

Amendment 1 to CB 119769 – Delete proposed amendment temporarily exempting affordable housing projects from Design Review.

Sponsor: Herbold

This amendment would delete the proposed provision that would exempt affordable housing projects meeting certain requirements from design review. Affordable housing projects are currently subject to administrative design review, which do not require in-person meetings. Changes are shown in [track changes](#).

Amend Sections 1 and 2 as follows:

Section 1. The City Council finds and declares that:

~~O. The ordinance also provides an exemption from design review for certain affordable housing projects, if they can file a building permit application in the next six months. The Office of Housing is funding a number of affordable housing projects that will serve populations particularly impacted by the COVID-19 pandemic, including seniors and people at risk of or exiting homelessness, and that are far into the permitting process. These projects are currently subject to administrative design review, which allows certain departures to be granted from provisions of the Land Use Code. Exempting these projects from design review and allowing limited departures to be granted outside of the design review process will shorten the time required for these projects to complete the permitting process, advancing the date by which they can be constructed, and the allowed departures seek to increase the number of affordable units created. Finishing these projects as soon as possible and maximizing the ability of vulnerable populations to access affordable housing is critical to the City's recovery from the COVID-19 pandemic.~~

[Reletter Section 1]

Section 2. Subsection 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

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23.41.004 Applicability

~~E. Temporary provisions for affordable housing projects~~

~~1. Notwithstanding any contrary provision of Title 23, a project subject to administrative design review according to subsection 23.41.004.A.5 shall be exempt from design review if the applicant files a complete building permit application while this ordinance is in effect, except that the applicant may elect to have the project be subject to design review notwithstanding the preceding exemption.~~

~~2. Requests for departures. If a project is exempt from design review according to subsection 23.41.004.E.1, the Director may consider requests for departures from the following development standards in Title 23:~~

~~a. Requirements for bike rooms and the quantity of bike parking;~~

~~b. Requirements for the size of parking spaces;~~

~~c. Requirements for overhead weather protection;~~

~~d. Requirements for façade openings, articulation, and modulation and art on the facades of buildings but not including limitations on structure width;~~

~~e. Requirements for the size and design of common recreational areas, amenity areas, community rooms, and similar indoor amenities but not including any required outdoor open space;~~

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~~f. Requirements related to residential uses, transparency, blank facades, and floor to floor height at street level, except as otherwise limited in subsection 23.41.012.B; and~~

~~g. Other similar standards as determined by the Director, not including those listed in subsection 23.41.012.B, that pertain to the interior of the building and do not affect the size of the building envelope.~~

~~3. Departures decision. Requests for departures according to subsection 23.41.004.E.2 shall be evaluated by the Director, in consultation with the Office of Housing, in light of the particular population designed to be served by the project, and may be granted by the Director as a Type I decision if the departure would not impact the overall height, bulk, and scale of the proposed building and would result in additional housing units meeting the standards of subsection 23.41.004.A.5 being constructed.~~
