

Amendment 3 Version #1 to CB 120632 – OPCD Downtown Retail Core Zone Amendment ORD

Sponsor: Councilmember Pedersen

Maintain preservation requirements for significant facades in the DMC zone

Effect: CB 120632 would rezone 11 properties in the Downtown Retail Core (DRC) zone to Downtown Mixed Commercial (DMC) 240/290-440. The DRC zone includes a list of structures that the Council has found are “significant to the architecture, history, and character of downtown.” The code further requires that any development exceeding 85 feet in height on a site including one of the structures incorporate the street-front facades of the significant structure in its design. CB 120632 would remove this requirement from five listed structures that are in the area proposed to be rezoned.

This amendment would amend subsection 23.49.008.A.6. to apply the façade requirements to the DMC 240/290-440 zone, as well as the DRC zone. Projects proposing to redevelop the listed sites would need to incorporate the street-front facades of the significant structures if they are to exceed 85 feet in height. A cross reference would be added to subsection 23.49.008.B.

This amendment would also correct the address of the former Woolworths Building, now Ross Dress for Less, on the southeast corner of 3rd Avenue and Pike Street.

1. Amend Section 1 of Council Bill 120632 to amend section 23.49.008, as follows (red dashed underlines indicate retaining language that CB 120632 proposed to delete):

Section 1. Section 23.49.008 of the Seattle Municipal Code, last amended by Ordinance

126857, is amended as follows:

23.49.008 Structure height

The following provisions regulating structure height apply to all property in Downtown zones except the DH1 zone. Structure height for PSM, IDM, and IDR zones is regulated by this Section 23.49.008, and by Sections 23.49.178, 23.49.208, and 23.49.236.

A. Base and maximum height limits

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6. Restrictions on demolition and alteration of existing structures

a. Any structure in a DRC or DMC 240/290-440 zone that would exceed ~~((the 85-foot base height limit))~~ 85-feet in height shall incorporate the existing exterior street-front façade(s) of each of the structures listed below, if any, located on any of the lots of that project. The City Council finds that these structures are significant to the architecture, history, and character of downtown. The Director may permit changes to the exterior façade(s) to the extent that significant features are preserved and the visual integrity of the design is maintained. The degree of exterior preservation required will vary, depending upon the nature of the project and the characteristics of the affected structure(s).

b. The Director shall evaluate whether the manner in which the façade is proposed to be preserved meets the intent to preserve the architecture, character, and history of the Retail Core. If a structure on the lot is a Landmark structure, approval by the Landmarks Preservation Board for any proposed modifications to controlled features is required prior to a decision by the Director to allow or condition additional height for the project. The Landmarks Preservation Board's decision shall be incorporated into the Director's decision. Inclusion of a structure on the list below is solely for the purpose of conditioning additional height under this subsection 23.49.008.A.6.b, and shall not be interpreted in any way to prejudge the structure's merit as a Landmark:

<u>Shafer Building/Sixth and Pine Building</u>	((523)) <u>515</u> Pine Street
<u>Decatur Building</u>	((1513)) <u>1521</u> 6 th Avenue
<u>Coliseum Theater Building</u>	5 th <u>Avenue</u> and Pike <u>Street</u> (<u>northeast corner</u>)

<u>Northern Bank and Trust/Seaboard Building</u>	1506 Westlake Avenue
<u>Liggett/Fourth and Pike Building</u>	1424 4 th Avenue
((Pacific First Federal Savings)) <u>Great Northern Building</u>	((1400)) <u>1404 4th Avenue</u>
Joshua Green Building	1425 4 th Avenue
((Equitable Building)) <u>Holland Building/MiKen Building</u>	((1415)) <u>1417 4th Avenue</u>
((Mann Building))	((1411 3rd Avenue))
((Olympic Savings Tower))	((217 Pine Street))
((Fischer Studio Building))	((1519 3rd Avenue))
Bon Marche (Macy's)	((3rd and Pine)) <u>300 Pine Street</u>
((Melbourne House))	((1511 3rd Avenue))
((Former Woolworth's Building))	((1512 3rd Avenue)) <u>301 Pike Street</u>

c. The restrictions in this subsection 23.49.008.A.6 are in addition to, and not in substitution for, the requirements of Chapter 25.12.

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B. ~~((Structures))~~ Except as provided under subsection 23.49.008.A.6, structures located in DMC 240/290-440, DMC 340/290-440, or DOC2 500/300-550 zones may exceed the maximum height limit for residential use, or if applicable the maximum height limit for residential use as increased under subsection 23.49.008.A.4 as follows ~~((, by ten percent of that limit, as so increased if applicable, if))~~:

1. (~~The facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet, and~~) The limit may be exceeded by ten percent as increased under subsection 23.49.008.A.4 if:

a. The facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet, and

b. The enclosed space is occupied only by those uses or features otherwise permitted in this Section 23.49.008 as an exception above the height limit.

2. (~~The enclosed space is occupied only by those uses or features otherwise permitted in this Section 23.49.008 as an exception above the height limit. The exception in this subsection 23.49.008.B shall not be combined with any other height exception for screening or rooftop features to gain additional height.~~) The limit may be exceeded by ten percent as increased under subsection 23.49.008.A.4 if applicable if an elementary or secondary school is contained anywhere within the same structure.

The exceptions in this subsection 23.49.008.B shall not be combined with any other height exception for screening or rooftop features to gain additional height. The exception under subsection 23.49.008.B.2 is allowed in addition to the exception under subsection 23.49.008.B.1.

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