



Legislation Text

File #: CB 118446, Version: 1

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

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

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

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

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

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

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

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

with the Neighborhood Plan goals; and

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

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

23.41.010 Design review guidelines

* * *

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

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

11. "Othello Design Guidelines, 2013((;))";
12. "Pike/Pine Design Guidelines, 2013((;))";
13. "Roosevelt Design Guidelines, ((2013;))2015";
14. "South Lake Union Design Guidelines, 2013((;))";
15. "University Design Guidelines, 2013((;))";
16. "Upper Queen Anne Design Guidelines, 2013((;))";
17. "Uptown Design Guidelines, 2013((;))";
18. "Wallingford Design Guidelines, 2013((;))"; and
19. "West Seattle Junction Design Guidelines, 2013((;))";

* * *

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

23.41.012 Development standard departures

* * *

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

1. Procedures;
2. Permitted, prohibited, or conditional use provisions, except that departures may be granted from development standards for required street-level uses;
3. Residential density limits;
4. In Downtown zones, provisions for exceeding the base FAR or achieving bonus development as provided in Chapter 23.49, Downtown ((z))Zoning;
5. In Downtown zones, the minimum size for Planned Community Developments as provided in Section 23.49.036;

6. In Downtown zones, the average floor area limit for stories in residential use in Table B for 23.49.058;
7. In Downtown zones, the provisions for combined lot developments as provided in Section 23.49.041;
8. In Downtown Mixed Commercial zones, tower spacing requirements as provided in subsection 23.49.058.F;
9. In the Downtown Mixed Commercial 160 zone, minimum floor-to-floor height for street-level uses required as a condition of the additional height allowed by subsection 23.49.008.E;
10. Downtown view corridor requirements, provided that departures may be granted to allow open railings on upper level roof decks or rooftop open space to project into the required view corridor, provided such railings are determined to have a minimal impact on views and meet the requirements of the Building Code;
11. In Seattle Mixed zones in the South Lake Union Urban Center, floor plate limits for all uses provided in Section 23.48.013, except that departures of up to a 5 percent increase in floor plate area may be granted for structures with non-residential uses meeting the conditions of subsections 23.48.013.B.1.d.1 and 23.48.013.B.1.d.2;
12. In Seattle Mixed zones in the South Lake Union Urban Center, provisions for gaining extra floor area provided for in Section 23.48.011 and Chapter 23.58A;
13. In Seattle Mixed zones in the South Lake Union Urban Center, provisions limiting the number of towers permitted per block provided for in Section 23.48.013;
14. In ~~(the)~~ Seattle Mixed zones in the South Lake Union Urban Center, provisions for upper level setbacks provided for in Section 23.48.013;
15. Floor Area Ratios; except that in the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, departures from the development standards for allowing floor area exemptions from

FAR calculations in subsection 23.73.009.C and for retaining a character structure on a lot in Section 23.73.015 are not considered departures from FAR limits;

16. Maximum size of use;

17. Structure height, except that:

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

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

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

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

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

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

g. Within the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004,

departures may be granted from development standards that apply as conditions to additional height in subsections 23.73.014.A and 23.73.014.B, and the provision for receiving sites for transfer of development potential in subsection 23.73.024.B.5.

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

19. Provisions of the Shoreline District, Chapter 23.60;

20. Standards for storage of solid-waste containers;

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

22. Noise and odor standards;

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

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

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

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

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

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

29. Definitions;

30. Measurements;

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

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

33. Within the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, the requirement that all character structures on a lot be retained in order to qualify as a TDP receiving site in subsection 23.73.024.B, the exception allowing additional FAR for non-residential uses in subsection 23.73.009.B, the FAR exemption for residential uses in subsection 23.73.009.C.3, the exception to floor area limits in subsections 23.73.010.B.1 and 23.73.010.B.2, the exception for width and depth measurements in subsection 23.73.012.B, or the exception for an additional 10 feet in height as provided for in subsection 23.73.014.B.

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

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

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

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

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

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

c) Demolishing the character structure would allow for more substantial retention of other, more significant character structures on the lot, such as a structure listed in a rule promulgated by the Director according to Section 23.73.005; or would allow for other key neighborhood development objectives to be achieved, such as improving pedestrian circulation by providing through-block connections, developing arts and cultural facilities, or siting publically-accessible open space at key neighborhood locations.

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

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

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

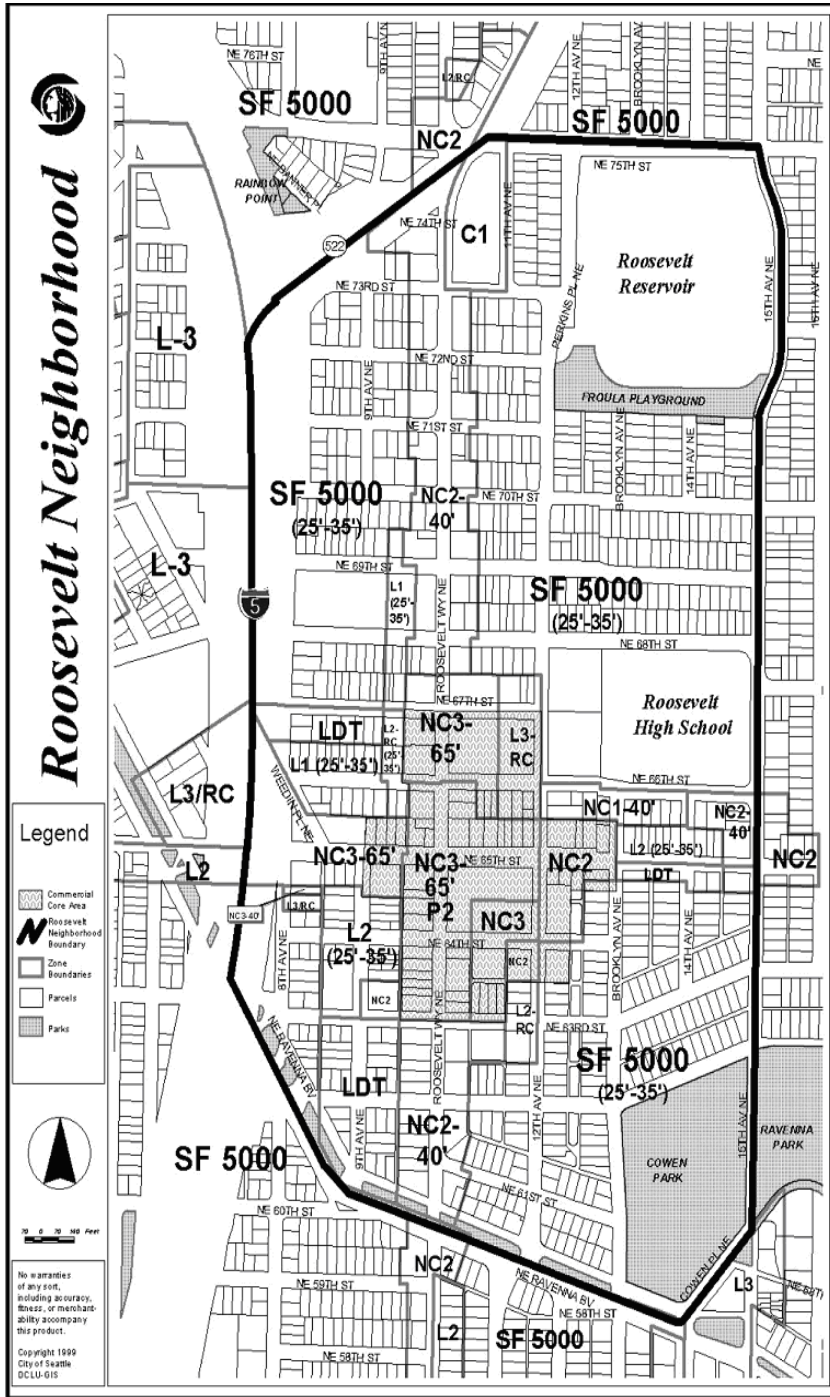
34. In pedestrian-designated zones, provisions for residential uses at street level, as provided in subsection 23.47A.005.C.1, except that a departure may be granted to allow residential uses at street level to occupy, in the aggregate, no more than 50 percent of the street-level street-facing façade((-));

35. In pedestrian-designated zones, provisions for transparency requirements, as provided in subsection 23.47A.008.B, except that departures may be granted to reduce the required transparency from 60 percent to no less than 40 percent of the street-facing facade((-)); and

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

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Map A for 23.41.012



Roosevelt Commercial Core

Map A for 23.41.012 Roosevelt Commercial Core



Legend

- Roosevelt Neighborhood Boundary
- Commercial Core
- Parcel
- NC3-65 or NC3P-65
- Urban Village

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Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if

not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

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

President _____ of the City Council

Approved by me this ____ day of _____, 2015.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2015.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Exhibit A: Roosevelt Neighborhood Design Guidelines, 2015