

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE related to land use and zoning, approving and authorizing execution of a development agreement with the Central Puget Sound Regional Transit Authority (“Sound Transit”) for real properties owned by Sound Transit within the Capitol Hill Station Area Overlay District; approving and adopting revised Capitol Hill Neighborhood Design Guidelines; and amending section 23.41.010 of the Seattle Municipal Code.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Development Agreement Between the City of Seattle and The Central Puget Sound Regional Transit Authority Regarding Capitol Hill Station Transit Oriented Development (“Agreement”) is approved and the Mayor is authorized to execute the Agreement in substantially the same form as Exhibit A to this ordinance.

Section 2. The Mayor is authorized to execute an amendment to the Agreement to conform the legal description in Exhibit 1 of the Agreement to the legal description resulting from approved Lot Boundary Adjustments, provided the Mayor is satisfied that the amended legal description does not materially alter the intent of the parties to apply the Agreement to the five Sites depicted in the Coordinated Development Plan, which is attached as Exhibit 2 of the Agreement. The amendment shall be recorded with the Agreement.

Section 3. Subsection B of Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by Ordinance 123963, is amended as follows:

23.41.010 Design review guidelines

B. The following neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000;"
2. "Pike/Pine Urban Center Village Design Guidelines, 2010;"

- 1 3. "Roosevelt Urban Village Design Guidelines, 2000;"
- 2 4. "Ballard Municipal Center Master Plan Area Design Guidelines, 2000;"
- 3 5. "West Seattle Junction Urban Village Design Guidelines, 2001;"
- 4 6. "Green Lake Neighborhood Design Guidelines, 2001;"
- 5 7. "Admiral Residential Urban Village Design Guidelines, 2002;"
- 6 8. "South Lake Union Neighborhood Design Guidelines, 2005;"
- 7 9. "Northgate Urban Center and Overlay District Design Guidelines, 2010;"
- 8 10. Belltown Urban Center Village Design Guidelines, 2004;
- 9 11. Wallingford Neighborhood Design Guidelines, 2005;
- 10 12. Capitol Hill Neighborhood Design Guidelines, 2005, as supplemented 2013;
- 11 13. Greenwood/Phinney Neighborhood Design Guidelines, 2005;
- 12 14. Othello Neighborhood Design Guidelines, 2005;
- 13 15. North Beacon Hill Design Guidelines, 2006;
- 14 16. North District/Lake City Guidelines, 2006;
- 15 17. Morgan Junction Neighborhood Design Guidelines, 2007;
- 16 18. Upper Queen Anne Neighborhood Design Guidelines, 2009; and
- 17 19. Uptown Neighborhood Design Guidelines, 2009.

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19 Section 4. The approved 2013 supplement to the 2005 Capitol Hill Neighborhood
20 Design Guidelines is attached to this ordinance as Exhibit B.

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

1 Passed by the City Council the ____ day of _____, 2013, and signed by
2 me in open session in authentication of its passage this
3 ____ day of _____, 2013.

4 _____
5 _____
6 President _____ of the City Council

7
8 Approved by me this ____ day of _____, 2013.

9 _____
10 _____
11 Michael McGinn, Mayor

12
13 Filed by me this ____ day of _____, 2013.

14 _____
15 _____
16 Monica Martinez Simmons, City Clerk

17 Exhibit A: Development Agreement Between the City of Seattle and The Central Puget Sound
18 Regional Transit Authority Regarding Capitol Hill Station Transit Oriented Development
19 Exhibit B: 2013 supplement to the 2005 Capitol Hill Neighborhood Design Guidelines

20
21 (Seal)