

SEPA INFILL THRESHOLDS

Presentation to the City Council PLUZ Committee

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SEPA Infill Thresholds

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- HALA identified SEPA reform as one of the highest-impact recommendations: **RP.2 Reduce the number of housing projects subject to SEPA**
- Included as a priority in both the Mayor's HALA Action Plan and the City Council's HALA Workplan.



SEPA Infill Timeline

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- 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 in Downtown) and 30,000 sq. ft. commercial in mixed use
- 2015: Because we met growth targets → temporarily lower levels, until Comp. Plan Update
- Today: Propose to reinstate the 2012 levels

Environmental Protections

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- Other City codes: Critical areas, shorelines, historic preservation, Design Review, etc.

- Recent SEPA decisions:
 - Reminders to comply with regulations
 - Redundant to City codes

- Proposal focuses SEPA review on projects most likely to have impacts

Benefits of SEPA Reform

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- Reduced costs - consultants, lawyers and analysis
- Can save 2-3 months in permit review time
- Predictability with fewer risks and uncertainties – such as appeals to Hearing Examiner
- SDCl resources can be used to review other permits

Housing Benefits

- Development in 2016 that could have benefited:
 - 3,000 total dwelling units in 32 developments
 - 572 low-income, small efficiency, or congregate units
 - 93 assisted living units and 30 live-work units.

- Breakdown by neighborhood:
 - Uptown – 654 dwelling units
 - U-District – 403 units
 - Roosevelt – 401 units
 - Capitol Hill/First Hill – 360 units
 - South Lake Union – 271 units
 - Downtown – 249 units

Affordable Housing

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□ Exempted from SEPA

- Plaza Roberto Maestas (112 units) – El Centro de la Raza
- Sylvia Odom's Place, (63 units), Belltown – Plymouth Housing

□ SEPA was Required

- Compass on Dexter, (72 units), S. Lk. Union – Compass
- Estelle Supportive Housing (90 units), Mount Baker, DESC