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

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B. The following neighborhood design guidelines are approved:

1. "University Community Design Guidelines, 2000;"
2. "Pike/Pine Urban Center Village Design Guidelines, 2010;"
8. "South Lake Union Neighborhood Design Guidelines, 2005;"
15. North Beacon Hill Design Guidelines, 2006;
16. North District/Lake City Guidelines, 2006;
18. Upper Queen Anne Neighborhood Design Guidelines, 2009; and

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

Section 5. 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 ________________________, 2013, and signed by me in open session in authentication of its passage this ____ day of ________________________, 2013.

_____________________________________________________
President __________ of the City Council

Approved by me this ____ day of ________________________, 2013.

_____________________________________________________
Michael McGinn, Mayor

Filed by me this ____ day of ________________________, 2013.

_____________________________________________________
Monica Martinez Simmons, City Clerk

Exhibit A: Development Agreement Between the City of Seattle and The Central Puget Sound Regional Transit Authority Regarding Capitol Hill Station Transit Oriented Development

Exhibit B: 2013 supplement to the 2005 Capitol Hill Neighborhood Design Guidelines

(Seal)