

**CB 119057: Full Council, October 2, 2017
Amendment 1**

Thresholds for projects in rezone areas

Sponsors: Councilmember Johnson & Councilmember Herbold

This amendment would establish a lower threshold for determining if a project is subject to design review. The lower threshold would only apply to development located in an area that is rezoned from a single-family zone to a LR1 or higher zone, rather than LR3 or higher, within five years after the effective date of the Ordinance. Projects that are between 5,000-8,000 square feet (SF) and are within an area that is rezoned from a single-family zone to a LR1 or LR2 zone would be subject to streamlined design review. Projects that are between 5,000-8,000 SF and are within an area that is rezoned from a single-family zone to a LR3 zone would be subject to administrative design review.

- Language proposed to be added by this amendment is shown with a double underline.
- Language proposed to be deleted by this amendment is shown with ~~double-strikeout~~.

Section 5. A new Section 23.41.004 is added to the Seattle Municipal Code as follows:

23.41.004 Applicability

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Table A for 23.41.004

Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones

If any of the site characteristics in part A of this table are present, the design review thresholds in part B apply. If none of the site characteristics in part A of this table are present, the design review thresholds in part C apply.

A.	Category	Site Characteristic
	A.1. Context	a. Lot is abutting or across an alley from a lot with single-family zoning. b. Lot is in a zone with a maximum height limit 20 feet or greater than the zone of an abutting lot or a lot across an alley.
	A.2. Scale	a. Lot is 43,000 square feet in area or greater. b. Lot has any street lot line greater than 200 feet in length.

Table A for 23.41.004

Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones

	A.3. Special features	<p>a. Development proposal includes a Type IV or V Council Land Use Decision.</p> <p>b. Lot contains a designated landmark structure.</p> <p>c. Lot contains a character structure in the Pike/Pine Overlay District.</p>
B.	Development on a lot containing any of the specific site characteristics in part A of this table is subject to the thresholds below.	
	Amount of gross floor area of development	Design review type¹
	B.1. Less than 8,000 square feet	No design review ^{2,3}
	B.2. At least 8,000 but less than 35,000 square feet	Administrative design review
	B.3. 35,000 square feet or greater	Full design review ^{3,4}
C.	Development on a lot not containing any of the specific site characteristics in part A of this table is subject to the thresholds below.	
	Amount of gross floor area of development	Design review type¹
	C.1. Less than 8,000 square feet	No design review ^{2,3}
	C.2. At least 8,000 but less than 15,000 square feet	Streamlined design review
	C.3. At least 15,000 but less than 35,000 square feet	Administrative design review

Table A for 23.41.004

Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones

C.4. 35,000 square feet or greater	Full Design Review
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Footnotes to Table A for 23.41.004

¹ Applicants for any development proposal subject to administrative design review may choose full design review instead, and applicants for any project subject to streamlined design review may choose administrative or full design review.

² The following development is subject to streamlined design review: (1) development that is at least 5,000 square feet but less than 8,000 square feet and (2) is proposed on a lot that was rezoned from a Single-family zone to a Lowrise 1 (LR1) zone or Lowrise 2 (LR2) zone, within five years after the effective date of the ordinance introduced as Council Bill 119057. This requirement shall only apply to applications for new development submitted on or before December 31, 2023.

³ The following development is subject to administrative design review: (1) development that is at least 5,000 square feet but less than 8,000 square feet and (2) is proposed on a lot that was rezoned from a Single-family zone to a Lowrise 3 (LR3) zone, any Midrise zone, Highrise zone, Commercial (C) zone, or Neighborhood Commercial (NC) zone, within five years after the effective date of the ordinance introduced as Council Bill 119057. This requirement shall only apply to applications for new development submitted on or before December 31, 2023.

^{3.4} Development proposals that would be subject to the full design review, may elect to be reviewed pursuant to the administrative design review process according to Section 23.41.016 if the applicant elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050. If the applicant elects administrative design review process pursuant to this footnote 2 to Table A for 23.41.004, the applicant shall not be eligible to change its election between performance and payment pursuant to subsections 23.58B.025.B.2.c or 23.58C.030.B.2.c.