

CITY OF SEATTLE
ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning, amending the title of Chapter 23.41 and Sections 23.41.002, 23.41.008, and 23.41.010 of the Seattle Municipal Code to clarify the purpose and scope of Design Review; adopting updated Seattle Design Guidelines for citywide application, except for Downtown; and adopting revised neighborhood-specific design guidelines.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The title of Chapter 23.41 of the Seattle Municipal Code, established by Ordinance 116909, is amended as follows:

Chapter 23.41 (~~(EARLY PROJECT IMPLEMENTATION)~~) DESIGN REVIEW

Section 2. The preamble to Section 23.41.002 of the Seattle Municipal Code, which section was last amended by Ordinance 116909, is amended as follows:

23.41.002 Purpose (~~(and intent.)~~)

The purpose of (~~(this chapter)~~) Design Review is (~~(to implement the policies contained in Council Resolution 28757, establishing design review as the first element of the Early Project Implementation Program. Design review is intended)~~) to:

* * *

Section 3. Subsection A of Section 23.41.008 of the Seattle Municipal Code, which section was last amended by Ordinance 121475, is amended as follows:

23.41.008 Design Review Board(~~(r)~~)

A. Role of the Design Review Board. The Design Review Board shall be convened for the purpose of reviewing all development subject to design review, except development subject to administrative or streamlined design review pursuant to this Chapter 23.41, Design Review.

To accomplish this purpose, the Design Review Board shall:

* * *

1 Section 4. Section 23.41.010 of the Seattle Municipal Code, which section was last
2 amended by Ordinance 123963, is amended as follows:

3 **23.41.010 Design review guidelines**

4 A. The "~~((Guidelines for Multifamily and Commercial Buildings, 1998 (Amended~~
5 ~~2006))~~Seattle Design Guidelines, 2013" and the "Guidelines for Downtown Development,
6 1999" are approved. The "Seattle Design Guidelines, 2013", the neighborhood design guidelines
7 ~~((approved by the City Council and))~~identified in subsection 23.41.010.B, and Master Planned
8 Community design guidelines ~~((approved by the City Council and))~~identified in subsection
9 23.41.010.C provide the basis for Design Review Board recommendations and City design
10 review decisions, except in Downtown, where the "Guidelines for Downtown Development,
11 1999" apply. Neighborhood design guidelines and Master Planned Community design guidelines
12 are intended to augment and make more specific the ~~(("Guidelines for Multifamily and~~
13 ~~Commercial Buildings, 1998 (Amended 2006))~~"Seattle Design Guidelines, 2013" and the
14 "Guidelines for Downtown Development, 1999." To the extent there are conflicts between
15 neighborhood design guidelines or Master Planned Community design guidelines and the
16 ~~(("Guidelines for Multifamily and Commercial Buildings, 1998 (Amended 2006))~~"Seattle
17 Design Guidelines, 2013" or "Guidelines for Downtown Development, 1999,"~~((;))~~ the
18 neighborhood design guidelines or Master Planned Community design guidelines
19 ~~((prevail))~~supersede.

20 B. The following neighborhood design guidelines are approved~~((;)).~~ These Neighborhood
21 design guidelines apply in the areas shown on the map included in the guidelines.

- 22 ~~((1. "University Community Design Guidelines, 2000;"~~
- 23 ~~2. "Pike/Pine Urban Center Village Design Guidelines, 2010;"~~
- 24 ~~3. "Roosevelt Urban Village Design Guidelines, 2000;"~~
- 25 ~~4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000;"~~
- 26 ~~5. "West Seattle Junction Urban Village Design Guidelines, 2001;"~~

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- ~~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, 2010;"~~
- ~~10. Belltown Urban Center Village Design Guidelines, 2004;~~
- ~~11. Wallingford Neighborhood Design Guidelines, 2005;~~
- ~~12. Capitol Hill Neighborhood Design Guidelines, 2005, as supplemented 2013;~~
- ~~13. Greenwood/Phinney Neighborhood Design Guidelines, 2005;~~
- ~~14. Othello Neighborhood Design Guidelines, 2005;~~
- ~~15. North Beacon Hill Design Guidelines, 2006;~~
- ~~16. North District/Lake City Guidelines, 2006;~~
- ~~17. Morgan Junction Neighborhood Design Guidelines, 2007;~~
- ~~18. Upper Queen Anne Neighborhood Design Guidelines, 2009; and~~
- ~~19. Uptown Neighborhood Design Guidelines, 2009.)~~
- 1. "Admiral Design Guidelines, 2013;"
- 2. "Ballard Municipal Center Master Plan Area Design Guidelines, 2013;"
- 3. "Belltown Urban Center Village Design Guidelines, 2004;"
- 4. "Capitol Hill Design Guidelines, 2013;"
- 5. "Green Lake Design Guidelines, 2013;"
- 6. "Greenwood/Phinney Design Guidelines, 2013;"
- 7. "Morgan Junction Design Guidelines, 2013;"
- 8. "North Beacon Hill Design Guidelines, 2013;"
- 9. "North District/Lake City Guidelines, 2013;"
- 10. "Northgate Design Guidelines, 2013;"
- 11. "Othello Design Guidelines, 2013;"
- 12. "Pike/Pine Design Guidelines, 2013;"

1 13. "Roosevelt Design Guidelines, 2013;"

2 14. "South Lake Union Design Guidelines, 2013;"

3 15. "University Design Guidelines, 2013;"

4 16. "Upper Queen Anne Design Guidelines, 2013;"

5 17. "Uptown Design Guidelines, 2013;"

6 18. "Wallingford Design Guidelines, 2013;" and

7 19. "West Seattle Junction Design Guidelines, 2013."

8 Section 5. Severability. The provisions of this ordinance are declared to be separate and
9 severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of
10 this ordinance, or the invalidity of its application to any person or circumstance, shall not affect
11 the validity of the remainder of this ordinance, or the validity of its application to other persons
12 or circumstances.

1 Section 6. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 2013, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2013.

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8 _____
9 President _____ of the City Council

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11 Approved by me this ____ day of _____, 2013.

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13 _____
14 Michael McGinn, Mayor

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16 Filed by me this ____ day of _____, 2013.

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18 _____
19 Monica Martinez Simmons, City Clerk

20
21 (Seal)

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23 Attachment 1: Seattle Design Guidelines, 2013
24 Attachment 2: Admiral Design Guidelines, 2013
25 Attachment 3: Ballard Municipal Center Master Plan Area Design Guidelines, 2013
26 Attachment 4: Capitol Hill Design Guidelines, 2013
27 Attachment 5: Green Lake Design Guidelines, 2013
28 Attachment 6: Greenwood/Phinney Design Guidelines, 2013

- Attachment 7: North District/Lake City Guidelines, 2013
- Attachment 8: Morgan Junction Design Guidelines, 2013
- Attachment 9: North Beacon Hill Design Guidelines, 2013
- Attachment 10: Northgate Design Guidelines, 2013
- Attachment 11: Othello Design Guidelines, 2013
- Attachment 12: Pike/Pine Design Guidelines, 2013
- Attachment 13: Roosevelt Design Guidelines, 2013
- Attachment 14: South Lake Union Design Guidelines, 2013
- Attachment 15: University Design Guidelines, 2013
- Attachment 16: Upper Queen Anne Design Guidelines, 2013
- Attachment 17: Uptown Design Guidelines, 2013
- Attachment 18: Wallingford Design Guidelines, 2013
- Attachment 19: West Seattle Junction Design Guidelines, 2013

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