

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 “Capitol Hill Light Rail Station Sites Development Agreement” or “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. 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

A. The "Guidelines for Multifamily and Commercial Buildings, 1998 (Amended 2006)", neighborhood design guidelines approved by the City Council and identified in subsection 23.41.010.B, and Master Planned Community design guidelines approved by the City Council and identified in subsection 23.41.010.C provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Guidelines for Downtown Development, 1999" apply. Neighborhood design guidelines and Master Planned Community design guidelines are intended to augment and make more specific the "Guidelines for Multifamily and Commercial Buildings, 1998 (Amended 2006)" and the "Guidelines for Downtown Development, 1999." To the extent there are conflicts between neighborhood design guidelines or Master Planned Community design guidelines and the "Guidelines for Multifamily and Commercial Buildings, 1998 (Amended 2006)" or "Guidelines for Downtown Development,

1 1999", the neighborhood design guidelines or Master Planned Community design guidelines
2 prevail.

3 B. The following neighborhood design guidelines are approved:

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

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1 Section 3. 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.

7
8 _____
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2013.

12
13 _____
14 Michael McGinn, Mayor

15
16 Filed by me this ____ day of _____, 2013.

17
18 _____
19 Monica Martinez Simmons, City Clerk

20 Exhibit A: [Capitol Hill Light Rail Station Sites Development Agreement](#)

21 Exhibit B: [Capitol Hill Light Rail station sites site-specific design guidelines](#)

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23 (Seal)