

# City of Seattle



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## Director Seattle Department of Construction and Inspections

Confirmation Packet  
December 20, 2019

Nathan Torgelson



**City of Seattle**  
Mayor Jenny A. Durkan

December 20, 2019

The Honorable Bruce A. Harrell  
President, Seattle City Council  
Seattle City Hall, 2<sup>nd</sup> Floor  
Seattle, WA 98104

Dear Council President Harrell:

I am pleased to transmit to the City Council this confirmation packet for my reappointment of Nathan Torgelson as Director of the Seattle Department of Construction and Inspections (SDCI).

This packet contains Mr. Torgelson's appointment and oath of office forms, his resume, and the press release announcing his reappointment. His background check remains on file with the Seattle Department of Human Resources.

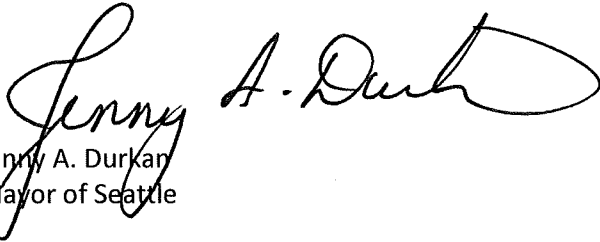
As Director of SDCI, Nathan has led the Department during four of the busiest permitting years in the City's history, overseeing the implementation of the Mandatory Housing Affordability program, launching prioritized permitting for all affordable housing projects and coordinating interdepartmental oversight of major projects such as the Seattle Center Arena, Northgate Mall redevelopment and the Convention Center expansion. Nathan led the overhaul of the Fee Ordinance in 2018, which will secure and stabilize SDCI's delivery of permit systems to meet customer expectations during future economic downturns and upturns. Nathan has pushed for more flexible permitting for housing solutions for the City's homeless, new regulations and procedures to address problematic vacant buildings, and continues to work with Seattle IT to improve the permit tracking system (Accela).

As Seattle has shifted to a city with more renters than homeowners and as rents have soared, SDCI's services to tenants and landlords have greatly expanded. Over the past four years, SDCI created the comprehensive and user-friendly Renting in Seattle website outlining the City's laws intended to protect tenants, expanded outreach to tenants and landlords, and revised the Rental Registration and Inspection Ordinance (RRIO) program to ensure compliance. Nathan advocated for a second annual Home Fair, a more public friendly website and Notice of Proposed Land Use Action signs, and the soon to be improved Shaping Seattle website.

Nathan has held a variety of positions at the City, including serving as the Deputy Director of the City's Department of Planning and Development (DPD) and leading long-range planning, working on community development issues at the Office of Economic Development (OED), and serving as a core member of the Waterfront Seattle team for the Department of Parks and Recreation. Nathan also served as the Economic Development Director for four years for the City of Kent.

If you have any questions about the attached materials or need additional information, please contact Deputy Mayor David Moseley at 206-684-3790, or via e-mail, at [david.moseley@seattle.gov](mailto:david.moseley@seattle.gov).


Sincerely,



Jenny A. Durkan  
Mayor of Seattle



# City of Seattle Department Head Notice of Appointment

<b>Appointee Name:</b> <i>Nathan Torgelson</i>		
<b>City Department Name:</b> <i>Seattle Department of Construction and Inspections</i>		<b>Position Title:</b> <i>Director</i>
<input type="checkbox"/> <b>Appointment</b> <i>OR</i> <input checked="" type="checkbox"/> <b>Reappointment</b>		<b>Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Specify appointing authority</i>		<b>Term of Office:</b> <i>City Council Confirmation to January 1, 2024</i>
<b>Legislated Authority:</b> <i>Seattle Municipal Code Section 3.06.020</i>		
<b>Background:</b> <p>As Director of SDCI, Nathan has led the Department during four of the busiest permitting years in the City's history, overseeing the implementation of the Mandatory Housing Affordability program, launching prioritized permitting for all affordable housing projects and coordinating interdepartmental oversight of major projects such as the Seattle Center Arena, Northgate Mall redevelopment and the Convention Center expansion. Nathan led the overhaul of the Fee Ordinance in 2018, which will secure and stabilize SDCI's delivery of permit systems to meet customer expectations during future economic downturns and upturns. Nathan has pushed for more flexible permitting for housing solutions for the City's homeless, new regulations and procedures to address problematic vacant buildings, and continues to work with Seattle IT to improve the permit tracking system (Accela).</p> <p>Before his appointment as SDCI Director, Nathan held a variety of positions at the City, working on community development issues, the waterfront project for the Department of Parks and Recreation, and strengthening Seattle's economy at the Office of Economic Development. Nathan also served as the Economic Development Director for four years for the City of Kent.</p> <p>Nathan has a Master's Degree in City Planning from the University of North Carolina at Chapel Hill and is a graduate of the Urban Land Institute Northwest Center for Sustainable Leadership.</p>		
<b>Date of Appointment:</b> <i>12/20/2019</i>	<b>Authorizing Signature (original signature):</b> 	<b>Appointing Signatory:</b> <i>Jenny A. Durkan</i> Mayor

# NATHAN G. TORGELSON

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## SUMMARY:

25+ years of leadership, project management and policy development in land use and economic development.

## EXPERIENCE:

### **City of Seattle, WA: Director, Seattle Department of Construction and Inspections, January 2016—present**

- Lead staff of 400 responsible for City's development permitting, SEPA and design review, inspections, code compliance and City's Rental Registration and Inspection program and oversee budget of \$85 million.
- Currently experiencing largest construction boom in City's history; project intake valuation of nearly \$4 billion each year.
- Represent the Mayor at community and speaking events.
- Successfully led overhaul of Department's fee ordinance as part of 2019 budget.
- Work with City Council, residents, businesses, special interest organizations and the media to communicate Mayor's land use priorities.

### **City of Seattle: Deputy Director, Department of Planning and Development, May 2014—January 2016**

- Lead Planning Division staff of 36, responsible for City's Comprehensive Plan (Seattle 2035), area and community development planning, and land use code amendments.
- Lead Community Engagement staff of five, responsible for public outreach materials, media and community outreach.

### **City of Seattle: Special Projects Manager for Seattle Parks and Recreation and Finance Department, October 2009—May 2014**

- Parks Department co-lead on Waterfront Seattle Project; negotiated partnership agreements with Seattle Aquarium and Pike Place Market; staffed finance, partnerships and stewardship advisory groups.
- Led and supervised Parks staff team of 4 for real estate and strategic planning priority projects, including negotiating lease concession agreements for Sand Point/Magnuson Park, the Japanese Garden Teahouse, amendment to the Museum of History and Industry's (MOHAI) lease in the Armory Building at Lake Union Park, and Parks' Joint Use Agreement with the Seattle School District.

### **City of Seattle: Community Development Manager for Mayor's Office of Policy and Management, June 2006—October 2009**

- Led and supervised team of 9 responsible for all land use and planning, housing and economic development policy and budget issues for Mayor Greg Nickels, and oversaw Mayor's Action Agendas for South Lake Union, Northgate, South Park, Southeast Seattle Transit Oriented Development (TOD) along Seattle's LINK light rail line and acquisition of surplus schools by master tenants.
- Mayor's designee on Governor's Container Ports Task Force and State Department of Commerce Regional Transfer of Development Rights Policy Advisory Committee.
- Worked with team of four to negotiate purchase and sale agreements from major property owner in South Lake Union for Mercer two-way corridor project, including review of TIGER grant application to federal government.

**City of Kent, WA Economic Development Director**, May 2002—June 2006

- Led City's economic development program, including attracting and retention of business, lobbying State legislators, and working with Kent business community.
- Negotiated joint use agreement with Sound Transit for use of parking garage next to Sounder commuter rail line.
- Managed downtown revitalization development of Kent Station, \$100 million town center project, including development agreement and purchase and sale agreement negotiation, appraisal review, and media and community relations and Council approval.
- Secured over \$650K in grants to start Center for Advanced Manufacturing.
- Managed \$11.5 million sale of City property to a single-family home builder.
- Wrote Kent's Strategic Economic Development Plan 2003-2008 (won 2004 International Economic Development Council (IEDC) Best Research Report).

**City of Seattle, WA, Manager of Community Development for Office of Economic Development (OED)**, March 1997—May 2002

- Managed City's South Lake Union (SLU) economic development strategy, including sale of 4 acres of City property to Vulcan, Inc for \$21 million; Lake Union Park development, and transportation improvements.
- Supervised staff of four who oversaw City's neighborhood business district program and managed annual \$2.5 million OED CDBG program.
- Partnered with Downtown Seattle Association (DSA) to secure Council approval for downtown wide Metropolitan Improvement District (MID).

**City of Seattle, WA, Department of Planning and Development (DPD); Land Use Planner**, December 1990—March 1997

- Researched and wrote land use policies and codes, including university and hospital planning, mixed use development, billboards and accessory housing.
- Reviewed and managed development applications for compliance with SEPA, Shoreline Management Act, Land Use Code, transportation management.

**EDUCATION:**

**The University of North Carolina at Chapel Hill**, Chapel Hill, NC

- Master of City and Regional Planning, May 1990

**Gustavus Adolphus College**, St. Peter, MN

- Bachelor of Arts--*Magna Cum Laude*, Geography, May 1988
- Academic Assistant in Geography Department
- National Council for Geographic Education Award for excellence of scholarship
- Awarded Hollingsworth Key, given to male senior athlete with highest GPA

**CERTIFICATIONS**

**American Institute of City Planners (AICP)**

**University of Washington:** Certificate Program in Commercial Real Estate, 2007-08

**National Development Council**, Housing Finance and Economic Development

Professional Certification, 1997-99

**PROFESSIONAL  
ACTIVITIES/  
AWARDS:**

**Urban Land Institute (ULI) Rose Fellow** (2015)

**Northwest ULI Center for Sustainable Leadership** (2013-14)

Member: **ULI, American Planning Association**

Advisory Board, **UW Certificate Program in Real Estate** (2009- present)

**Kent Chamber of Commerce** Government Employee of the Year, 2006

**COMMUNITY  
SERVICE:**

**Northwest Choirs (Northwest Boychoir and Vocalpoint! Seattle)**, Board President (2014-2018) and Board Member (2012-2018).



**CITY OF SEATTLE - STATE OF WASHINGTON  
OATH OF OFFICE**

**STATE OF WASHINGTON**

**COUNTY OF KING**

**I, Nathan Torgelson, swear or affirm that I possess all the qualifications prescribed in the Seattle City Charter and the Seattle Municipal Code for the position of Director of the Seattle Department of Construction and Inspections; that I will support the Constitution of the United States, the Constitution of the State of Washington, and the Charter and Ordinances of the City of Seattle; and that I will faithfully conduct myself as *Director of the Seattle Department of Construction and Inspections*.**

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**Nathan Torgelson**

**Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020**

(affix seal)

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**Monica Martinez Simmons, City Clerk**