

SEPA INFILL THRESHOLDS SEATTLE 2035

Presentation to the Seattle City Council PLUZ Committee

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Set SEPA review levels to fit Seattle's needs

- ▶ State encourages infill development per Growth Management Act
- ▶ Carries out Comprehensive Plan
 - ▶ Urban village strategy, transit-related
 - ▶ Managed growth has environmental benefits
- ▶ No loss in environmental protection: other rules cover, and make SEPA redundant

Seattle's SEPA Infill Thresholds Timeline

- ▶ 2008: Set at 30 units in Urban Centers & station areas (80 in Downtown) and 12,000 sq. ft. commercial
- ▶ 2012: Raised to 200 units in same areas (250 Downtown) and 30,000 sq. ft. commercial/mixed use
- ▶ 2015: Because we met growth targets → temporarily lower levels, until Seattle 2035 Update
- ▶ Today: Propose to reinstate the 2012 levels

Other City rules and protections

- ▶ Critical areas and Shoreline Management Act
- ▶ Grading, drainage, water quality rules
- ▶ Design Review: visual quality, neighborhood fit
- ▶ Historic preservation
- ▶ Noise rules
- ▶ Traffic studies and mitigation per Land Use Code (23.52)