 2013((;))";

18. "Wallingford Design Guidelines, 2013((;))"; and

19. "West Seattle Junction Design Guidelines, 2013((.))".

* * *

Section 2. Section 23.41.012 of the Seattle Municipal Code, last amended by Ordinance 124770, is amended as follows:

23.41.012 Development standard departures

* * *

B. Departures may be granted from any Land Use Code standard or requirement, except for the following:

1. Procedures;

2. Permitted, prohibited, or conditional use provisions, except that departures may be granted from development standards for required street-level uses;

3. Residential density limits;

4. In Downtown zones, provisions for exceeding the base FAR or achieving bonus development as provided in Chapter 23.49, Downtown ((~~z~~))Zoning;

5. In Downtown zones, the minimum size for Planned Community Developments as provided in Section 23.49.036;

6. In Downtown zones, the average floor area limit for stories in residential use in Table B for 23.49.058;

7. In Downtown zones, the provisions for combined lot developments as provided in Section 23.49.041;

8. In Downtown Mixed Commercial zones, tower spacing requirements as provided in subsection 23.49.058.F;

9. In the Downtown Mixed Commercial 160 zone, minimum floor-to-floor height for street-level uses required as a condition of the additional height allowed by subsection 23.49.008.E;

10. Downtown view corridor requirements, provided that departures may be granted to allow open railings on upper level roof decks or rooftop open space to project into the required view corridor, provided such railings are determined to have a minimal impact on views and meet the requirements of the Building Code;

11. In Seattle Mixed zones in the South Lake Union Urban Center, floor plate limits for all uses provided in Section 23.48.013, except that departures of up to a 5 percent increase in floor plate area may be granted for structures with non-residential uses meeting the conditions of subsections 23.48.013.B.1.d.1 and 23.48.013.B.1.d.2;

12. In Seattle Mixed zones in the South Lake Union Urban Center, provisions for gaining extra floor area provided for in Section 23.48.011 and Chapter 23.58A;

13. In Seattle Mixed zones in the South Lake Union Urban Center, provisions limiting the number of towers permitted per block provided for in Section 23.48.013;

14. In ((~~the~~)) Seattle Mixed zones in the South Lake Union Urban Center, provisions for upper level setbacks provided for in Section 23.48.013;

15. Floor Area Ratios; except that in the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, departures from the development standards for allowing floor area exemptions from FAR calculations in subsection 23.73.009.C and for retaining a character structure on a lot in Section 23.73.015 are not considered departures from FAR limits;

16. Maximum size of use;

17. Structure height, except that:

a. Within the Roosevelt Commercial Core building height departures up to an additional 3 feet may be granted for properties zoned NC3-65, (Map A for 23.41.012, Roosevelt Commercial Core);

b. Within the Ballard Municipal Center Master Plan area building height departures may be granted for properties zoned NC3-65, (Map B for 23.41.012, Ballard Municipal Center Master Plan Area). The additional height may not exceed 9 feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan;

c. In Downtown zones building height departures may be granted for minor communication utilities as set forth in subsection 23.57.013.B;

d. Within the Uptown Urban Center building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets;

e. Within the Queen Anne Residential Urban Village and Neighborhood Commercial zones as shown on Map C for 23.41.012, Upper Queen Anne Commercial Areas, building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets;

f. Within the PSM 85-120 zone in the area shown on Map A for 23.49.180, departures may be granted from development standards that apply as conditions to additional height, except for floor area ratios and provisions for adding bonus floor area above the base FAR;

g. Within the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, departures may be granted from development standards that apply as conditions to additional height in subsections 23.73.014.A and 23.73.014.B, and the provision for receiving sites for transfer of development potential in subsection 23.73.024.B.5.

18. Quantity of parking required, minimum and maximum parking limits, and minimum and maximum number of drive-in lanes, except that within the Ballard Municipal Center Master Plan area departures may be granted from the minimum parking requirement up to a 30 percent maximum reduction for ground level retail uses that abut established mid-block pedestrian connections through private property as identified in the "Ballard Municipal Center Master Plan Design Guidelines, 2013";

19. Provisions of the Shoreline District, Chapter 23.60;

20. Standards for storage of solid-waste containers;

21. The quantity of open space required for major office projects in Downtown zones as provided in subsection 23.49.016.B;

22. Noise and odor standards;

23. Standards for the location of access to parking in Downtown zones;

24. Provisions of Chapter 23.52, Transportation Concurrency and Transportation Impact Mitigation;

25. Provisions of Chapter 23.53, Requirements for Streets, Alleys, and Easements, except that departures may be granted from the access easement standards in Section 23.53.025 and the provisions for structural building overhangs in Section 23.53.035;

26. Affordable housing production conditions within the MPC-YT zone, pursuant to Section 23.75.085;

27. Limits on floor area for uses within the MPC-YT zone, as provided in Sections 23.75.085 and 23.75.090 or as applicable under Section 23.75.040;

28. Limits on number, distribution, and gross floor area per story for highrise structures within the MPC-YT zone, as provided in Section 23.75.120 or as applicable under Section 23.75.040;

29. Definitions;

30. Measurements;

31. Lot configuration standards in subsections 23.22.100.C.3, 23.24.040.A.9, and 23.28.030.A.3, which may be modified as authorized in those provisions;

32. Standards for structural building overhangs in Section 23.53.035;((~~and~~))

33. Within the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, the requirement that all character structures on a lot be retained in order to qualify

as a TDP receiving site in subsection 23.73.024.B, the exception allowing additional FAR for non-residential uses in subsection 23.73.009.B, the FAR exemption for residential uses in subsection 23.73.009.C.3, the exception to floor area limits in subsections 23.73.010.B.1 and 23.73.010.B.2, the exception for width and depth measurements in subsection 23.73.012.B, or the exception for an additional 10 feet in height as provided for in subsection 23.73.014.B.

a. Departures may, however, be granted under the following circumstances:

1) The character structure is neither a designated Seattle landmark nor listed in a rule promulgated by the Director according to Section 23.73.005; and

2) The departure is for demolishing a wood-frame character structure originally built as a single-family residence or single-family accessory structure; or

3) The departure is for demolishing a character structure that is determined to have insufficient value to warrant retention when the following applies:

a) The structure lacks a high degree of architectural integrity as evidenced by extensive irreversible exterior remodeling; or

b) The structure does not represent the Pike/Pine neighborhood's building typology that is characterized by the use of exterior materials and design elements such as masonry, brick, and timber; multi-use loft spaces; very high and fully-glazed-ground-floor storefront windows; and decorative details including cornices, emblems, and embossed building names; or

c) Demolishing the character structure would allow for more substantial retention of other, more significant character structures on the lot, such as a structure listed in a rule promulgated by the Director according to Section 23.73.005; or would

allow for other key neighborhood development objectives to be achieved, such as improving pedestrian circulation by providing through-block connections, developing arts and cultural facilities, or siting publically-accessible open space at key neighborhood locations.

b. In addition to the provisions of subsection 23.41.012.B.32.a, the following provisions apply:

1) At least one character structure shall be retained on the lot if: subsection 23.73.009.C.3 regarding the FAR exemption for residential uses, subsection 23.73.010.B.2 regarding increases in the floor area limits, subsection 23.73.012.B regarding the exception from width and depth measurements, or subsection 23.73.014.B regarding the exception allowing for an additional 10 feet in height are being used by the development proposal.

2) No character structures are required to be retained on the lot if: subsection 23.73.009.B regarding the exception to allow additional FAR for non-residential uses, subsection 23.73.010.B.1 regarding increases in the floor area limits, or Section 23.73.024 for the use of TDP on a lot that is an eligible TDP receiving site under the provisions of subsection 23.73.024.B are the only provisions being used by the development proposal.

34. In pedestrian-designated zones, provisions for residential uses at street level, as provided in subsection 23.47A.005.C.1, except that a departure may be granted to allow residential uses at street level to occupy, in the aggregate, no more than 50 percent of the street-level street-facing façade((.));

35. In pedestrian-designated zones, provisions for transparency requirements, as provided in subsection 23.47A.008.B, except that departures may be granted to reduce the

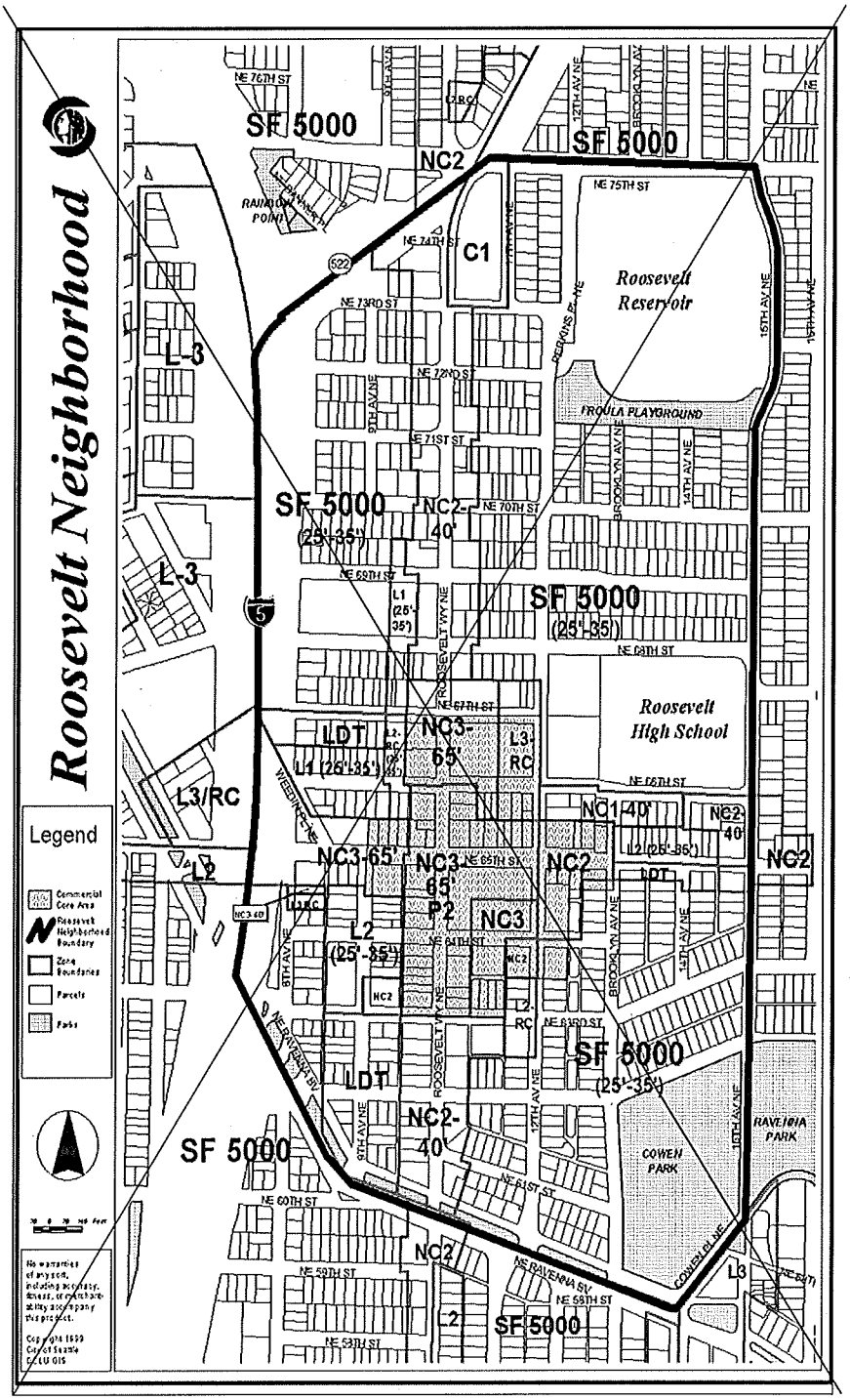
required transparency from 60 percent to no less than 40 percent of the street-facing facade((.)); and

36. In pedestrian-designated zones, provisions for height requirements for floor-to-floor height, as provided in subsection 23.47A.008.B, except that departures to allow a mezzanine with less than the minimum floor-to-floor height may be granted provided that the outer edge of the mezzanine floor is at least 15 feet from the exterior wall facing a Principal Pedestrian Street.

* * *

Map A for 23.41.012

Roosevelt Commercial Core



Map A for 23.41.012
Roosevelt Commercial Core

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* * *

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 21st day of September, 2015, and signed by me in open session in authentication of its passage this 21st day of September, 2015.

President _____ of the City Council

Approved by me this 29th day of September, 2015.

Edward B. Murray, Mayor

Filed by me this 29th day of September, 2015.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Exhibit A: Roosevelt Neighborhood Design Guidelines, 2015

Roosevelt

Neighborhood Design Guidelines

2015

City of Seattle
Department of Planning and Development

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Ryan Moore, City of Seattle Department of Planning and Development

Shane Dewald, City of Seattle Department of Transportation

Introduction

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used by Design Review Boards. The Roosevelt Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Roosevelt Neighborhood as reflected in Map 1 (page vi).Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying to all areas of the city except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once a set of neighborhood guidelines is adopted by City Council, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code (SMC) section 23.41.004. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guidelines superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

As of January 2014, there were nineteen sets of neighborhood design guidelines, each following the same organization and numbering system of the City's original citywide guidelines entitled Design Review: Guidelines for Multi-family and Commercial Development that were adopted in 1993.

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

Revised Neighborhood Design Guidelines

The Roosevelt Design Guidelines were developed by community members and design consultants, and adopted in 2000. In 2013, the City adopted new, updated guidelines entitled Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993.

In 2015, following an update to the neighborhood's zoning regulations in response to the impending light-rail extension, City Council passed resolution #31347 directing the Department of Planning and Development to update the design guidelines. In the fall of 2014, the Roosevelt Neighborhood Association's Land Use and Sustainability committee held a series of working sessions to draft updated design guidelines for the neighborhood. The revised neighborhood design guidelines will help Board members, applicants, staff, and the public better correlate neighborhood guidelines with the updated Seattle Design Guidelines.

Guidelines at a Glance

The Roosevelt neighborhood design guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Roosevelt Neighborhood as reflected in Map 1 (page vi). These guidelines augment the Seattle Design Guidelines adopted in 2013. The list below correlates the guidelines by subject matter and shows which Seattle Design Guidelines are augmented by Roosevelt Design Guidelines. A "yes" indicates supplemental guidance is provided; a "no" indicates that the citywide guideline is sufficient.

Context and Site

CS1. Natural Systems and Site Features ..... **yes**

CS2.Urban Pattern and Form ..... **yes**

CS3. Architectural Context and Character ..... **yes**

Public Life

PL1. Connectivity ..... **yes**

PL2. Walkability ..... **yes**

PL3. Street-Level Interaction ..... **yes**

PL4. Active Transportation ..... **yes**

Design Concept

DC1. Project Uses and Activities ..... **yes**

DC2. Architectural Concept ..... **yes**

DC3. Open Space Concept ..... **yes**

DC4. Exterior Elements and Finishes ..... **yes**

Context and Priority Issues: Roosevelt

The namesake of the neighborhood, former President Theodore Roosevelt, spoke passionately about conservation and preserving our natural gifts of land and water. Situated between Green Lake to the northwest, Lake Washington to the east, and Lake Union to the south, Roosevelt is a neighborhood blessed by features like Ravenna Boulevard,Cowen Park, Ravenna Creek, and the Roosevelt Reservoir. In keeping with President Roosevelt's call for conservation, the Roosevelt neighborhood wants to promote a high-level of sustainability in order to minimize carbon production and energy use in the neighborhood.

There is no better example in the neighborhood than the remodeled – and re-energized – Roosevelt High School. The façade of the 1922 building was painstakingly preserved while the interior was renovated to improve energy efficiency and bring modern technology to the classrooms. As it approaches the century mark, Roosevelt High School stands as a proud icon to the area's history and casting an eye toward the future.

The Roosevelt neighborhood wants to embrace that sense of history while looking forward. By the very nature of its location, the Roosevelt neighborhood will become one of the most vibrant urban hubs in the city. Organized around sustainability principles, Roosevelt is to become a model neighborhood for smart design, sustainable building practices, and creating a cityscape that is walkable and inviting. Through the design guidelines, we can establish a balance between: transit-related increased density, and human scale, and open space.

Good design must capture aesthetics and functionality. Buildings, especially near the ground levels, need attractive facades along with community friendly uses. We would like Roosevelt to be a neighborhood of mixed commercial opportunities. We need Roosevelt to be home for existing smaller and/or more specialized businesses that serve both the urban village as well as the surrounding neighborhood.

NEIGHBORHOOD PRIORITIES:

1. Pedestrian environment
2. Street-level design
3. Greenstreets and greenways
4. Transitions
5. Sustainability
6. High school heritage
7. Ravenna Boulevard & park heritage

1. Pedestrian Environment

Improve the pedestrian scale of development in all areas.

2. Street-level Design

It is imperative to pay special attention to street-level design, including elements like facades, setbacks, shared amenities, and street furniture. Important at the pedestrian level is access to sunlight and views; not to be minimized in regard to private development. The most intensive potential development in Roosevelt may occur in the center of the Commercial Core where zoning is Neighborhood Commercial and closer to the Light Rail station including Transit Oriented Development (TOD) sites owned by Sound Transit that will be redeveloped after station construction. New development should consider the following techniques:

- Improve the pedestrian scale of development in commercial areas.
- Widen sidewalks, strengthen the street-wall, and increase transparency.
- Provide a mix of commercial spaces, from small to mid-sized, to accommodate a range of tenants.
- Promote ground floor continuity, articulation of commercial and residential uses, quality materials (present actual material samples at Design Review meetings).

3. Greenstreets and Greenways

- Roosevelt residents strongly value green spaces in the neighborhood for their open space function and environmental benefits.
- New development should contribute to a network of green streets and greenways in the neighborhood by focusing open spaces, green factor elements and streetscape improvements to provide abundant landscaping and improved streetscapes for pedestrians. Identified green streets and green ways are identified by the Roosevelt Streetscape Concept Plan, which is included in the Seattle Department of Transportation's Right of Way manual (http://www.seattle.gov/transportation/rowmanual/manual/) in Chapter 6: Streetscape Design Guidelines.

4. Transitions

- Encourage green spaces and promote design standards that encourage pedestrian activity.
- Minimize the impact of commercial development on adjacent residential areas.
- The Roosevelt Neighborhood Design Guidelines go further than the Citywide design guidelines by identifying ways to mitigate height, bulk and scale impacts in commercial areas on adjacent residential areas. A zone edge exists where a residentially zoned property abuts the side or rear lot of a commercially zoned property, or where a commercial and residential zone is separated by an alley.
- Roosevelt's compact commercial core maintains close transitions to adjacent residential areas that need to be addressed as new development modifies the existing scale.

5. Sustainability

These design guideline suggestions seek to create a sustainable Roosevelt, paying respect to the area's past while embracing the future:

- Strive for net-zero design and use natural systems and features of the site to reduce the energy impacts required to develop and sustain the building.
- Take advantage of site characteristics, siting, solar exposure, and integrate alternative energy sources into the design of the project, as appropriate to reduce demand on non-renewable energy sources.

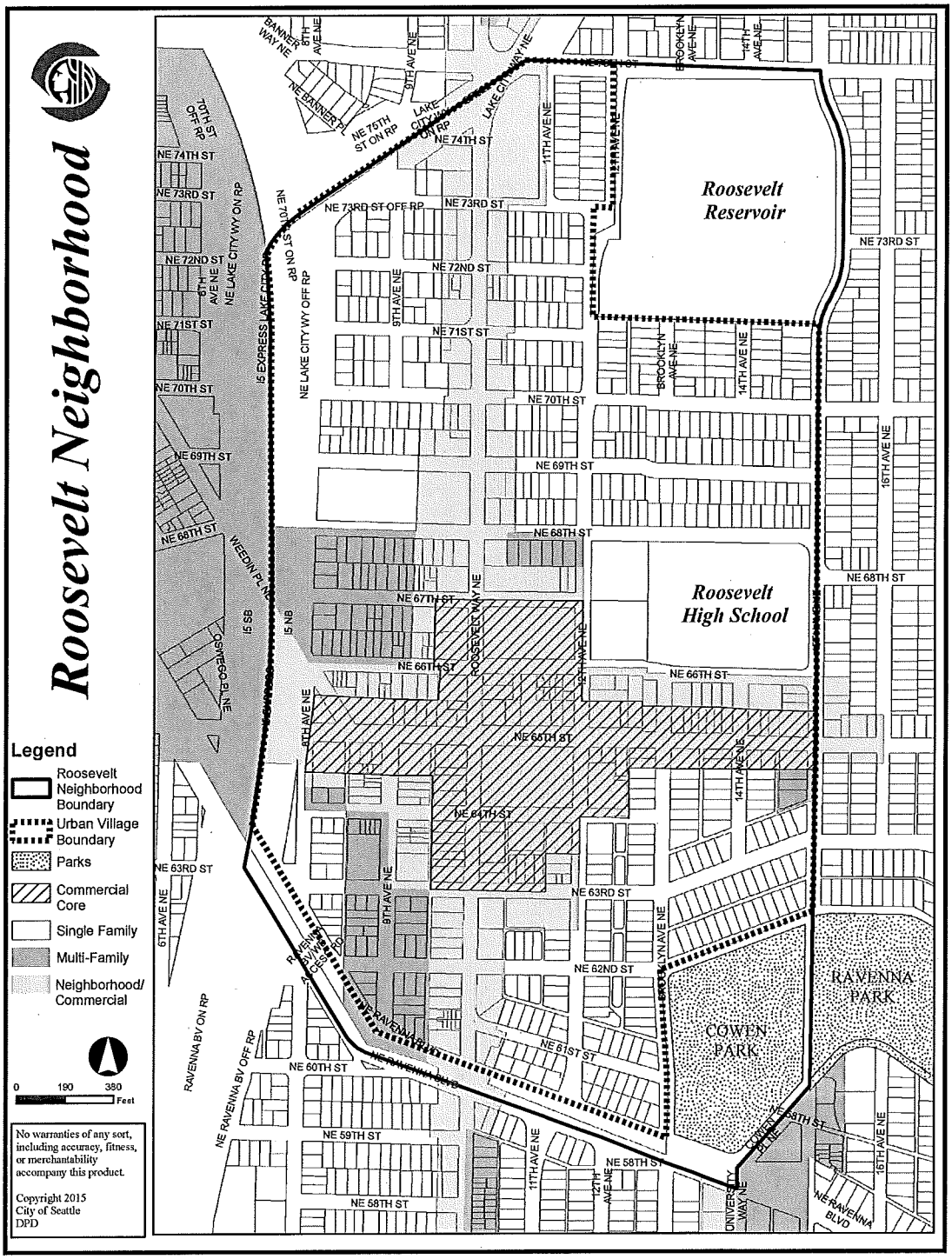
6. High School Heritage

Roosevelt High School is a historic structure with citywide significance and strong presence in the neigh borhood. Massing and scale of new buildings should to the greatest extent feasible preserve the prominence of the high school structure and grounds within the neighborhood. This is especially important for the three blocks immediately south of the school. (See CS3)

7. Ravenna Park and Boulevard Heritage

New development should build on the neighborhood's Olmstead-influenced character evident in Ravenna Park, Ravenna Boulevard, and Green Lake Park with regard to landscape design and planting selection.

Map 1: Roosevelt Neighborhood Boundary and Commercial Core Area



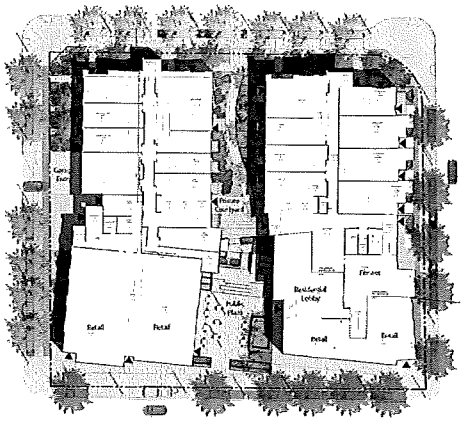
Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

Roosevelt
Design Guidelines

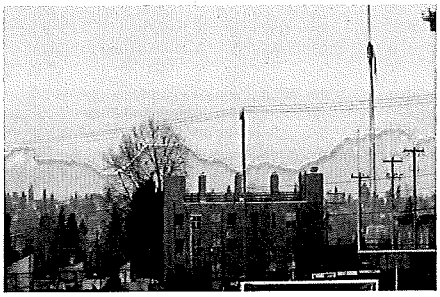
CS1 Natural Systems and Site Features

Citywide Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.



Example of massing of building broken to allow for sunlight, natural ventilation, and plaza space.



Views of downtown's skyline should be considered when factoring in site topography into building design.

Roosevelt Supplemental Guidance

I. ENERGY USE

i. Consider the placement of outdoor spaces facing south with good access to winter sun. Potential shadowing of open or green spaces could be acceptable if the development provides off-setting improvements over conventional building systems, such as renewable energy and water reuse.

ii. A reduction in setback may be allowed for additional exterior insulation.

iii. Shading or other trellis features may be allowed in the setbacks.

II. Sunlight and Natural Ventilation

i. Minimize shadow impacts on key public spaces and streetscapes. Such places include identified gateway intersections particularly NE 65th St. and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or greenways.

III. Topography

Roosevelt generally features a consistent gentle south and southwest sloping topography. Consider using the site's topography to consider ways to respect views of downtown/the Seattle skyline and the Olympic Mountains, particularly along Brooklyn Ave NE, 14th Ave NE, 15th Ave NE, and 12th Ave NE (north-south avenues that have more grade change), north of Cowen park.

IV. Water

Seek ways to express the historic drainage pattern to the creek. Roosevelt's historic drainage pattern consisted of flows draining to Ravenna Creek. Incorporating water is encouraged into Ravenna Park and along green streets as a visible design element, especially for sites that had been components of the neighborhood's natural drainage system.

CS2 Urban Pattern and Form

Citywide Guideline:

Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

Commercial facades exhibiting historic character provide a model for future street level uses.

Example of open space being used to buffer private development from the right-of-way.

Roosevelt Supplemental Guidance

I. Sense of Place

i. Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

ii. Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

II. Adjacent Sites, Streets and Open Spaces

i. Consider incorporating private open spaces between the street and residences and between adjacent properties. This is especially important for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

ii. Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

iii. Gateway features should include a variety of design elements that enhance the prominent neighborhood intersections identified below. The following design elements are encouraged:

- Sidewalk awning (transparent);
- Special paving or surface treatments;
- Outdoor art;
- Special landscaping;
- Pedestrian lighting;
- Seating; and
- Trash & recycling collection.

The following locations have been identified as key gateways and key locations for the neighborhood (see Map 2, page 5):

- Roosevelt Way NE and NE Ravenna Boulevard;
- Roosevelt Way NE and NE 75th;
- NE 65th and 8th Avenue NE;
- Weedin Place;

- NE 65th and 15th Avenue NE;
- Roosevelt Way NE and NE 65th;
- 12th Avenue NE and NE 65th; and
- 12th Avenue NE and NE Ravenna Boulevard.

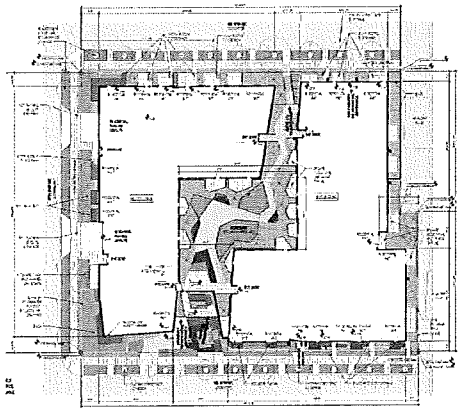
III. Height, Bulk, and Scale

i. Commercial Core (see Map 1 on page vi)
New development in the commercial core should consider the following techniques:

a. Encourage buildings of varying heights within the same block to reduce the "box" look along blocks. New development that aggregates one half block or more, should take steps to recall historic, smaller-scale development patterns. Existing height restrictions in NC-65' zones may be departed from up to an additional 3' in exchange for design improvements, such as additional upper-level setbacks.

b. Break the massing of new buildings on large sites into smaller components, to avoid a scale that is out of proportion with surrounding development; especially where new buildings abut existing older storefront facades. Examples include the Eleanor and plans for the "fruit-stand" block.

c. Retain alleyways or incorporate new through-ways in full-block developments to help preserve a well-connected pedestrian grid. Encourage public use of the alley west of Roosevelt Way NE by incorporating amenities for the public.



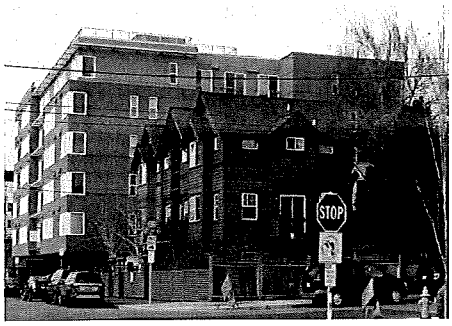
Through-block design example.

ii. Through-Block Development

a. Avoid monolithic development on through lots. New developments on through-block lots should be carefully designed for compatibility with this established fabric. Observe in new through-block projects the original platting and development pattern, which is generally characterized by structures limited to a half-block in depth, with widths of 50 to 60 foot increments along the street.

b. In the area bounded by NE 65th St., NE 68th St., Roosevelt Way NE, and 8th Ave NE consider providing through-block connections. As more intensive development occurs over time, through-block connections can contribute to a more complex, intimate pedestrian environment.

c. Make through-block connections clearly identifiable, accessible, and attractive. Create focal points to draw pedestrians into and along through-block pathways. Encourage uses that will promote public access into though-block connections during appropriate hours to activate space.



Existing transitions from higher-density to lower-density building types in transition zones.

iii. Multi-family/Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

a. Increasing building setbacks from the zone edge at ground level;

b. Reducing the bulk of the building's upper floors;

c. Reducing the height of the structure;

d. Use of landscaping or other screening (such as a 5-foot landscape buffer);

e. Modulation of bays;

f. Stepping down the height of structures to 40' – 45' at the zone edge to provide transition to the height of traditional single-family areas; and

g. Minimizing use of blank walls.

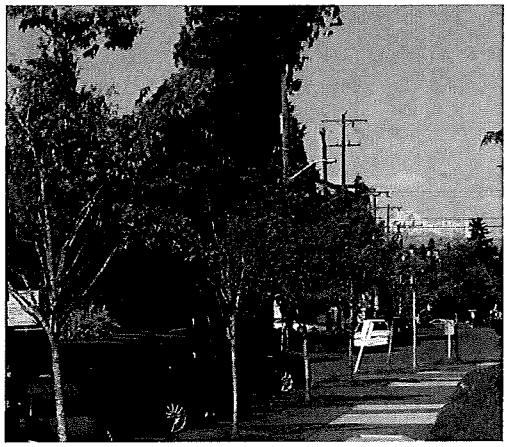
iv. Roosevelt High School Architectural Heritage

a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.

b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

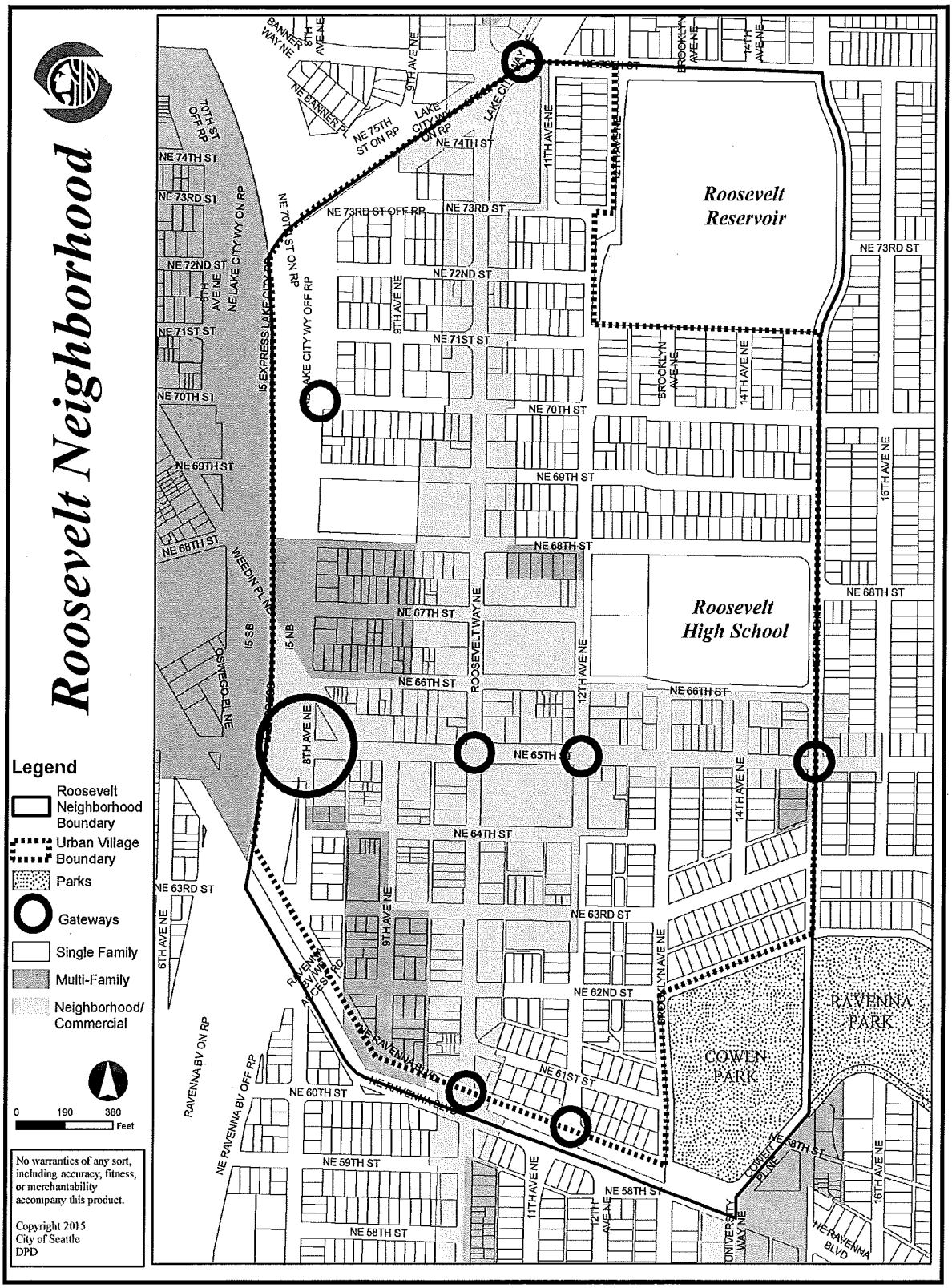
v. Olympic Promenade

a. Encourage preservation of westward views of the Olympic Mountains along NE 66th St. and from Roosevelt High School to allow for an 'Olympic promenade' and more light and air to reach right of way landscape features. Consider upper-level setbacks of new multi-family and commercial buildings that flank the NE 66th St. corridor.



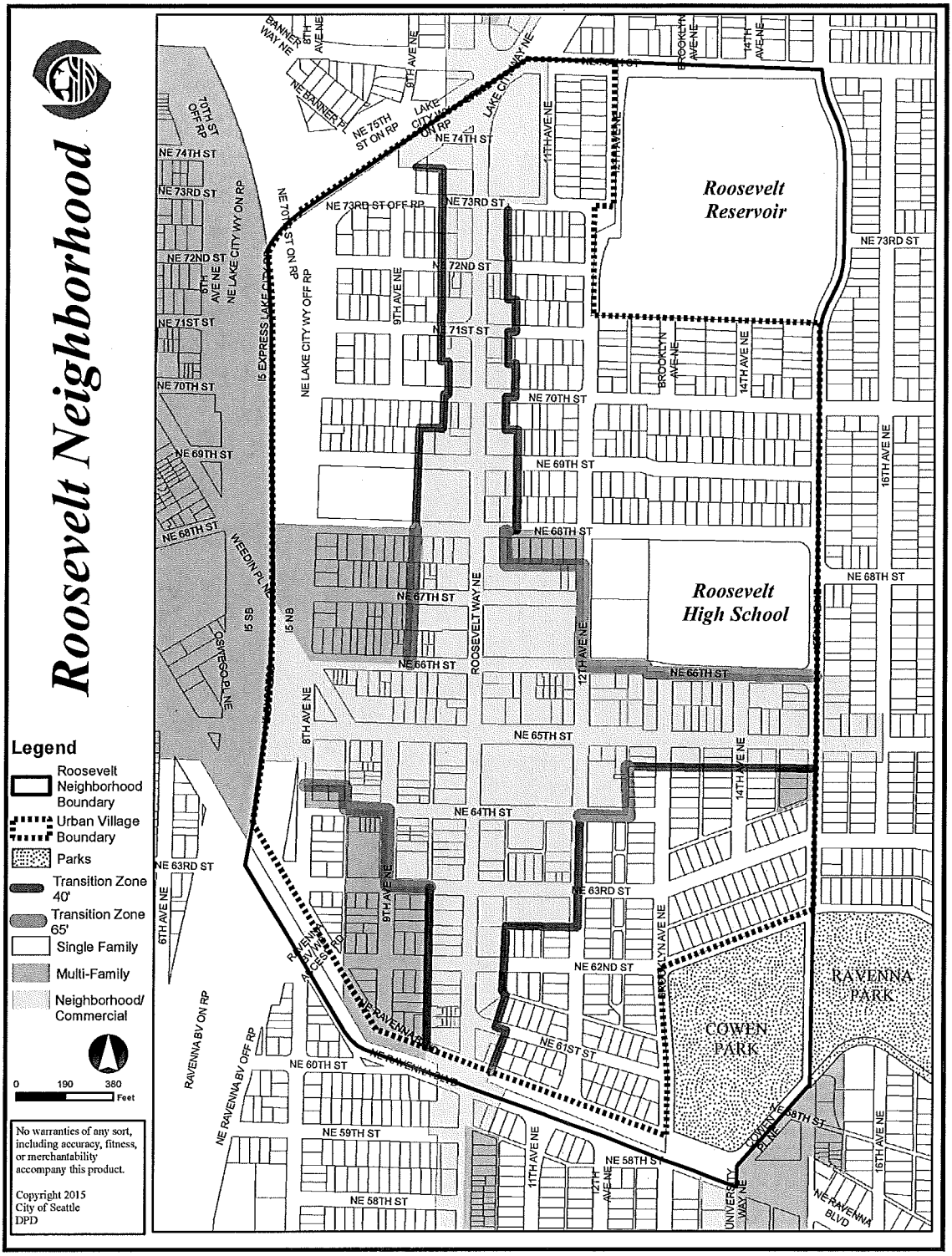
View of Olympics along NE 66th Street "Olympic Promenade"

Map 2: Roosevelt Gateways



Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

Map 3: Transition Zone Locations



A zone edge exists where a residentially zoned property abuts the side or rear lot of a commercially zoned property, or where a commercial and residential zone is separated by an alley. The thicker line separates residential zones from commercial zones with a 65' height limit. The thinner line separates residential zones from commercial zones with a 40' height limit.

Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

CS3 Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.

Roosevelt High School serves as a neighborhood icon.

Example of desired retail facade elements.

Roosevelt Supplemental Guidance

I. Emphasizing positive neighborhood attributes

i. Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

ii. Reinforce a vibrant streetscape

   a. Apply a pedestrian-oriented design;

   b. Include multiple recessed entries; and

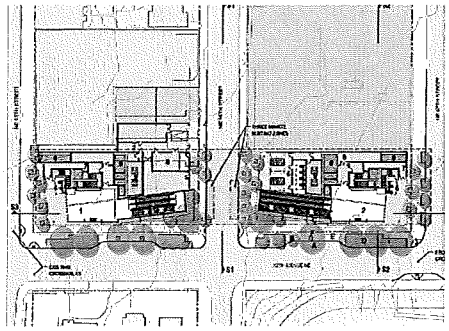
   c. Considering offering commercial and residential units of different sizes and at a range of price points.

iii. Street walls facing arterial streets (NE 65th St., Roosevelt Way, and 12th Ave NE) in the Commercial Core should be designed to incorporate traditional commercial façade components: lower base course, upper-level façade and cap.

PL1 Connectivity

Citywide Guideline:

Complement and contribute to the network of open spaces around the site and the connections among them.



Sound Transit's light-rail station will provide open space at the street-level through a plaza.

Example of street-level gathering space.

Roosevelt Supplemental Guidance

I. A Network of Public Spaces

i. If public space is included, the design should complement and create a network of open space, including pedestrian connections to light-rail facilities, greenways, green streets, or public spaces in the neighborhood.

ii. Arrange new buildings' massing to support street-level open spaces and streetscape concepts, including station-related amenity areas, especially on green-streets and greenways.

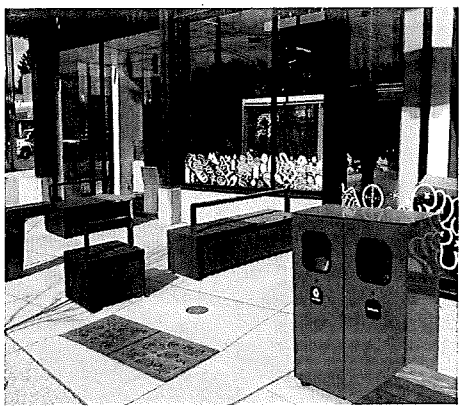
iii. On the blocks adjacent to the high school, anticipate the movement of large groups between the school grounds and commercial areas in order to design for pedestrian safety along 12th Avenue NE and NE 65th St.; the key arterials traversed by sometimes distracted students. Anticipate use of gathering spaces by groups of students. Incorporate trash collection and recycling accommodations as appropriate

PL2 Walkability

Citywide Guideline:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Wider sidewalks maintain the ability to accomodate a variety of needs.



Pedestrian amenities that provide for public interaction and needs.

Roosevelt Supplemental Guidance

I. Pedestrian Experience

i. Consider providing wider sidewalks in the commercial core along streets with high volumes of auto use. Small open spaces, such as gardens, courtyards, or plazas that are visible or accessible to the public are encouraged.

ii. Provide pedestrian scaled lighting on streets with direct access to the light rail station, near the High School, and on neighborhood green streets and/or greenways. These streets include 12th Ave NE, NE 66th, NE 67th, and NE 68th Streets.

iii. Pedestrian amenities are encouraged where appropriate along sidewalks within the commercial core. Amenities should be placed within setbacks. Examples of amenities include:

- Trash & recycling
- Canopies
- Seating
- Drinking water fountains
- Artwork
- Special surface treatments
- Plantings
- Pedestrian scaled lighting
- Courtyards

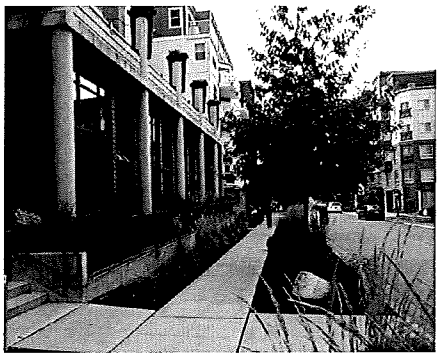
iv. Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

v. If adjacent to an existing or planned bicycle facility, such as a cycle track, design building facades and streetscape improvements to minimize conflicts between transportation modes.

PL3 Street-Level Interaction

Citywide Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



Use of landscaping to soften transition between residences and right-of-way.

Roosevelt Supplemental Guidance

I. High School, Green streets and Green Ways

i. Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

II. Human and Commercial Activity

i. Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

ii. Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face nonarterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

PL4 Active Transportation

Citywide Guideline:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

Transit-adjacent locations should consider how to accomodate the needs of multiple transportation modes.

Consideration of bicyle facilities should be incorporated into street level design.

Roosevelt Supplemental Guidance

I. Transit Supportive Design

i. When adjacent to transit stops and/or facilities, particularly along NE 65th St., Roosevelt Way NE, and 12th Ave NE, where transit will connect to the light rail station, encourage the following:

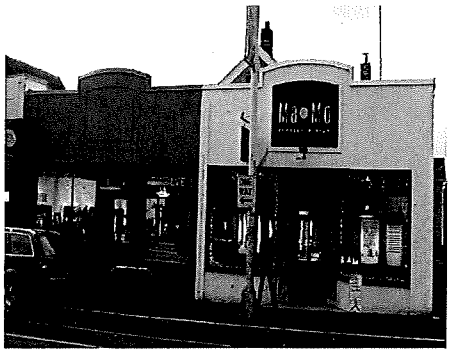
- Expand sidewalk areas where possible;
- Encourage integration of rider waiting facilities into adjacent buildings;
- Provide overhead weather protection;
- Provide lighting and street furniture; and
- Accommodate smaller scale retail services.

ii. Anticipate greater use of bicycles, especially along newly designated neighborhood greenways, and in conjunction with the future light rail station in order to minize conflicts with other transportation modes. This may include siting building entrances to acommodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.

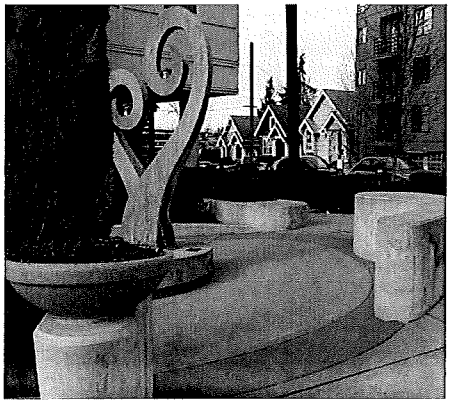
DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.



Smaller retail spaces should be considered to allow for greater street level variation.



Example of gathering space elements

Roosevelt Supplemental Guidance

I. Arrangement of Interior Spaces

i. Encourage small retail spaces to help bolster local businesses and create a greater variety of street-level interaction. Multiple entrances, non-continuous facades, and the ability to delineate or re-size smaller spaces within larger ones should be considered. Dedicating 25% of retail space to commercial use in spaces that are less than 1,000 square feet in size or incorporating at least one retail space that is less than 1,000 square feet is encouraged.

ii. A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

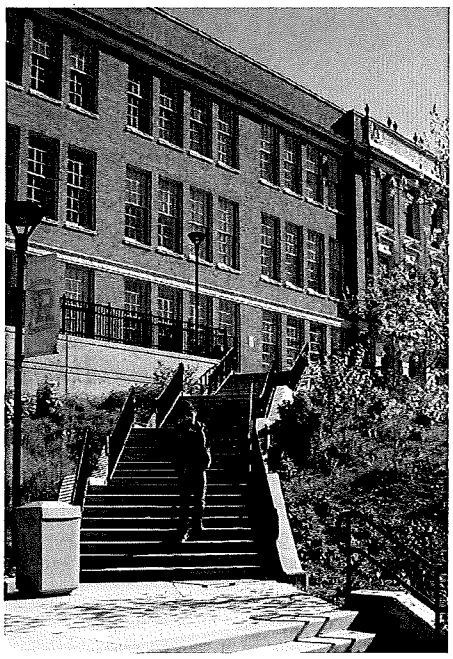
II. Gathering Spaces

i. Provide informal open spaces along designated Green Streets and in the commercial core.

DC2 Architectural Concept

Citywide Guideline:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.



Neighborhood icons should be considered when selecting design elements and exterior materials.

Roosevelt Supplemental Guidance

I. Massing

i. In the commercial core encourage façade detail and street-facing glazing that compliment character of the neighborhood's historic architectural icons to reduce the perception of bulk.

II. Architectural and Facade Composition

i. Along Major Arterials:

   a. Maximize the retail and street-level transparency (commercial zones);

   b. Maximize the quality of exterior finish, especially at the base;

   c. Incorporate a series of storefronts along the commercial street frontages.

ii. Along Green streets, Greenways, and Non-Arterial streets:

   a. Maximize modulation, courtyards, human interaction;

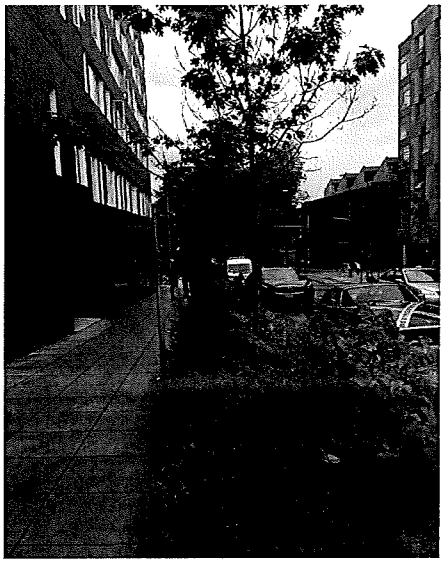
   b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.

Views of Olympic Mountains looking west.



Lanscaping can serve a number of functions.

Roosevelt Supplemental Guidance

I. Open Space Character

i. Larger developments should consider views and solar access through the property:
   a. To the west (Olympic Promenade along NE 66th);
   b. To the High School from NE 65th & 15th Ave NE;
   c. To downtown, and
   d. Through-blocks.

ii. Consider opportunities to incorporate visible water systems into the landscape design, such as reference to the historic movement of water from Green Lake through Ravenna Park.

II. Street Planting & Landscape to Enhance the Building and/or Site

i. Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.

ii. Landscaping should be employed as both a design feature and an envirionmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

iii. Consider maintenance and revitalization of existing trees.

III. Residential Open Space

i. Include, where possible, open spaces at street-level for residents to gather.

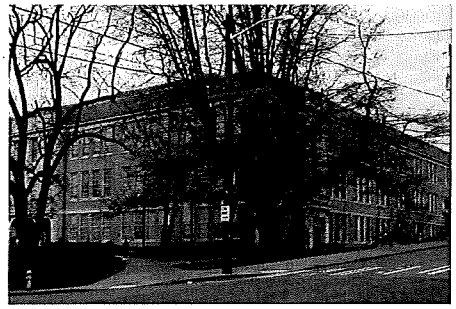
IV. Landscape Heritage

i. Visible and accessible examples of the Olmsteads' design should be delineated by employing informal groupings of large and small trees and shrubs at key locations.

DC4 Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.



Roosevelt High School's facade can serve as a reference point fo exterior design elements and materials.

Transparency is preferred over reflectivity for street level design.

Roosevelt Supplemental Guidance

I. Exterior Finish Materials

i. In the commercial core consider including masonry materials befitting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School's masonry façade).

ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

v. Transparent, rather than reflective, windows facing the street are preferred.

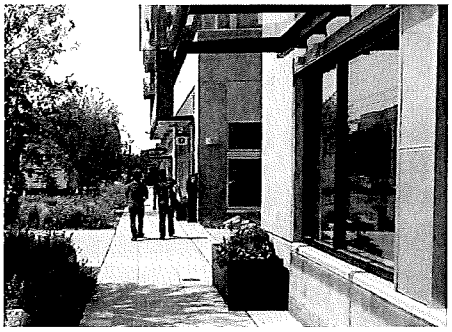
vi. Use of transparent awnings is preferred in the commercial core.

II. Signs

i. Preferred sign types include pedestrian-oriented and small signs incorporated into the building's architecture. A sign band or a blade-signs hung from beneath an awning or marquee are preferred within the Commercial Core Area, along with neon signs.

ii. Large illuminated box signs, canopy-signs, super graphics and back-lit awnings or canopies are not appropriate in the Roosevelt area.

III. Right of Way Fixtures and Elements



Streetscape design that incorporates landscaping

Integration of facade elements, streetscape fixtures, and amenities into street level design.

i. When adding new fixtures and features in streetscapes, designers are encouraged to contribute to the campus-like setting of the Roosevelt neighborhood, especially in close proximity to the high school. This may inform selection of lighting fixtures, as well as street furniture.

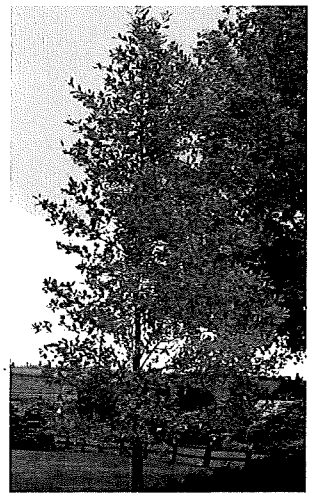
IV. Landscaping Materials

i. Neighborhood plant choices should consider historical landacape elements.

ii. Preferred species for street trees are Tupelo 'Afterburner' or, in powerline locations, Dogwood 'White Wonder' or Katsura.

iii. Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

Dogwood White Wonder



Tupelo Afterburner

STATE OF WASHINGTON -- KING COUNTY

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329282

No. 124869,870,871,872,873,74

CITY OF SEATTLE,CLERKS OFFICE

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:TITLE ONLY ORDINANCES

was published on

10/09/15

The amount of the fee charged for the foregoing publication is the sum of $93.00 which amount has been paid in full.

JENNIFER A. BARNES NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-24-15

Subscribed and sworn to before me on

10/09/2015

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on September 21, 2015, and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar.

Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124870

AN ORDINANCE relating to The City of Seattle's (City) emergency notification and alerting system; establishing AlertSeattle as the City's emergency notification and alerting system; adopting policies governing the use thereof including administrative guidelines and a governance charter; and repealing Ordinance Number 122527.

Ordinance 124871

AN ORDINANCE relating to the Department of Neighborhoods; authorizing implementation of certain Neighborhood Matching Fund projects in 2015, and specifying that 2015 appropriations for the Neighborhood Matching Subfund shall carry forward automatically to future budget years.

Ordinance 124872

AN ORDINANCE relating to the Stormwater Code; amending Chapters 22.800, 22.801, 22.802, 22.803, 22.805, 22.807, and 22.808 of the Seattle Municipal Code and adding a new Section 22.800.100.

Ordinance 124873

AN ORDINANCE relating to the implementation of the 2016 Stormwater Code update; ensuring that the City's local program for stormwater regulation meets substantive requirements of the State Department of Ecology; amending Sections 22.170.120, 23.22.028, 23.22.074, 23.24.050, and 23.76.032 of the Seattle Municipal Code; amending Section 106 of the 2012 Seattle Building Code; and amending Section R105 of the 2012 Seattle Residential Code.

Ordinance 124874

AN ORDINANCE relating to an open space improvements over and across Utah Avenue South between South Stacy Street and South Lander Street; amending Ordinance 121572; updating the insurance and bond requirements; amending the annual fee and other terms and conditions of the permit; renewing the term of the permit to First & Utah Street Associates, LLC; providing for the acceptance of the permit and conditions; and ratifying and confirming certain prior acts.

Date of publication in the Seattle Daily Journal of Commerce, October 9, 2015.

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