CITY OF SEATTLE

ORDINANCE ________________

COUNCIL BILL ________________

..title

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.006, 23.41.008, and 23.41.010 of the Seattle Municipal Code to adopt the Central Area Design Guidelines, establish a Central Area Design Review District, and change Design Review Board composition.

..body

WHEREAS, the Central Area is the historic home of the African American community in Seattle, and the 23rd & Union-Jackson Urban Village remains the heart of the African American community within the Central Area; and

WHEREAS, according to 2010 U.S. Census data, the Black/African American population within the 23rd & Union-Jackson Urban Village declined from 64 percent in 1990 to 28 percent in 2010, while the white population increased from 16 percent to 44 percent in the same time period; and

WHEREAS, The City of Seattle (City) acknowledges that African Americans residing in the Central Area have been impacted by structural and institutional racism, including redlining, restrictive covenants, and other discriminatory practices that led to racial segregation and current racial disparities in quality of outcomes such as access to quality education, living wage employment, healthy environment, affordable housing, and transportation; and

WHEREAS, the Central Area is a diverse and inclusive neighborhood with a rich history of civic engagement on matters affecting the Central Area; and

WHEREAS, the City is committed to building strong partnerships with communities engaged in inclusive and innovative community planning, visionary neighborhood plans, and effective action plans; and
WHEREAS, in 1998, the City Council recognized the Central Area Neighborhood Plan; and

WHEREAS, considering the development activities and cultural displacement concerns in the community, the Central Area Design Guidelines Coalition (CA DGC) was self-formed in April 2016 to partner with the city and local consultants to create a set of neighborhood-specific guidelines and a Central Area Design Review Board to help shape new development in the Central Area today and also provide a path and identity for the future; and

WHEREAS, the CA DGC consists of leaders from the 23rd Ave Action Community Team (23rd Ave ACT), Central Area Land Use Review Committee (CA LURC), Historical Central Area Arts and Cultural District (HCAACD), Central Area Collaborative, and African American Veterans Group of Washington; and

WHEREAS, on July 24, 2017, the City Council adopted Resolution 31752 recognizing: the extensive efforts of the Central Area community to create the 23rd Avenue Action Plan (Union-Cherry-Jackson) and Urban Design Framework (UDF); the commitment and efforts of the 23rd Avenue Action Community Team (23rd Avenue ACT) in taking the lead to implement the Central Area community’s vision and priorities as reflected by these plans, and identifying actions of the City and its partners to work with the community to implement these plans; and

WHEREAS, Resolution 31752 requested that the Office of Planning and Community Development (OPCD) and the Seattle Department of Construction and Inspections (SDCI) complete the work with the CA DGC to:
1. Create neighborhood design guidelines for future development to reflect the Central Area’s history and cultural identity. Include guidelines that: (1) support the creation of spaces in the Central Area that are attractive to and functional for minority and locally owned businesses; and (2) promote public safety in the design of buildings and privately owned public open space; and

2. Prepare recommendations for a new Central Area Design Review Board; and

WHEREAS, from January to September 2017, CA DGC partnered with the City to host four community workshops and open houses, conduct ongoing conversation with community members and groups involving over 400 community stakeholders, and develop goals and priorities for the Central Area Design Guidelines and Design Review Board; and

WHEREAS, the Central Area Design Guidelines respect local community character, cultural diversity, and values; preserve and strengthen cultural communities and build the capacity of their leaders, organizations, and coalitions to have greater self-determination; and

WHEREAS, the Central Area Design Guidelines reflect the unique historical character of the Central Area community; retain the rich characteristics valued by the community’s long-term residents as well as its new and future residents; and facilitate inclusive and equitable growth and development; and

WHEREAS, the creation of a new Central Area Design Review District and Design Review Board supports equitable and inclusive community engagement and processes for those impacted by displacement, maximizes the effectiveness of the Central Area Design Guidelines, and helps guide future development to respond to the unique Central Area historical character and identity; NOW, THEREFORE,
BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.006 of the Seattle Municipal Code, last amended by Ordinance 125371, is amended as follows:

23.41.006 Design Review Districts Map

For the purposes of design review, the City is divided into eight districts, as depicted on the Design Review Districts Map, Map A for 23.41.006.

Map A for 23.41.006

Design Review Board Districts
Design Review Board Districts

Map A for 23.41.006

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Section 2. Subsection 23.41.008.C of the Seattle Municipal Code, which section was last amended by Ordinance 125429, is amended as follows:

**23.41.008 Design Review general provisions**

* * *

C. Design Review Board composition

1. The Design Review Board shall be composed as follows:

<table>
<thead>
<tr>
<th>Representation</th>
<th>Development interests</th>
<th>Design professions</th>
<th>Get Engaged</th>
<th>Local residential/community interests</th>
<th>General business interests or landscape professions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>((7))8</td>
<td>((7))8</td>
<td>1 or more</td>
<td>((14)) 16 (2/district)</td>
<td>((7))8</td>
</tr>
<tr>
<td>Selection process</td>
<td>((3))4 appointed by Mayor, 4 by Council</td>
<td>((3))4 appointed by Mayor, 4 by Council</td>
<td>1 or more pursuant to Chapter 3.51¹</td>
<td>((3))4 appointed by Mayor, 4 appointed by Council. ((7))8 jointly appointed by Mayor and Council</td>
<td>Jointly appointed by Mayor and Council</td>
</tr>
</tbody>
</table>

Confirmation process: All appointments made solely by the Mayor are subject to confirmation by Council.

Footnotes to Table A for 23.41.008

¹ One or more designated young adult positions are added to the Design Review Board pursuant to the Get Engaged Program, Chapter 3.51. The selection process and term of service related to these young adult positions are set forth in Chapter 3.51.

2. Term. Members of the Design Review Board shall be appointed to two-year terms. A member may be re-appointed to subsequent terms pursuant to the selection and confirmation process in subsection 23.41.008.C.1. The Director may extend the existing term of a serving member by up to one year in order to avoid more than two vacancies at any time. This
subsection 23.41.008.C.2 does not apply to Get Engaged members, whose terms are governed by
Chapter 3.51.

3. Members may be removed by the Director for cause, including but not limited
to:

   a. Failing to attend the Design Review orientation session offered by SDCI
   and an onboarding session offered by the City; and

   b. Failing to attend at least 90 percent of all regularly scheduled meetings
   that have occurred in the term.

4. Any vacancy in an unexpired term shall be filled in the same manner as the
original appointment. A member whose term is ending may continue on an interim basis as a
member with voting rights until such time as a successor for that position has been appointed by
the City Council or confirmed by the City Council.

Section 3. Subsection 23.41.008.E of the Seattle Municipal Code, which section was last
amended by Ordinance 125429, is amended as follows:

23.41.008 Design Review general provisions

   * * *

   E. Meetings of the Design Review Board

    1. Notice of Design Review Board meetings shall be given as described in
    subsection 23.76.015.C.

    2. All meetings of the Design Review Board shall be held in the evening in a
location which is accessible and conveniently located in the same design review district as the
proposed project. The East Board may meet in either the East or Central Area district. Board
meetings are open to the general public. The actions of the Board are not quasi-judicial in nature.
3. Design Review Board meetings are limited to the maximum number described in Table ((A))B for 23.41.008.

<table>
<thead>
<tr>
<th>Type of design review</th>
<th>Early design guidance meetings</th>
<th>Recommendation meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full design review</td>
<td>2(^1,2)</td>
<td>1(^1,2)</td>
</tr>
</tbody>
</table>

Footnotes to Table B for 23.41.008

1 There is no limit to the number of Board meetings when:
   - The project lot is abutting or across the street from a lot in a single-family zone;
   - The development proposal includes a Type IV or Type V Master Use Permit component as described in Chapter 23.76; or
   - Departures are requested, unless the project applicant elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050.

2 The Director may require additional Design Review Board meetings according to subsection 23.41.008.E.4.

4. The Director may require additional Design Review Board meetings above the maximum established in subsection 23.41.008.E.3 if the Director determines the Design Review Board needs additional time for deliberation and evaluation of a project due to the size and complexity of the site or proposed development, the amount and content of public comment, an applicant’s insufficient response to previous Board direction, or at the applicant’s request. If the Design Review Board cannot complete a recommendation, it shall identify reasons why another recommendation meeting is necessary.

* * *

Section 4. Subsection 23.41.010.B of the Seattle Municipal Code, which section was last amended by Ordinance 125429, 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.

5. “Central Area Design Guidelines, 2017”;
7. "Greenwood/Phinney Design Guidelines, 2013";
10. "North Beacon Hill Design Guidelines, 2013";
11. "North District/Lake City Design Guidelines, 2013";
15. "Roosevelt Design Guidelines, 2013";
17. "University Design Guidelines, 2013";
18. "Upper Queen Anne Design Guidelines, 2013";
20. "Wallingford Design Guidelines, 2013"; and
Section 5. Sections 1, 2, and 3 of this ordinance shall take effect and be in force on July 1, 2018.

Section 6. 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 _______________________, 2017, and signed by me in open session in authentication of its passage this _____ day of _______________________, 2017.

____________________________________
President _____________ of the City Council

Approved by me this _______ day of _______________________, 2017.

____________________________________
Tim Burgess, Mayor

Filed by me this _______ day of _______________________, 2017.

____________________________________
Monica Martinez Simmons, City Clerk

(Seal)
Attachments:

1. Attachment 1 – Central Area Design Guidelines, 2017