

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.006, 23.41.008, and 23.41.010 of the Seattle Municipal Code to adopt the Central Area Neighborhood Design Guidelines, establish a Central Area Design Review District, and change Design Review Board composition.

..body

WHEREAS, the Central Area is the historic home of the African American community in

Seattle, and the 23rd & Union-Jackson Urban Village remains the heart of the African American community within the Central Area; and

WHEREAS, according to 2010 U.S. Census data, the Black/African American population within the 23rd & Union-Jackson Urban Village declined from 64 percent in 1990 to 28 percent in 2010, while the white population increased from 16 percent to 44 percent in the same time period; and

WHEREAS, The City of Seattle (City) acknowledges that African Americans residing in the Central Area have been impacted by structural and institutional racism, including redlining, restrictive covenants, and other discriminatory practices that led to racial segregation and current racial disparities in access to quality education, living wage employment, healthy environment, affordable housing, and transportation; and

WHEREAS, the Central Area is a diverse and inclusive neighborhood with a rich history of civic engagement on matters affecting the Central Area; and

WHEREAS, the City is committed to building strong partnerships with communities engaged in inclusive and innovative community planning, visionary neighborhood plans, and effective action plans; and

WHEREAS, in 1998, the City Council recognized the Central Area Neighborhood Plan; and

1 WHEREAS, considering the development activities and cultural displacement concerns in the  
2 community, the Central Area Design Guidelines Coalition (CA DGC) was self-formed in  
3 April 2016 to partner with the city and local consultants to create a set of neighborhood-  
4 specific guidelines and a Central Area Design Review Board to help shape new  
5 development in the Central Area; and

6 WHEREAS, the CA DGC consists of leaders from the 23rd Ave Action Community Team (23rd  
7 Ave ACT), Central Area Land Use Review Committee (CA LURC), Historical Central  
8 Area Arts and Cultural District (HCAACD), Central Area Collaborative, and African  
9 American Veterans Group of Washington; and

10 WHEREAS, on July 24, 2017, the City Council adopted Resolution 31752 recognizing: the  
11 extensive efforts of the Central Area community to create the 23rd Avenue Action Plan  
12 (Union-Cherry-Jackson) and Urban Design Framework (UDF); the commitment and  
13 efforts of the 23rd Avenue Action Community Team (23rd Avenue ACT) in taking the  
14 lead to implement the Central Area community's vision and priorities as reflected by  
15 these plans, and identifying actions of the City and its partners to work with the  
16 community to implement these plans; and

17 WHEREAS, Resolution 31752 requested that the Office of Planning and Community  
18 Development (OPCD) and the Seattle Department of Construction and Inspections  
19 (SDCI) complete the work with the CA DGC to:

- 20 1. Create neighborhood design guidelines for future development to reflect the Central  
21 Area's history and cultural identity. Include guidelines that: (1) support the creation  
22 of spaces in the Central Area that are attractive to and functional for minority and

1           locally owned businesses; and (2) promote public safety in the design of buildings  
2           and privately owned public open space; and

3           2. Prepare recommendations for a new Central Area Design Review Board; and

4 WHEREAS, from January to September 2017, CA DGC partnered with the City to host four  
5 community workshops and open houses, conduct ongoing conversations with community  
6 members and groups involving over 400 community stakeholders, and develop goals and  
7 priorities for the Central Area Neighborhood Design Guidelines and Design Review  
8 Board; and

9 WHEREAS, the Central Area Neighborhood Design Guidelines reflect the unique historical  
10 character of the Central Area community; retain the rich characteristics valued by the  
11 community’s long-term residents as well as its new and future residents; and facilitate  
12 inclusive and equitable growth and development; and

13 WHEREAS, the creation of a new Central Area Design Review District and Design Review  
14 Board supports equitable and inclusive community engagement and processes for those  
15 impacted by displacement, maximizes the effectiveness of the Central Area Design  
16 Guidelines, and helps guide future development to respond to the unique Central Area  
17 historical character and identity; NOW, THEREFORE,

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

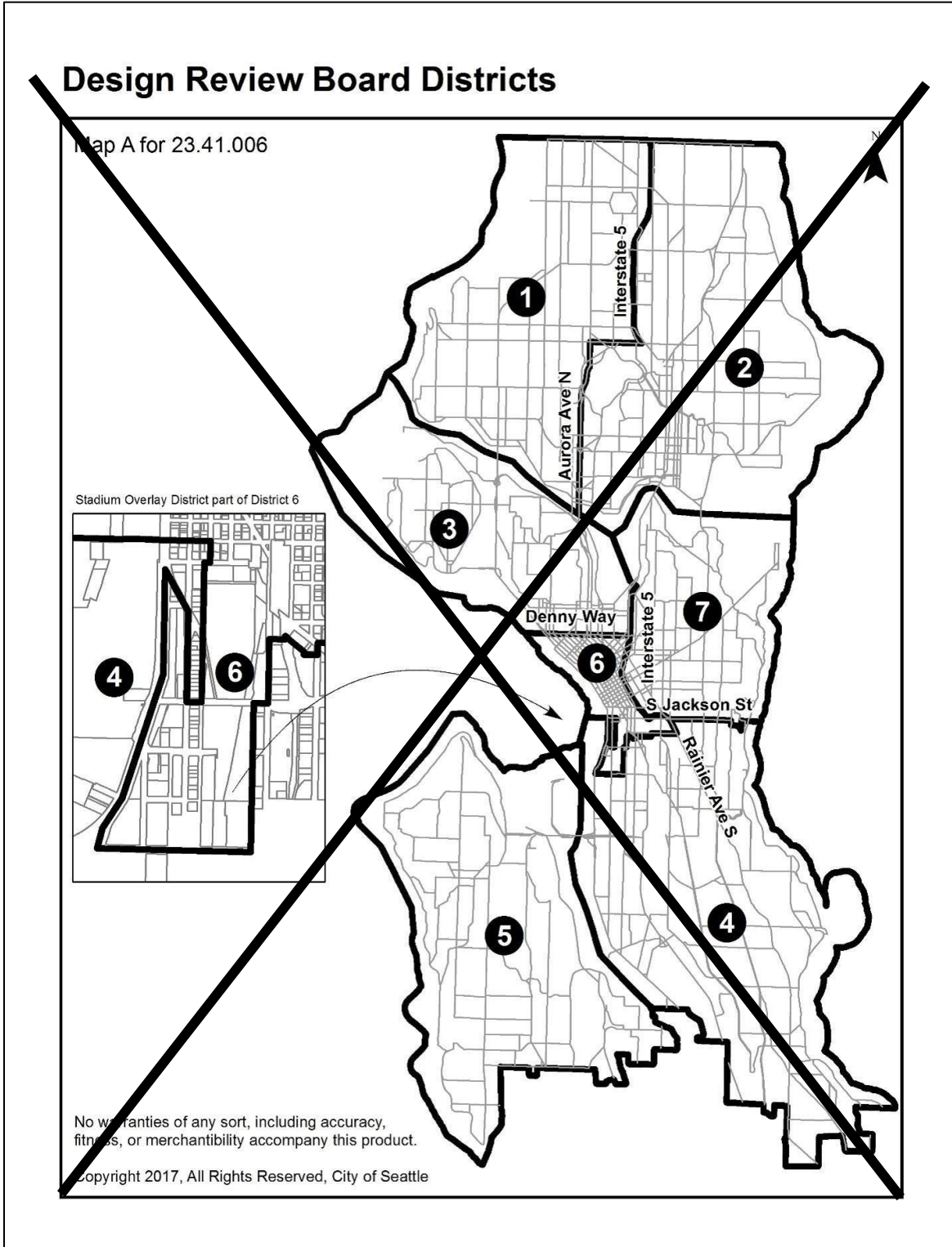
19           Section 1. Section 23.41.006 of the Seattle Municipal Code, last amended by Ordinance  
20 125371, is amended as follows:

21 **23.41.006 Design Review Districts Map**

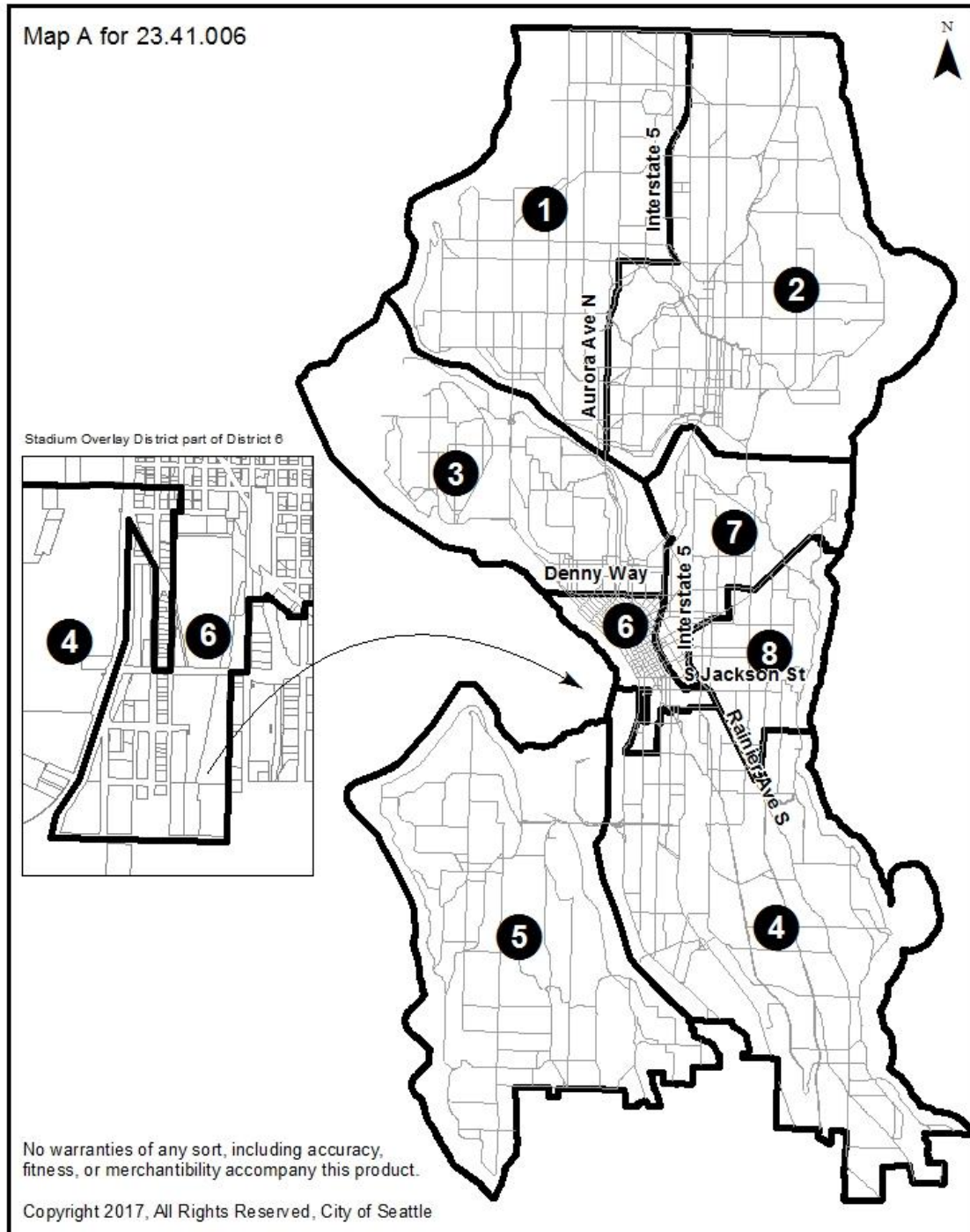
22 For the purposes of design review, the City (~~shall be~~) is divided into (~~seven~~) eight districts, as  
23 depicted on the Design Review Districts Map, Map A for 23.41.006.

1 **Map A for 23.41.006**

2 **Design Review Board Districts**



## Design Review Board Districts



1

((Map A for 23.41.006, Design Review Board Districts))

Section 2. Subsection 23.41.008.C of the Seattle Municipal Code, which section was last amended by Ordinance 125429, is amended as follows:

**23.41.008 Design Review general provisions**

\* \* \*

**C. Design Review Board composition**

1. The Design Review Board shall be composed as follows:

<b>Table A for 23.41.008 Design Review Board composition</b>					
<b>Representation</b>	<b>Development interests</b>	<b>Design professions</b>	<b>Get Engaged</b>	<b>Local residential/ community interests</b>	<b>General business interests or landscape professions</b>
Number	((7)) <u>8</u>	((7)) <u>8</u>	1 or more	((14)) <u>16</u> (2/district)	((7)) <u>8</u>
Selection process	((3)) <u>4</u> appointed by Mayor, 4 by Council	((3)) <u>4</u> appointed by Mayor, 4 by Council	1 or more pursuant to Chapter 3.51 <sup>1</sup>	((3)) <u>4</u> appointed by Mayor, 4 appointed by Council, ((7)) <u>8</u> jointly appointed by Mayor and Council	Jointly appointed by Mayor and Council
Confirmation process	All appointments made solely by the Mayor are subject to confirmation by Council				
((Footnotes)) <u>Footnote</u> to Table A for 23.41.008 <sup>1</sup> One or more designated young adult positions are added to the Design Review Board pursuant to the Get Engaged Program, Chapter 3.51. The selection process and term of service related to these young adult positions are set forth in Chapter 3.51.					

2. Term. Members of the Design Review Board shall be appointed to two-year terms. A member may be re-appointed to subsequent terms pursuant to the selection and confirmation process in subsection 23.41.008.C.1. The Director may extend the existing term of a serving member by up to one year in order to avoid more than two vacancies at any time. This

1 subsection 23.41.008.C.2 does not apply to Get Engaged members, whose terms are governed by  
2 Chapter 3.51.

3 3. Members may be removed by the Director for cause, including but not limited  
4 to:

5 a. Failing to attend the Design Review orientation session offered by SDCI  
6 and an onboarding session offered by the City; and

7 b. Failing to attend at least 90 percent of all regularly scheduled meetings  
8 that have occurred in the term.

9 4. Any vacancy in an unexpired term shall be filled in the same manner as the  
10 original appointment. A member whose term is ending may continue on an interim basis as a  
11 member with voting rights until such time as a successor for that position has been appointed by  
12 the City Council or confirmed by the City Council.

13 Section 3. Subsection 23.41.008.E of the Seattle Municipal Code, which section was last  
14 amended by Ordinance 125429, is amended as follows:

15 **23.41.008 Design Review general provisions**

16 \* \* \*

17 E. Meetings of the Design Review Board

18 1. Notice of Design Review Board meetings shall be given as described in  
19 subsection 23.76.015.C.

20 2. All meetings of the Design Review Board shall be held in the evening in a  
21 location ((which)) that is accessible and conveniently located in the same design review district  
22 as the proposed project, except that the East Board may meet in either the East or Central Area

1 district. Board meetings are open to the general public. The actions of the Board are not quasi-  
2 judicial in nature.

3 3. Design Review Board meetings are limited to the maximum number described  
4 in Table ((A)) B for 23.41.008.

<b>Table B for 23.41.008</b>		
<b>Maximum number of Design Review Board meetings for certain projects</b>		
<b>Type of design review</b>	<b>Early design guidance meetings</b>	<b>Recommendation meeting</b>
Full design review	2 <sup>1,2</sup>	1 <sup>1,2</sup>

Footnotes to Table B for 23.41.008  
<sup>1</sup> There is no limit to the number of Board meetings when:  
The project lot is abutting or across the street from a lot in a single-family zone;  
The development proposal includes a Type IV or Type V Master Use Permit component as described in Chapter 23.76; or  
Departures are requested, unless the project applicant elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050.  
<sup>2</sup> The Director may require additional Design Review Board meetings according to subsection 23.41.008.E.4.

5 4. The Director may require additional Design Review Board meetings above the  
6 maximum established in subsection 23.41.008.E.3 if the Director determines the Design Review  
7 Board needs additional time for deliberation and evaluation of a project due to the size and  
8 complexity of the site or proposed development, the amount and content of public comment, an  
9 applicant's insufficient response to previous Board direction, or at the applicant's request. If the  
10 Design Review Board cannot complete a recommendation, it shall identify reasons why another  
11 recommendation meeting is necessary.

12 \* \* \*

13 Section 4. Subsection 23.41.010.B of the Seattle Municipal Code, which section was last  
14 amended by Ordinance 125429, is amended as follows:

15 **23.41.010 Design review guidelines**



\* \* \*

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

1. "Admiral Design Guidelines, 2013";
2. "Ballard Municipal Center Master Plan Area Design Guidelines, 2013";
3. "Belltown Urban Center Village Design Guidelines, 2004";
4. "Capitol Hill Design Guidelines, 2013";
5. "Central Area Design Guidelines, 2018";
- ~~6.~~ "Green Lake Design Guidelines, 2013";
- ~~((6.))~~ 7. "Greenwood/Phinney Design Guidelines, 2013";
- ~~((7.))~~ 8. "Morgan Junction Design Guidelines, 2013";
- ~~((8.))~~ 9. "Mount Baker Town Center Design Guidelines, 2017";
- ~~((9.))~~ 10. "North Beacon Hill Design Guidelines, 2013";
- ~~((10.))~~ 11. "North District/Lake City Design Guidelines, 2013";
- ~~((11.))~~ 12. "Northgate Design Guidelines, 2013";
- ~~((12.))~~ 13. "Othello Design Guidelines, 2013";
- ~~((13.))~~ 14. "Pike/Pine Design Guidelines, 2017";
- ~~((14.))~~ 15. "Roosevelt Design Guidelines, 2013";
- ~~((15.))~~ 16. "South Lake Union Design Guidelines, 2013";
- ~~((16.))~~ 17. "University Design Guidelines, 2013";
- ~~((17.))~~ 18. "Upper Queen Anne Design Guidelines, 2013";
- ~~((18.))~~ 19. "Uptown Design Guidelines, 2013";
- ~~((19.))~~ 20. "Wallingford Design Guidelines, 2013"; and

1

~~((20.))~~ 21. "West Seattle Junction Design Guidelines, 2013."

2

\* \* \*

3

1 Section 5. Sections 1, 2, and 3 of this ordinance shall take effect and be in force on July  
2 1, 2018.

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

6 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
7 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
8 \_\_\_\_\_, 2018.

9 \_\_\_\_\_  
10 President \_\_\_\_\_ of the City Council

11 Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

12 \_\_\_\_\_  
13 Jenny A. Durkan, Mayor

14 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

15 \_\_\_\_\_  
16 Monica Martinez Simmons, City Clerk

17 (Seal)

18  
19 Attachments:  
20 Attachment 1 – Central Area Neighborhood Design Guidelines, 2018