

A panoramic view of the Seattle skyline under a clear blue sky. The Space Needle is the central focus, with other skyscrapers and buildings visible in the background. In the foreground, there are green trees and a white horizontal banner containing the title text.

MUP Lifespan Extension Legislation

Photo by John Skelton



Seattle Department of
Construction & Inspections

Seattle City Council Land Use Committee
November 29, 2023

SDCI PURPOSE AND VALUES

Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

PROPOSAL GOALS

- Give more time and flexibility for applicants that have received a Master Use Permit (MUP) but need more time to complete the related building permit
- Reduce the uncertainties of future changes in requirements
- Simplify the permit process
- Realize the benefits of new residential and non-residential development

WHY THE PROPOSAL IS NEEDED

- National and regional economic conditions pose challenges to new development projects, including high interest rates, high construction costs, labor challenges, and office vacancies.
- A MUP approves the use, general building appearance, and site plan.
- Building permits address detailed engineering, technical provisions, and life safety.
- Proposal allows more time to complete expensive building permit applications and initiate construction.

AMENDMENTS PROPOSED

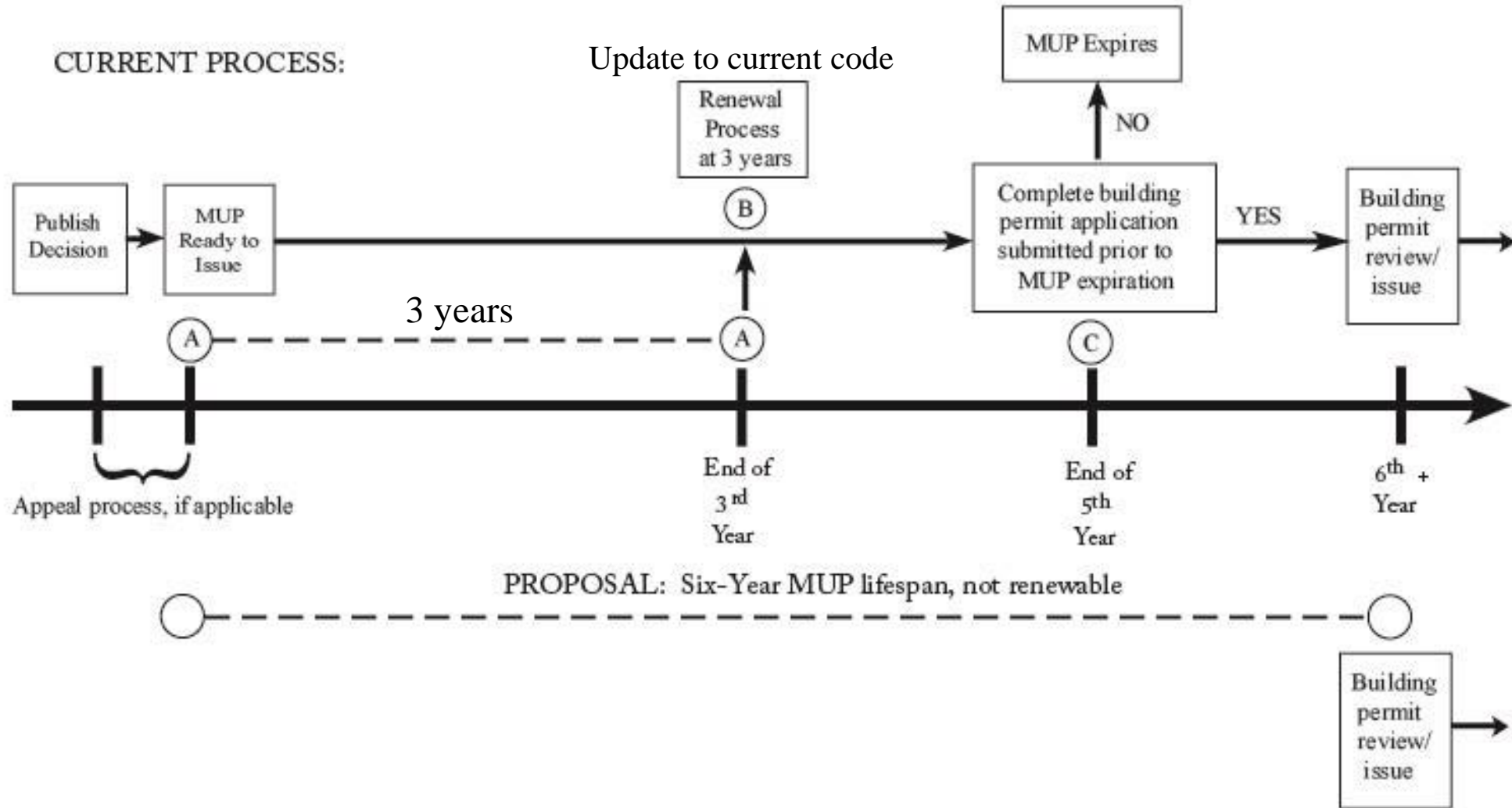
Extend the MUP permit lifespan

- Change the maximum term for most active MUPs from 5 years to 6 years.
- Rather than update MUP after 3 years for an additional 2 years, have the code from MUP decision to apply for 6 years.
- No MUP renewal after six years.

Relationship to building permit review

- Building permit applications not subject to the proposal – must meet current building and life-safety provisions.

CURRENT & PROPOSED MUP LIFESPAN



APPLICABILITY

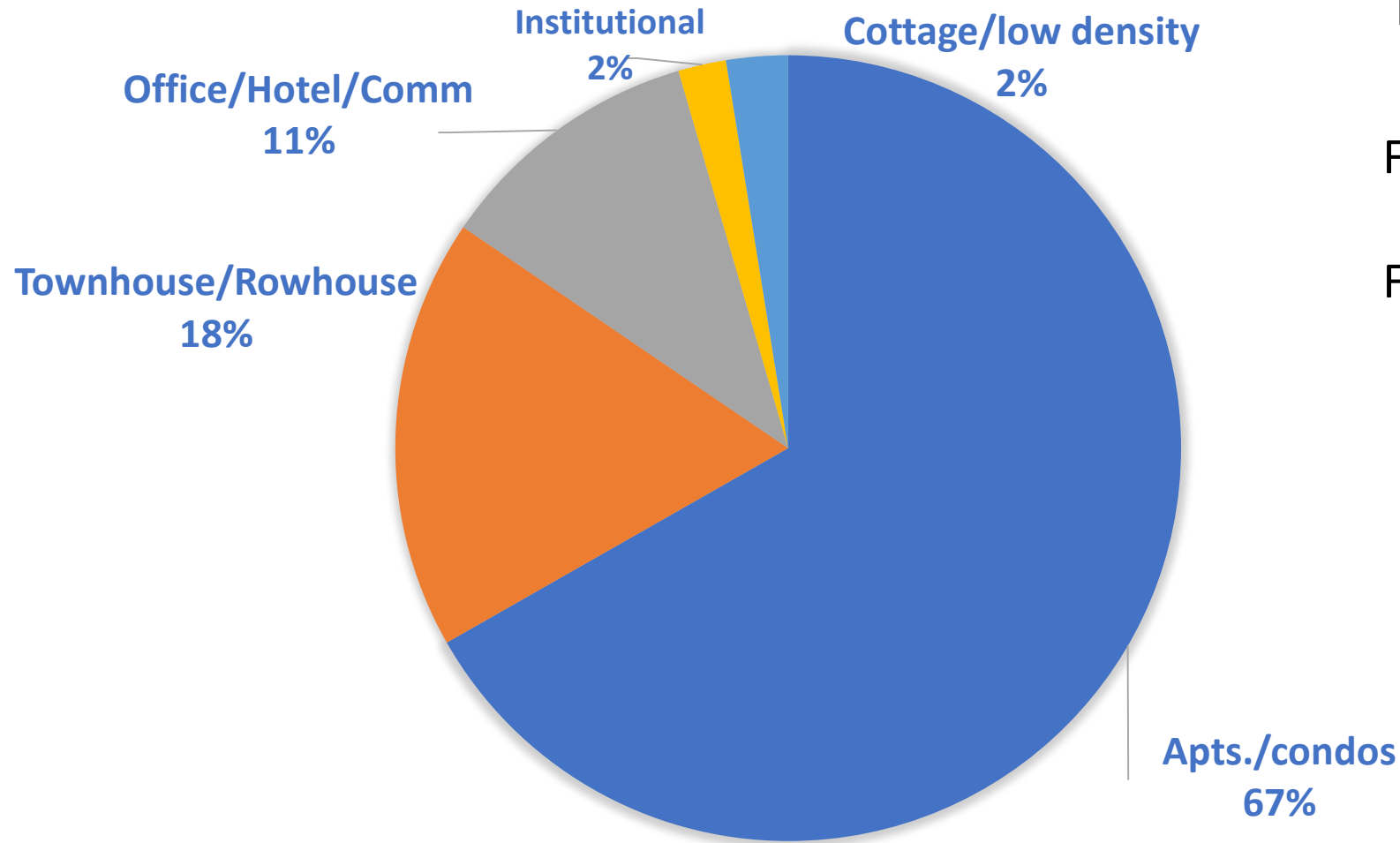
Which MUPs qualify for this proposal?

- MUPs issued since March 1, 2020
- MUPs to be issued through end of 2026
- The permit term would be automatically applied to qualifying projects
- Almost all are subject to MHA requirements, but approximately 11 eligible projects are vested prior to MHA

Does not apply to the following MUPs:

- Shoreline permits
- Variances
- Subdivisions
- Temporary/intermittent use permits

WHO WOULD BENEFIT?



Pending Projects' Timeframe:

With MUP decisions

From 2022 – 2023: 120 MUPs

From 2020 – 2021: 86 MUPs

Without MUP decisions

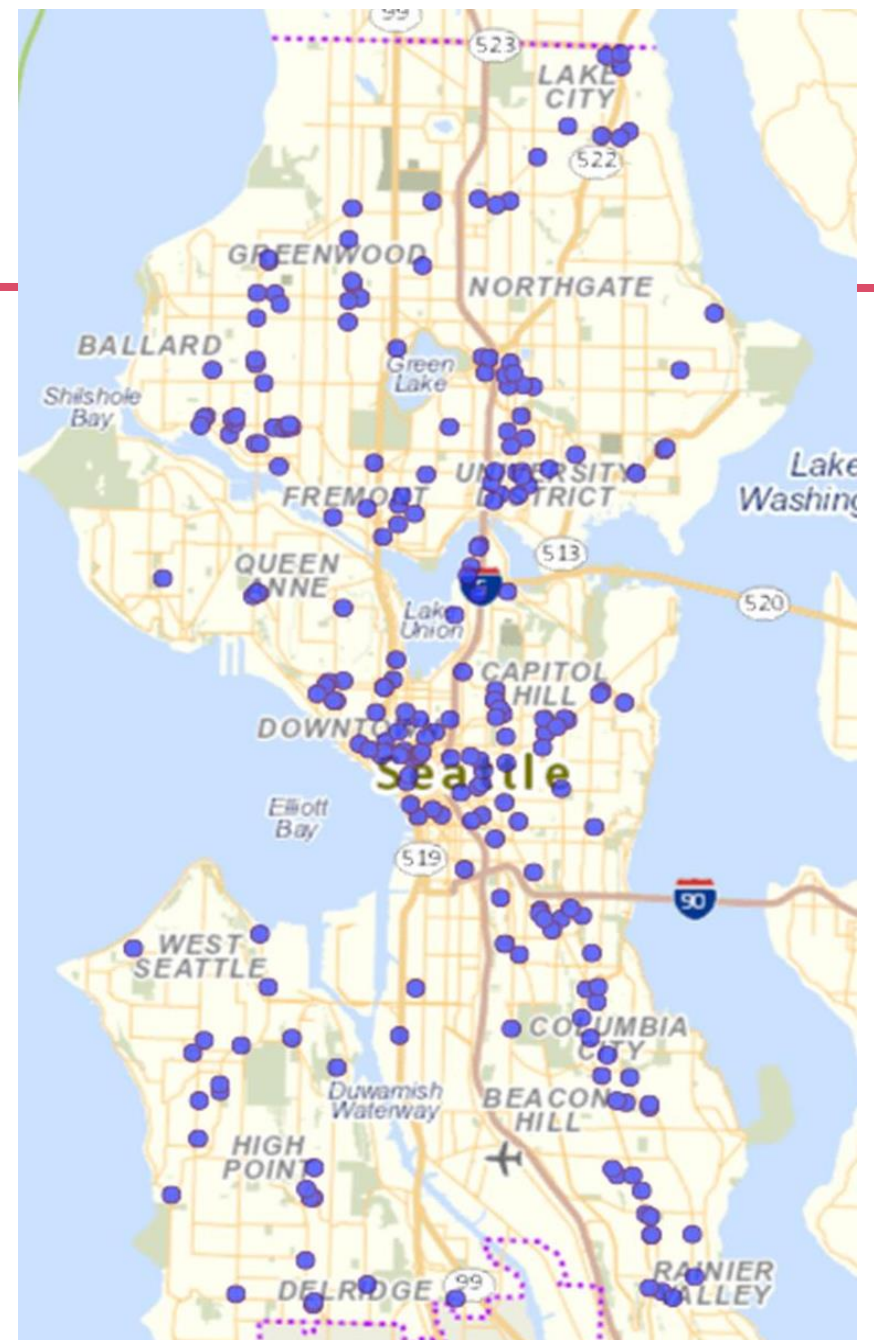
~ 150 projects currently under review

PROJECT SIZE RANGE

	<u>Residential</u>	<u>Non-Residential</u>
Townhouse/rowhouse:	46 projects	--
Lowrise multifamily: (up to 5 stories; 50-65 ft. max. height)	48	4 projects
Midrise multifamily: (6-9 stories; 80-95 ft. max. height)	67	7
Highrise towers: (10-40+ stories; 440-480 ft. max. height)	26	4

PROJECT LOCATIONS

- A diverse range of projects located throughout the city
- Mostly found in downtown, neighborhood business districts, and arterial corridors



QUESTIONS?

Gordon Clowers

Senior Urban Planner

Seattle Department of Construction and Inspections

Gordon.Clowers@Seattle.gov