

Amendment 2 Version #1 to CB 120581 – Interim Design Review Changes

Sponsor: Councilmember Pedersen

Exempt housing projects that meet MHA performance requirements but maintain Full Design Review for projects that could otherwise choose Administrative Design Review

Effect: This amendment would allow the exemption for projects that provide all on-site units by performing under Mandatory Housing Affordability (MHA) but maintain Full Design Review (FDR) for those projects with residential uses that are currently subject to FDR that would otherwise have the option of choosing Administrative Design Review (ADR).

CB 120581 would allow projects with residential units that would otherwise be subject to FDR to elect to be reviewed under ADR. That option would extend not just to new projects but also to projects that are currently vested. For projects subject to Design Review vesting occurs at early design guidance, provided that the applicant applies for a Master Use Permit within 90 – 150 days, depending on whether there is more than one early design guidance meeting.¹ Projects that elect ADR could return to FDR without having to restart design review.

During the pandemic, projects subject to FDR could opt for ADR. Approximately 34 percent of projects elected ADR. Based on the prior four-year average of residential projects subject to FDR and assuming the same percentage of projects electing ADR as during the pandemic, SDCI estimates that approximately 18 projects could elect ADR under the proposed provisions.

This amendment would amend Section 1 of CB 120581 as follows:

Section 1. Section 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 126741, is amended as follows:

23.41.004 Applicability

~~F. Temporary provisions for electing administrative design review~~

~~1. The provisions of this subsection 23.41.004.F apply notwithstanding any contrary provision of this Title 23.~~

¹ [Seattle Municipal Code Section 23.76.026.C.](#)

~~2. The provisions of this subsection 23.41.004.F expire 12 months after the effective date of this ordinance.~~

~~3. While the provisions of this subsection 23.41.004.F apply:~~

~~a. An applicant may elect a project that includes residential use and subject to the full design review process according to Section 23.41.014 to be processed through the administrative design review process according to Section 23.41.016.~~

~~b. An applicant of a project that includes residential use and vested according to Section 23.76.026 prior to the effective date of this ordinance may elect a project to be processed through administrative design review as allowed by subsection 23.41.004.F.3.a.~~

~~4. An applicant that has made the election to pursue administrative design review as allowed by subsection 23.41.004.F.3 may further elect to return to the full design review process according to Section 23.41.014. If an applicant elects a project to return to full design review, all early design guidance and recommendation processes, to the extent not completed under administrative design review, shall be shifted back to full design review. The applicant election to return to full design review is subject to the Director's determination that a return to full design review would not preclude review from being completed in the time required by Section 23.76.005.~~
