

Ordinance No. 121891

Council Bill No. 115301

An ordinance relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code, approving and adopting Neighborhood Design Guidelines for the Capitol Hill neighborhood.

The City of Seattle - Legislative Department
Council Bill/Ordinance sponsored by: Peter Stanbury
Councilmember

Committee Action: (TD)

3-0 P.S., R.C., TR - PASS AS Amended

8-15-05 Passed 8-0 (Absent: Licata)

CF No. _____

Date Introduced:	<u>JUN 27 2005</u>	
Date 1st Referred:	To: (committee)	<u>Urban Development & Planning</u>
<u>JUN 27 2005</u>		
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>8-15-05</u>	<u>8-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>8-15-05</u>	<u>8/22/05</u>	
Date Returned to City Clerk:	Date Published:	T.O. _____ F.T. <input checked="" type="checkbox"/>
<u>8/23/05</u>	<u>3pp.</u>	
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

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

Law Department

Law Dept. Review OMP Review (Signature) City Clerk Review (Signature) Electronic Copy Loaded Indexed

ORDINANCE 121891

1
2 AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of
3 the Seattle Municipal Code, approving and adopting Neighborhood Design
4 Guidelines for the Capitol Hill 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,
8 augmenting the City's Design Guidelines for Multifamily and Commercial
9 Buildings; and

10 WHEREAS, neighborhood-specific design guidelines have been developed for the
11 Capitol Hill neighborhood to carry out specific design goals identified by the
12 neighborhood; NOW, THEREFORE,

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

14 Section 1. Section 23.41.010 of the Seattle Municipal Code, which Section
15 was last amended by Ordinance 121759, is amended as follows:

16 **23.41.010 Design Review Guidelines.**

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

27 B. The following Neighborhood design guidelines are approved:

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



- 1 3. "Roosevelt Urban Village Design Guidelines, 2000;"
- 2 4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000;"
- 3 5. "West Seattle Junction Urban Village Design Guidelines, 2001;"
- 4 6. "Green Lake Neighborhood Design Guidelines, 2001;"
- 5 7. "Admiral Residential Urban Village Design Guidelines, 2002;"
- 6 8. "South Lake Union Neighborhood Design Guidelines, 2005;
- 7 9. "Northgate Urban Center and Overlay District Design Guidelines,
- 8 2003;"
- 9 10. Belltown Urban Center Village Design Guidelines, 2004; ((~~and~~))
- 10 11. Wallingford Neighborhood Design Guidelines, 2005; and
- 11 12. Capitol Hill Neighborhood Design Guidelines, 2005.

12 Section 2. Any acts pursuant to the authority and prior to the effective date of this
13 ordinance are hereby ratified and confirmed.
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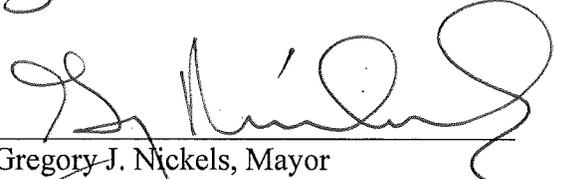


1 Section 3. This ordinance shall take effect and be in force thirty (30) days from
2 and after its approval by the Mayor, but if not approved and returned by the Mayor within
3 ten (10) days after presentation, it shall take effect as provided by Municipal Code
4 Section 1.04.020.

5 Passed by the City Council the 15th day of August, 2005, and signed by me
6 in open session in authentication of its passage this 15th day of August, 2005.

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9 President _____ of the City Council

10 Approved by me this 22nd day of August, 2005.

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13 Gregory J. Nickels, Mayor

14 Filed by me this 23rd day of August, 2005.

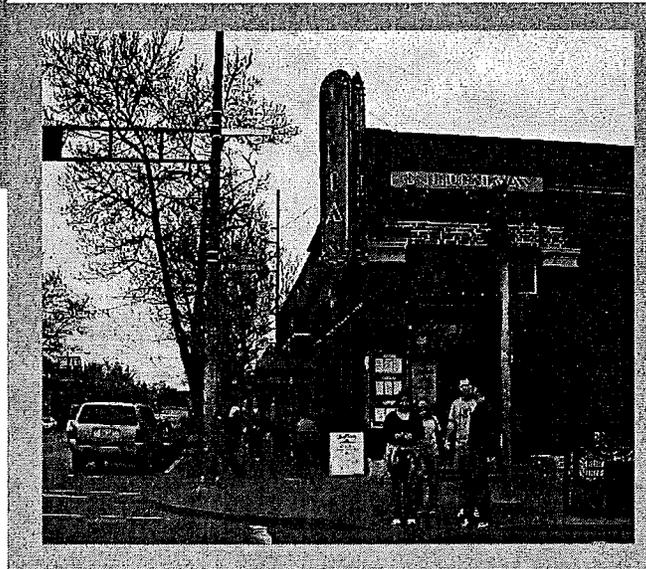
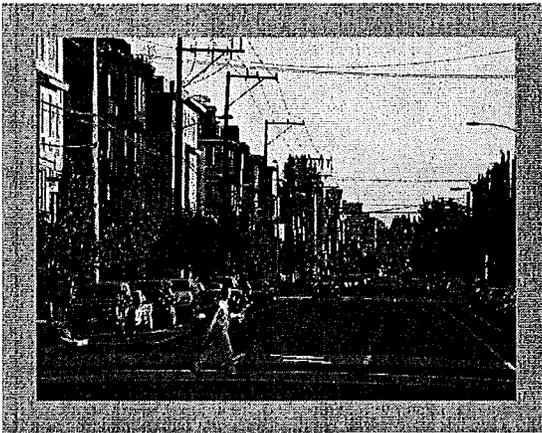
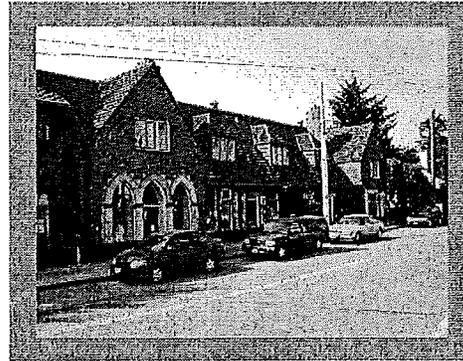
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16 
17 _____
City Clerk

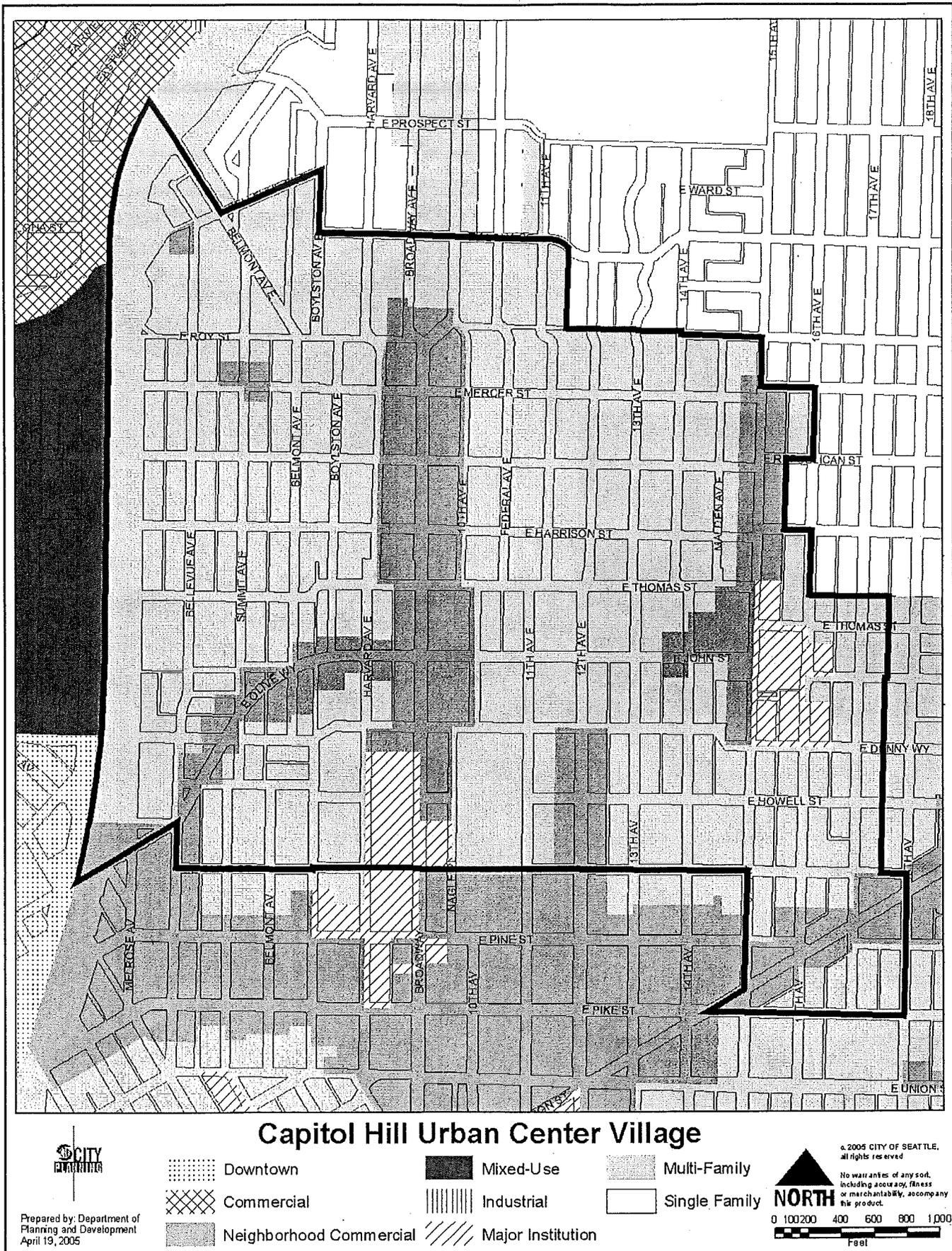
18 (Seal)

19 Attachment 1: Capitol Hill Neighborhood Design Guidelines
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Capitol Hill Neighborhood Design Guidelines





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



III. Capitol Hill Neighborhood Design Guidelines

The Capitol Hill Neighborhood Design Guidelines provide direction to the neighborhood Design Review Board to help ensure that community goals for streetscape quality, pedestrian orientation, building character, open space design and use, residential privacy, building context and scale, and landscaping are met. These guidelines recommend achieving the neighborhood's urban design goals using the following general recommendation for commercial areas and residential areas.

Commercial Areas

Design guidelines customized for Capitol Hill's commercial corridors reinforce pedestrian-oriented character, help ensure that new construction complements existing surroundings. Capitol Hill's commercial design guidelines encourage:

- creating distinctive entrances, windows and facade detailing (such as decorative materials or trellises) typical to the area;
- using signage that is in scale and is architecturally compatible with the storefront buildings;
- providing landscaping and pedestrian-oriented open space, including sidewalks and courtyards;
- street-level commercial uses that provide streetfront windows with clear glazing;
- designing upper story setbacks for institutional and mixed-use buildings to reduce bulk and keep in scale with the neighborhood;
- improving height, bulk and scale compatibility between commercial and residential areas; and
- screening parking lots and discouraging driveways and curb cuts on commercial streets, particularly Broadway and 15th Avenue East.

Residential Areas

Design guidelines customized for Capitol Hill's residential neighborhoods will reinforce human scale, architectural quality, and compatibility with surroundings. Capitol Hill's residential design guidelines encourage:

- respecting the character traits of single family structures in the design of new higher-density in-fill structures where there is a prevalence of smaller scale, single family structures;
- using decorative façade elements to break down the scale and provide pedestrian interest;
- structure setbacks, especially on corner sites that create private/public landscaped open space; and
- consolidating access points and strongly discourage multiple curb cuts for multi-family and townhouse projects.



A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

A-2 Streetscape Compatibility

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

Capitol Hill-specific supplemental guidance:

- Retain or increase the width of sidewalks.
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- Vehicle entrances to buildings should not dominate the streetscape.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

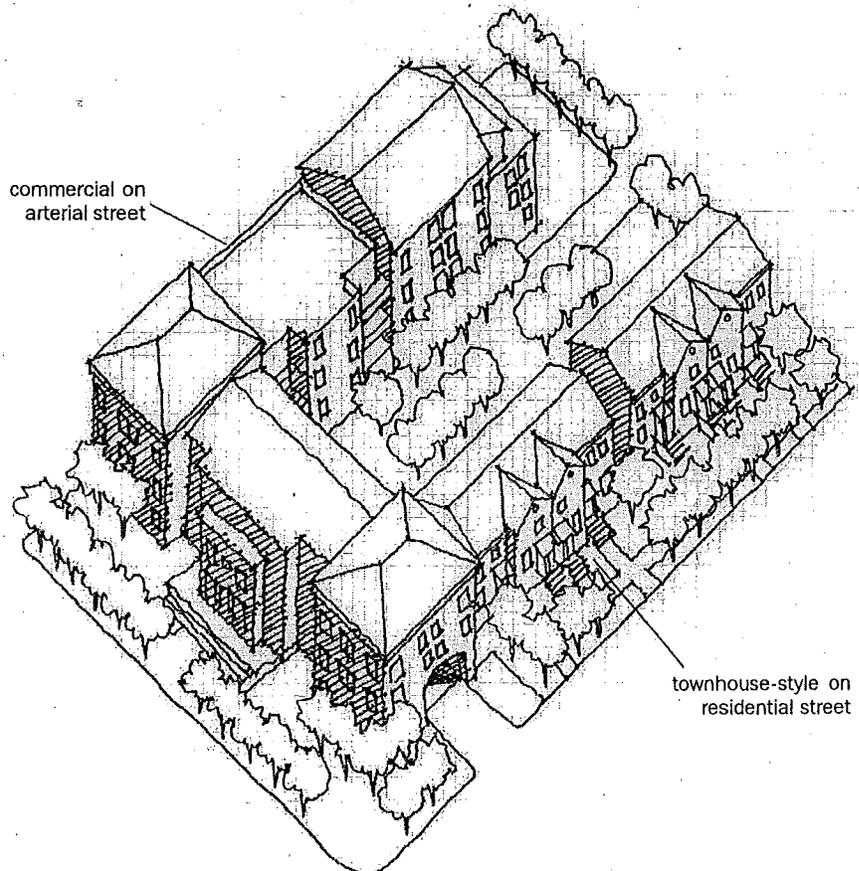


Retail shops can be configured so that they spill out on to the sidewalk and provide seating—both of which enliven the streetscape.

Residential Development



Compatibility is attained through similar building setbacks of a new multifamily development (at right) and the adjacent single family homes.



A hypothetical full-block development scenario in which the vehicle entrances are minimized along the streetscape, and building frontage along the commercial and residential streets complement the established streetscape character. This includes "townhouse-style" ground level treatment on the residential street.



A. Site Planning

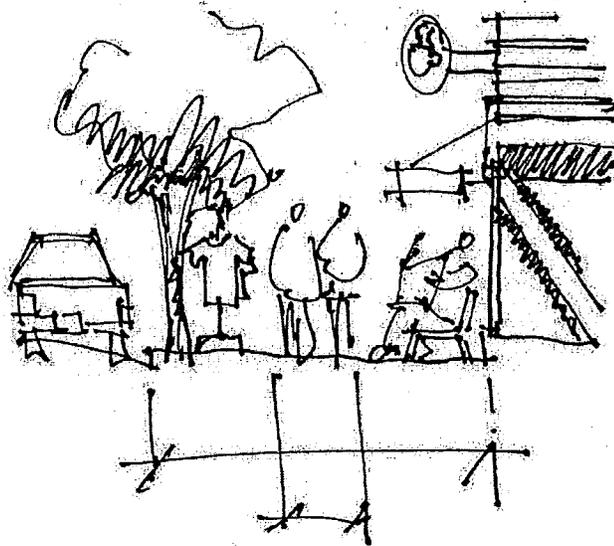
Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.

A-4 Human Activity

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

Capitol Hill-specific supplemental guidance:

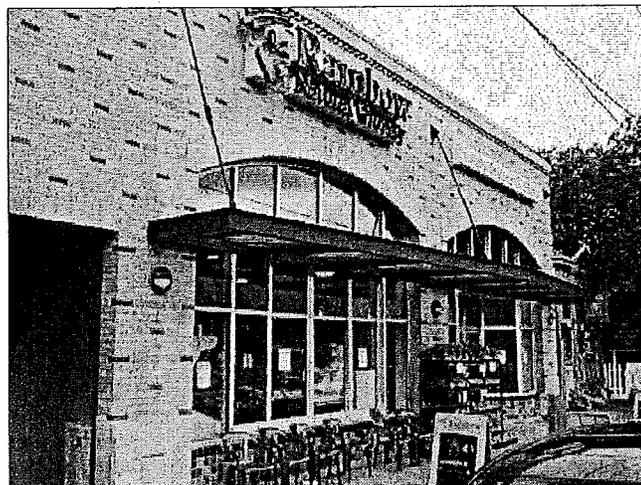
- Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.
- Provide for outdoor eating and drinking opportunities on the sidewalk by allowing for the opening the restaurant or café windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow.
- Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.



Provide adequate space for pedestrian movement.



Outdoor gathering space along the sidewalk is allowed by setting back the corner of the building.



A good example of a storefront that animates the street edge and sustains a pedestrian's interest with a high degree of transparency along the street, through which uses are readily discernable to the passer-by. Overhead cover along the sidewalk and seating adds pedestrian comfort.

A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.

A-7 Residential Open Space

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

Capitol Hill-specific supplemental guidance:

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- Create substantial courtyard-style open space that is visually accessible to the public view.
- Set back development where appropriate to preserve a view corridor.
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- Use porous paving materials to minimize stormwater run-off.



Maintain Landscape Traditions—Classic garden court-style apartment
Capitol Hill has a tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces and outdoor gardens contribute to an exceptional outdoor setting. New development should continue to build upon these traditions and qualities found within the local landscape.

A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. A wall of garage doors and multiple curb cuts greatly diminish the quality of the pedestrian environment. Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians.

A-8 Parking and Vehicle Access

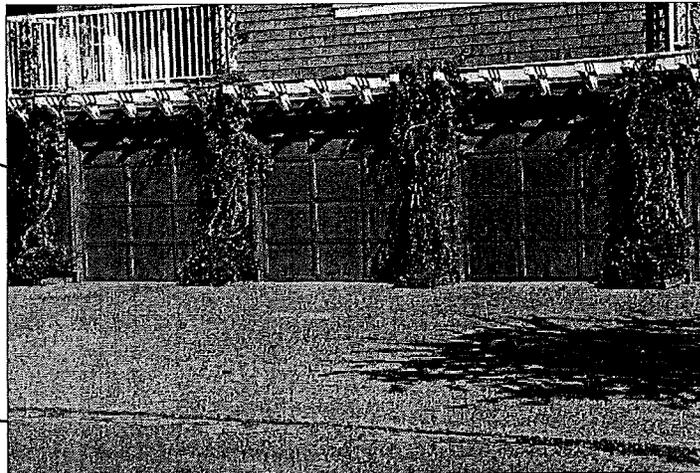
Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Capitol Hill-specific supplemental guidance:

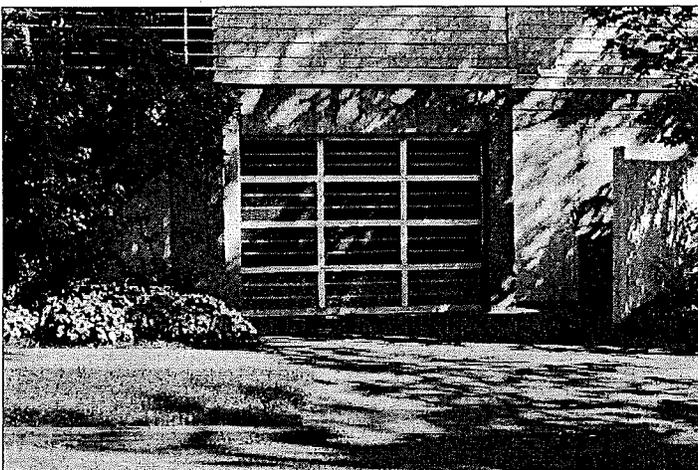
- Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

Garage façade detracts from the vitality of the neighborhood

Sidewalk is indistinguishable from the driveway



In this example, the sidewalk is indistinguishable from the driveway. This reduces the potential for front yards, landscaping and porches, and reduces the supply of on-street parking.



A single-garage entry for multiple residences preserves the streetscape for pedestrians and adequately accommodates vehicles.

A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner.

A-10 Corner Lots

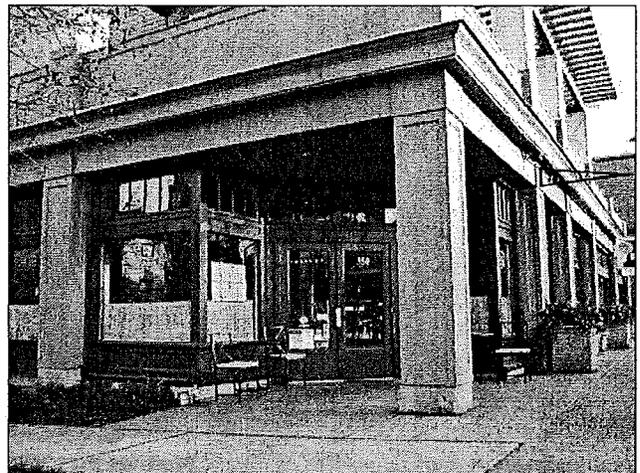
Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

Capitol Hill-specific supplemental guidance:

- Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.
- Provide for a prominent retail corner entry.



Buildings on corner lots should be oriented to the corner and public street fronts. A prominent, landscaped corner entry can promote visibility at a street intersection, and provides a comfortable place for people.



Prominent retail corner entry: By setting back at the corner, public space is extended from the sidewalk. The scale of the recessed entry, combined with building features at the corner, welcome without interrupting retail continuity along the streetscape. This idea places a strong visual emphasis on the street while supporting active public space.

B. Height, Bulk and Scale Compatibility

Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

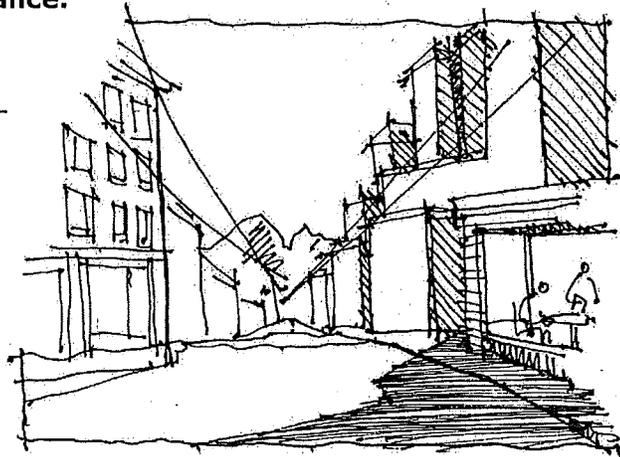
Broadway priority: Maintain and enhance the character and function of Broadway as a vibrant and interesting commercial street. Most of Broadway's architecture is an eclectic mix of one to three-story buildings that range in style, age and architectural quality. Small, commercial storefronts are present at street-level in nearly all buildings. Many attractive masonry and terra-cotta buildings are interspersed with lesser quality structures. The Broadway Market redevelopment between Harrison and Republican Streets East is a popular mixed-use building that blends in well with its surroundings.

B-1 Height, Bulk and Scale Compatibility

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

Capitol Hill-specific supplemental guidance:

- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.



An example of building massing and orientation composed in a manner to take advantage of noteworthy views.

Broadway-specific supplemental guidance:

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.
- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk.

B-1 Height, Bulk and Scale Compatibility (cont'd)

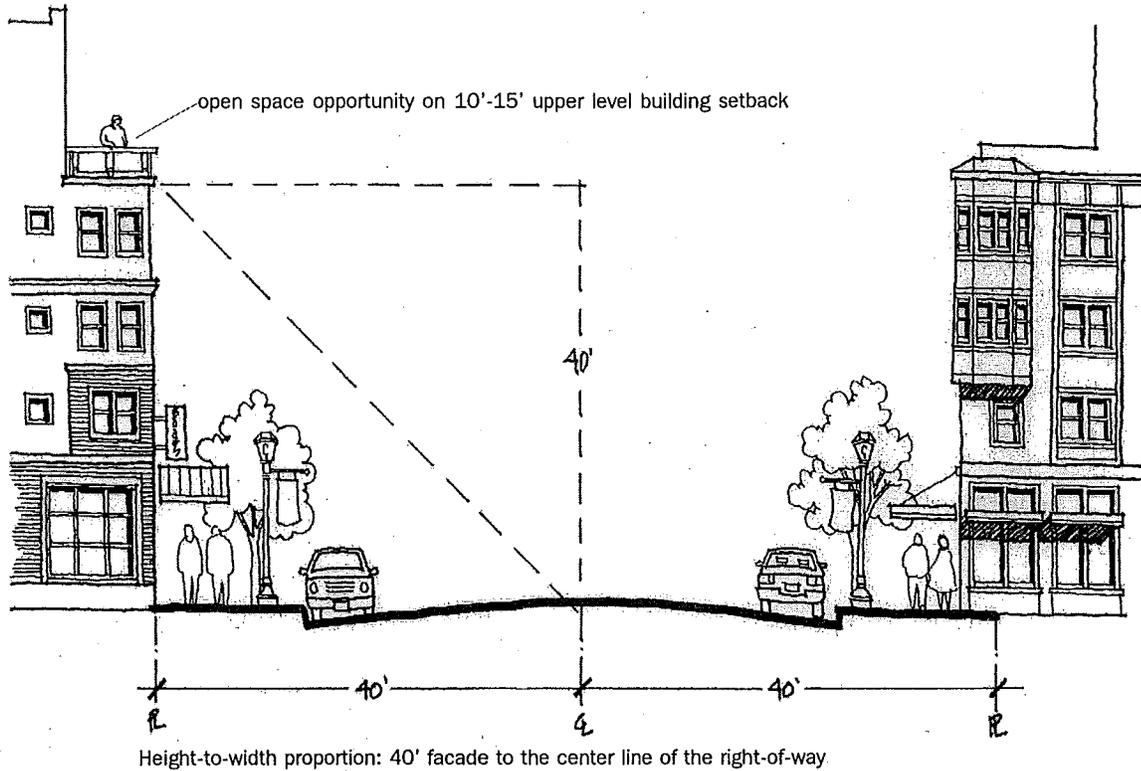
Methods to Break Up Building Mass:



Two examples of simple yet varied building masses and window patterns that create shadow lines and provide visual relief. It's important not to "over-modulate" the building, which can have the unintended consequence of creating building features that appear "tacked-on." Articulated sub-volumes are also employed as a transition in size to adjacent structures that are smaller in scale.

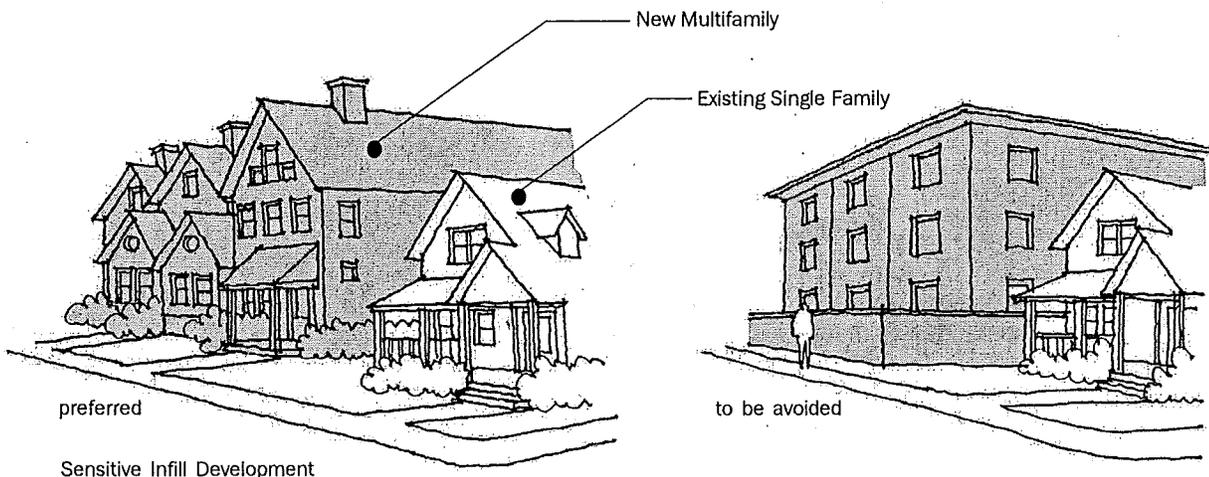
B-1 Height, Bulk and Scale Compatibility (cont'd)

Pedestrian-friendly commercial areas, particularly Broadway:



Buildings serve to define streets spatially. Proper spatial definition of a pedestrian-friendly street (such as Broadway) can be achieved with an appropriate ratio of building height to the width of the street. Typically, auto-oriented areas have around 1:10 height-to-width ratios, whereas neighborhood commercial streets in urban places are closer to 1:3 or 1:2 (as shown above). As a general rule, the tighter the ratio, the stronger the sense of place. New developments that are 65 feet or taller in height are encouraged to be compatible with surrounding buildings, incorporating features such as stepping back at or near 40 feet and providing human scale materials and details on these levels to relate well to the pedestrian.

For properties in or facing residential zones:



Design multifamily buildings to maintain a compatible scale with smaller surrounding structures, such as in the example at left, above.

C. Architectural Elements and Materials

Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.

C-2 Architectural Concept and Consistency

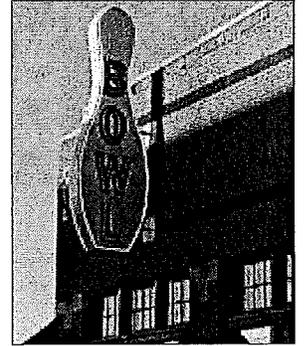
Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be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

Capitol Hill-specific supplemental guidance:

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.
- Solid canopies or fabric awnings over the sidewalk are preferred.
- Avoid using vinyl awnings that also serve as big, illuminated signs.
- Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.



An example of an appropriately-scaled, well-detailed sign.



Signs can add creativity and individual expression to the streetscape.



An example of a roof expressed in a visually interesting manner and that complements the composition of the building and the surrounding area.



A regular cadence of display windows, shop entrances and architectural details enhances the pedestrian experience.

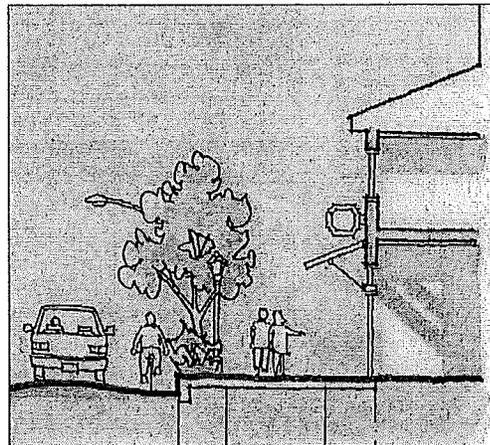
C-3 Human Scale

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

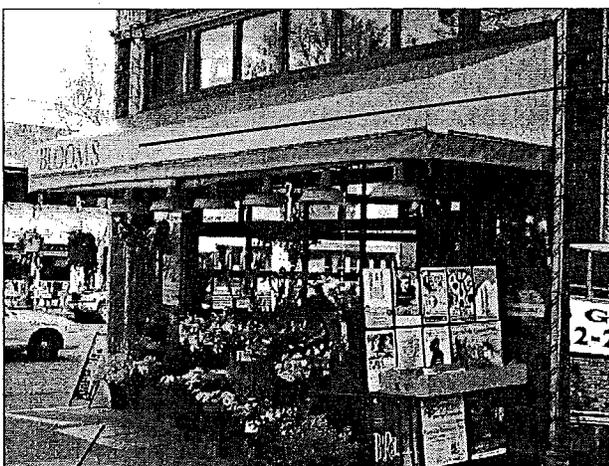
Capitol Hill-specific supplemental guidance:

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

(These details make buildings more "pedestrian-friendly"—details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by at 30 miles per hour.)



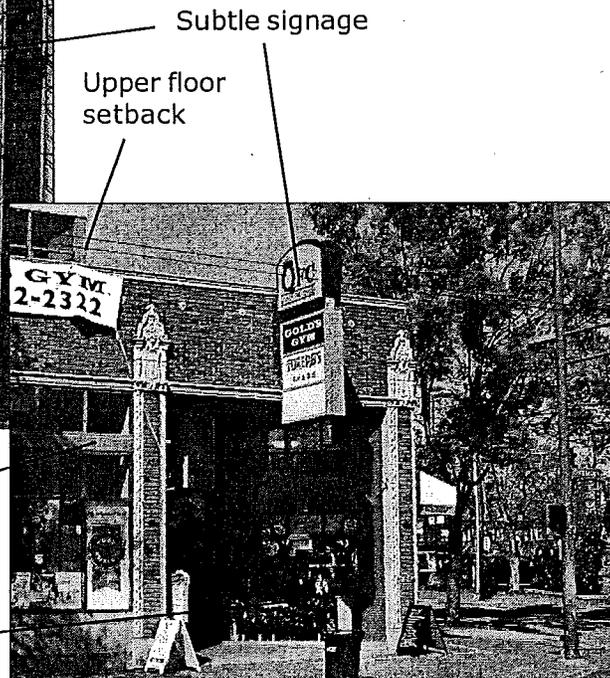
Size exterior light fixtures, canopies and awnings to the scale of the building and sidewalk.



Corner retail opens to sidewalk

Transom windows

Corner entrance with open storefront



Subtle signage

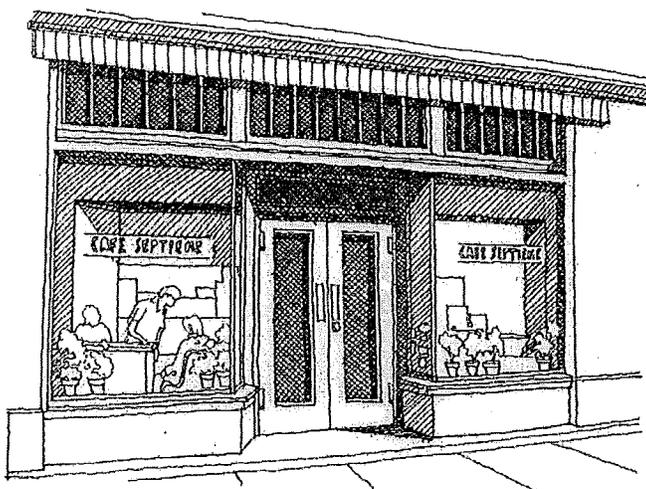
Upper floor setback

C-3 Human Scale (cont'd)

A well-marked, articulated building entrance that is oriented to the sidewalk and provides overhead cover.



Generous windows placed at the ground floor of a commercial use give people inside a knowledge of those on the street, and the people on the street gain an awareness of the activity inside. This is commonly referred to as "eyes on the street," and supports an active day and night street environment.



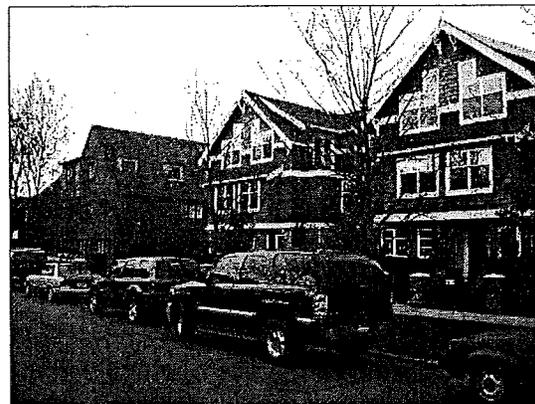
Emphasize human-scale design: the individual interacts with the street level of a building in an intimate fashion, and rich visual details at the street level add interest and character to the façade, setting the stage for an active street environment and reinforcing pedestrian comfort.

C-4 Exterior finish materials

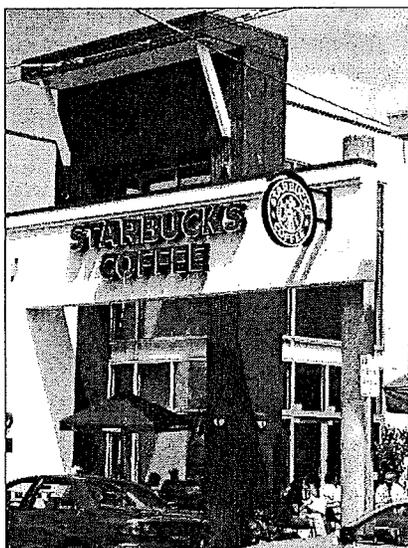
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

Capitol Hill-specific supplemental guidance:

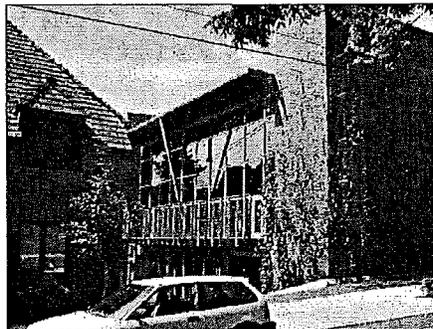
- Use wood shingles or board and batten siding on residential structures.
- Avoid wood or metal siding materials on commercial structures.
- Provide operable windows, especially on storefronts.
- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.



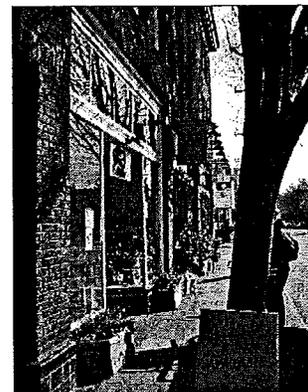
High-quality materials and contextual design in new multifamily development.



The example above shows metal used as an accent on the exterior of the building, as part of a carefully executed and balanced facade.



Quality materials that express a long-term civic investment to the neighborhood.



D. Pedestrian Environment

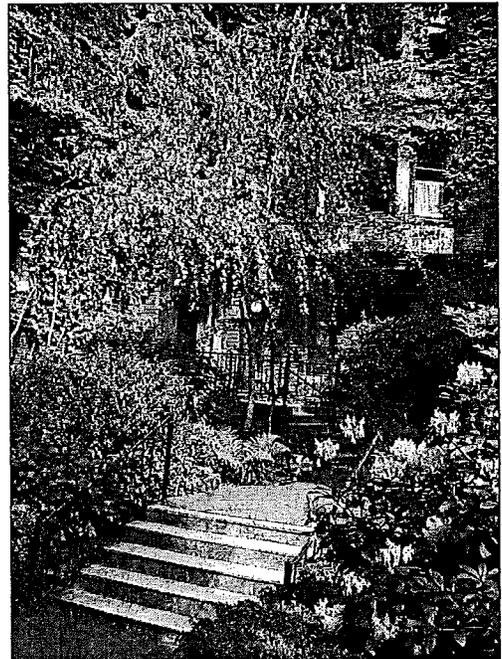
Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.

D-1 Pedestrian Open Spaces and Entrances

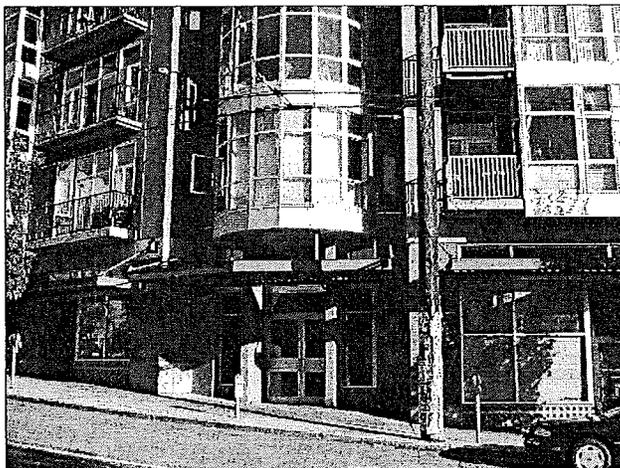
Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Capitol Hill-specific supplemental guidance:

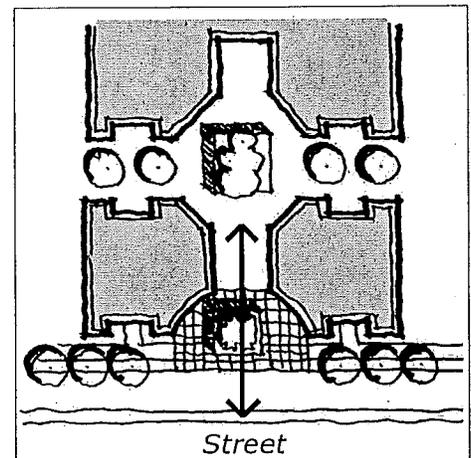
- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk.
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality commercial streetscape.



Capitol Hill Precedent: Outdoor spaces place a visual emphasis on the street, supporting the functional and visual integration of public and private realms.



An example of a single, identifiable residential entry that does not unduly interrupt the continuity of the commercial streetscape.



Establish clear pedestrian connections that direct pedestrians between buildings, parking, streets and open places.



D-6 Screening of Dumpsters, Utilities and Service Areas

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

Capitol Hill-specific supplemental guidance:

Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

Broadway-specific supplemental guidance (see map on pg. 20):

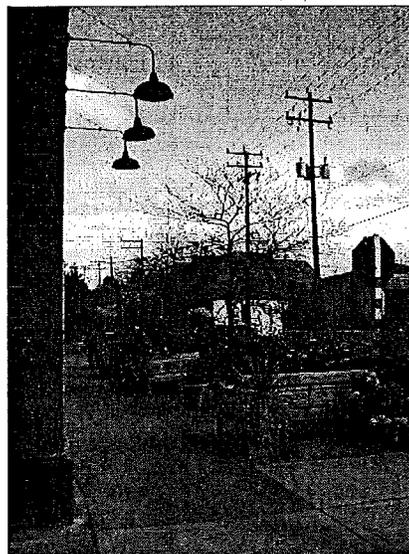
For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

D-7 Personal Safety and Security

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

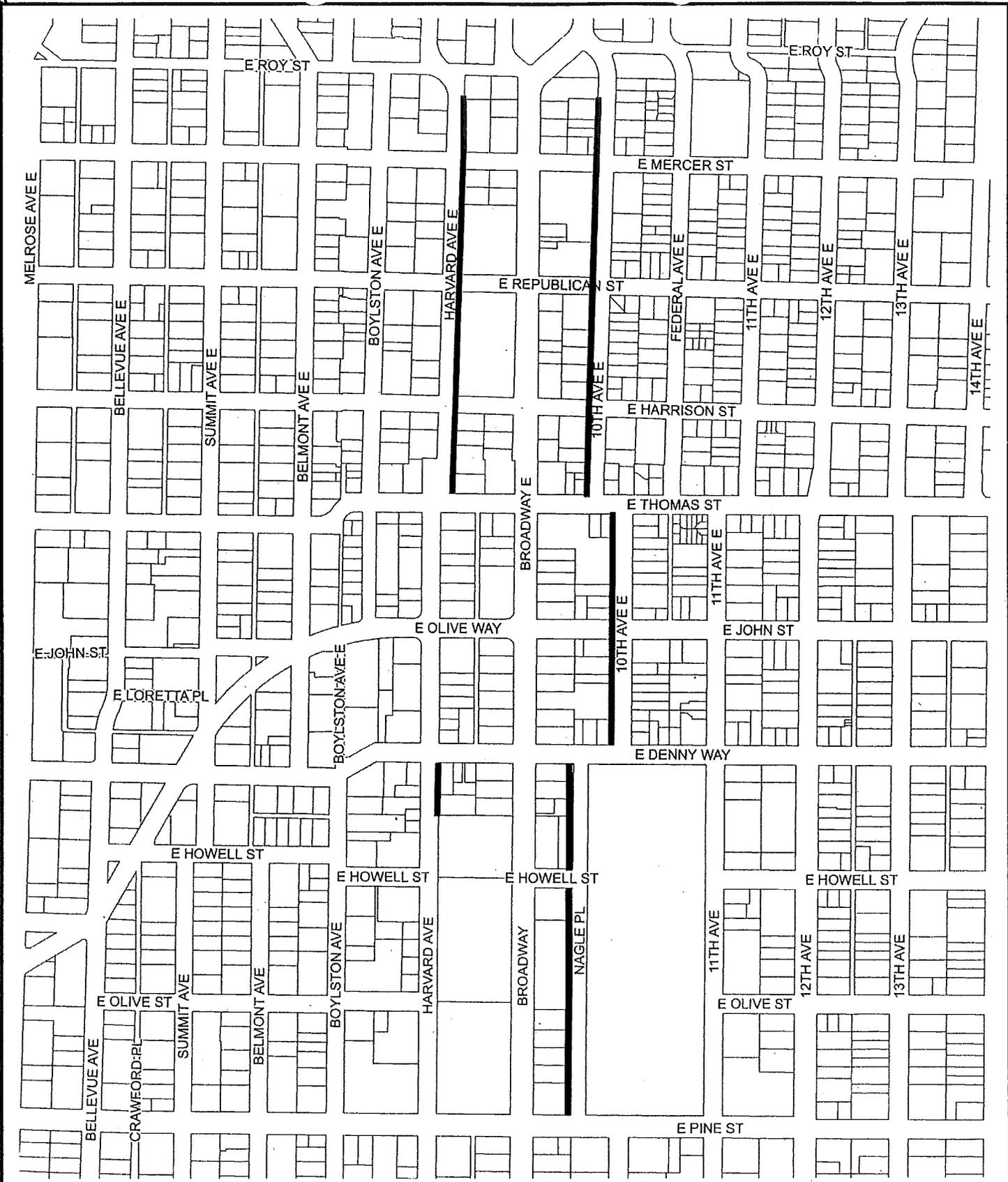
Capitol Hill-specific supplemental guidance:

- Consider:
 - pedestrian-scale lighting, but prevent light spillover onto adjacent properties
 - architectural lighting to complement the architecture of the structure
 - transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach
- Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.



An example of drop lighting attached to a building.

Att:



Locations Where Commercial and Residential Zoning Abut

— Areas where residential character should be considered

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NORTH

0 100 200 400 600 800 1,000

Feet



E. Landscaping

Neighborhood Priority: Maintain and enhance existing landscape patterns in commercial and residential areas.

E-3 Landscape Design to Address Special Site Conditions

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

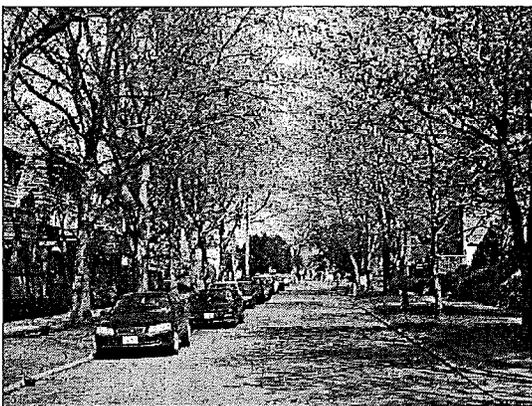
Capitol Hill-specific supplemental guidance:

- Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- Supplement and complement existing mature street trees where feasible.
- Incorporate street trees in both commercial and residential environments in addition to trees onsite.
- Commercial landscape treatments that include street trees.

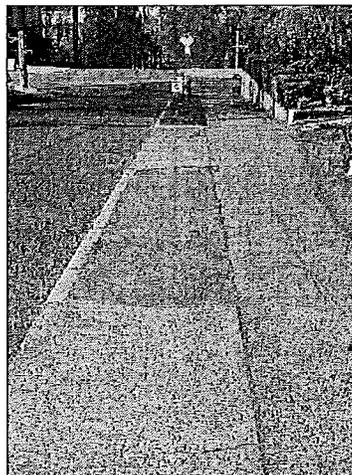


Maintain Landscape Traditions

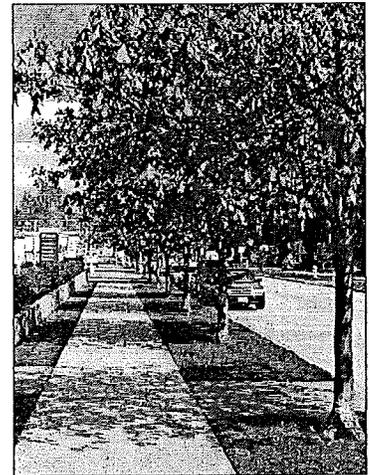
Capitol Hill has an outstanding tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces and outdoor gardens contribute to an exceptional outdoor setting. New development should continue to build upon these traditions and qualities found within the local landscape.



street trees of appropriate species planted on a linear roadway in combination with naturalistic landscape plantings enhance the variety of visual and spatial experience in Capitol Hill's residential areas.



Residential street without street trees



Residential street with street trees

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Planning and Development	John Skelton/233-3883	Amanda Allen/684-8894

Legislation Title:

An ordinance relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code, approving and adopting Neighborhood Design Guidelines for the Capitol Hill neighborhood.

Summary of the Legislation:

The proposed legislation would amend the Land Use Code to add the Capitol Hill Neighborhood Design Guidelines to the list of neighborhood design guidelines that will be used to review new development in the these respective neighborhoods under the City's Design Review program, implementing key strategies of the neighborhood plans. The guidelines, through provisions for an enhanced pedestrian environment, appropriately designed streetscape, and focus on the architectural expression and character of new development will have the affect of reducing impacts on the neighborhood and promoting compatibility of new development with existing development where the neighborhood context is a positive expression of the neighborhood's vision.

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 is based on Design Guidelines for Multifamily and Commercial Development that may be augmented by neighborhood specific design guidelines. Neighborhood design guidelines have been prepared for ten other neighborhoods citywide or are in the development or 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.





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

June 13, 2005

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

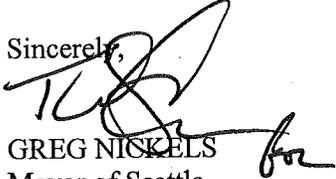
Dear Council President Drago:

I am pleased to transmit the attached proposed Council Bill, which amends the Land Use Code to incorporate the Capitol Hill Neighborhood Design Guidelines. These Guidelines will augment the existing Design Guidelines for Multifamily and Commercial Buildings, and will complement the recently-adopted Broadway rezones. In addition to the other eleven neighborhood-specific guidelines already adopted by the City Council, the Capitol Hill Design Guidelines will assist the Design Review Board in evaluating of new development in the Capitol Hill neighborhood.

Neighborhood Design Guidelines are a key factor in implementing Seattle's neighborhood plans. Local residents, businesses, and property owners envision the design guidelines as a means to contribute to the future development of their neighborhoods' aesthetics, intimate scale, and historic character.

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,


GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

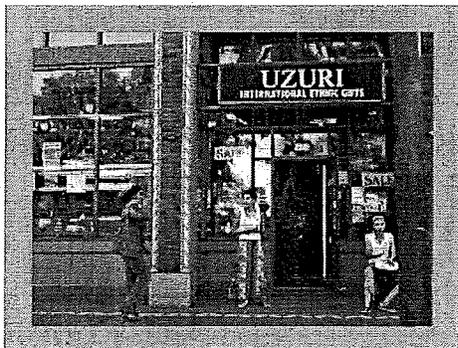
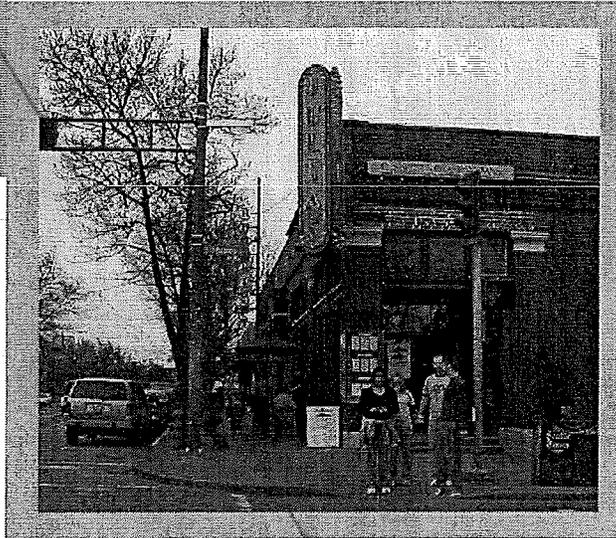
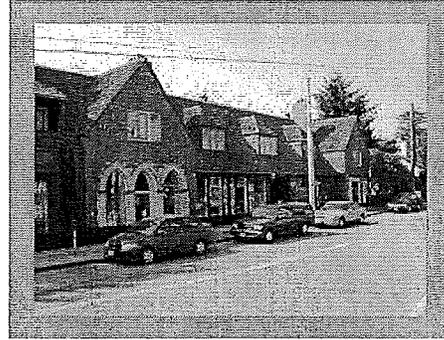
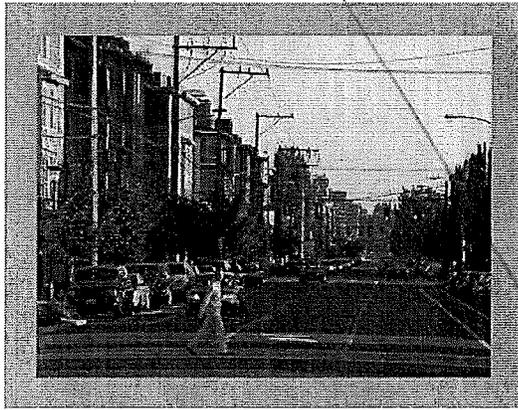
600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

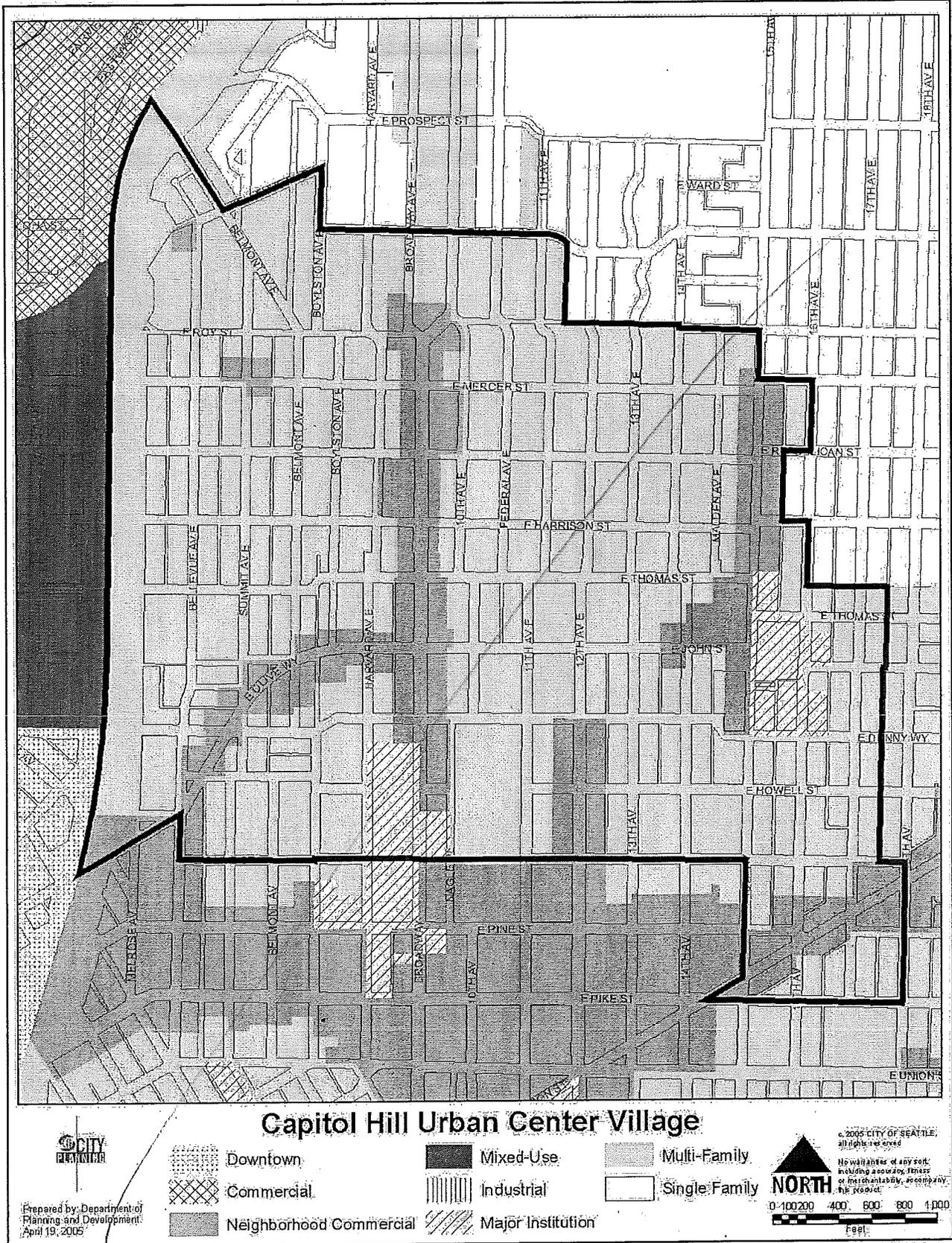
Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E:mail: mayors.office@seattle.gov

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Capitol Hill Neighborhood Design Guidelines





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



III. Capitol Hill Neighborhood Design Guidelines

The Capitol Hill Neighborhood Design Guidelines provide direction to the neighborhood Design Review Board to help ensure that community goals for streetscape quality, pedestrian orientation, building character, open space design and use, residential privacy, building context and scale, and landscaping are met. These guidelines recommend achieving the neighborhood's urban design goals using the following general recommendation for commercial areas and residential areas.

Commercial Areas

Design guidelines customized for Capitol Hill's commercial corridors reinforce pedestrian-oriented character, help ensure that new construction complements existing surroundings. Capitol Hill's commercial design guidelines encourage:

- creating distinctive entrances, windows and facade detailing (such as decorative materials or trellises) typical to the area;
- using signage that is in scale and is architecturally compatible with the storefront buildings;
- providing landscaping and pedestrian-oriented open space, including sidewalks and courtyards;
- street-level commercial uses that provide streetfront windows with clear glazing;
- designing upper story setbacks for institutional buildings to reduce bulk and keep in scale with the neighborhood;
- improving height, bulk and scale compatibility between commercial and residential areas; and
- screening parking lots and discouraging driveways and curb cuts on commercial streets, particularly Broadway and 15th Avenue East.

Residential Areas

Design guidelines customized for Capitol Hill's residential neighborhoods will reinforce human scale, architectural quality, and compatibility with surroundings. Capitol Hill's residential design guidelines encourage:

- respecting the character traits of single family structures in the design of new higher-density in-fill structures where there is a prevalence of smaller scale, single family structures;
- using decorative facade elements to break down the scale and provide pedestrian interest;
- structure setbacks, especially on corner sites that create private/public landscaped open space; and
- consolidating access points and strongly discourage multiple curb cuts for multi-family and townhouse projects.

Proposed June 7, 2005



A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

A-2 Streetscape Compatibility

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

Capitol Hill-specific supplemental guidance:

- Retain or increase the width of sidewalks.
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- Vehicle entrances to buildings should not dominate the streetscape.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.



Retail shops can be configured so that they spill out on to the sidewalk and provide seating—both of which enliven the streetscape.

Attachment 1 to Capitol Hill Ordinance

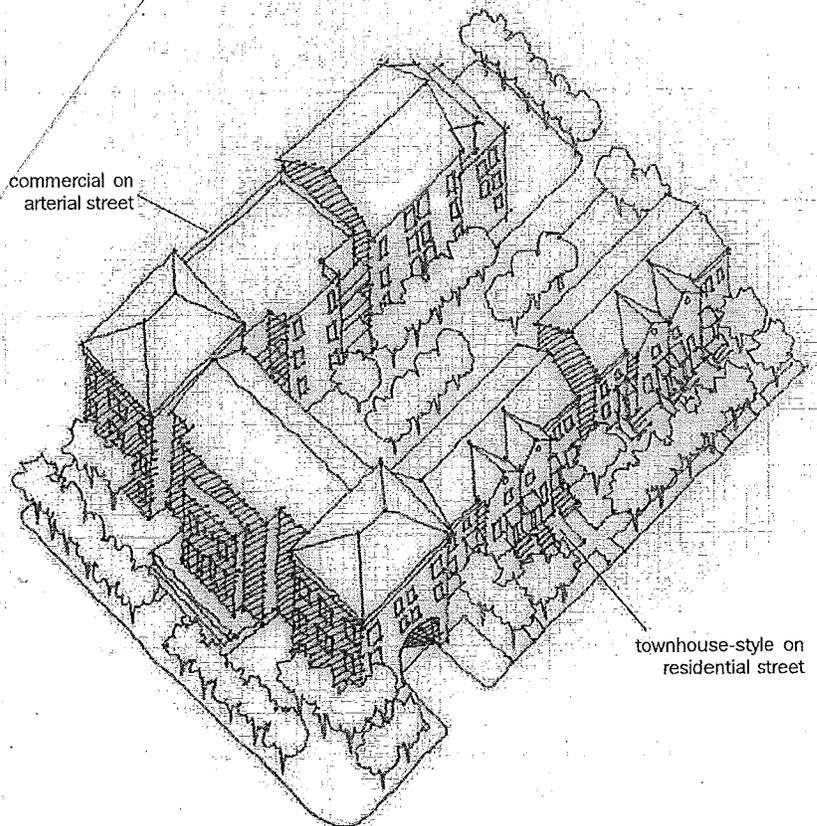
Design Review • Capitol Hill Neighborhood Design Guidelines



Residential Development



Compatibility is attained through similar building setbacks of a new multifamily development (at right) and the adjacent single family homes.



A hypothetical full-block development scenario in which the vehicle entrances are minimized along the streetscape, and building frontage along the commercial and residential streets complement the established streetscape character. This includes "townhouse-style" ground level treatment on the residential street.

A. Site Planning

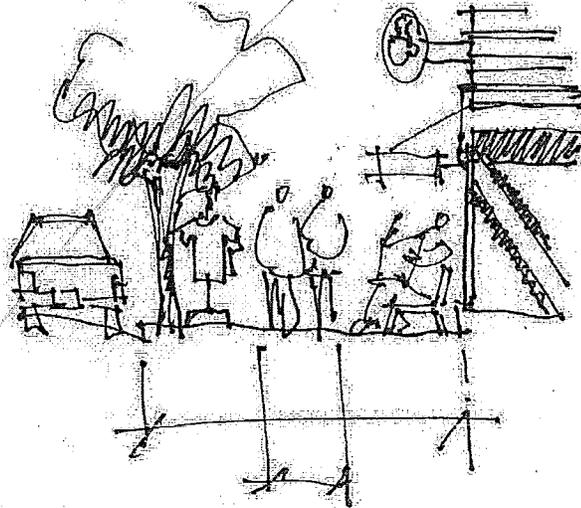
Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.

A-4 Human Activity

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

Capitol Hill-specific supplemental guidance:

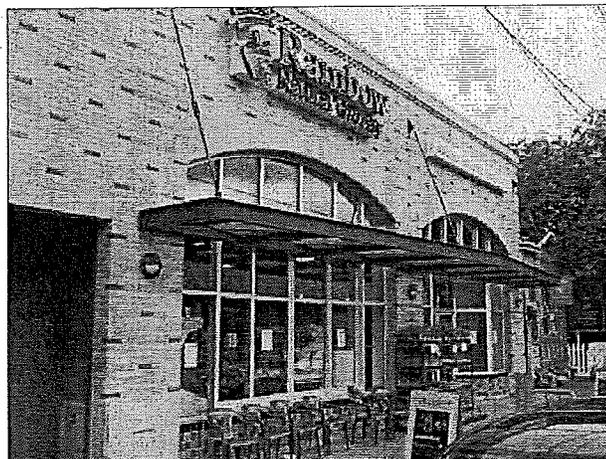
- Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.
- Provide for outdoor eating and drinking opportunities on the sidewalk by allowing for the opening the restaurant or café windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow.
- Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.



Provide adequate space for pedestrian movement.



Outdoor gathering space along the sidewalk is allowed by setting back the corner of the building.



A good example of a storefront that animates the street edge and sustains a pedestrian's interest with a high degree of transparency along the street, through which uses are readily discernable to the passer-by. Overhead cover along the sidewalk and seating adds pedestrian comfort.

Attachment 1 to Capitol Hill Ordinance

Design Review • Capitol Hill Neighborhood Design Guidelines

A. Site Planning

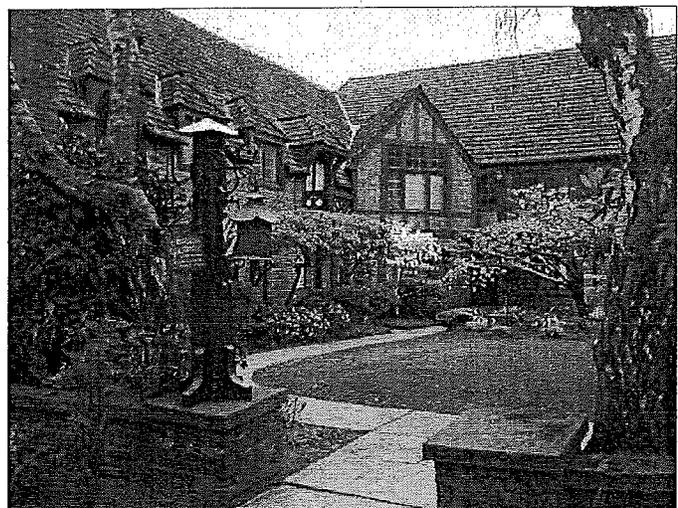
Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.

A-7 Residential Open Space

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

Capitol Hill-specific supplemental guidance:

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- Create substantial courtyard-style open space that is visually accessible to the public view.
- Set back development where appropriate to preserve a view corridor.
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- Use porous paving materials to minimize stormwater run-off.



Maintain Landscape Traditions—Classic garden court-style apartment
Capitol Hill has a tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces and outdoor gardens contribute to an exceptional outdoor setting. New development should continue to build upon these traditions and qualities found within the local landscape.

A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. A wall of garage doors and multiple curb cuts greatly diminish the quality of the pedestrian environment. Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians.

A-8 Parking and Vehicle Access

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

Capitol Hill-specific supplemental guidance:

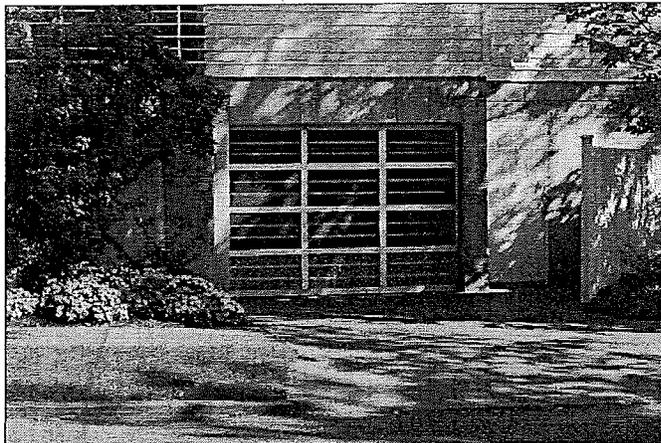
- Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

Garage façade detracts from the vitality of the neighborhood

Sidewalk is indistinguishable from the driveway



In this example, the sidewalk is indistinguishable from the driveway. This reduces the potential for front yards, landscaping and porches, and reduces the supply of on-street parking.



A single-garage entry for multiple residences preserves the streetscape for pedestrians and adequately accommodates vehicles.

A. Site Planning

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner.

A-10 Corner Lots

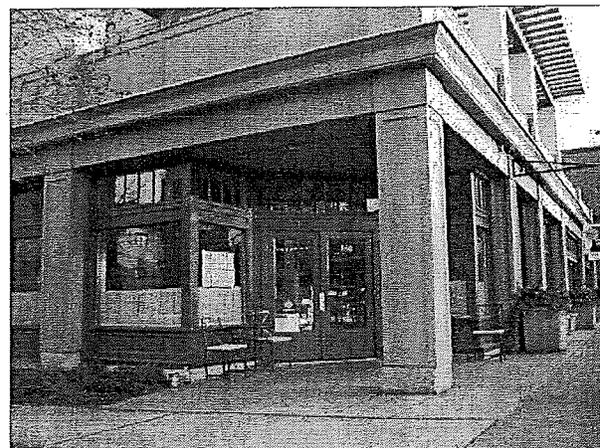
Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

Capitol Hill-specific supplemental guidance:

- Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.
- Provide for a prominent retail corner entry.



Buildings on corner lots should be oriented to the corner and public street fronts. A prominent, landscaped corner entry can promote visibility at a street intersection, and provides a comfortable place for people.



Prominent retail corner entry: By setting back at the corner, public space is extended from the sidewalk. The scale of the recessed entry, combined with building features at the corner, welcome without interrupting retail continuity along the streetscape. This idea places a strong visual emphasis on the street while supporting active public space.

B. Height, Bulk and Scale Compatibility

Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

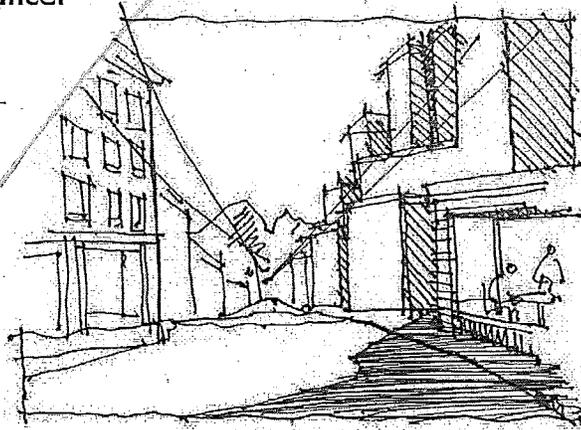
Broadway priority: Maintain and enhance the character and function of Broadway as a vibrant and interesting commercial street. Most of Broadway's architecture is an eclectic mix of one to three-story buildings that range in style, age and architectural quality. Small, commercial storefronts are present at street-level in nearly all buildings. Many attractive masonry and terra-cotta buildings are interspersed with lesser quality structures. The Broadway Market redevelopment between Harrison and Republican Streets East is a popular mixed-use building that blends in well with its surroundings.

B-1 Height, Bulk and Scale Compatibility

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

Capitol Hill-specific supplemental guidance:

- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.



An example of building massing and orientation composed in a manner to take advantage of noteworthy views.

Broadway-specific supplemental guidance:

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.
- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk.

B-1 Height, Bulk and Scale Compatibility (cont'd)

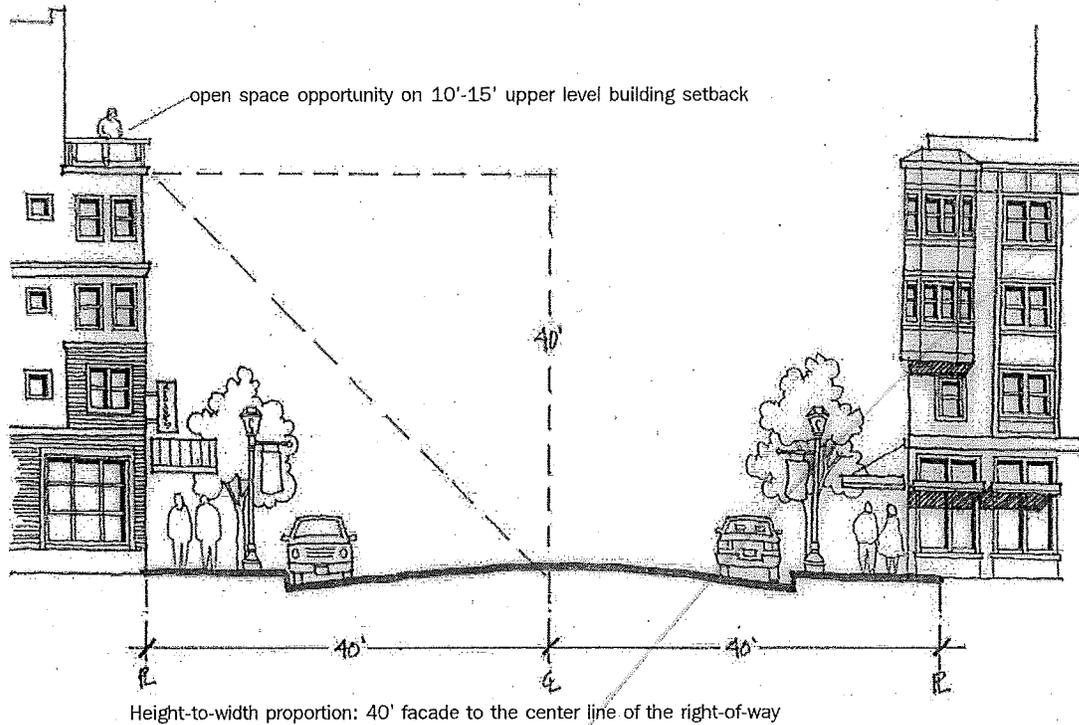
Methods to Break Up Building Mass:



Two examples of simple yet varied building masses and window patterns that create shadow lines and provide visual relief. It's important not to "over-modulate" the building, which can have the unintended consequence of creating building features that appear "tacked-on." Articulated sub-volumes are also employed as a transition in size to adjacent structures that are smaller in scale.

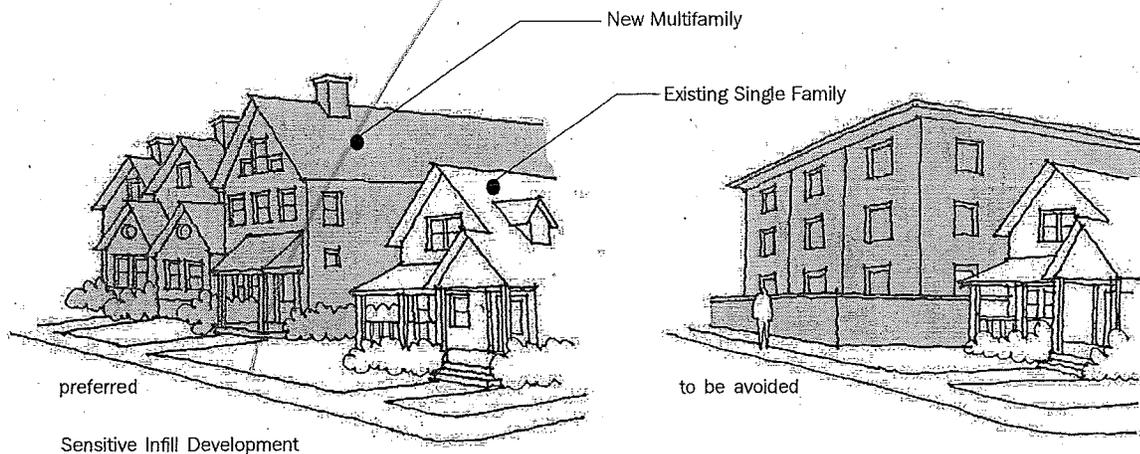
B-1 Height, Bulk and Scale Compatibility (cont'd)

Pedestrian-friendly commercial areas, particularly Broadway:



Buildings serve to define streets spatially. Proper spatial definition of a pedestrian-friendly street (such as Broadway) can be achieved with an appropriate ratio of building height to the width of the street. Typically, auto-oriented areas have around 1:10 height-to-width ratios, whereas neighborhood commercial streets in urban places are closer to 1:3 or 1:2 (as shown above). As a general rule, the tighter the ratio, the stronger the sense of place. New developments that are 65 feet or taller in height are encouraged to be compatible with surrounding buildings, incorporating features such as stepping back at or near 40 feet and providing human scale materials and details on these levels to relate well to the pedestrian.

For properties in or facing residential zones:



Design multifamily buildings to maintain a compatible scale with smaller surrounding structures, such as in the example at left, above.



C. Architectural Elements and Materials

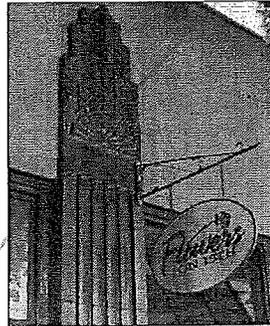
Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.

C-2 Architectural Concept and Consistency

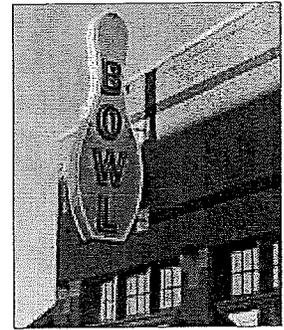
Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be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

Capitol Hill-specific supplemental guidance:

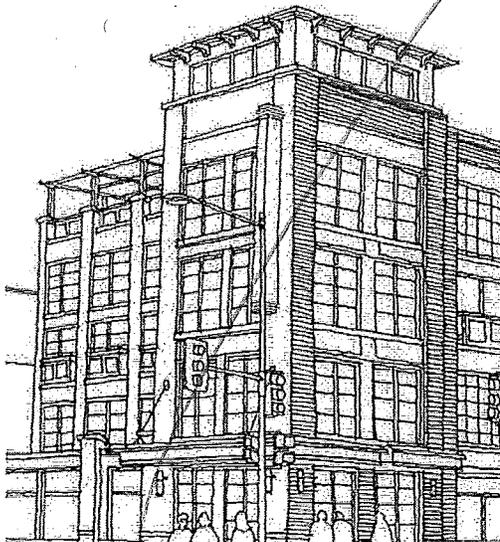
- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.
- Solid canopies or fabric awnings over the sidewalk are preferred.
- Avoid using vinyl awnings that also serve as big, illuminated signs.
- Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.



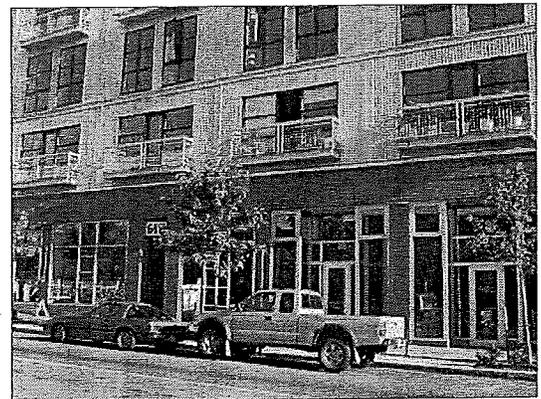
An example of an appropriately-scaled, well-detailed sign.



Signs can add creativity and individual expression to the streetscape.



An example of a roof expressed in a visually interesting manner and that complements the composition of the building and the surrounding area.



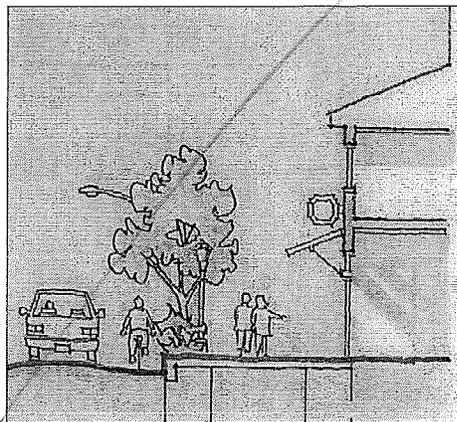
A regular cadence of display windows, shop entrances and architectural details enhances the pedestrian experience.

C-3 Human Scale

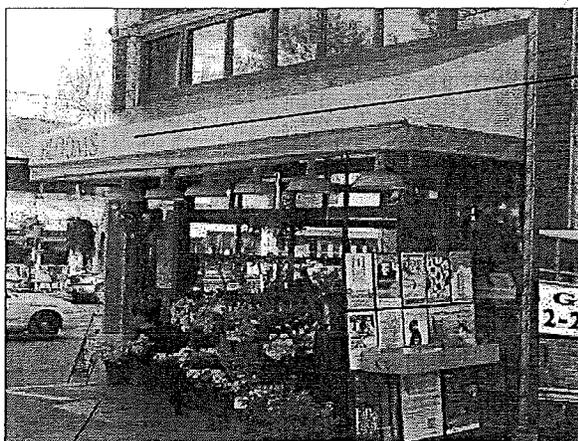
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Capitol Hill-specific supplemental guidance:

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; and architectural detailing on the first floor.



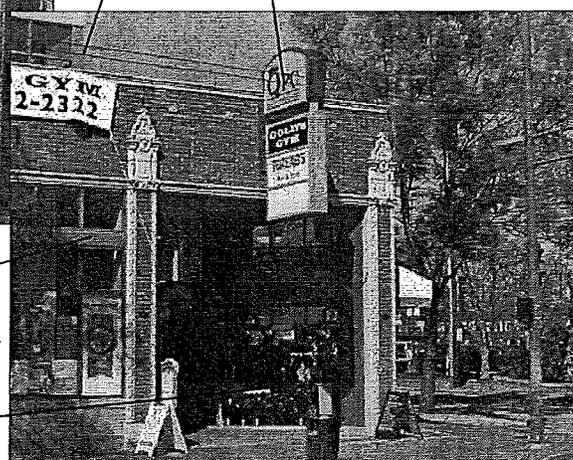
Size exterior light fixtures, canopies and awnings to the scale of the building and sidewalk.



Corner retail opens to sidewalk

Transom windows

Corner entrance with open storefront



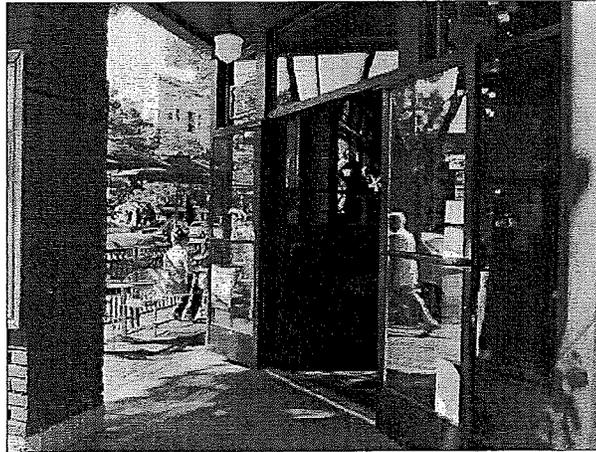
Subtle signage

Upper floor setback

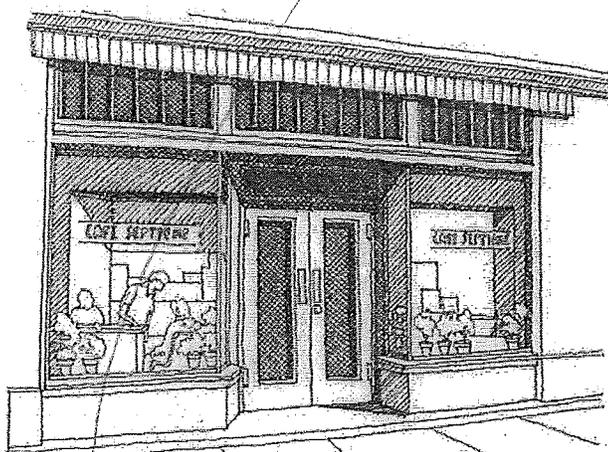
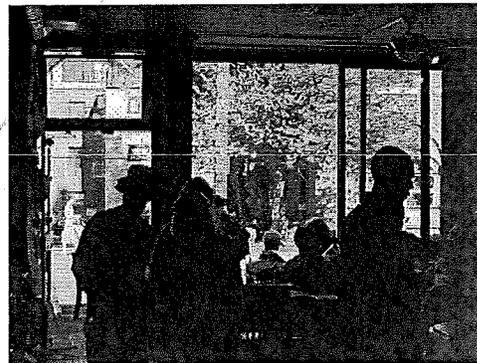


C-3 Human Scale (cont'd)

A well-marked, articulated building entrance that is oriented to the sidewalk and provides overhead cover.



Generous windows placed at the ground floor of a commercial use give people inside a knowledge of those on the street, and the people on the street gain an awareness of the activity inside. This is commonly referred to as "eyes on the street," and supports an active day and night street environment.



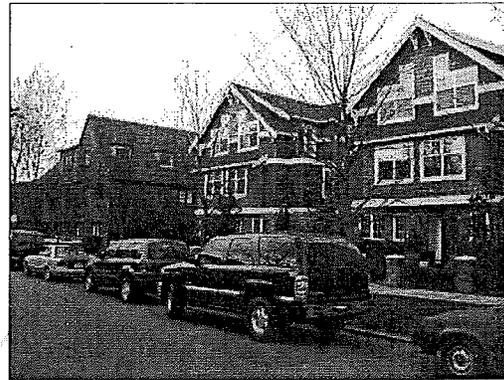
Emphasize human-scale design: the individual interacts with the street level of a building in an intimate fashion, and rich visual details at the street level add interest and character to the façade, setting the stage for an active street environment and reinforcing pedestrian comfort.

C-4 Exterior finish materials

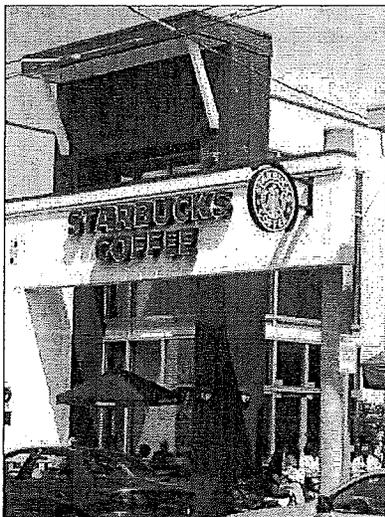
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

Capitol Hill-specific supplemental guidance:

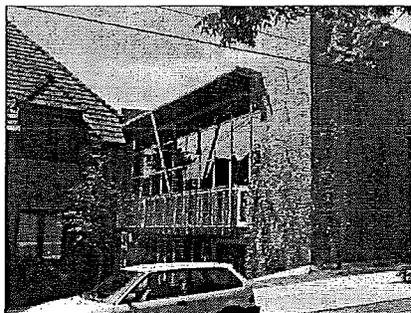
- Use wood shingles or board and batten siding on residential structures.
- Avoid wood or metal siding materials on commercial structures.
- Provide operable windows, especially on storefronts.
- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.



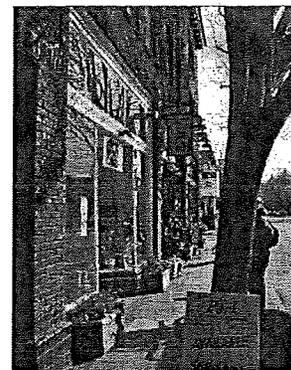
High-quality materials and contextual design in new multifamily development.



The example above shows metal used as an accent on the exterior of the building, as part of a carefully executed and balanced facade.



Quality materials that express a long-term civic investment to the neighborhood.



D. Pedestrian Environment

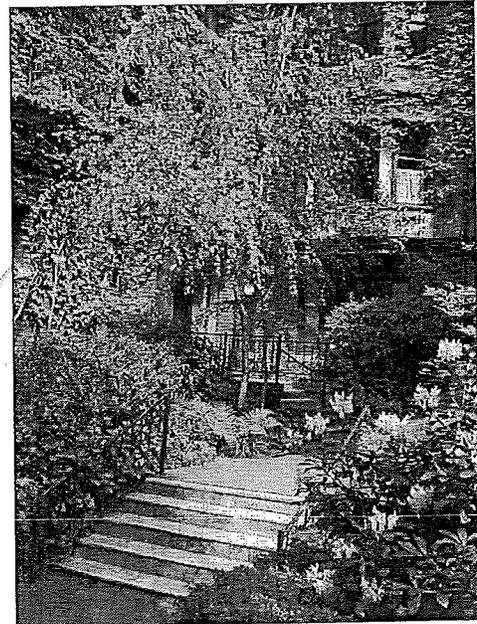
Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort.
The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.

D-1 Pedestrian Open Spaces and Entrances

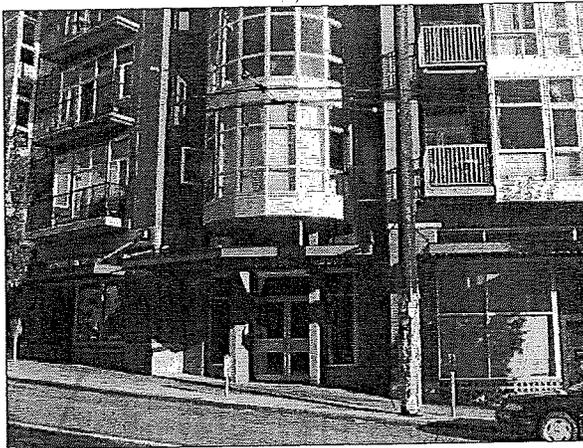
Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Capitol Hill-specific supplemental guidance:

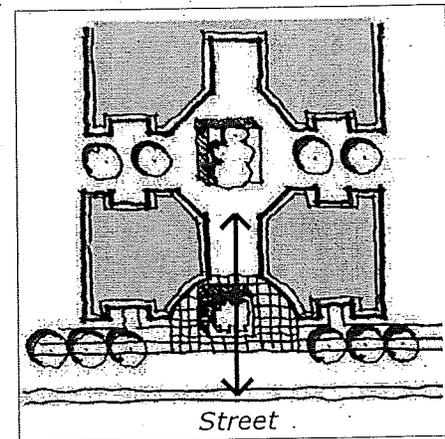
- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk.
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality commercial streetscape.



Capitol Hill Precedent: Outdoor spaces place a visual emphasis on the street, supporting the functional and visual integration of public and private realms.



An example of a single, identifiable residential entry that does not unduly interrupt the continuity of the commercial streetscape.



Establish clear pedestrian connections that direct pedestrians between buildings, parking, streets and open places.

D-6 Screening of Dumpsters, Utilities and Service Areas

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

Capitol Hill-specific supplemental guidance:

Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

Broadway-specific supplemental guidance (see map on pg. 20):

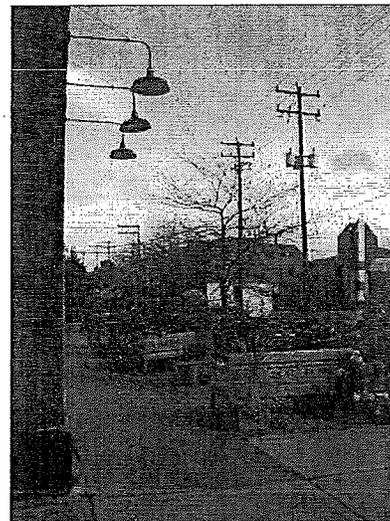
For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

D-7 Personal Safety and Security

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

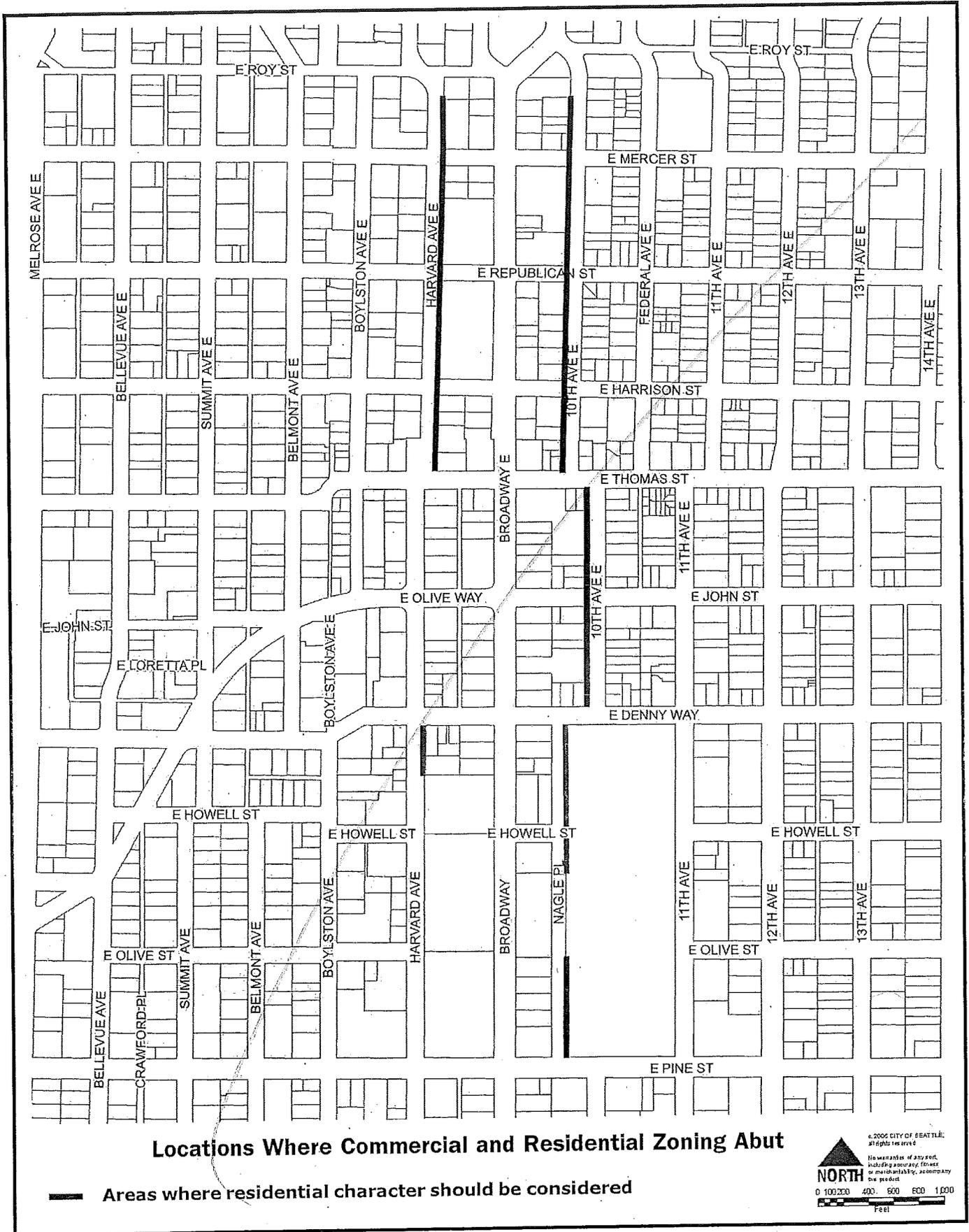
Capitol Hill-specific supplemental guidance:

- Consider:
 - pedestrian-scale lighting, but prevent light spillover onto adjacent properties
 - architectural lighting to complement the architecture of the structure
 - transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach
- Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.



An example of drop lighting attached to a building.





E. Landscaping

Neighborhood Priority: Maintain and enhance existing landscape patterns in commercial and residential areas.

E-3 Landscape Design to Address Special Site Conditions

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

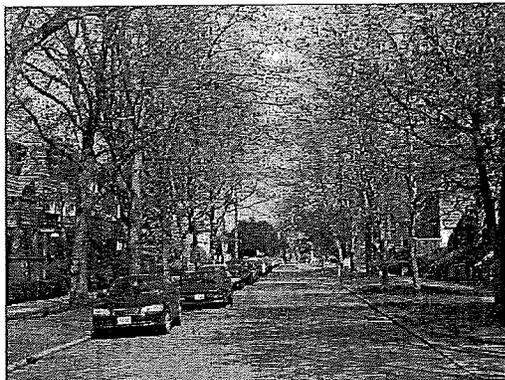
Capitol Hill-specific supplemental guidance:

- Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- Supplement and complement existing mature street trees where feasible.
- Incorporate street trees in both commercial and residential environments in addition to trees onsite.
- Commercial landscape treatments that include street trees.

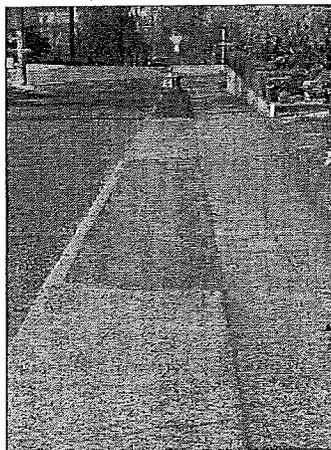


Maintain Landscape Traditions

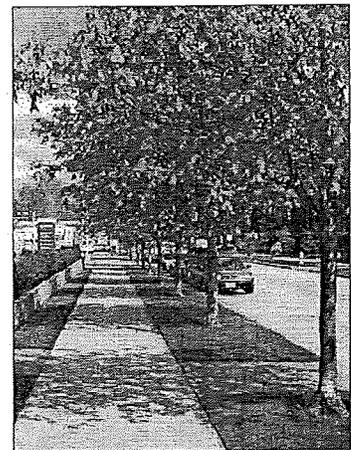
Capitol Hill has an outstanding tradition of landscape design in its residential open spaces. Forecourts, intimate courtyards, terraces and outdoor gardens contribute to an exceptional outdoor setting. New development should continue to build upon these traditions and qualities found within the local landscape.



street trees of appropriate species planted on a linear roadway in combination with naturalistic landscape plantings enhance the variety of visual and spatial experience in Capitol Hill's residential areas.



Residential street without street trees



Residential street with street trees



STATE OF WASHINGTON – KING COUNTY

--SS.

189420
CITY OF SEATTLE, CLERKS OFFICE

No.

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:121891 ORDINANCE

was published on

08/25/05

The amount of the fee charged for the foregoing publication is the sum of \$ 145.75, which amount has been paid in full.



mdf

08/25/05

Subscribed and sworn to before me on

Jennifer A. Patlach

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 121891

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code, approving and adopting Neighborhood Design Guidelines for the Capitol Hill 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 for Multifamily and Commercial Buildings; and

WHEREAS, neighborhood-specific design guidelines have been developed for the Capitol Hill neighborhood to carry out 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 121759, is amended as follows:

23.41.010 Design Review Guidelines.

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

B. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000;"
2. "Pike/Pine Urban Center Village Design Guidelines, 2000;"
3. "Roosevelt Urban Village Design Guidelines, 2000;"
4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000;"
5. "West Seattle Junction Urban Village Design Guidelines, 2001;"
6. "Green Lake Neighborhood Design Guidelines, 2001;"
7. "Admiral Residential Urban Village Design Guidelines, 2002;"
8. "South Lake Union Neighborhood Design Guidelines, 2005;"
9. "Northgate Urban Center and Overlay District Design Guidelines, 2003;"
10. Belltown Urban Center Village Design Guidelines, 2004; ((and))

11. Wallingford Neighborhood Design Guidelines, 2005; and

12. Capitol Hill Neighborhood Design Guidelines, 2005.

Section 2. Any acts pursuant to the authority and prior to the effective date of this ordinance are hereby ratified and confirmed.

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

Passed by the City Council the 15th day of August, 2005, and signed by me in open session in authentication of its passage this 15th day of August, 2005.

Jan Drago

President of the City Council

Approved by me this 22nd day of August, 2005.

Gregory J. Nickels, Mayor

Filed by me this 23rd day of August, 2005.

(Seal) Judith Pippin

City Clerk

Attachment 1: Capitol Hill Neighborhood Design Guidelines

See City Clerk for Attachment

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of publication in the Seattle Daily Journal of Commerce, August 25, 2005.

8/25/189420