



SEATTLE CITY COUNCIL

August 5, 2024

PUBLIC HEARING ON Design Review Exemption Land Use Code Amendments

The Seattle City Council's Land Use Committee will hold a public hearing on Wednesday, September 4, 2024 on Council Bill 120824, a bill that would provide design review exemptions for developments with primarily residential and hotel uses or research and development laboratory uses in Downtown, South Lake Union, Uptown, and First Hill; in a portion of the Greater Duwamish Manufacturing and Industrial Center (MIC); and in a subarea adjacent and north of the Uptown Urban Center, if such area is adopted at a later date by the One Seattle Plan comprehensive plan update. The regulatory changes would be effective for three years, starting from the effective date of the legislation.

The proposed bill would make the following changes:

- Provide a design review exemption for development projects:
 - Located in the center city area of Seattle designated in the Comprehensive Plan as Urban Centers: Downtown, South Lake Union, Uptown, and First Hill; in a portion of the Greater Duwamish Manufacturing and Industrial Center (MIC); and in a subarea adjacent and north of the Uptown Urban Center, if such area is adopted at a later date by the One Seattle Plan comprehensive plan update.
 - The proposal would not apply to the Pike Place Market Historical District, the International Special Review District in Chinatown/ID, or the Pioneer Square Preservation District, where the special review boards will continue to be the review bodies addressing design and relationship to historic districts' character.
 - Occupied largely by residential and hotel uses, which may or may not include other uses allowed in the zone;
 - Occupied by research and development laboratories; and
 - Require public notice for all permit applications for eligible development proposals.
- Allow the SDCI Director to waive or modify certain Land Use Code development standards for these projects as a Type I decision (not appealable to the City's Hearing Examiner);
- Allow applicants to vest to the Land Use Code when SDCI accepts a completed MUP or building permit application;
- Maintain current allowances for applicants to opt for Design Review; and
- Be effective for an interim period of three years.

Councilmembers may adopt the legislation as proposed or amend the legislation to mitigate impacts of the proposal.

PUBLIC HEARING

The City Council's Land Use Committee will hold a public hearing on the proposed bill on Wednesday, September 4, 2024, at 2:00 pm.

The hearing will be held in the:

City Council Chambers
2nd floor, Seattle City Hall
600 Fourth Avenue

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City will provide instructions in the meeting agenda on how to participate remotely. Please check the Land Use Committee agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Please contact Naomi Lewis at 206-833-7218 or via e-mail at: Naomi.Lewis2@seattle.gov as soon as possible to request accommodations for a disability.

Questions concerning the public hearing may be directed to Naomi Lewis in Councilmember Tammy Morales' office, by calling 206-833-7218 or via e-mail at: Naomi.Lewis2@seattle.gov.

WRITTEN COMMENTS

Written comments on the legislation will be accepted until noon on Wednesday, September 4, 2024. Please send comments to Councilmember Tammy Morales office, via e-mail at: Tammy.Morales@seattle.gov, or by mail to:

Councilmember Tammy Morales
Seattle City Council
600 4th Avenue, 2nd Floor
PO Box 34025
Seattle, WA 98124-4025

INFORMATION AVAILABLE

Copies of the proposed bill may be obtained from: [CB 120824](#)

Questions regarding the legislation may be directed to Gordon Clowers in the City of Seattle Department of Construction and Inspections, at (206) 684-8375 or via e-mail at gordon.clowers@seattle.gov or Ketil Freeman at the City Council Central Staff at (206) 684-8178 or via email at ketil.freeman@seattle.gov.