

RESOLUTION No. 30946

A RESOLUTION relating to the Waterfront Streetcar; stating the City's design goals for a new mixed-use development in Pioneer Square that incorporates a new streetcar maintenance facility; stating the City's intent that these design goals must be met before the City will make its \$1 million contribution toward the new facility; and encouraging the developer to incorporate sustainable building design, construction, and operation into the development.

Peter Steinbruck

*Approved 1-0
PS*

1-16-07 Adopted 8-0 (Excused: Drago)

Introduced: <i>1-8-07</i>	By: <i>Steinbruck</i>
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US5171

Law Department

RESOLUTION

30946

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3 A RESOLUTION relating to the Waterfront Streetcar; stating the City's design goals for a new
4 mixed-use development in Pioneer Square that incorporates a new streetcar maintenance
5 facility; stating the City's intent that these design goals must be met before the City will
6 make its \$1 million contribution toward the new facility; and encouraging the developer to
7 incorporate sustainable building design, construction, and operation into the development.

8 WHEREAS, since 1982, the George Benson Waterfront Streetcar has provided Seattle's residents
9 and tourists with outstanding, convenient, and fun transportation to the Chinatown/
10 International District neighborhood, the Pioneer Square Preservation District, various Seattle
11 waterfront businesses and activities along Elliott Bay, and Myrtle Edwards Park; and

12 WHEREAS, due to the development of the new Olympic Sculpture Park, the original streetcar
13 maintenance facility was torn down; and

14 WHEREAS, the City supports the continued operation of the George Benson Waterfront Streetcar
15 and believes that making a long-term commitment to the new maintenance facility in Pioneer
16 Square will help ensure that the George Benson Waterfront Streetcar remains viable for use
17 by future generations; and

18 WHEREAS, working in conjunction with a private developer, King County Metro identified a
19 location for the replacement streetcar maintenance facility in Pioneer Square; and

20 WHEREAS, the City Council is reviewing proposed amendments to the Land Use Code that would
21 facilitate construction of a mixed-use development in Pioneer Square that incorporates a new
22 streetcar maintenance facility; and

23 WHEREAS, a new mixed-use development that incorporates a new streetcar maintenance facility
24 must be designed to complement the existing historic architecture of Pioneer Square,
25 including scale, texture, and character; and

26 WHEREAS, a new mixed-use development that includes a new streetcar maintenance facility should
27 incorporate sustainable building design, construction, and operation; and

28 WHEREAS, the Seattle Design Commission and the Pioneer Square Preservation Board will each
have a role in reviewing the proposed design of such a development; and

WHEREAS, the City has agreed to contribute \$1 million toward the construction of the new streetcar
maintenance facility, and an appropriation for this purpose was included in the 2006 Adopted
Budget in Finance General Reserves, and is anticipated to be carried forward to 2007; NOW,
THEREFORE,



1 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THAT:**

2 Section 1. The City Council supports the construction of a new mixed-use development in
3 Pioneer Square that incorporates a new streetcar maintenance facility that will serve the George
4 Benson Waterfront Streetcar as well as possible streetcar extensions. This resolution is a companion
5 to a proposed ordinance that would enact amendments to the Land Use Code to facilitate
6 construction of such a development. That proposed ordinance would increase the maximum
7 allowable height for a mixed-use development that incorporates a new streetcar maintenance facility
8 and that has, in residential or hotel use, gross floor area equivalent to the gross floor area in the
9 structure above 100 feet. The City is willing to increase the maximum height for such a
10 development only if the structure complements the existing historic district of Pioneer Square,
11 including architecture, scale, and character.
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14 To promote complementary design, the City Council states the following design goals for a
15 mixed-use development that incorporates a new streetcar maintenance facility:

- 16 a. The building must be responsive to the historic character, scale, and local identity of the
17 surrounding Pioneer Square neighborhood; must be visually compatible with the
18 predominant architectural styles, building materials, and inherent historic character of
19 the Pioneer Square Preservation District; and should be compatible with, but not mimic,
20 existing development in Pioneer Square.
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22 b. The developer and architect must consider scale, massing, contextual fit, spatial
23 organization, sun and shadow, and selection of materials.
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- 1 c. The building should make a positive contribution to the streetscape, and the uses at
2 street level should complement and support the surrounding pedestrian development
3 pattern and activity.
- 4 d. The building should create the best possible presence on Occidental Park, provide
5 activity at street level that helps activate the park, be designed to orient uses within the
6 building to maximize visibility to the park (“eyes on the park”), and have design features
7 and massing that provide appropriate scale and enclosure along the park’s edge.
- 8 e. The east side of the building along the alley should be designed to be compatible with
9 existing adjacent historic buildings and with Waterfall Park.
- 10 f. Any above-ground parking should be designed to appear as occupied space and to
11 “read” as an occupied building. The developer and architect should consider strategies
12 that give parking levels the appearance of being occupied floors, or extensions of
13 occupied floors, including but not limited to translucent screening that is back-lit and
14 incorporating occupied space where possible along street frontages, especially at the
15 corners.
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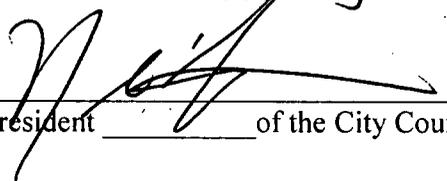
18 During review of the proposed building for its consistency with the design goals outlined above,
19 reviewers (including the Seattle Design Commission, the Pioneer Square Preservation Board, and
20 staff in the Department of Planning and Development and the Department of Neighborhoods) may
21 consider architectural treatments and design solutions that may result in less floor area than the
22 zoning envelope might otherwise allow.
23

24 Section 2. Before releasing the \$1 million contribution toward the construction of the new
25 streetcar maintenance facility, the Council intends to assess the extent to which the project has
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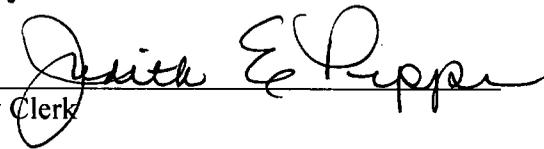
1 incorporated the recommendations of both the Seattle Design Commission and the Pioneer Square
2 Preservation Board.

3
4 Section 3. The City Council also encourages the developer of a new mixed-use development
5 that includes a new streetcar maintenance facility to incorporate sustainable building design,
6 construction, and operation into the development, and to achieve a "Certified" or higher rating under
7 the LEED (Leadership in Energy and Environmental Design) system, which promotes a whole-
8 building approach to sustainability by recognizing performance in five key areas of human and
9 environmental health: sustainable site development, water savings, energy efficiency, materials
10 selection, and indoor environmental quality.

11
12 Adopted by the City Council the 16th day of January, 2007, and signed by me in
13 open session in authentication of its adoption this 16th day of January, 2007.

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16 
17 President _____ of the City Council

18 Filed by me this 16 day of January, 2007.

19
20 
21 City Clerk

22 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Martha Lester / 4-8149	N/A

Legislation Title:

A RESOLUTION relating to the Waterfront Streetcar; stating the City's design goals for a new mixed-use development in Pioneer Square that incorporates a new streetcar maintenance facility; stating the City's intent that these design goals must be met before the City will make its \$1 million contribution toward the new facility; and encouraging the developer to incorporate sustainable building design, construction, and operation into the development.

Summary of the Legislation: This resolution supports good design and sustainability for a new mixed-use development in Pioneer Square that incorporates a new streetcar maintenance facility.

Background: Since 1982, the George Benson Waterfront Streetcar has operated along the Elliott Bay waterfront and through Pioneer Square to the Chinatown / International District. Due to the development of the new Olympic Sculpture Park, the original streetcar maintenance facility was torn down. Working in conjunction with a private developer, King County Metro identified a location for the replacement streetcar maintenance facility in Pioneer Square. The City has agreed to contribute \$1 million toward the construction of the new streetcar maintenance facility, and an appropriation for this purpose is included in the 2006 Adopted Budget in Finance General Reserves.

To facilitate construction of a mixed-use development in Pioneer Square that incorporates a new streetcar maintenance facility, the City Council is reviewing proposed amendments to the Land Use Code (C.B. 115464) that would increase the maximum allowed height for such a structure. The Seattle Design Commission and the Pioneer Square Preservation Board will each have a role in reviewing the proposed design of such a development.

This resolution states design goals to promote design that will complement the existing historic architecture of Pioneer Square, including scale, texture, and character. It also states that before releasing the City's \$1 million contribution, the Council intends to assess the extent to which the project has incorporated the recommendations of the Seattle Design Commission and the Pioneer Square Preservation Board based on these design goals. Finally, it encourages the developer to incorporate sustainable building design, construction, and operation into the development, and to achieve a "Certified" or higher rating under the LEED (Leadership in Energy and Environmental Design) system.

- *Please check one of the following:*

This legislation does not have any financial implications. (Stop here and delete the remainder of this document prior to saving and printing.)



STATE OF WASHINGTON - KING COUNTY

--SS.

206708
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.

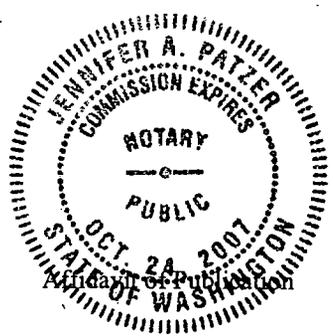
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:30946 & 30948 TITLES

was published on

01/24/07

The amount of the fee charged for the foregoing publication is the sum of \$ 41.85, which amount has been paid in full.



[Handwritten signature]

Subscribed and sworn to before me on

01/24/07

[Handwritten signature]

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on January 8, 2007, and published here by title only, will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 624-8344.

RESOLUTION NO. 30946

A RESOLUTION relating to the Waterfront Streetcar, stating the City's design goals for a new mixed-use development in Pioneer Square that incorporates a new streetcar maintenance facility, stating the City's intent that these design goals must be met before the City will make its \$1 million contribution toward the new facility, and encouraging the developer to incorporate sustainable building design, construction, and operation into the development.

RESOLUTION NO. 30948

A RESOLUTION revising Section A of the Rules and Procedures of the Seattle City Council to provide for an Annual Legislative Report.

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of publication in the Seattle Daily Journal of Commerce: January 24, 2007.
1/24(206708)