



SEATTLE CITY COUNCIL

Land Use Committee

Agenda - Revised

Wednesday, August 6, 2025

2:00 PM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Mark Solomon, Chair
Dan Strauss, Vice-Chair
Debora Juarez, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member

Chair Info: 206-684-8802; Mark.Solomon2@seattle.gov

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

The City of Seattle encourages everyone to participate in its programs and activities. For disability accommodations, materials in alternate formats, accessibility information, or language interpretation or translation needs, please contact the Office of the City Clerk at 206-684-8888 (TTY Relay 7-1-1), CityClerk@Seattle.gov, or visit <https://seattle.gov/cityclerk/accommodations> at your earliest opportunity. Providing at least 72-hour notice will help ensure availability; sign language interpreting requests may take longer.



SEATTLE CITY COUNCIL

Land Use Committee

Agenda - Revised

August 6, 2025 - 2:00 PM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business. Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Members of the public may register for remote or in-person Public Comment to address the Council. Speakers must be registered in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [CB 121009](#) **AN ORDINANCE relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088, of the Seattle Municipal Code to update subdivision procedures.**

Supporting
Documents:

[Summary and Fiscal Note](#)
[Central Staff Memo](#)

Briefing, Discussion, and Possible Vote

Presenter: H.B. Harper, Council Central Staff

2. [CF 314536](#) **Council waiver or modification of development standards to allow installation of 32 netting poles at Jefferson Park Golf Course (Project No. 3039491-LU; Type V).**

Attachments:

[Jefferson Park Golf Course - Site Plan](#)

Supporting
Documents:

[Presentation \(8/6/2025\)](#)

Briefing and Discussion

Presenters: Andy Sheffer and Shannon Glass, Seattle Parks and Recreation; David Sachs, Seattle Department of Construction and Inspections (SDCI)

3. [CB 121049](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at page 8 of the Official Land Use Map to rezone land in the Lake City neighborhood.

Attachments: [Att 1 - Lake City Rezone Map](#)

Supporting

Documents: [Summary and Fiscal Note](#)
 [Director's Report](#)
 [Presentation \(8/6/2025\)](#)

Briefing and Discussion

Presenter: Geoffrey Wentlandt, Office of Planning and Community Development (OPCD)

4. [CB 121047](#) **AN ORDINANCE** relating to Seattle's construction codes; limiting the areas for which substantial alterations are required to spaces or buildings greater than 7,000 square feet in gross area; amending existing substantial alteration requirements; and amending Section 311 of the Seattle Existing Building Code, adopted by Ordinance 127108.

Supporting

Documents: [Summary and Fiscal Note](#)

Briefing and Discussion

Presenter: Kye Lee, Interim Director, and Micah Chappell, SDCI; Markham McIntyre and Phillip Sit, Office of Economic Development; Lish Whitson, Council Central Staff

5. [CB 121045](#) **AN ORDINANCE relating to land use and zoning; updating timelines for City review of land use permits; amending Sections 23.76.005 and 23.76.010 of the Seattle Municipal Code; and amending Resolution 31602 to update the City Council Rules for Quasi-Judicial Proceedings.**

Attachments: [Ex A – City Council Rules for Quasi-Judicial Proceedings \(2025 Rules\), As Amended](#)

Supporting
Documents: [Summary and Fiscal Note](#)

Briefing and Discussion

Presenter: Lish Whitson, Council Central Staff

E. Adjournment



Legislation Text

File #: CB 121009, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088, of the Seattle Municipal Code to update subdivision procedures.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.22.024 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.22.024 Distribution of preliminary plans

If the Director determines that the subdivider has met all the application requirements for the preliminary plat and that the preliminary plat contains sufficient elements and data to furnish a basis for its approval or disapproval, the Director shall affix a ((~~file number~~)) permit number and date of receipt to the application and promptly forward three copies of the plat and the subdivider's preliminary plans for streets and other improvements to the Director of Transportation. The Director shall also forward a copy of the preliminary plat to each of the following:

- A. Director of Public Health;
- B. General Manager and Chief Executive Officer of City Light;
- C. Director of Housing;
- D. Superintendent of Parks and Recreation;
- E. ((~~Director~~)) General Manager and Chief Executive Officer of Seattle Public Utilities;

F. Fire Chief~~((, Fire Department))~~;

G. King County Metro Transit Division;

H. Sound Transit; and

I. King County Wastewater Treatment Division;

~~((Who))~~ who shall review the preliminary plat and, within 30 days, furnish the Director with a report as to the effect of the proposed subdivision upon the public health, safety, and general welfare, and containing their recommendations for approval or disapproval of the preliminary plat. The reports of the Director of Transportation and the Director of Seattle Public Utilities shall also include a recommendation as to the extent and type of improvements to be provided in dedicated areas and a preliminary estimate of the cost of these improvements.

Section 2. Section 23.22.064 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.064 Filing with Director of Transportation

A. Time of ~~((Filing))~~ filing

1. A final plat (or final plats, if use of multiple final plats is authorized pursuant to ~~((Section))~~ subsection 23.22.054.B) meeting all the requirements of ~~((RCW Chapter))~~ chapter 58.17 RCW and of this Chapter 23.22, shall be filed with the Director of Transportation within seven years of the date of preliminary plat approval. For a preliminary plat of land entirely within the MPC-YT zone, the Director may administratively extend this time period to a maximum of ten years from the date of preliminary plat approval only if the applicant has made substantial progress in development of the subdivision facilities and improvements in the preliminary plat at the time that the extension is granted.

2. Within 30 days of the date of filing of the final plat, unless the applicant consents to an extension of the time period, final plats shall be approved or disapproved by ~~((action of the Council))~~ the Director of Transportation or returned to the applicant. This approval shall proceed pursuant to the procedures

of this Chapter 23.22.

* * *

Section 3. Section 23.22.066 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.22.066 Technical standards for final plat

* * *

C. The description, dedication, acknowledgment, certificates of the Director of Finance and Administrative Services and County official performing the duties of the County Treasurer, certificates of approval by the Director of Transportation(~~(, the City Clerk)~~) and the Director, and recording certificate must meet standards promulgated by the Director.

Section 4. Section 23.22.070 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.070 Director's action on final plat

The Director of Transportation shall refer a final plat to the Director who shall review the final plat for substantial conformance to the approved preliminary plat, including any requirements or conditions imposed by the Hearing Examiner, and to the standards established by ~~((RCW Chapter))~~ chapter 58.17 RCW and this Chapter 23.22. The Director shall within ten days furnish the Director of Transportation with a report regarding the conformance of the plat. The Director of Transportation shall review the final plat for the following:

* * *

C. If use of multiple final plats is not authorized in the preliminary plat approval pursuant to subsection 23.22.054.B, that the facilities and improvements required to be provided by the subdivider have been completed, or alternatively, except as otherwise provided in subsection 23.22.070.E, that the subdivider will provide a bond in a form approved by the City Attorney and in an amount commensurate with the cost of improvements remaining to be completed, conditioned upon the construction and installation of improvements

within ~~((a fixed time set by the Council, not to exceed))~~ two years ~~((after))~~ of final approval of the plat;

D. If use of multiple final plats is authorized in the preliminary plat approval pursuant to subsection 23.22.054.B, that the facilities and improvements required by the preliminary plat approval as conditions to final plat approval have been completed, or ~~((alternatively,))~~ that the subdivider will provide a bond or other security in a form approved by the City Attorney and in an amount commensurate with the cost of improvements remaining to be completed, conditioned upon the construction and installation of improvements within a time period to be fixed by the ~~((City Council))~~ Hearing Examiner;

* * *

Section 5. Section 23.22.072 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.072 ~~((Submission))~~ Review of final plat ~~((to Council))~~

A. Pursuant to the requirements of RCW 58.17.150, the Director of Transportation shall not modify the conditions or requirements made in the approval of a preliminary plat when making recommendations on a final plat without the consent of the subdivider.

B. If the Director and the Director of Transportation determine that the requirements of this Subtitle II are met, the Director of Transportation shall certify that a proposed final plat meets the requirements of ~~((RCW Chapter))~~ chapter 58.17 RCW and this Chapter 23.22~~((, and shall forward a complete copy of the proposed plat to the Council))~~ .

C. If either Director determines that the requirements of this Chapter 23.22 have not been met, a final plat shall be returned to the applicant for modification, correction, or other action as may be required for approval~~((; provided that the final plat shall be forwarded to the Council together with the determination of the Directors, upon written request of the subdivider))~~ .

Section 6. Section 23.22.074 of the Seattle Municipal Code, last amended by Ordinance 124873, is amended as follows:

23.22.074 ((~~Council determination~~)) Determination of final plat

A. The ((~~Council~~)) Director of Transportation shall determine:

1. Whether a final plat is in substantial conformance with the approved preliminary plat;
2. Whether the requirements imposed when the preliminary plat was approved have been met;
3. Whether the bond, if required by the City, is sufficient in its terms to assure completion of improvements;
4. Whether the covenant described in subsection 23.22.070.E.2, if required, has been executed in form and substance acceptable to the Council; and
5. Whether the requirements of state law and the Seattle Municipal Code that were in effect at the time of preliminary plat approval, or such other requirements as provided in Section 22.800.100, have been satisfied by the ((~~sub-divider~~)) subdivider.

B. The ((~~Council~~)) Director of Transportation shall approve ((~~by ordinance~~)), disapprove, or return the proposed final plat. If the ((~~Council~~)) Director of Transportation approves the plat, ((~~it~~)) the Director of Transportation shall inscribe and execute ((~~its~~)) the Director of Transportation's written approval on the face of the plat, and the Director of Transportation shall transmit the original plat to the King County Recorder for filing, and forward one copy to the Director and one copy to the County Assessor. At least one copy of the approved final plat shall be retained in the files of the Director of Transportation.

Section 7. Section 23.22.078 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.22.078 Resubmission

A. Any final plat disapproved by the ((~~Council~~)) Director of Transportation or returned to the applicant may, at the ((~~sub-divider's~~)) subdivider's option, be resubmitted for approval upon satisfaction of the following conditions:

1. The ((~~sub-divider~~)) subdivider has corrected those deficiencies of the final plat, attachments to

it, or improvements, any or all of which caused the final plat to be returned or disapproved;

2. The final plat is resubmitted within the time period specified in subsection 23.22.064.A (including any extension that may be granted pursuant to that subsection) or within six months from the date of ~~((Council))~~ disapproval, whichever is later;

3. The final plat was not disapproved ~~((by Council))~~ with prejudice against resubmission;

4. The ~~((sub-divider))~~ subdivider has not accepted any proffered refund of filing fees paid for individual lots.

B. Any subdivision, the final plat of which is disapproved for reasons of nonconformance with the approved preliminary plat and any requirements or conditions attached to it, may be submitted as a preliminary plat, and shall be considered a new and separate application for all intents and purposes.

Section 8. Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, enacted by Ordinance 110570, is repealed as follows:

~~((Subchapter IV Reserved Land~~

~~23.22.082 Land reserved for public use.~~

~~Any public agency with the power to acquire land by condemnation or otherwise for public use may, at any time prior to final approval of a preliminary plat, notify the Council and the subdivider of its intention to acquire some or all of the land in the proposed subdivision for public use, and may request that the Council require its dedication for the use. In the event the land is not dedicated for the use, the public agency may request that the Council require the reservation of the land for a stated period not to exceed the two (2) years following the Council's approval of the final plat, during which time the agency may acquire the land. If the Council finds that the public health, safety, or general welfare will be served, it may require as a condition precedent to approval of the final plat that the land or that part of it as the Council deems appropriate be designated on the plat as reserved land and that for the period requested or a shorter period as the Council deems sufficient, the reserved land not be developed for uses other than the contemplated public use. A public~~

~~agency may accelerate the expiration date of a reservation period by filing written notice with the King County Director of Records and Elections of its intention to abandon its right to acquire the reserved land.~~

~~23.22.084 Reserved land to show on plat.~~

~~The subdivider may indicate on the plat that if the reserved land is not acquired for public use, it shall be subdivided and if the subdivider does so the plat shall show the configuration and dimensions of the proposed lots, blocks, streets, easements and like features in the reserved area.~~

~~23.22.086 No development on reserved land.~~

~~No building permit or other development permit shall be issued for improvements on reserved land during the period of reservation unless the public agency has abandoned its rights and except as expressly authorized by the Council at the time the final plat is approved.~~

~~23.22.088 Development if not acquired.~~

~~If the public agency has not acquired or commenced proceedings to acquire the reserved lands within the period set by the Council, the subdivider may proceed to develop land lying within the reserved area in conformity with the final plat. No improvements shall be made upon reserved land which is made available for development until adequate security for development of all required public and protective improvements has been provided.))~~

Section 9. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Legislative	Lish Whitson/425-390-2431	N/A

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.024, 23.22.064, 23.22.066, 23.22.070, 23.22.072, 23.22.074, and 23.22.078 of the Seattle Municipal Code; and repealing Subchapter IV of Chapter 23.22, consisting of Sections 23.22.082, 23.22.084, 23.22.086, and 23.22.088 of the Seattle Municipal Code, to update subdivision procedures.

Summary and Background of the Legislation:

This bill amends the City's subdivision regulations in order to delegate the Council's role in approving final subdivision plans to the Seattle Department of Transportation (SDOT). City review of subdivision applications is guided by chapter 58.17 RCW. Review of final subdivisions is limited to review that conditions imposed on the subdivision are included in final subdivision plans. As such, final approval of a subdivision is a ministerial act with little to no discretion on the part of the Council.

RCW 58.17.100 and .170 were amended in 2017 to allow the Council to delegate authority to review and approve final subdivision plans to the Seattle Planning Commission, a City agency, or other City administrative personnel. This bill delegates authority to SDOT, which currently leads review of final subdivisions. It updates references to standards for subdivision plans and removes references to filing the plan. It also removes Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, a section of the code related to "reserved land," that has never been utilized, and may conflict with other regulations.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ Yes ☒ No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

None

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

None

Please describe any financial costs or other impacts of *not* implementing the legislation.

Staff at SDOT, the Seattle Department of Construction and Inspections (SDCI), the City Attorney's Office, and the Legislative Department all spend time preparing, reviewing, and implementing legislation to approve subdivisions. That time and expense would no longer be necessary if responsibility for approval of subdivisions were delegated to SDOT.

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

Removing the requirement that Council review and approve subdivision plans, would reduce the amount of time required by SDOT and the City Attorney's Office to review subdivisions.

b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.

Not applicable. There are approximately twelve subdivision applications currently pending that could be affected by this legislation.

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.

No impacts identified. Subdivisions are most frequently used by developers of townhouse communities. According to U.S. Census Bureau American Housing Survey data for the City of Seattle, a larger share of householders living in attached single-family homes, such as townhouses, are BIPOC, compared to single-family detached housing. To the extent that townhouses are a more affordable ownership type than single-family homes, simplifying the regulations regarding townhouses could make it faster for BIPOC households to acquire property. However, the changes made by this bill are relatively minor compared to the amount of time it takes to permit and develop a townhouse project and are unlikely to increase or decrease the share of housing that is built as townhouse units.

- ii. **Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

N/A

- iii. **What is the Language Access Plan for any communications to the public?**

SDCI and SDOT have Language Access Plans to provide information to the public about their programs, services, and regulations that they implement.

d. Climate Change Implications

- i. **Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

No

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

Not applicable

5. CHECKLIST

- ☒ **Is a public hearing required? Yes, a public hearing is required**
- ☒ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required? Yes publication is required**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments: None

6/25/25

MEMORANDUM

To: Land Use Committee
From: HB Harper, Analyst
Subject: Subdivision Procedures

The Land Use Committee is considering a bill to update Seattle’s subdivision procedures at a briefing on July 2, 2025. Council Bill (CB) 121009 would amend Subtitle II of Seattle Municipal Code (SMC) Title 23 to delegate decision-making authority on final plats to the City Departments that currently review subdivision applications such that final action by City Council would no longer be required.

This memo includes an overview of subdivision application procedures and decision-making authority.

Background

City review of subdivision applications is guided by Chapter 58.17 Revised Code of Washington (RCW), which regulates the subdivision of land to promote the public health, safety and general welfare. Subdivisions occur in two phases—preliminary and final.

A decision on a preliminary subdivision application occurs after review and recommendation by directors of multiple departments, by either the Director of Seattle Department of Construction and Inspections (SDCI) or the Hearing Examiner, depending on subdivision type. The preliminary decision includes a set of requirements that must be met before a final plat is approved.

Final plats for subdivisions creating ten or more lots are submitted to the City Council for final approval. Applications for final subdivision require the Director of the Seattle Department of Transportation (SDOT) and the Director of SDCI to confirm all requirements are met before forwarding to the City Council. The purview of the City Council is therefore limited. If final plats are in any way deficient, they are required by code to be returned to the applicant for modification or correction before being forwarded to Council. Consideration of final plats is generally constrained by the fact that buildings and/or infrastructure have typically already been built at this stage. The Council has considered and made determinations on 23 final subdivisions in the past 10 years.

Summary of Legislation

This bill amends the City’s subdivision regulations in order to delegate the Council’s role in approving final subdivision plans to the Seattle Department of Transportation (SDOT). Because review of final subdivisions is limited to review that conditions imposed on the subdivision are included in final subdivision plans, final approval of a subdivision is a ministerial act with little to no discretion on the part of the Council.

RCW 58.17.100 and .170 were amended in 2017 to allow the Council to delegate authority to review and approve final subdivision plans to the Seattle Planning Commission, a City agency, or other City administrative personnel. CB 121009 delegates authority to SDOT, which currently leads review of final subdivisions. It updates references to standards for subdivision plans and removes references to filing the plan. It also removes Subchapter IV of Chapter 23.22 of the Seattle Municipal Code, a section of the code related to “reserved land,” that has never been utilized, and may conflict with other regulations.

Next Steps

A public hearing is scheduled on July 30, 2025, at 2:00 PM.

cc: Ben Noble, Director
Lish Whitson, Lead Analyst

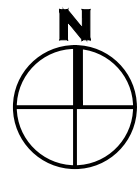


Legislation Text

File #: CF 314536, **Version:** 1

Council waiver or modification of development standards to allow installation of 32 netting poles at Jefferson Park Golf Course (Project No. 3039491-LU; Type V).

file p:\judge netting mountain west\324762 - Jefferson Park Drawings\2476210.dwg layout 2476210 scale 1 by (Unnamed Profile) date 9/10/2024 1:46 AM



VICINITY MAP

PROPERTY OWNER:

SEATTLE PARKS AND RECREATION
ADDRESS: 300 ELLIOTT AVENUE W., SUITE 100, SEATTLE, WA 98119

PROPERTY INFORMATION:

TAX PARCEL NUMBER: 162404-9080

LEGAL DESCRIPTION: POR OF NW 1/4 STR 16-24-4 LY SLY OF S SPOKANE ST LESS POR FOR BEACON AVE S TOW POR OF SW 1/4 SD STR 16-24-4 LY N OF N LN OF GL S & GL S EXTENDED E TO W MON OF BEACON AVE S & LY ELY OF BEACON AVE S LESS PORS FOR BEACON AVE S & FOR CHEASTY BLVD LESS POR LY WLY OF SD AVE & N OF PT 429.5 FT S OF SW 1/4 COR&PLT S MON SD ST PER ORD #65498 TOW POR OF SE 1/4 SD STR 16-24-4 DAF BAAP ON W LN OF SD SUBD SD PT BEING DIST 1972.02 FT S FR NW COR THOF TH S ALG SD W LN A DIST OF 170.45 FT TH NELY & NLY & NWLY ALG ARC OF CRV TO LFT HAVING A RAD OF 105.00 FT AN ARC DIST OF 198.87 FT TO POB PER ORDS #29997 & 29951

- DESIGNATION OF ENVIRONMENTALLY CRITICAL AREAS**
- ENVIRONMENTALLY CRITICAL AREA 1 - STEEP SLOP (40% AVERAGE)
 - ENVIRONMENTALLY CRITICAL AREA 2 - POTENTIAL SLIDE AREA
 - ENVIRONMENTALLY CRITICAL AREA 4 - WETLAND
 - ENVIRONMENTALLY CRITICAL AREA 8 - KNOWN SLIDE (INITIAL POINT)
 - ENVIRONMENTALLY CRITICAL AREA 9 - WILDLIFE HABITAT
 - ENVIRONMENTALLY CRITICAL AREA 11 - PEAT SETTLEMENT PRONE AREAS

NOTE: THIS VICINITY MAP SHOWS THE APPROXIMATE LOCATION OF ENVIRONMENTALLY CRITICAL AREAS AND HAS BEEN GENERATED BASED ON THE INFORMATION FOUND ON THE ONLINE MAP TOOL, "SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTION GIS", FROM THE CITY OF SEATTLE. THE PURPOSE OF THIS MAP IS TO HELP IDENTIFY ONLY THE ENVIRONMENTALLY CRITICAL AREAS IN THE VICINITY OF THE PROJECT LOCATION. FOR COORDINATION OF ALL ENVIRONMENTALLY CRITICAL AREAS PLEASE REFERENCE THE CITY OF SEATTLE ONLINE MAPPING TOOL. ENGEL AND COMPANY TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION DEPICTED ON THIS MAP. IT IS OUR RECOMMENDATION THAT DETAILED PROPERTY INFORMATION SUCH AS TOPOGRAPHIC SURVEY, WETLAND REPORTS AND A WILDLIFE STUDY BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

N.T.S.



2904 S. 2000 W.
Syracuse, UT 84075
Ph: (801) 388-4178



2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

ENGEL & COMPANY

Engineers
4009 UNION AVENUE
BAKERSFIELD, CA 93305

www.engelengineers.com (661) 327-7025

DRAWN

RAG

DATE

9/10/2024

CHECKED

JCE

APPROVED

Vicinity Map

Golf Ball Netting Barrier
Jefferson Park Golf Course
4101 Beacon Avenue South
Seattle, WA 98108

SHEET NO.

T10

OF 24/162

file: D:\Judge Netting Mountain West\24762 - Jefferson Park Drawings\24762310.dwg layout: 24762310 scale: 1 by (Unnamed Profile) date: 9/10/2024 9:46 AM

STATEMENT OF SPECIAL INSPECTIONS			
Testing Agency:	_____	Date:	12-Dec-23
Project Name:	Jefferson Park Golf Course	Owner:	_____
Project Description:	Golf Ball Netting Barrier		
Project Location:	4101 Beacon Avenue South	City:	Seattle, WA 98108
R.D.P. of Record:	Joseph C. Engel	Engel & Co. Job No.:	24762
Soils Report by:	Pangeo Incorporated	File No.:	19-328
		Date:	April 1, 2021
The special inspector shall refer to the approved construction drawings, IBC 2018 Chapter 17 and the documents referenced therein to verify the following selected items:			

Frequency of inspection; check all applicable conditions		REMARKS
Continuous	Periodic	
<input type="checkbox"/>	<input type="checkbox"/>	
CONCRETE CONSTRUCTION (SEE IBC 2018 TABLE 1705.3)		
<input type="checkbox"/>	<input type="checkbox"/>	1. Inspect reinforcement, including prestressing tendons, and verify placement.
<input type="checkbox"/>	<input type="checkbox"/>	2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706;
<input type="checkbox"/>	<input type="checkbox"/>	b. Inspect single-pass fillet welds, maximum 5/16";
<input type="checkbox"/>	<input type="checkbox"/>	c. Inspect all other welds.
<input type="checkbox"/>	<input type="checkbox"/>	3. Inspect anchors cast in concrete.
<input type="checkbox"/>	<input type="checkbox"/>	4. Inspect anchors post-installed in hardened concrete members
<input type="checkbox"/>	<input type="checkbox"/>	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.
<input type="checkbox"/>	<input type="checkbox"/>	b. Mechanical anchors and adhesive anchors not defined in 4.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Verify use of required design mix.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Inspect concrete and shotcrete placement for proper application techniques.
<input type="checkbox"/>	<input type="checkbox"/>	8. Verify maintenance of specified curing temperature and techniques.
<input type="checkbox"/>	<input type="checkbox"/>	9. Inspect prestressed concrete for: a. Application of prestressing forces; b. Grouting of bonded prestressing tendons.
<input type="checkbox"/>	<input type="checkbox"/>	10. Inspect erection of precast concrete members.
<input type="checkbox"/>	<input type="checkbox"/>	11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Inspect formwork for shape, location and dimensions of the concrete member being formed.
SOILS INSPECTIONS (SEE IBC 2018 TABLE 1705.6)		
<input type="checkbox"/>	<input type="checkbox"/>	1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Verify excavations are extended to proper depth and have reached proper material.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Perform classification and testing of compacted fill materials.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.
CAST-IN-PLACE DEEP FOUNDATIONS (SEE IBC 2018 TABLE 1705.8)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Inspect drilling operations and maintain complete and accurate records for each element.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. For concrete elements, perform tests and additional special inspections in accordance with Section 1705.3.
MISCELLANEOUS ITEMS		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site Dewatering and Other Requirements Found in Soils Report
<input type="checkbox"/>	<input type="checkbox"/>	

SPECIAL INSPECTION NOTES:
Copies of all necessary test and inspection records shall be filed with building official overseeing the project, as well as the registered design professional in responsible charge of the project, the engineer in charge of structural design and the soils engineer.

All test specimens shall be consistent with the materials, workmanship and details to be used throughout this project.

The contractor responsible for overseeing the construction of the main lateral force resisting systems on this project shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on that particular system that shall contain the following (per IBC 2018 1704.4):

- Acknowledgment of awareness of the special requirements contained in the statement of special inspections
- Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official
- Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports
- Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

It shall be the responsibility of the contractor to read and understand the above inspection requirements and to coordinate the testing schedule with the appropriate testing agency.

STATEMENT OF SPECIAL INSPECTIONS (cont'd)		
INSPECTION OF WELDING:		
AISC 360: TABLE N5.4-1	QC	QA
Inspection Tasks Prior to Welding		
Welding procedure specifications (WPSs) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system ¹	O	O
Fit-up of groove welds (including joint geometry)		
• Joint preparation		
• Dimensions (alignment, root opening, root face, bevel)	O	O
• Cleanliness (condition of steel surfaces)		
• Tacking (tack weld quality and location)		
• Backing type and fit (if applicable)		
Configuration and finish of access holes	O	O
Fit-up of fillet welds		
• Dimensions (alignment, gaps at root)	O	O
• Cleanliness (condition of steel surfaces)		
• Tacking (tack weld quality and location)		
Check welding equipment	O	-
¹ The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.		
AISC 360: TABLE N5.4-2	QC	QA
Inspection Tasks During Welding		
Use of qualified welders	O	O
Control and handling of welding consumables		
• Packaging	O	O
• Exposure control		
No welding over cracked tack welds	O	O
Environmental conditions		
• Wind speed within limits	O	O
• Precipitation and temperature		
WPS followed		
• Settings on welding equipment		
• Travel speed		
• Selected welding materials	O	O
• Shielding gas type/flow rate		
• Preheat applied		
• Interpass temperature maintained (min./max.)		
• Proper position (F, V, H, OH)		
Welding techniques		
• Interpass and final cleaning	O	O
• Each pass within profile limitations		
• Each pass meets quality requirements		
AISC 360: TABLE N5.4-3	QC	QA
Inspection Tasks After Welding		
Welds cleaned	O	O
Size, length and location of welds	P	P
Welds meet visual acceptance criteria		
• Crack prohibition		
• Weld/base-metal fusion		
• Crater cross section	P	P
• Weld profiles		
• Weld size		
• Undercut		
• Porosity		
Arc strikes	P	P
k-area ¹	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member	P	P
¹ When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.		

Quality control QC inspection tasks shall be performed by the fabricator's or erector's quality control inspector (QCI), as applicable, in accordance with Sections N5.4, N5.6 and N5.7. Tasks in Tables N5.4-1 through N5.4-3 and Tables N5.6-1 through N5.6-3 listed for QC are those inspections performed by the QCI to ensure that the work is performed in accordance with the construction documents. For QC inspection, the applicable construction documents are the shop drawings and the erection drawings, and the applicable referenced specifications, codes and standards.

Quality assurance (QA) inspection of fabricated items shall be made at the fabricator's plant. The quality assurance inspector (QAI) shall schedule this work to minimize interruption to the work of the fabricator. QA inspection of the erected steel system shall be made at the project site. The QAI shall schedule this work to minimize interruption to the work of the erector. The QAI shall review the material test reports and certifications as listed in Section N3.2 for compliance with the construction documents. QA inspection tasks shall be performed by the QAI, in accordance with Sections N5.4, N5.6 and N5.7. Tasks in Tables N5.4-1 through N5.4-3 and N5.6-1 through N5.6-3 listed for QA are those inspections performed by the QAI to ensure that the work is performed in accordance with the construction documents.

O – Observe these items on a random basis. Operations need not be delayed pending these inspections.
P – Perform these tasks for each welded joint or member.

GENERAL NOTES

2018 INTERNATIONAL BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

SAFETY REGULATIONS – ADMIN. CODE, GENERAL SAFETY ORDERS ("OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

ALL DIMENSIONS WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FOUNDATION DESIGN IS BASED ON THE SOILS REPORT PREPARED BY PANGEO INCORPORATED PROFESSIONALS, INC. PROJECT NO. 19-328, DATED APRIL 1, 2021. THE SITE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS FOUND IN THE SOILS REPORT.

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS. USE NO MORE THAN 6.6 GALLONS OF WATER PER SACK OF CEMENT. (DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.)

WELDING SHALL BE DONE BY A CERTIFIED WELDER USING THE SHIELDED ARC PROCESS AND E80 SERIES ELECTRODES. WELDS SHALL BE FULL SECTION, FULL PENETRATION AND SHALL DEVELOP THE FULL STRENGTH OF THE SMALLER OF THE PARTS JOINED UNLESS THE PLANS SHOW OTHERWISE. ALL SHOP WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS USING APPROVED ELECTRODES. NO FIELD WELDING WITHOUT SPECIAL INSPECTION. ALL WELDING PER AWS D1.1, USE E8018 ELECTRODES. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT.

STRUCTURAL STEEL –

ALL FLAT PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.

(EXCEPT 8.625" DIAMETER X .252" THICK WALL PIPE) 16" DIAMETER AND SMALLER PIPE SHALL BE DUAL CERTIFIED API 5L X 65 (65 KSI MIN. YIELD) AND ASTM 572 GRADE 65. ALTERNATE FOR 16" DIAMETER AND SMALLER PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 65 KSI.

8.625 DIAMETER X .252" THICK WALL PIPE SHALL BE DUAL CERTIFIED API 5L X 57 (57 KSI MIN. YIELD) AND ASTM 572 GRADE 57. ALTERNATE FOR 8.625" DIAMETER X .252" THICK WALL PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 57 KSI.

24", 30", 36", 42" DIAMETER PIPE (30" DIAMETER X .625" THICK WALL PIPE) SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 65 KSI.

30" DIAMETER X .625" THICK WALL PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 70 KSI.

WHERE SHOWN ON POLE SCHEDULE, 24" DIAMETER X .500" THICK WALL PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 70 KSI.

CABLE STRAND AND WIRE ROPE SHALL BE 1 X 7 EXTRA HIGH STRENGTH GALVANIZED STRAND FOR TOP, INTERMEDIATE, BOTTOM AND VERTICAL CABLES AND 6 X 19 GALVANIZED IWRC WIRE ROPE FOR GUY CABLES WITH THE FOLLOWING MINIMUM BREAKING STRENGTHS:

1x7 GALVANIZED WIRE ROPE:
5/16" NOMINAL DIAMETER: 11,200 LBS.
3/8" NOMINAL DIAMETER: 15,400 LBS.

6x19 GALVANIZED IWRC WIRE ROPE:
1/2" NOMINAL DIAMETER: 26,280 LBS

NETTING AND ITS ATTACHMENT IS BY OTHERS. NET SHALL HAVE NO MORE THAN 8% EQUIVALENT SOLID WIND DRAG. THE ATTACHMENT OF THE NET SHALL BE SUCH THAT IN WEATHER CONDITIONS WHICH RESULT IN HEAVY ICE BUILDUP ON THE NET (AND/OR HEAVY ICE BUILDUP AND STRONG WINDS), THE NETTING CONNECTION SHALL RELEASE OR "BREAK AWAY" SO AS TO PREVENT ANY DAMAGE TO THE STEEL CABLES, STEEL POLES AND/OR FOUNDATIONS.

WIRE ROPE FITTINGS SHALL DEVELOP THE BREAK STRENGTH OF THE CABLE PER THE MANUFACTURER (CROSBY OR EQUAL).

PAINT SHALL BE BLACK "STRYK 5388" ANTI-CORROSION COATING SYSTEM, 3-COAT PROCESS, APPLY 6-COATS TO BOTTOM OF POLE.

GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

ENGEL & COMPANY IS NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. ENGEL & COMPANY IS NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.

WIND LOADING INFORMATION

OCCUPANCY CATEGORY: II
BASIC WIND SPEED: 97 MPH, NET DENSITY = 8%
EXPOSURE: C

SCOPE OF WORK

THESE PLANS ARE FOR THE CONSTRUCTION OF AN NEW ERRANT BALL CONTAINMENT SYSTEM FOR THE JEFFERSON PARK GOLF COURSE IN SEATTLE, WA. ALL STEEL POLES, FOUNDATIONS AND NETTING HARDWARE SHOWN IS PROPOSED AS NEW CONSTRUCTION. DESIGN IS NOT INTENDED TO RE USE ANY EXISTING ELEMENTS FROM ANY PRIOR INSTALLATION ON SITE THAT WERE INSTALLED AND DESIGNED BY OTHERS. ALL WORK NOT SPECIFICALLY CALLED OUT FOR ON THESE SETS OF PLANS IS BY OTHERS.



2904 S. 2000 W.
Syracuse, UT 84075
Ph: (801) 388-4178



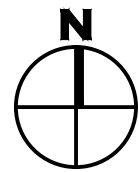
2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN RAG/EM	Notes and Specifications Golf Ball Netting Barrier Jefferson Park Golf Course 4101 Beacon Avenue South Seattle, WA 98108	SHEET NO. S10 OF
			DATE 9/10/2024		
			CHECKED JCE		
DATE	ISSUED FOR		APPROVED		

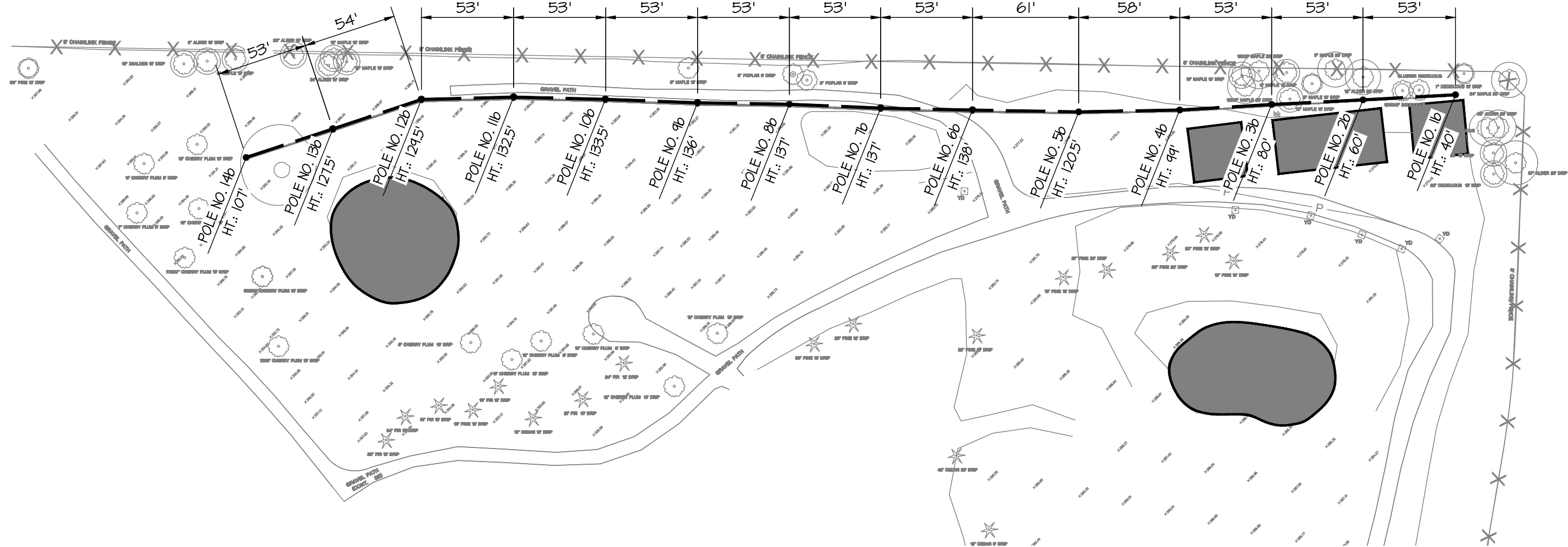
file: D:\judge netting mountain west\24762 - jefferson park drawings\24762\1.dwg layout: 24762\1.dwg scale: 1 by: Command Profile: 2 date: 9/10/2024 9:46 AM

POLE & FOUNDATION SCHEDULE											
POLE NUMBER	MAX. POLE TRIBUTARY SPACING	MAX. POLE HT. ABOVE FINISHED GRADE	# SPLICE HEIGHT	POLE SIZE			"S"	YIELD (KSI)	SPLICE DETAIL	FOUNDATION	
				DIAMETER	WALL THICKNESS	PIPE YIELD (KSI)				SIZE	DEPTH
1A	53'	44.5'	N/A	12.75"	.281"	65	N/A	N/A	N/A	2'-0" Ø	14'-6"
1B	53'	44.5'	N/A	12.75"	.281"	65	N/A	N/A	N/A	2'-0" Ø	15'-0"
2B	53'	60'	13'	16"	.250"	65	250"	50	DETAIL 3 ON SHEET 5/1	2'-0" Ø	14'-6"
2A	53'	74.5'	13'	16"	.375"	65	375"	50	DETAIL 3 ON SHEET 5/1	2'-0" Ø	16'-0"
3B	53'	80'	21"	16"	.250"	65	250"	50	DETAIL 3 ON SHEET 5/1	2'-0" Ø	14'-0"
4B	55'	91'	36'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-0" Ø	20'-0"
3A	52'	108.5'	45'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-0" Ø	20'-0"
14B	52'	108.5'	45'	24"	.438"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-0" Ø	22'-0"
5B	54'	120.5'	62'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-0" Ø	23'-6"
			27'	24"	.438"	65	438"	65	DETAIL 2 ON SHEET 5/1		
12B & 13B	53'	124.5'	64'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-0" Ø	23'-6"
			26'	24"	.500"	65	500"	65	DETAIL 2 ON SHEET 5/1		
10B & 11B	53'	133.5'	73'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-6" Ø	25'-6"
			24'	24"	.438"	65	438"	50	DETAIL 2 ON SHEET 5/1		
6B, 7B, 8B & 9B	56.5'	138'	80'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-0" Ø	26'-6"
			30'	24"	.500"	65	500"	50	DETAIL 2 ON SHEET 5/1		
4A, 5A, & 6A	53'	146'	87'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-6" Ø	24'-0"
			31'	24"	.562"	65	562"	50	DETAIL 2 ON SHEET 5/1		
7A, 8A, 9A, & 10A	52.5'	144.5'	45'	16"	.375"	65	375"	50	DETAIL 6 ON SHEET 5/1	3'-6" Ø	24'-6"
			61'	24"	.500"	65	500"	65	DETAIL 4 ON SHEET 5/1		
			20'	24"	.688"	65	688"	50	DETAIL 1 ON SHEET 5/1		
11A, 12A, & 13A	52.5'	152'	43'	16"	.375"	65	375"	65	DETAIL 6 ON SHEET 5/1	3'-6" Ø	25'-0"
			62'	24"	.375"	65	375"	65	DETAIL 4 ON SHEET 5/1		
			22'	30"	.500"	65	500"	65	DETAIL 1 ON SHEET 5/1		
14A	52.5'	153'	46'	16"	.375"	65	375"	65	DETAIL 6 ON SHEET 5/1	4'-0" Ø	25'-0"
			62'	24"	.375"	65	375"	65	DETAIL 4 ON SHEET 5/1		
			20'	30"	.500"	65	500"	65	DETAIL 1 ON SHEET 5/1		
15A, 16A & 17A	52.5'	161'	103'	16"	.375"	65	375"	65	DETAIL 6 ON SHEET 5/1	4'-0" Ø	25'-6"
			70'	24"	.375"	65	375"	65	DETAIL 4 ON SHEET 5/1		
			30'	30"	.500"	65	500"	65	DETAIL 1 ON SHEET 5/1		
18A	52.5'	162'	106'	16"	.375"	65	375"	65	DETAIL 6 ON SHEET 5/1	4'-0" Ø	25'-6"
			56'	24"	.375"	65	375"	65	DETAIL 4 ON SHEET 5/1		
			20'	30"	.562"	65	562"	65	DETAIL 1 ON SHEET 5/1		

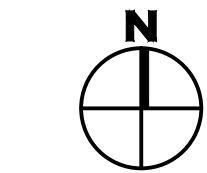
- * SPLICE HEIGHTS INDICATED ARE DISTANCES ABOVE THE FINISHED GRADE
- POLE SPACING IN SCHEDULE IS MAXIMUM, SEE PLAN
- WALL THICKNESS SHOWN ARE ACTUAL
- POLES ENDING IN "A" CORRESPOND TO HOLE #11, POLES ENDING IN "B" CORRESPOND TO HOLE #12
- FOR FOUNDATION DETAIL, SEE 8
5/1.4



HOLE #12 POLE LAYOUT PLAN

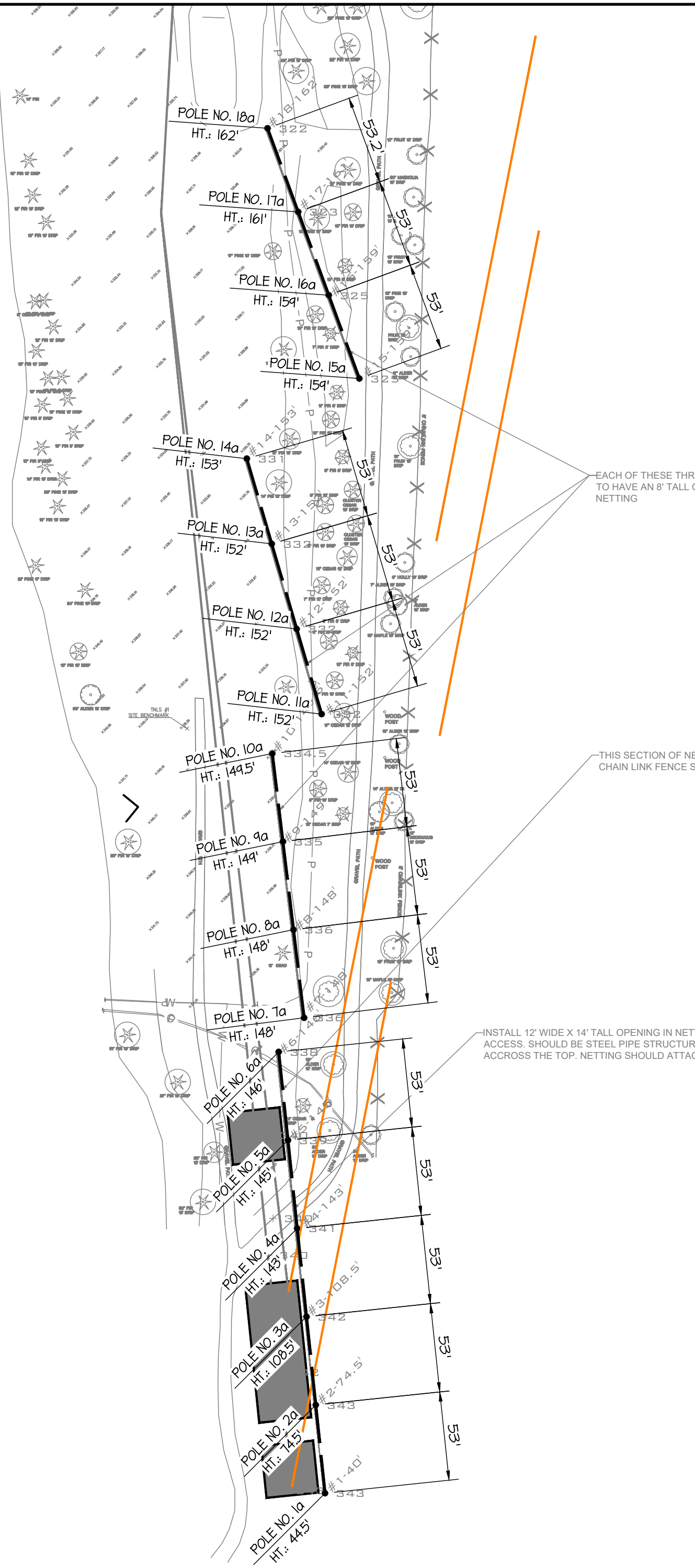


PLAN AND POLE LOCATIONS SHOWN ABOVE WERE DRAWN WITH THE INPUT FROM THE OWNER AND THEIR PROJECT MANAGER AT JUDGE NETTING. IT IS STRONGLY RECOMMENDED THAT THE POLES LOCATIONS BE SURVEYED AND MARKED PRIOR TO ANY CONSTRUCTION TO AVOID ANY PROPERTY LINES, EASEMENTS OR EXISTING STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT 811 AND TO FIELD VERIFY ANY UNDERGROUND UTILITIES TO AVOID INTERFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.



HOLE #11 POLE LAYOUT PLAN

1" = 60'



PLAN AND POLE LOCATIONS SHOWN ABOVE WERE DRAWN WITH THE INPUT FROM THE OWNER AND THEIR PROJECT MANAGER AT JUDGE NETTING. IT IS STRONGLY RECOMMENDED THAT THE POLES LOCATIONS BE SURVEYED AND MARKED PRIOR TO ANY CONSTRUCTION TO AVOID ANY PROPERTY LINES, EASEMENTS OR EXISTING STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT 811 AND TO FIELD VERIFY ANY UNDERGROUND UTILITIES TO AVOID INTERFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Jefferson Park Pole Schedule			
Pole Number	Finished Grade Elevation (ft.)	Pole Height above finished grade (ft.)	Elevation at Top of Pole (ft.)
1a	343.0	44.5	387.5
2a	343.0	74.5	417.5
3a	342.0	108.5	450.5
4a	341.0	143.0	484.0
5a	339.0	145.0	484.0
6a	338.0	146.0	484.0
7a	336.0	148.0	484.0
8a	336.0	148.0	484.0
9a	335.0	149.0	484.0
10a	334.5	149.5	484.0
11a	332.0	152.0	484.0
12a	332.0	152.0	484.0
13a	332.0	152.0	484.0
14a	331.0	153.0	484.0
15a	325.0	159.0	484.0
16a	325.0	159.0	484.0
17a	323.0	161.0	484.0
18a	322.0	162.0	484.0
1b	274.0	40.0	314.0
2b	274.0	60.0	334.0
3b	275.0	80.0	355.0
4b	275.5	99.0	374.5
5b	276.0	120.5	396.5
6b	279.0	138.0	417.0
7b	280.0	137.0	417.0
8b	280.0	137.0	417.0
9b	281.0	136.0	417.0
10b	283.5	133.5	417.0
11b	284.5	132.5	417.0
12b	287.5	129.5	417.0
13b	289.5	127.5	417.0
14b	291.0	107.0	398.0



1" = 60'



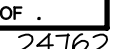
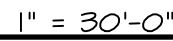
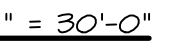
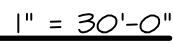
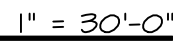
JudgeNetting
MOUNTAIN WEST

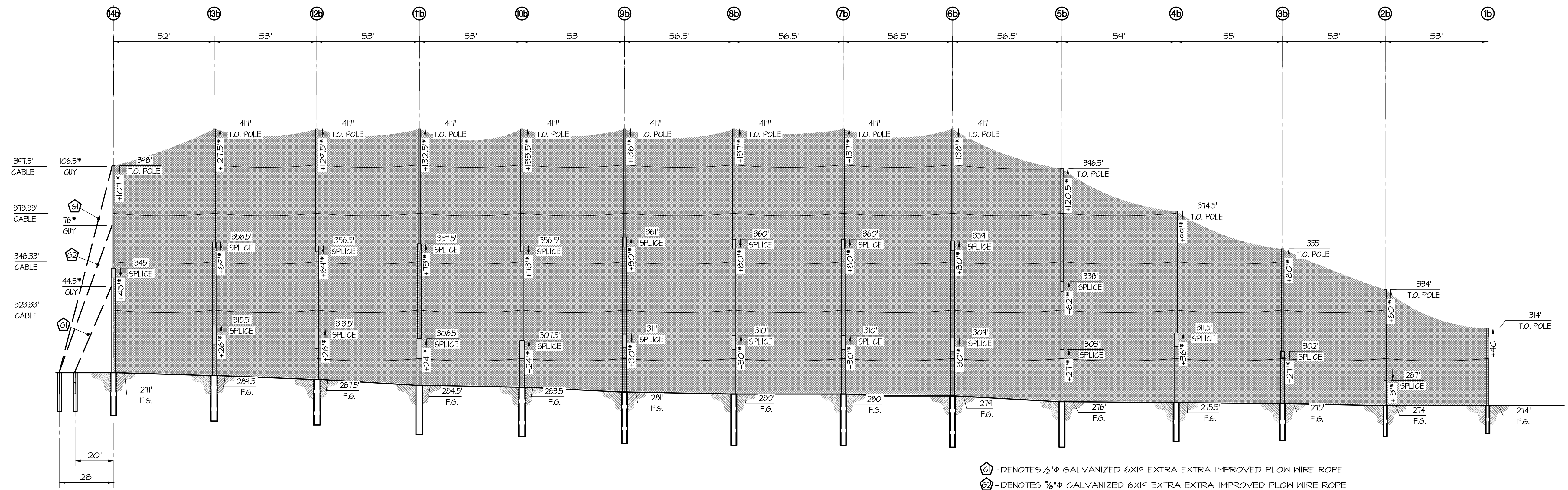
2904 S. 2000 W.
Syracuse, UT 84075
Ph: (801) 388-4178



2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

DATE	ISSUED FOR	ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN RAG/EM/ILR	Pole Layout Plan and Pole Schedules Golf Ball Netting Barrier Jefferson Park Golf Course 4101 Beacon Avenue South Seattle, WA 98108	SHEET NO. S11 OF 2
			DATE 9/10/2024		
			CHECKED JCE		
			APPROVED		





E ELEVATION
#1B-14B POLES
F.G. - DENOTES FINISHED GRADE
* - DENOTES HEIGHT ABOVE FINISHED GRADE

① - DENOTES 1/2" Ø GALVANIZED 6X19 EXTRA EXTRA IMPROVED FLOW WIRE ROPE
② - DENOTES 5/8" Ø GALVANIZED 6X19 EXTRA EXTRA IMPROVED FLOW WIRE ROPE

1" = 30'-0"

file: p:\judge netting mountain west\2762 - jefferson park\Drawings\2762313.dwg layout: 2762313 scale: 1 by: (Unnamed Profile) date: 9/10/2024 9:46 AM



JudgeNetting
MOUNTAIN WEST

2904 S. 2000 W.
Syracuse, UT 84075
Ph: (801) 388-4178

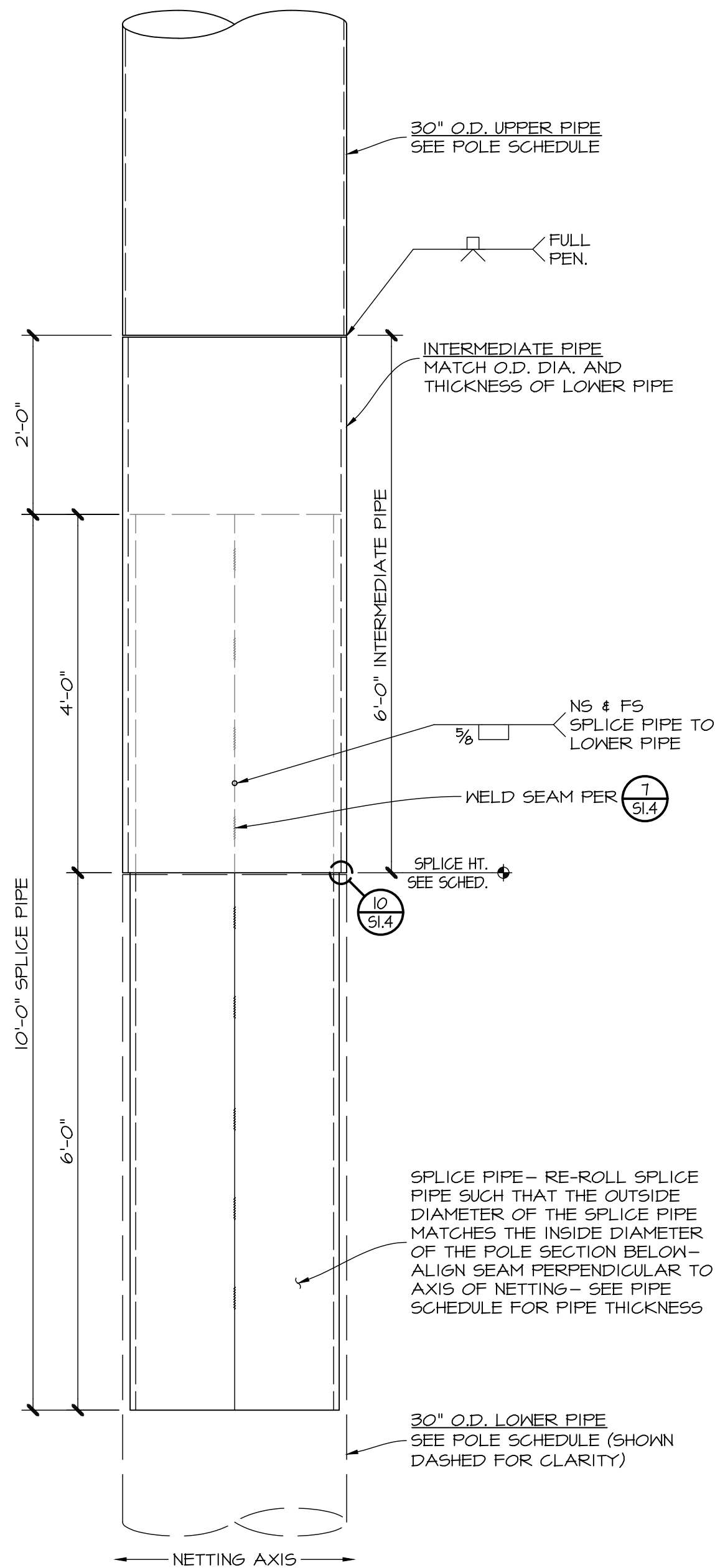


coastal
Netting • Steel Pole • Company

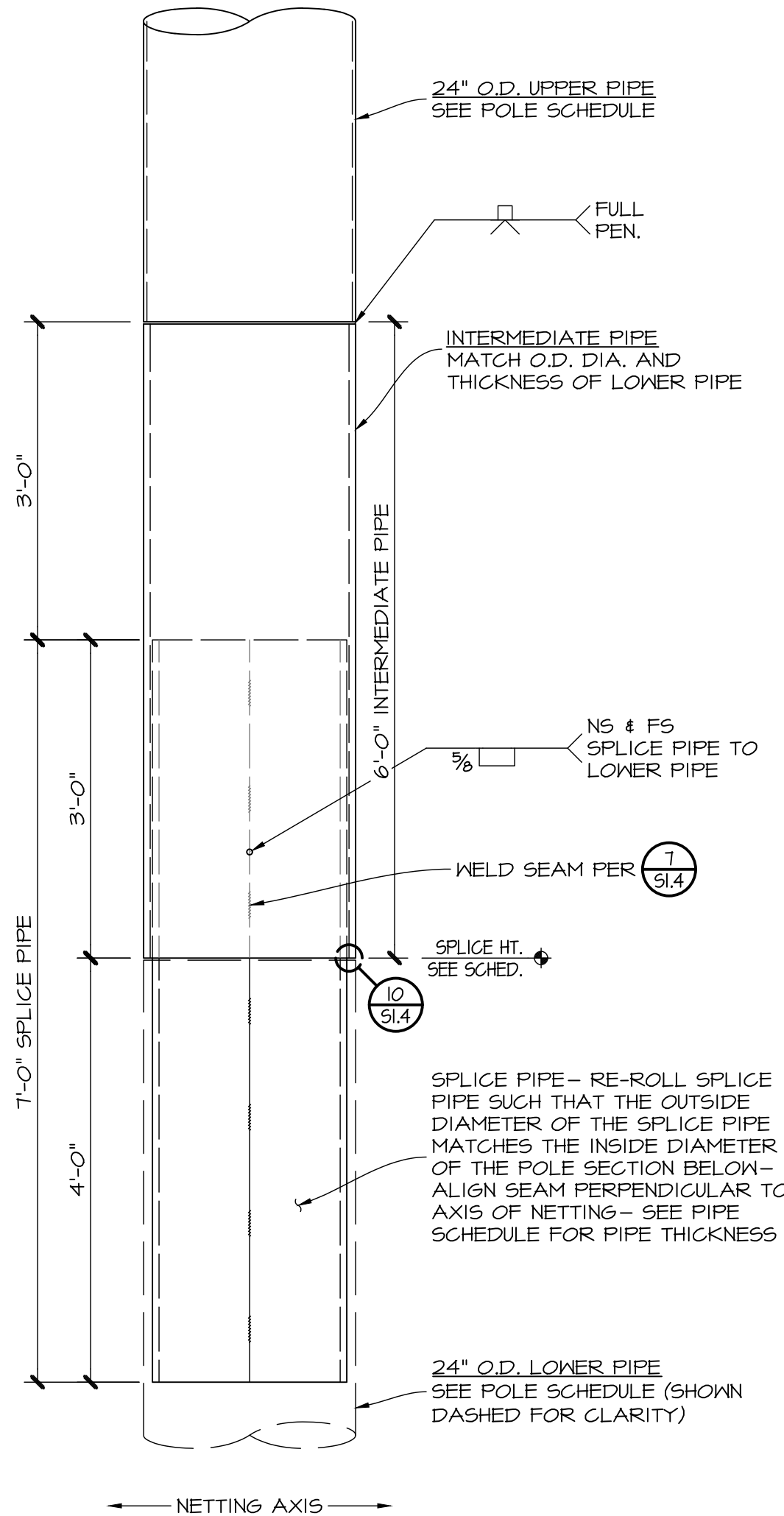
2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	<table border="1"><tr><td>DRAWN</td><td>RA/G/EM/ILR</td></tr><tr><td>DATE</td><td>9/10/2024</td></tr><tr><td>CHECKED</td><td>JCE</td></tr><tr><td>APPROVED</td><td></td></tr></table>	DRAWN	RA/G/EM/ILR	DATE	9/10/2024	CHECKED	JCE	APPROVED		Pole Elevations Golf Ball Netting Barrier Jefferson Park Golf Course 4101 Beacon Avenue South Seattle, WA 98108	<table border="1"><tr><td>SHEET NO.</td><td>S13</td></tr><tr><td>OF</td><td>24</td></tr></table>	SHEET NO.	S13	OF	24
DRAWN	RA/G/EM/ILR																
DATE	9/10/2024																
CHECKED	JCE																
APPROVED																	
SHEET NO.	S13																
OF	24																
DATE	ISSUED FOR																

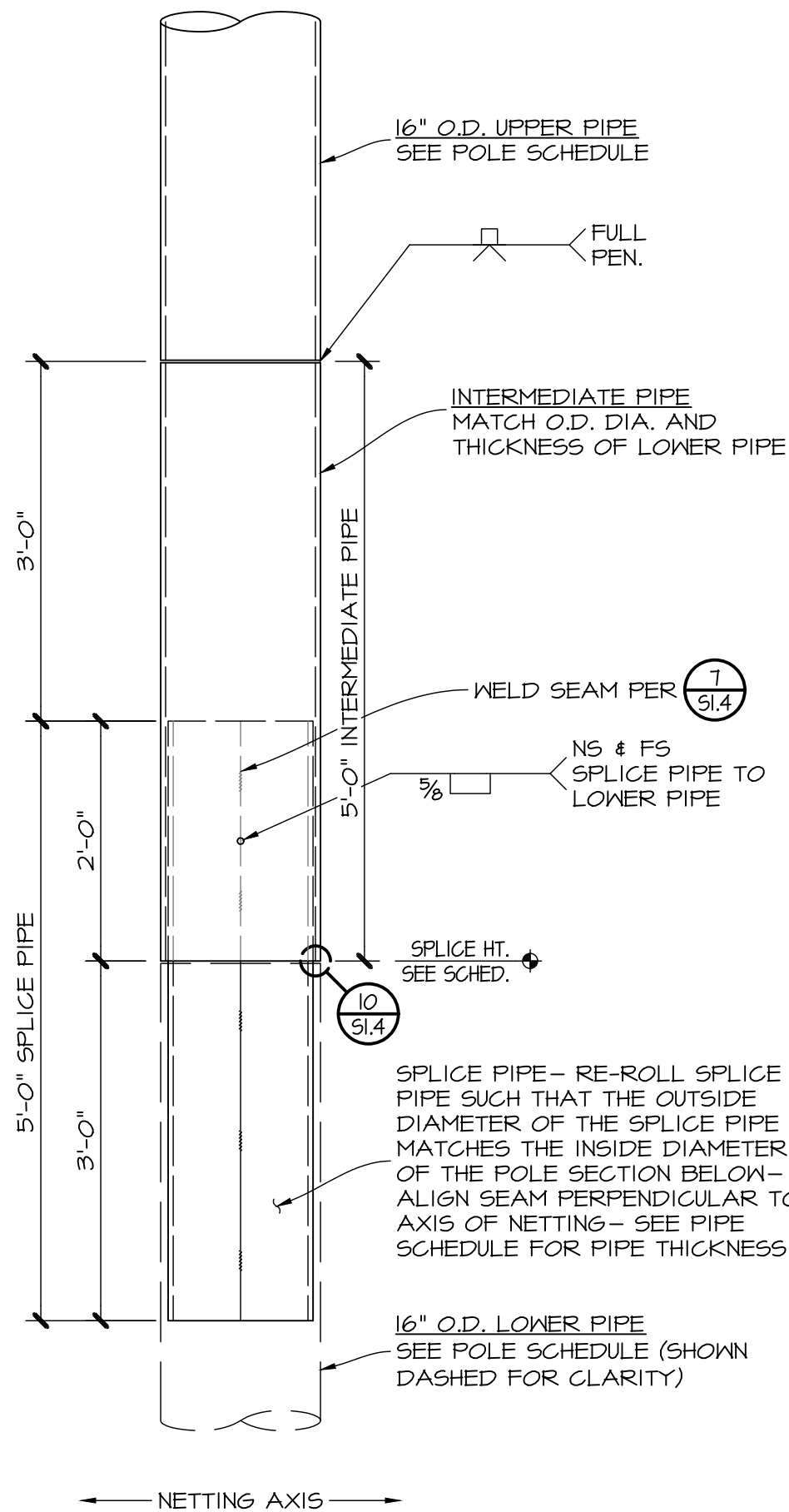
File D:\Judge Netting Mountain West\24762 - Jefferson Park Drawings\24762\1.dwg Layout 24762.dwg Scale 1 by (Unnamed Profile) Date 9/10/2024 9:46 AM



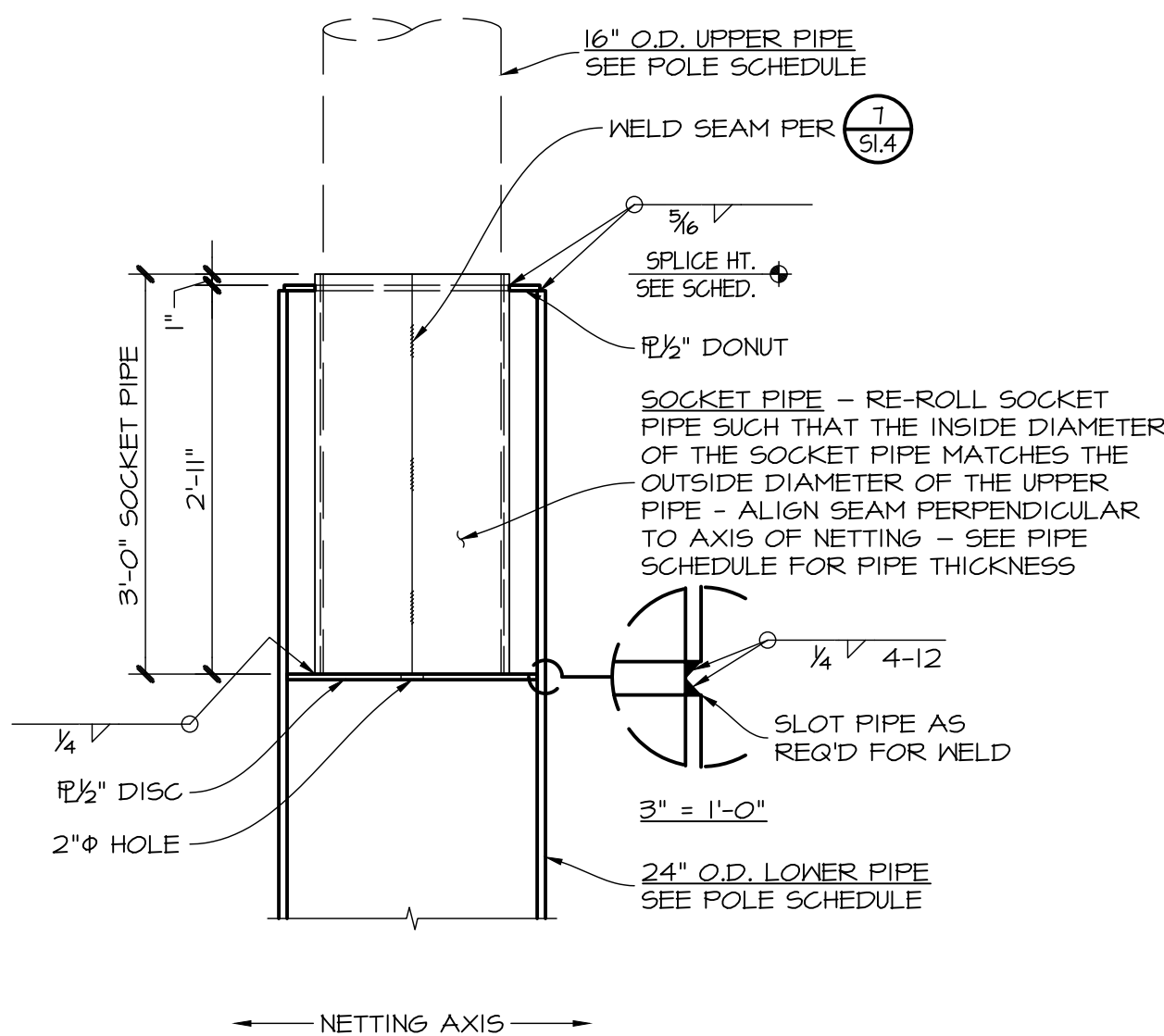
1 30 INCH TO 30 INCH POLE SPLICE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$



2 24 INCH TO 24 INCH POLE SPLICE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$

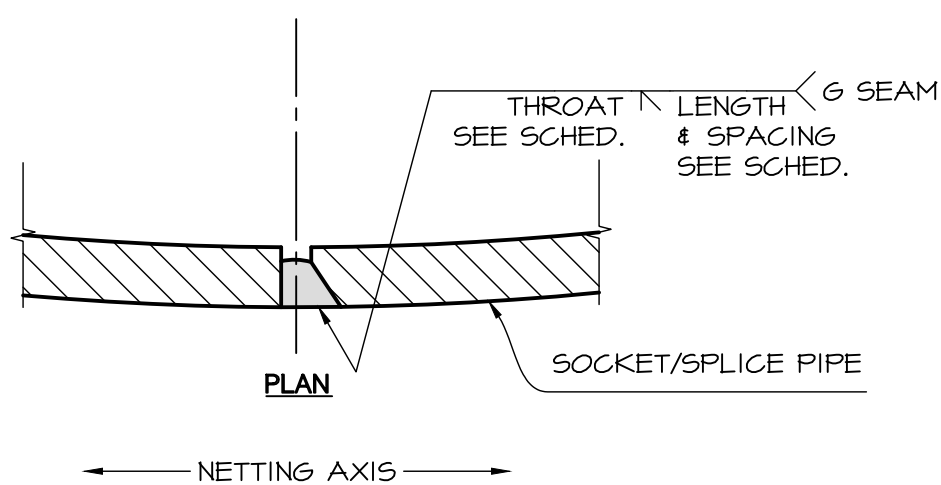


3 16 INCH TO 16 INCH POLE SPLICE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$

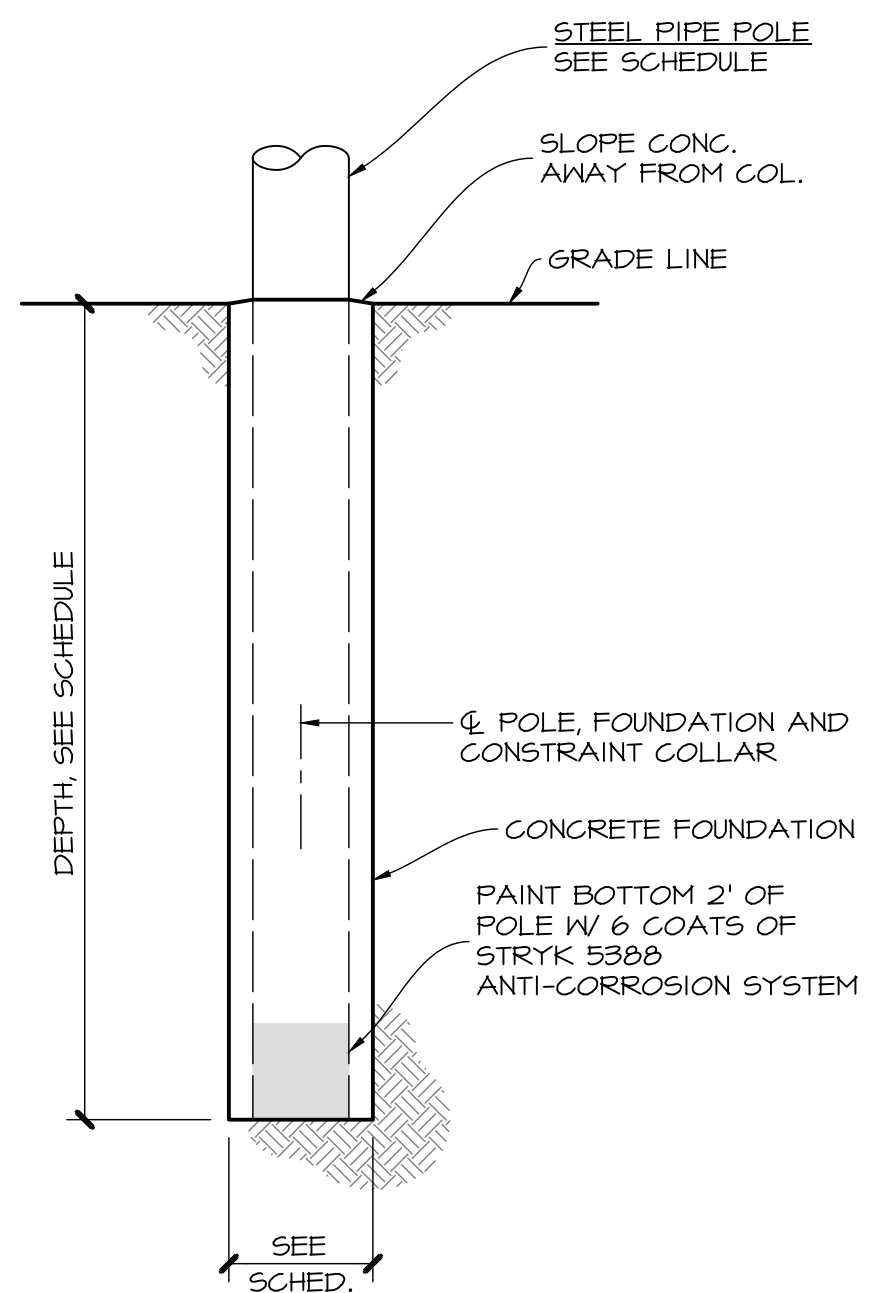


6 24 INCH TO 16 INCH POLE SPLICE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$

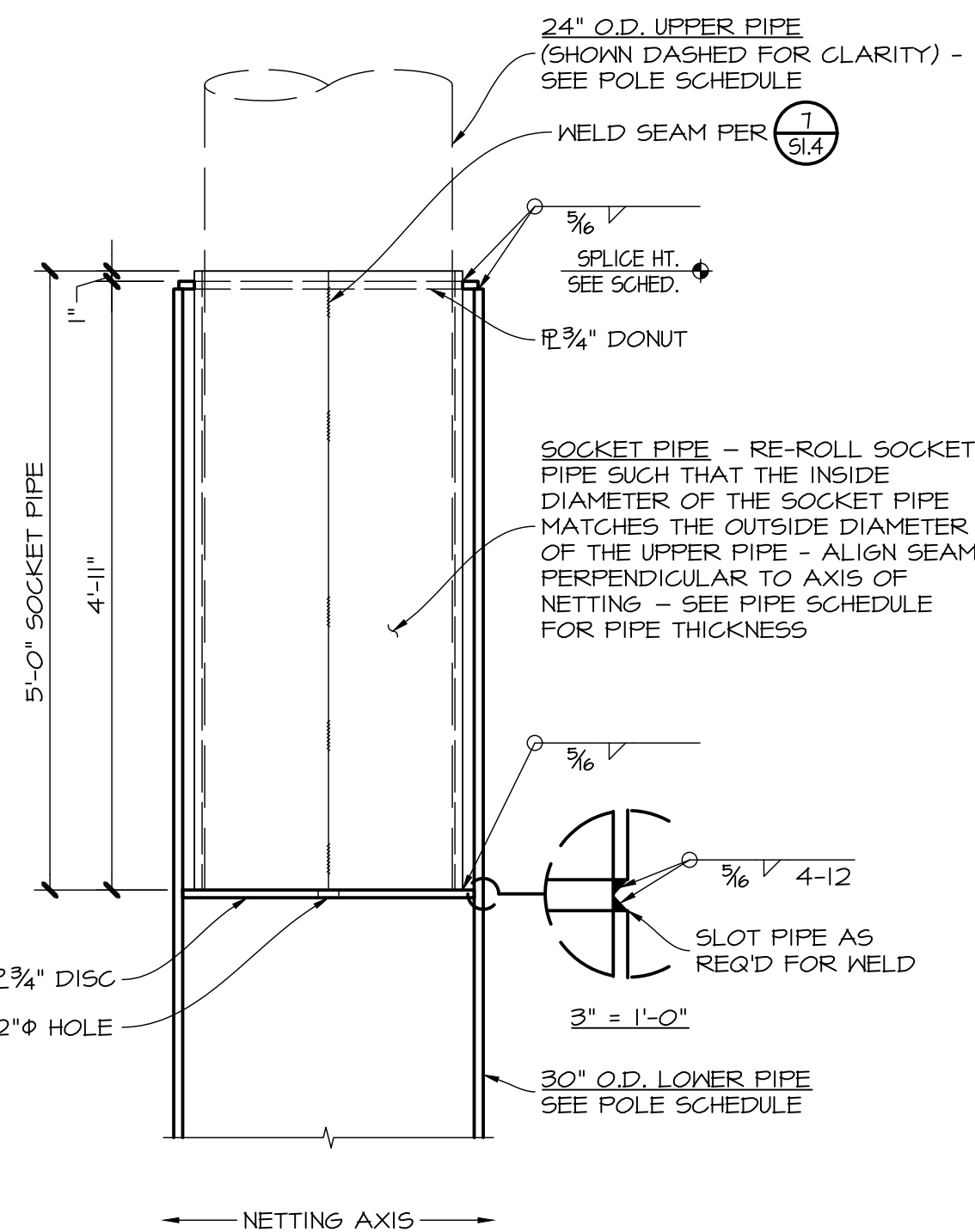
SEAM WELD SCHEDULE			
SOCKET SPLICE THICKNESS	MIN. THROAT REQUIRED	WELD LENGTH	WELD SPACING
3/16" WALL AND SMALLER	1/4"	3"	12" O.C.
500" WALL	3/8"	4"	12" O.C.
625" WALL	7/16"	4"	12" O.C.
.750" WALL	1/2"	4"	12" O.C.



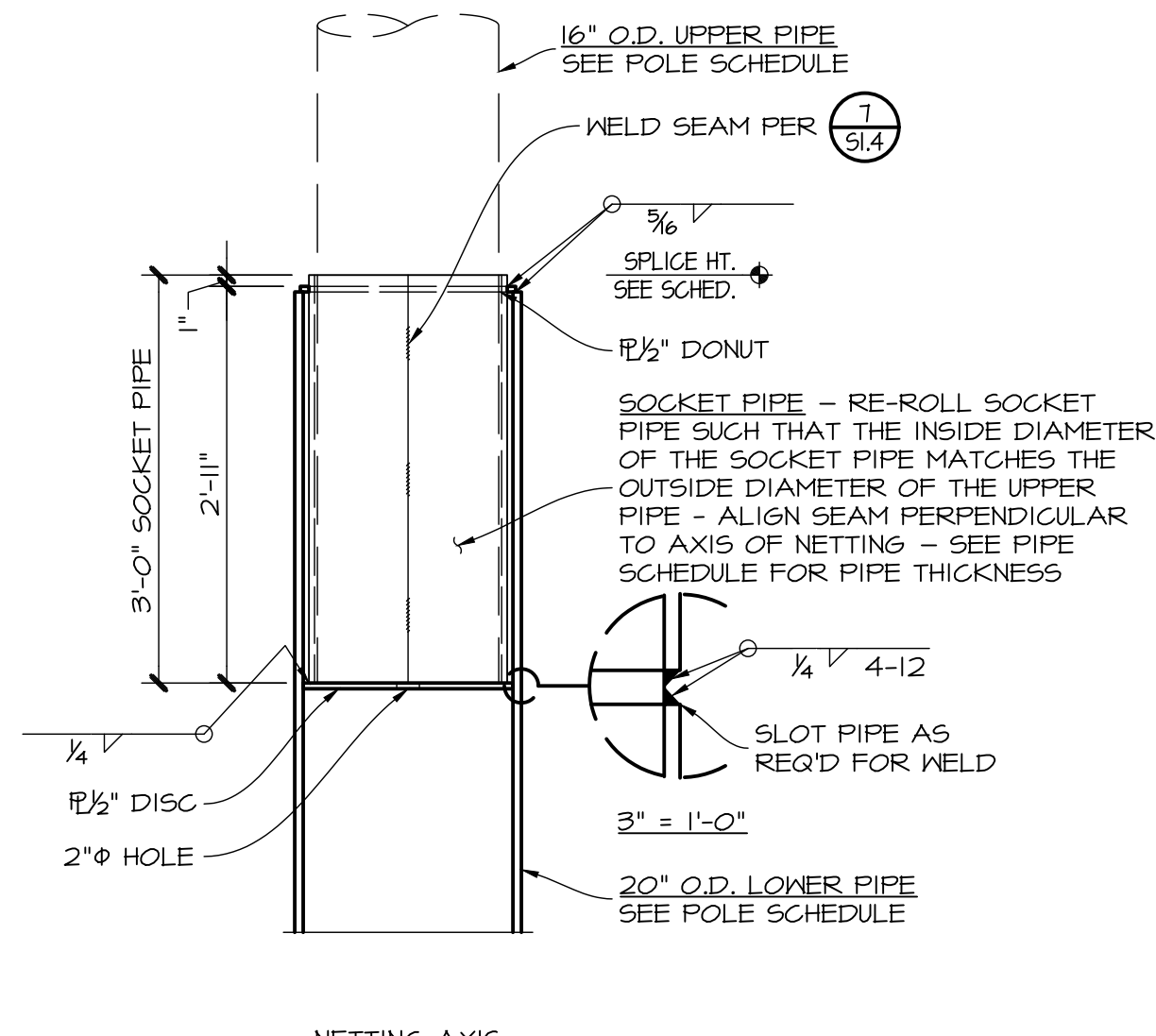
7 SINGLE SEAM WELD
- ALIGN SEAM PERPENDICULAR TO AXIS OF NETTING
- SEE PIPE SCHEDULE FOR PIPE THICKNESS $N.T.S.$



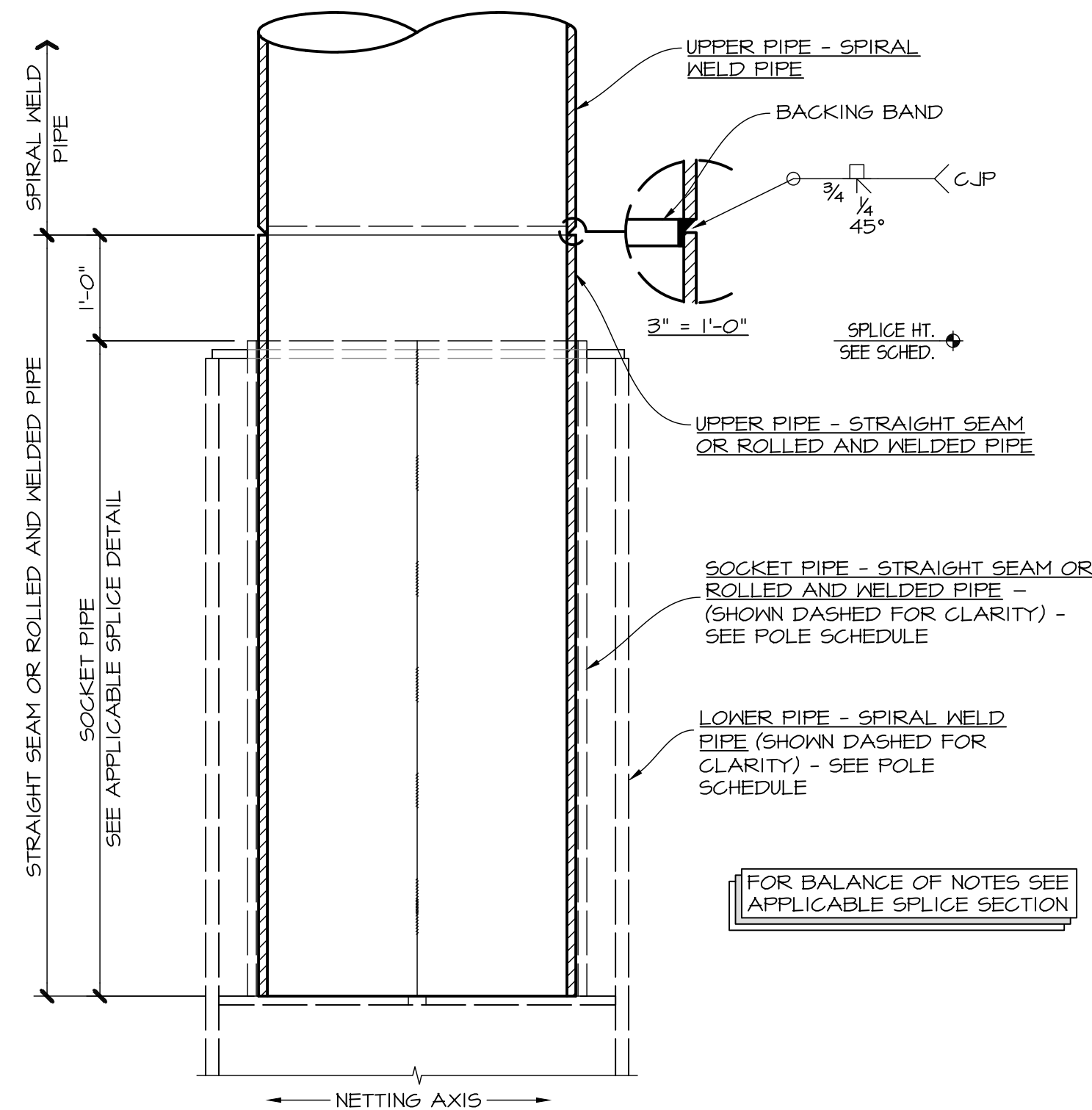
8 POLE FOUNDATION
 $1/4" = 1'-0"$



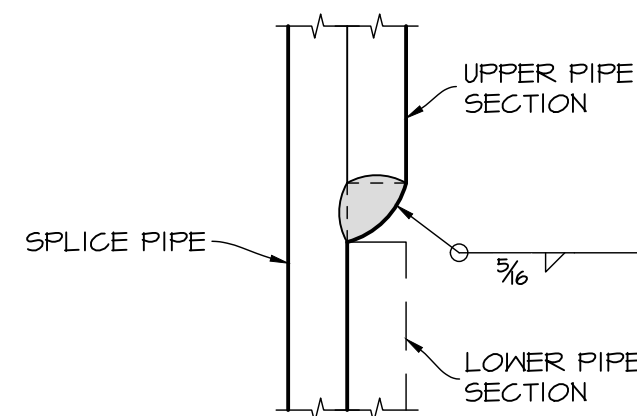
4 30 INCH TO 24 INCH POLE SPLICE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$



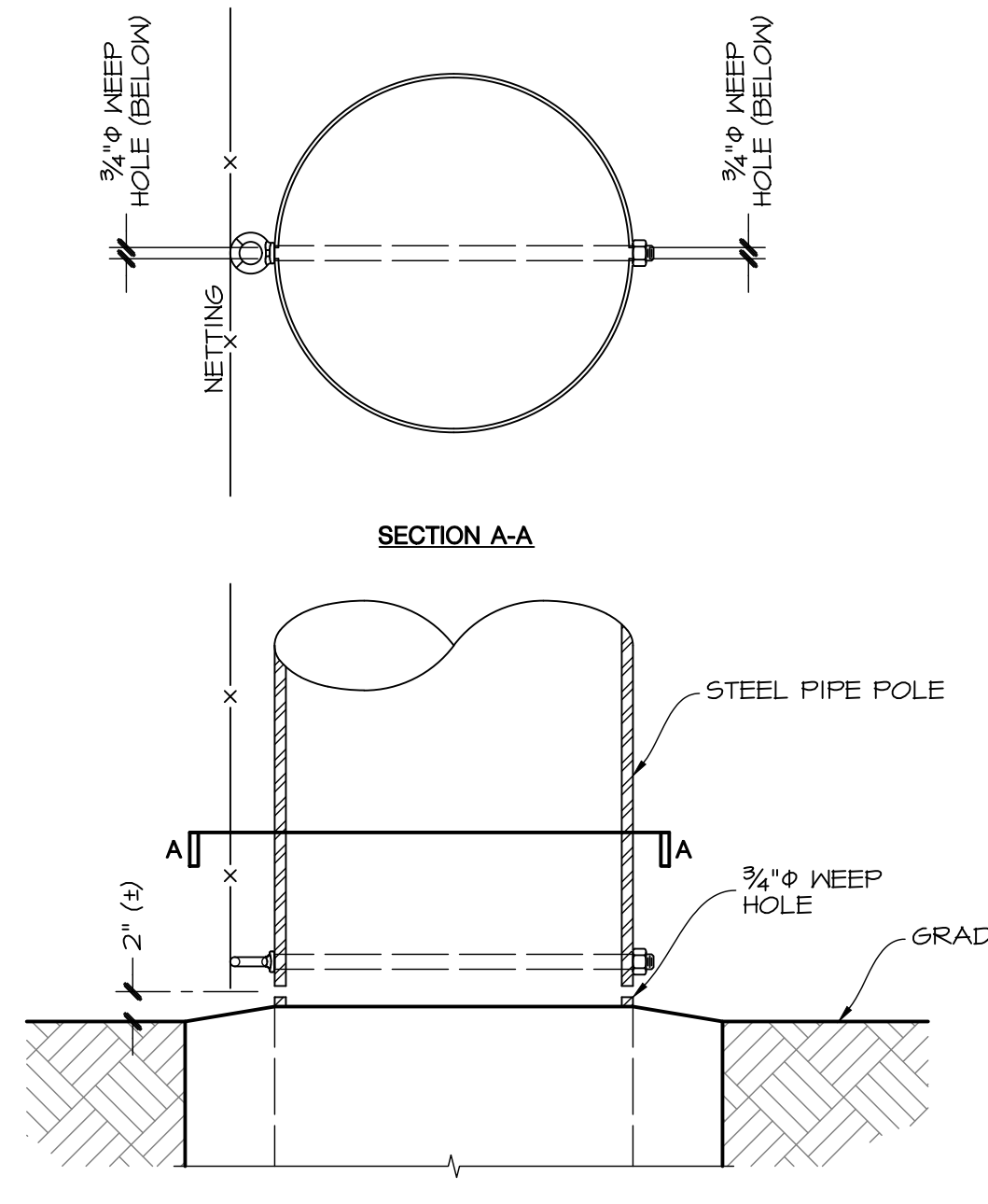
5 20 INCH TO 16 INCH POLE SPLICE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$



9 SPIRAL WELD TO STRAIGHT SEAM OR ROLLED PIPE
SEE SCHEDULE FOR SPLICE LOCATIONS $3/4" = 1'-0"$



10 SLIP JOINT SPLICE WELD
 $N.T.S.$



11 WEEP HOLE
* WEEP HOLE TO BE INSTALLED PERPENDICULAR TO AXIS OF NETTING $1" = 1'-0"$

DATE		ISSUED FOR		www.engelengineers.com (661) 327-7025	
DRAWN		RA/G/EM		DATE	
9/10/2024		CHECKED		JCE	
APPROVED					



2904 S. 2000 W.
Syracuse, UT 84075
Ph: (801) 388-4178



2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

Details		SHEET NO.
Golf Ball Netting Barrier		
Jefferson Park Golf Course		S14
4101 Beacon Avenue South Seattle, WA 98108		

file: p:\judge netting mountain west\24762 - jefferson park\drawings\2476235.dwg layout: 2476235 - scale: 1 by: (Unnamed Profile) date: 9/10/2024 9:47 AM

PART SCHEDULE (EQUAL OR EXCEED)

- 1 3/4" GALV. D.A. BOLT W/ NUT

2 123x1/2 x 0'-3" GALV. CURVE WASHER

3 3/4" GALV. THIMBLEYE NUT

4 GALV. DOWN GUY ATTACHMENT
- 5 3/4" GALV. SPRING WASHER

6 7/16" 1x7 E.H.S. STRAND

7 7/16" GALV. PRE FORM GRIP

8 1/2" 6x19 GALV. WIRE ROPE
- 9 (4) GALV. MALLEABLE WIRE ROPE CLIP, MATCH WIRE ROPE CLIP SIZE TO CABLE SIZE

10 7/8" GALV. BOLT TYPE SHACKLE

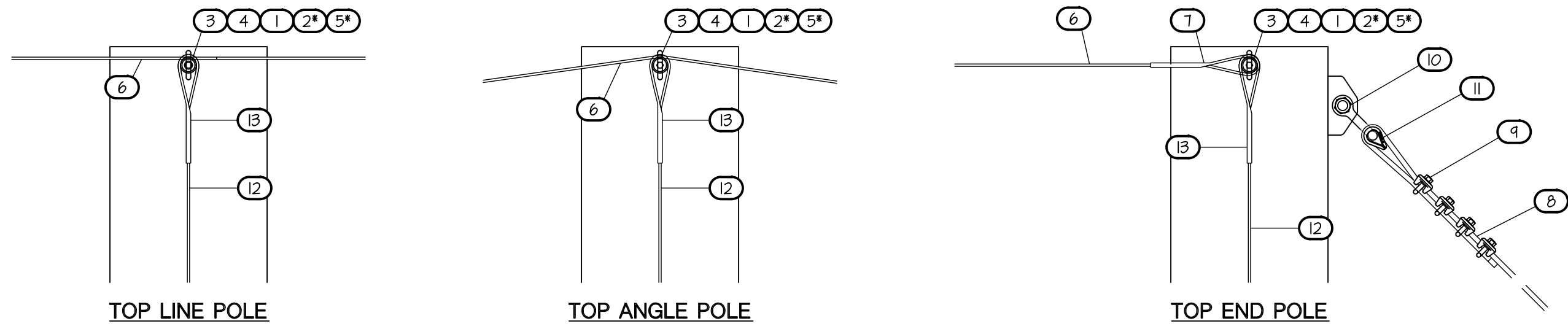
11 HEAVY DUTY GALV. 1/2" WIRE ROPE THIMBLE
- 12 5/16" 1x7 E.H.S. STRAND

13 5/16" GALV. PRE FORM GRIP

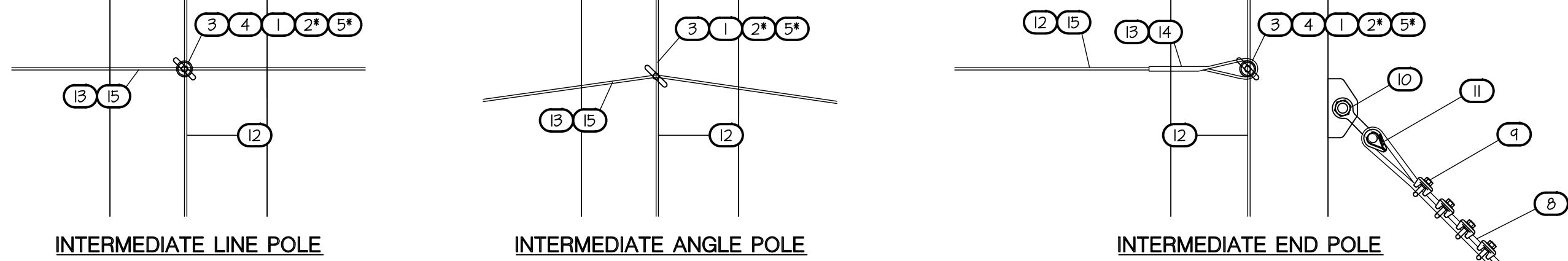
14 *** 3/8" GALV. PRE FORM GRIP
- 15 *** 3/8" 1x7 GALV. E.H.S. STAND

*** INSTALL 3/8" STRAND & PRE FORM ON THE HORIZONTAL LOCATED SECOND FROM THE TOP & BOT. HORIZONTAL
** INSTALL CLIPS PER MFR'S INSTRUCTION MANUAL
* INDICATES BOTH SIDE

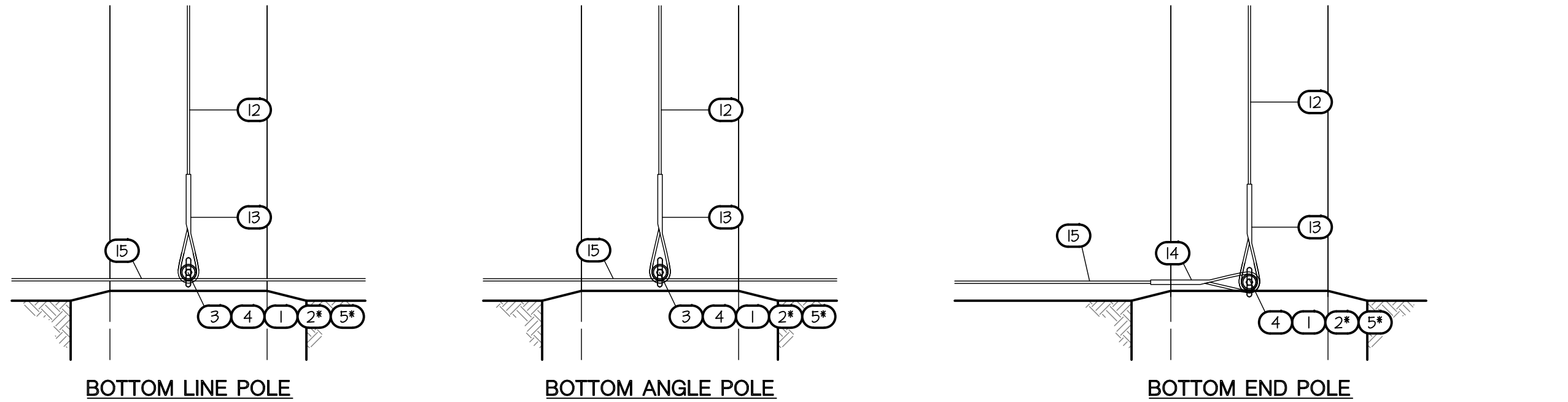
DETAIL A



DETAIL B



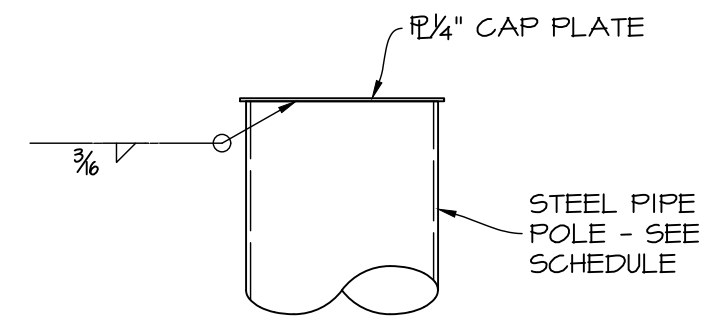
DETAIL C



1 TYPICAL CABLE
DETAIL

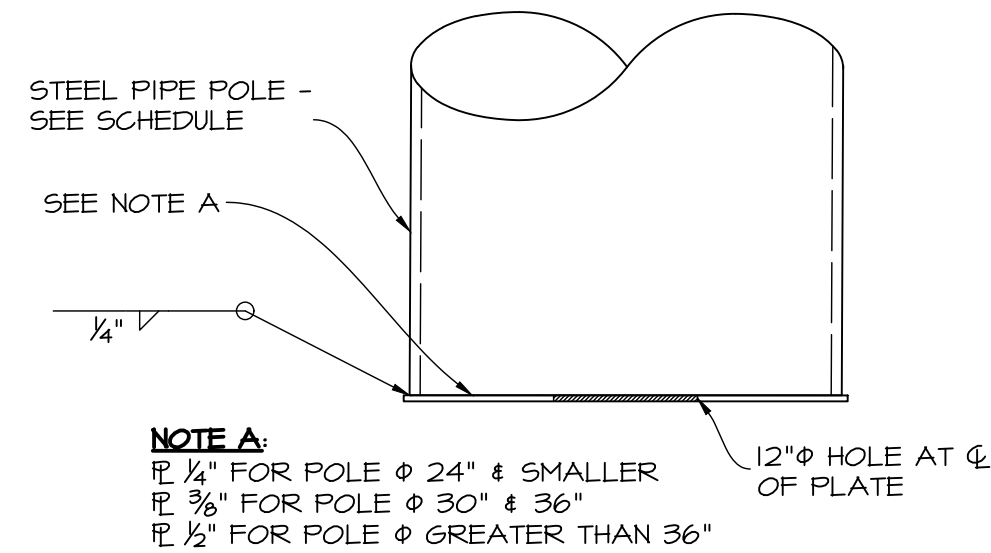
* ALL HARDWARE CONNECTION HOLES TO BE 7/8"Ø MAX DRILLED

1" = 1'-0"



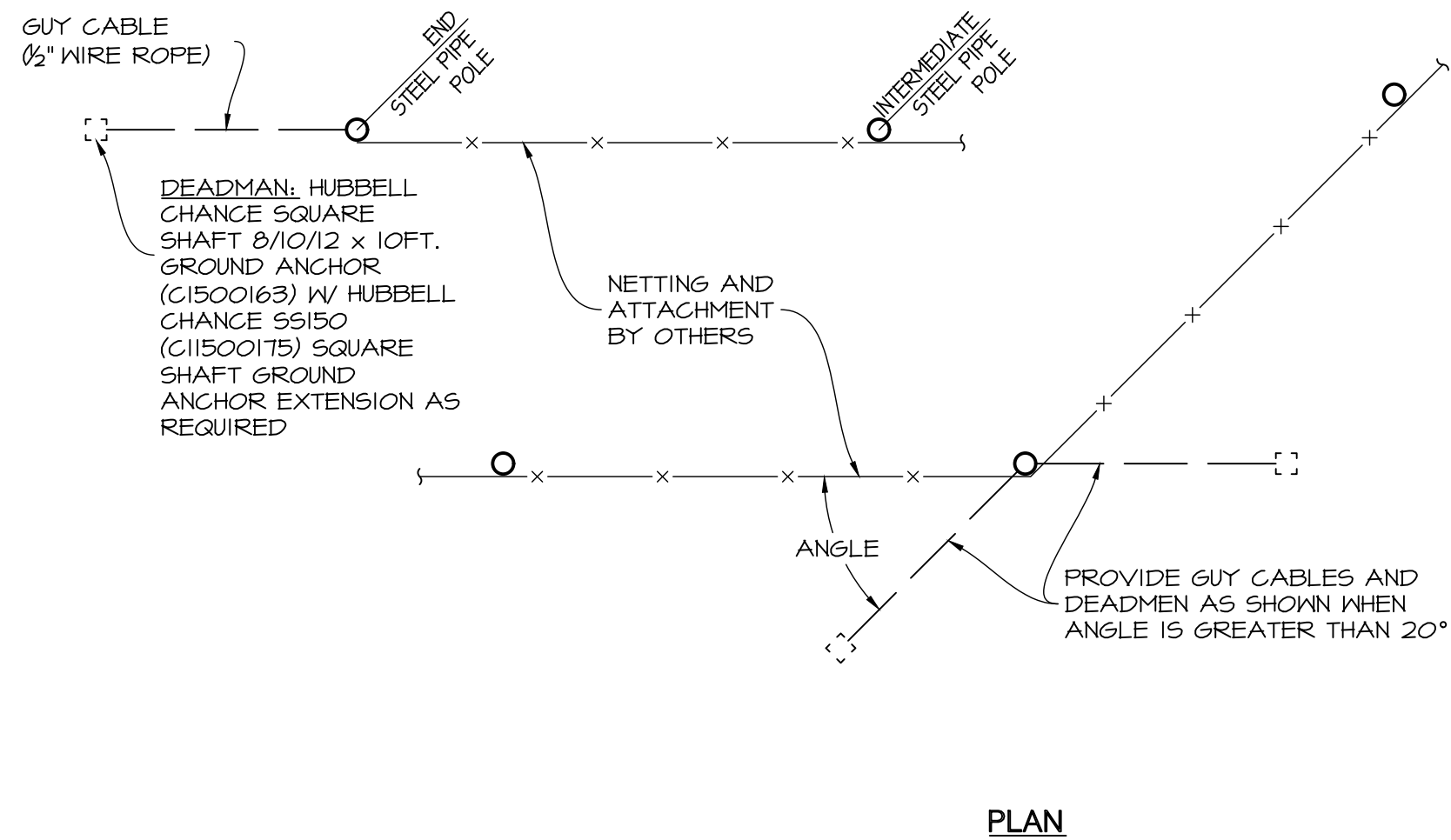
4 POLE TOP CAP
DETAIL

3/4" = 1'-0"



3 POLE BASE CAP
DETAIL

3/4" = 1'-0"



2 LOCATION OF BRACING GUY CABLE
DETAIL

1/16" = 1'-0"



2904 S. 2000 W.
Syracuse, UT 84075
Ph: (801) 388-4178

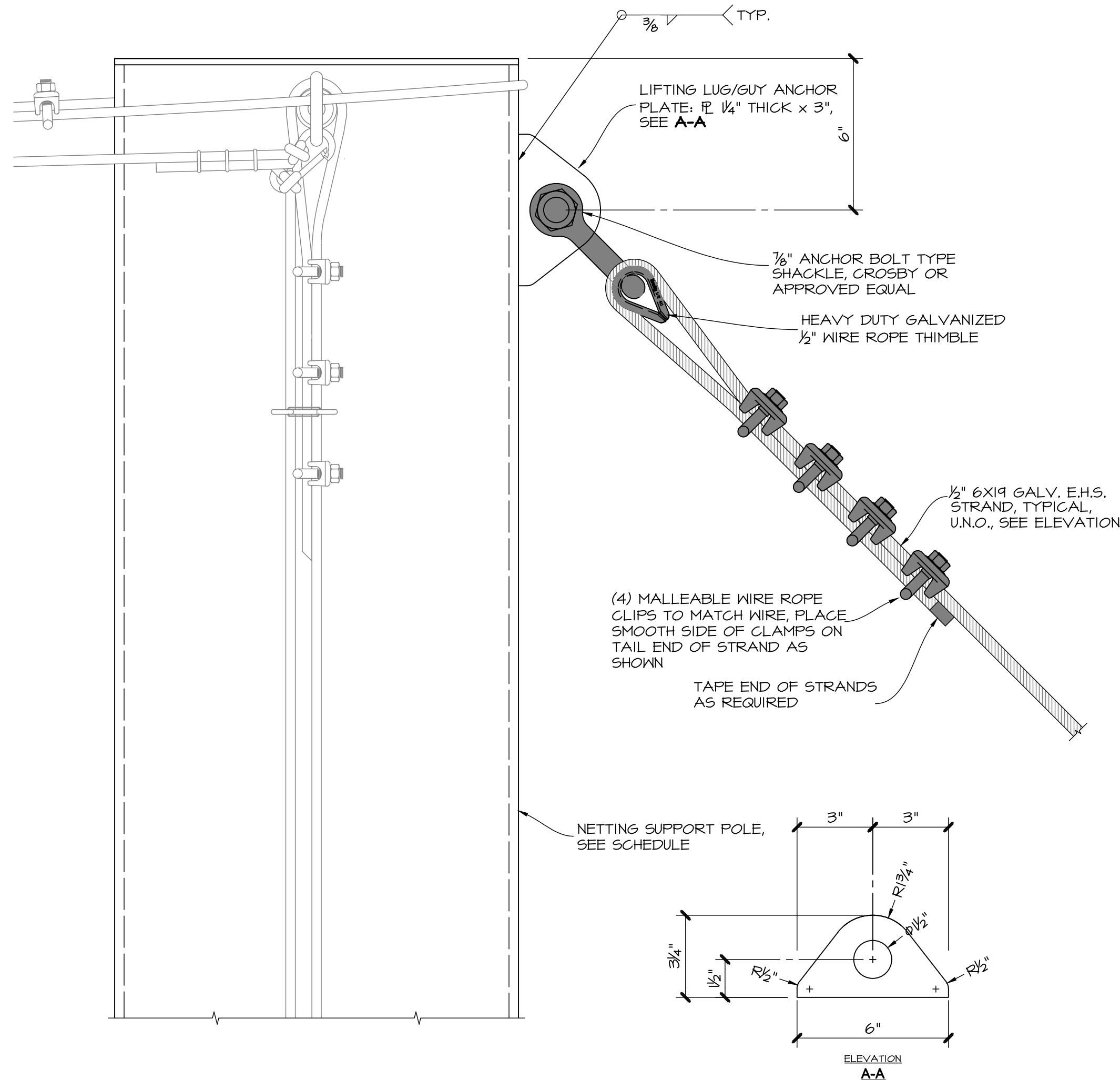


2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

DATE	ISSUED FOR	ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN RA/G/EM	Details Golf Ball Netting Barrier Jefferson Park Golf Course 4101 Beacon Avenue South Seattle, WA 98108	SHEET NO. S15 OF 24
			DATE 9/10/2024		
			CHECKED JCE		
			APPROVED		

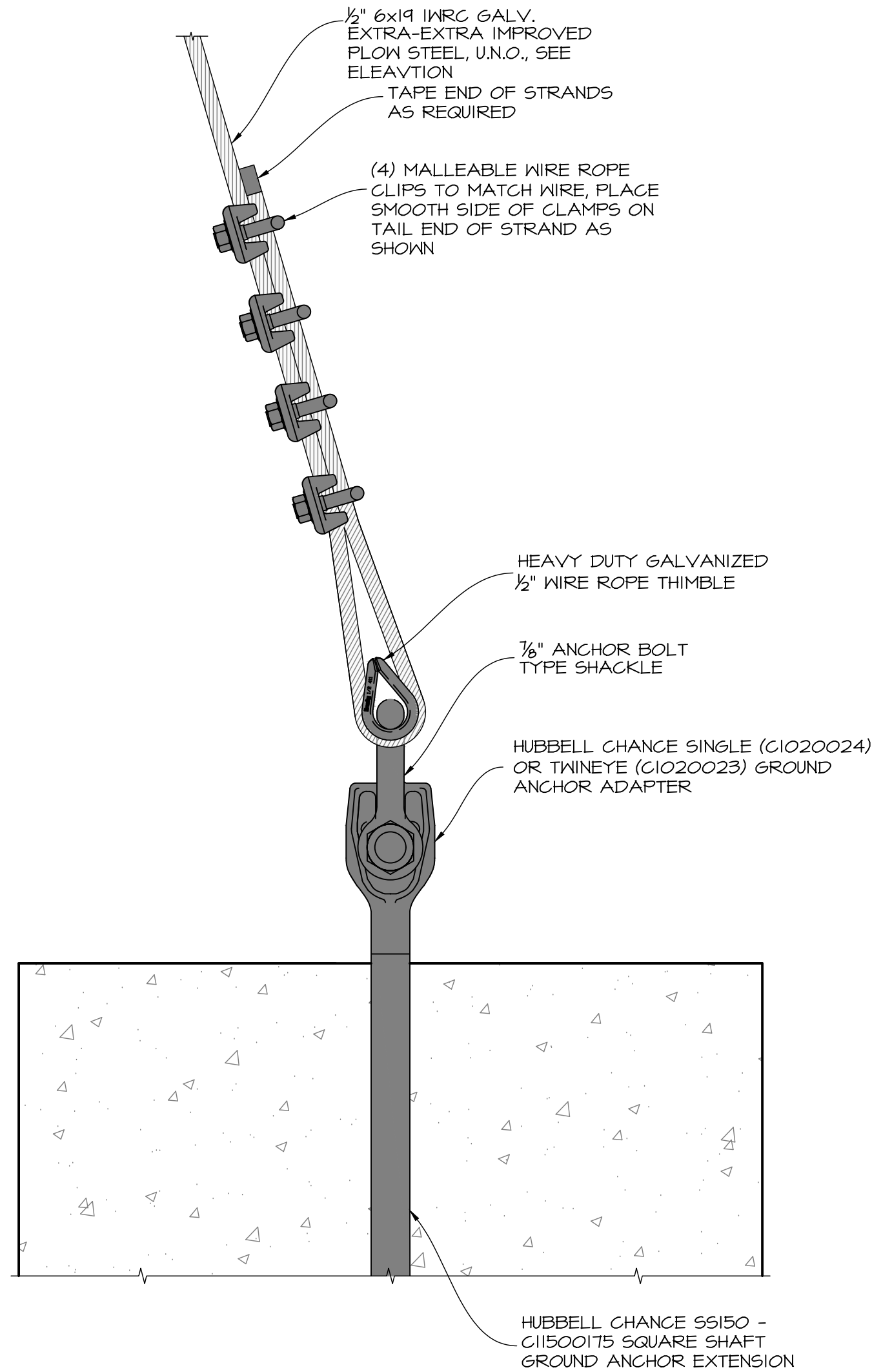
file: p:\judge netting mountain west\2762 - jefferson park\drawings\2762316.dwg layout: 2762316.dwg scale: 1 by: (Unnamed Profile) date: 9/10/2024 9:47 AM

1 TOP CONNECTION FOR GUY CABLES
DETAIL



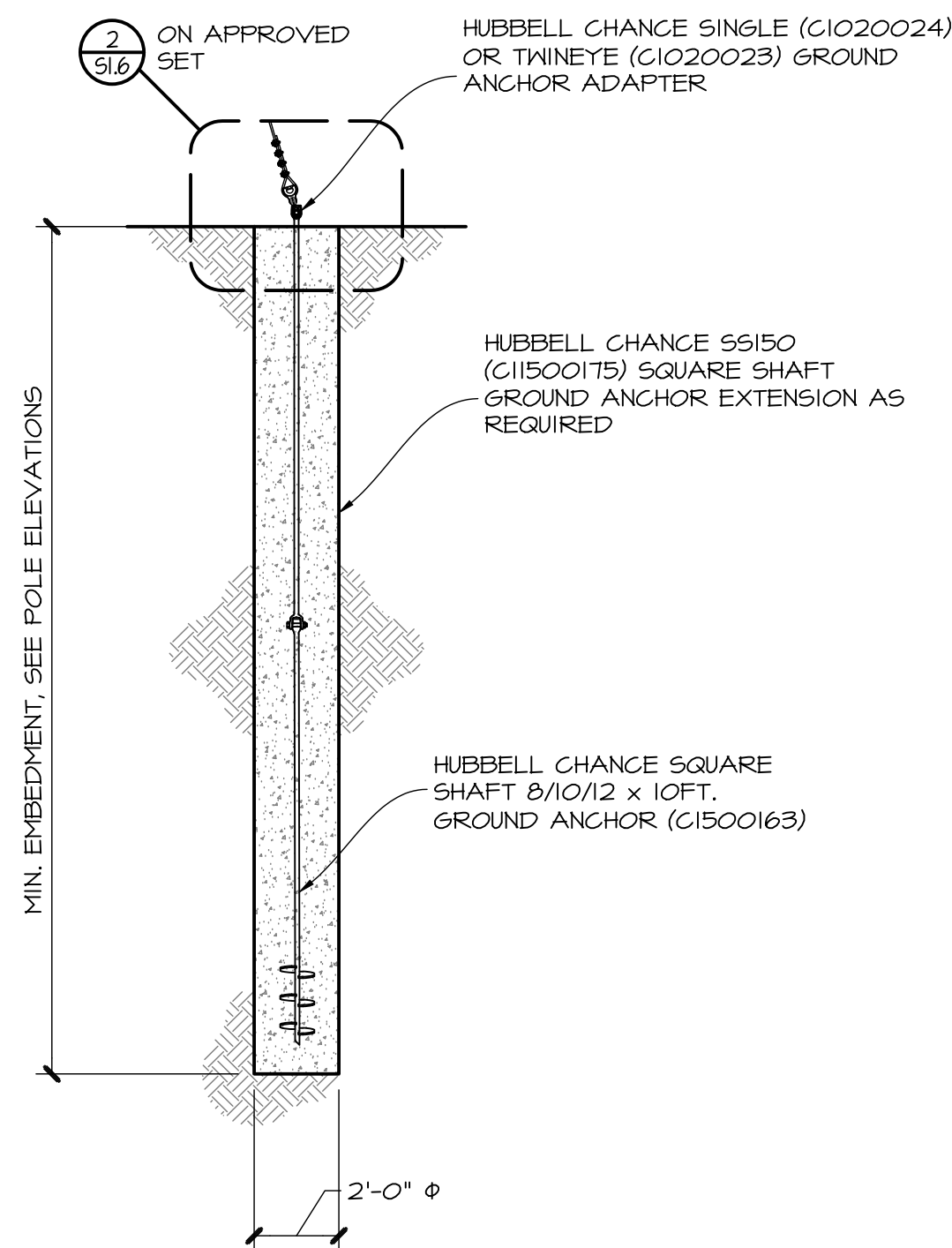
3" = 1'-0"

2 GROUND ANCHOR GUY CONNECTION
DETAIL



3" = 1'-0"

3 GROUND ANCHOR
DETAIL



1/4" = 1'-0"

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN RAG	Details		
			DATE 9/10/2024	Golf Ball Netting Barrier		SHEET NO.
			CHECKED JCE	Jefferson Park Golf Course		S16
DATE	ISSUED FOR		APPROVED	4101 Beacon Avenue South Seattle, WA 98108		
				2904 S. 2000 W. Syracuse, UT 84075 Ph: (801) 388-4178		. OF 24162
				JudgeNetting MOUNTAIN WEST		
				coastal Netting & Steel Pole Company		
				2933 Sixteenth Street Bakersfield, California (661) 631-1582		

Max Sep-12-24 4:23pm
Z:\2023 Project Documents\23015 Jefferson Park Golf Course\Plans\JPGC-COVER.dwg



6413 Phinney Ave N
Seattle, Washington 98103
ph 206.596.7115
coterraengineering.com



- # JEFFERSON GOLF COURSE RENOVATION

JOB	PC
	CO
VPI #	
C1.0	
SHEET	1 OF 6

Z:\2023 Projects\Documents\23015 Jefferson Park Golf Course\Plans\PC-C-TESC.dwg
Max. Sep-12-24 4:24pm



Know what's below.
Call before you dig.

coterra
ENGINEERING PLLC

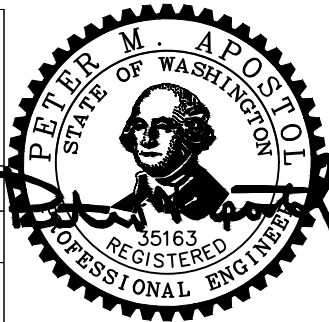
6413 Phinney Ave N
Seattle, Washington 98103
ph 206.596.7115
coterraengineering.com

APPROVED FOR ADVERTISING
FAS PURCHASING AND CONTRACTING DIRECTOR

SEATTLE, WASHINGTON . 20 .

BY: FAS PURCHASING AND CONTRACTING DIRECTOR

INITIALS AND DATE		INITIALS AND DATE	
DESIGNED MB	9/12/2024	REVIEWED: DES. SDOT	CONST. PROJ. MGR. SG
CHECKED PA	9/12/2024		
DRAWN MB	9/12/2024	RECEIVED	
CHECKED PA	9/12/2024	REVISED AS BUILT	
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 01-02.3 OF THE PROJECT MANUAL.			



Seattle
Parks & Recreation

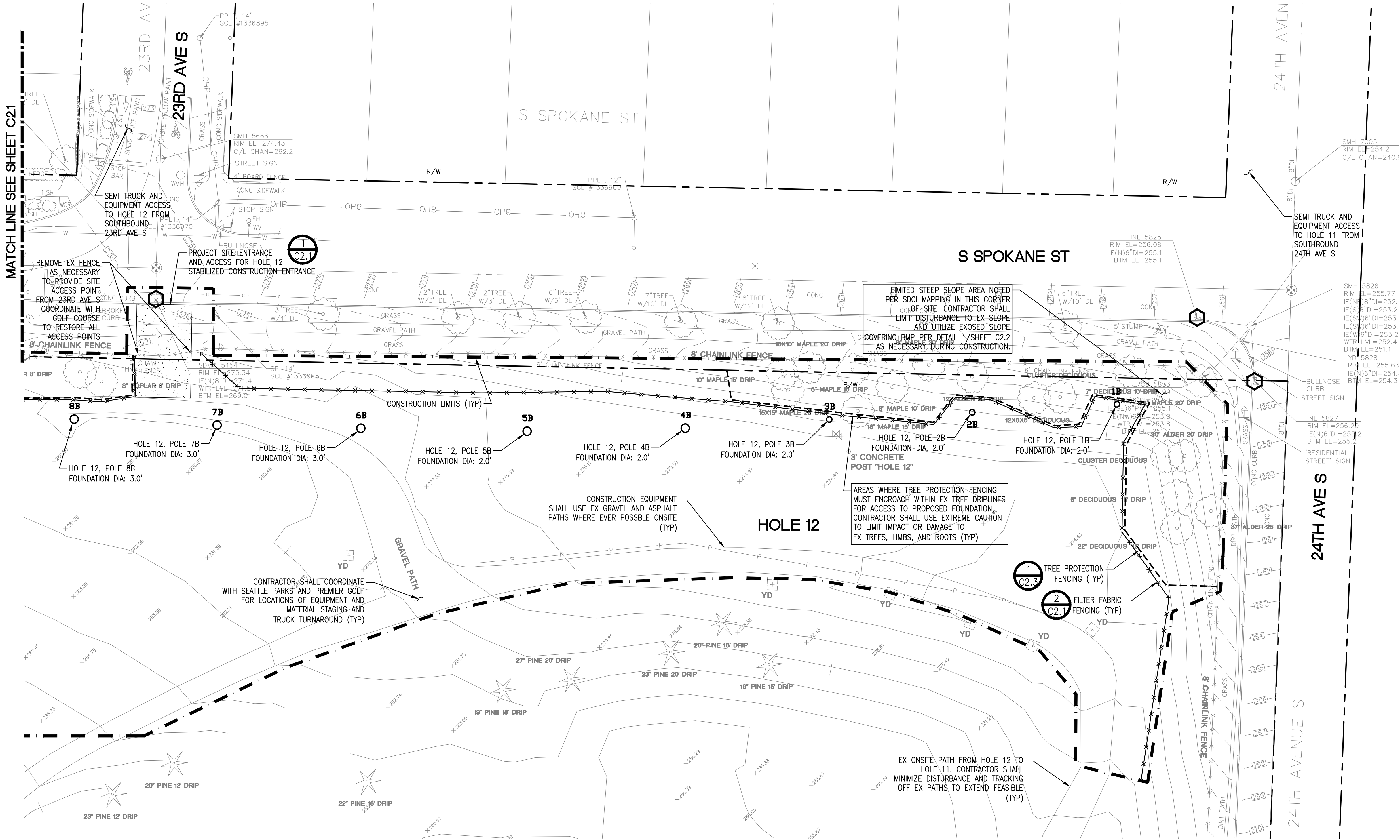
ORDINANCE NO. PW NO.

SCALE: 1" = 20'

JEFFERSON GOLF COURSE
RENOVATION

JOB	PC
CO	CO
VPI #	C2.0
SHEET	2 OF 6

CSC/SOIL PLAN



DATUM

NAVD 88

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (1 C2.1)
- CATCH BASIN PROTECTION (1 C2.3)
- TREE PROTECTION (1 C2.3)
- REMOVE TREE (2 C2.1)
- FILTER FABRIC FENCE (2 C2.1)
- CONSTRUCTION LIMIT

NOTES

- SEE SHEET C1.0 FOR GENERAL NOTES AND EROSION AND SEDIMENTATION CONTROL NOTES.
- REMOVE EXISTING SITE STRUCTURES AS NECESSARY TO CONSTRUCT IMPROVEMENTS. REFER TO NETTING DWGS FOR ADDITIONAL INFORMATION.
- PROTECT ALL EXISTING TREES NOT EXPRESSLY INDICATED FOR REMOVAL. REFER TO TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.
- ALL DISTURBED LANDSCAPED AREAS SHALL BE AMENDED WITH SOIL IN ACCORDANCE WITH CITY OF SEATTLE REQUIREMENTS. THIS SHALL CONSIST OF A MINIMUM OF 6" OF COMPOST AMENDED TOPSOIL AND TILLED TO 12" MINIMUM DEPTH.
- PRESERVE AND PROTECT ALL UTILITIES AND SURFACE IMPROVEMENTS NOT INDICATED FOR REMOVAL.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- COORDINATE EXTENTS OF DEMOLITION AND SITE MODIFICATIONS WITH JUDGE NETTING AS REQUIRED FOR SITE ACCESS AND STAGING. STAGE DEMOLITION TO PROVIDE ADEQUATE HARD SURFACE WORK PAD AND LAYOUT AREAS OR PROVIDE TEMPORARY GRAVEL SURFACING OR TEMPORARY LAYDOWN PADS AS NECESSARY.
- COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS.
- THE EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED A MINIMUM AND ADDITIONAL MEASURES WILL BE REQUIRED TO PROTECT ADJACENT PROPERTIES, INCLUDING THE ROW, THE DOWNSTREAM SYSTEM AND RECEIVING WATERS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY VIA SDOT MINOR UTILITY PERMIT.
- TREE PROTECTION SHALL INCLUDE TEMPORARY CHAINLINK OR SIMILAR RIGID FENCING LOCATED AT DRIPLINE OF TREE.

ALL NEW AND REPLACED LAWN AND LANDSCAPE AREAS SHALL RECEIVE POST-CONSTRUCTION SOIL AMENDMENT PER DETAIL 3/SHEET C2.1.

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA).

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE.

CONSTRUCTION SEQUENCE

- INSTALLATION OF TREE PROTECTION FENCING.
- THE FENCE LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CLIENTS URBAN FORESTER DEPENDING ON THE SITE EVALUATION BY APPLICANTS URBAN FORESTER.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED. ADJUST AS NECESSARY TO ACCOMMODATE CONSTRUCTION CONDITIONS.
- INSTALL FILTER FABRIC FENCING.
- INSTALL ADDITIONAL SEDIMENTATION MEASURES (SEDIMENT TRAPS, INTERCEPTOR SWALES, ETC.) AS REQUIRED.
- DEMO ACP AND CLEAR AREAS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. PROTECT ANY CLEARING DEBRIS STOCKPILED ON THE SITE WITH PLASTIC COVERING OR APPROVED COVER.
- EXCAVATE AND GRADE AREAS NECESSARY FOR NEW CONSTRUCTION. PROTECT ANY EXCAVATION SPOILS STOCKPILED ON THE SITE WITH PLASTIC COVERING. REMOVE FILTER FABRIC FENCING AS REQUIRED FOR BUILDING CONSTRUCTION.
- UPGRADE TESC FACILITIES AS NEEDED.
- IMMEDIATELY STABILIZE EXPOSED BACKFILLED AREAS WITH MULCH OR SPECIFIED PERMANENT RESTORATION PLANTING.
- UPON COMPLETION OF CONSTRUCTING IMPROVEMENTS INSTALL PERMANENT PLANTING AND REMOVE EROSION CONTROL BMPs.

SEE SHEETS C2.2-C2.4 FOR HOLE 11 PLANS

Z:\2023 Project Documents\23015 Jefferson Park Golf Course\Plans\PC-C-TESC.dwg
Max. Sep-12-24 4:24pm

VAULT	SERIAL #	DATE	MARK	NATURE	MADE/CHKD	REV'D
	###			REVISIONS		



Know what's below.
Call before you dig.

coterra
ENGINEERING PLLC

6413 Phinney Ave N
Seattle, Washington 98103
ph 206.596.7115
coterraengineering.com

APPROVED FOR ADVERTISING
FAS PURCHASING AND CONTRACTING DIRECTOR

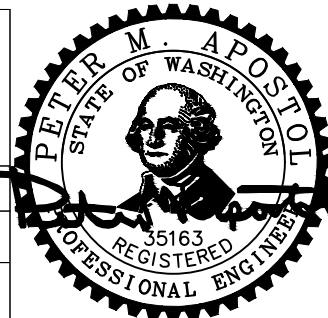
SEATTLE, WASHINGTON . 20 .

BY: FAS PURCHASING AND CONTRACTING DIRECTOR

INITIALS AND DATE	
DESIGNED MB	9/12/2024
CHECKED PA	9/12/2024
DRAWN MB	9/12/2024
CHECKED PA	9/12/2024

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 01-02.3 OF THE PROJECT MANUAL.

INITIALS AND DATE	
REVIEWED: DES. SDOT	CONST. PROJ. MGR. SG
RECEIVED	REVISED AS BUILT



ORDINANCE NO.

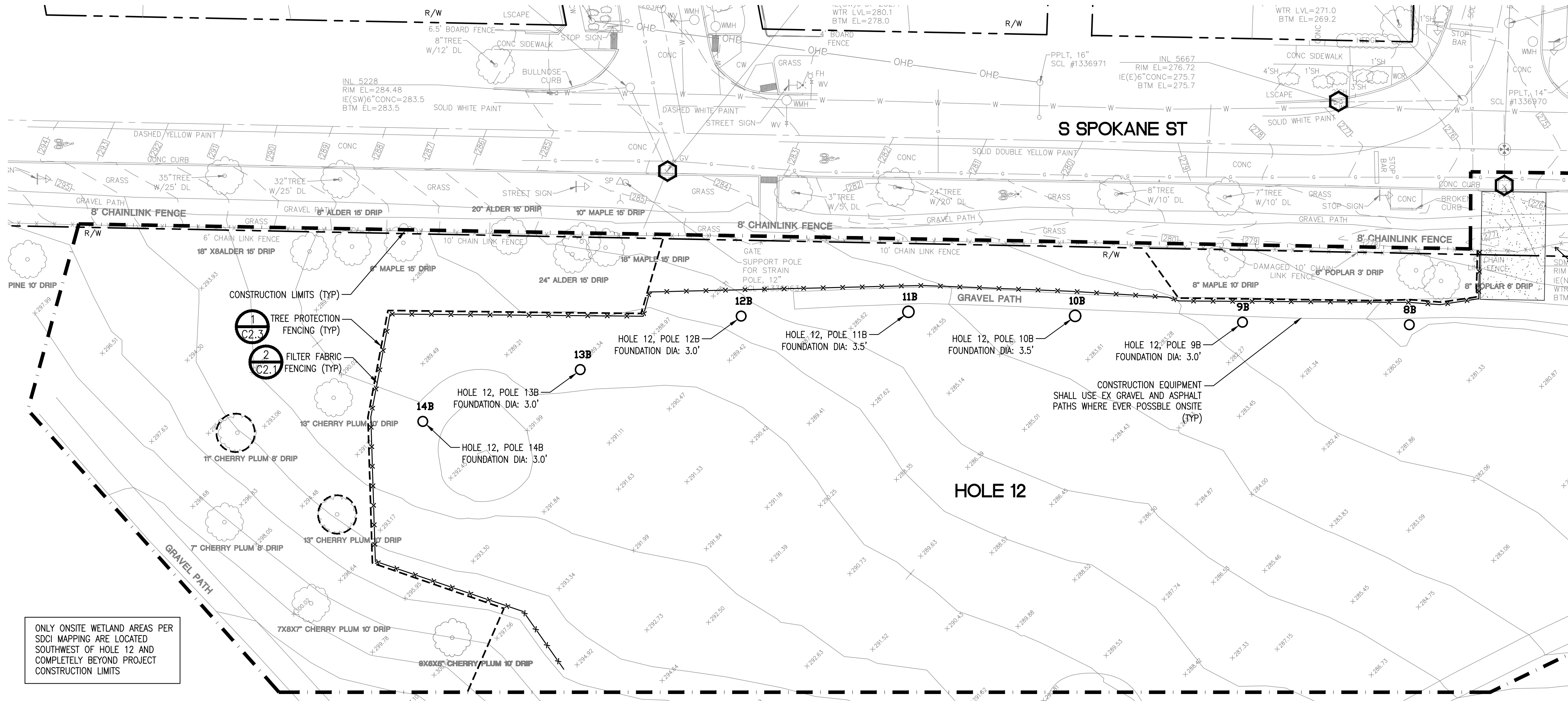
PW NO.

SCALE: 1" = 20'

JEFFERSON GOLF COURSE
RENOVATION

LOG	PC
CO	CO
VPI #	C2.1
SHEET	3 OF 6

CSC/SOIL PLAN



STABILIZED CONSTRUCTION ACCESS

IF USED, STABILIZE THE INLET AND OUTLET OF THE TEMPORARY CULVERT WITH QUARRY SPALLS

TEMPORARY CL 52 DUCTILE IRON CULVERT REQUIRED IF CONSTRUCTION ACCESS CROSSES A DRAINAGE DITCH

EXIST. ROAD

LENGTH PER THE SDCI SITE DEVELOPMENT INSPECTOR

R=25' MIN.

4"-8" QUARRY SPALLS (RECYCLED CONCRETE IS NOT ALLOWED)

GEO-TEXTILE FABRIC

12" MIN. THICKNESS

15' MIN.

STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL:

1
C2.1 STABILIZED CONSTRUCTION ENTRANCE
NTS

FILTER FENCE

METAL FENCE POSTS

6"

2'-0" MIN.

5'-0"

6'-0" MAXIMUM

2" X 2" X 14ga WIRE FABRIC OR EQUIV. (OPTIONAL-PER SITE CONDITION)

BURY BOTTOM OF FILTER MATERIAL IN 8" X 12" TRENCH

6"

2'-0" MIN.

5'-0"

BACKFILL WITH WASHED GRAVEL BACKFILL IN TRENCH AND ON BOTH SIDES OF FENCE FABRIC ON THE SURFACE. NATIVE BACKFILL MAY BE USED IF APPROVED BY THE SITE INSPECTOR.

NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL:

2
C2.1 FILTER FABRIC FENCE
NTS

SOIL AMENDMENT

2"-4" MULCH

3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH OR 8" OF IMPORT TOPSOIL SEE NOTE 3

PLANTING BEDS

SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE), OR AS DETERMINED BY THE CITY

NOTES:

- POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY HARD SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
- SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
- IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL:

3
C2.1 SOIL AMENDMENT
NTS

DATUM

NAVD 88

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (1 C2.1)
- CATCH BASIN PROTECTION (1 C2.3)
- TREE PROTECTION (1 C2.3)
- REMOVE TREE (2 C2.1)
- FILTER FABRIC FENCE (2 C2.1)
- CONSTRUCTION LIMIT

NOTES

- SEE SHEET C1.0 FOR GENERAL NOTES AND EROSION AND SEDIMENTATION CONTROL NOTES.
- REMOVE EXISTING SITE STRUCTURES AS NECESSARY TO CONSTRUCT IMPROVEMENTS. REFER TO NETTING DWGS FOR ADDITIONAL INFORMATION.
- PROTECT ALL EXISTING TREES NOT EXPRESSLY INDICATED FOR REMOVAL. REFER TO TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.
- ALL DISTURBED LANDSCAPED AREAS SHALL BE AMENDED WITH SOIL IN ACCORDANCE WITH CITY OF SEATTLE REQUIREMENTS. THIS SHALL CONSIST OF A MINIMUM OF 6" OF COMPOST AMENDED TOPSOIL AND TILLED TO 12" MINIMUM DEPTH.
- PRESERVE AND PROTECT ALL UTILITIES AND SURFACE IMPROVEMENTS NOT INDICATED FOR REMOVAL.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- COORDINATE EXTENTS OF DEMOLITION AND SITE MODIFICATIONS WITH JUDGE NETTING AS REQUIRED FOR SITE ACCESS AND STAGING. STAGE DEMOLITION TO PROVIDE ADEQUATE HARD SURFACE WORK PAD AND LAYOUT AREAS OR PROVIDE TEMPORARY GRAVEL SURFACING OR TEMPORARY LAYDOWN PADS AS NECESSARY.
- COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS.
- THE EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED A MINIMUM AND ADDITIONAL MEASURES WILL BE REQUIRED TO PROTECT ADJACENT PROPERTIES, INCLUDING THE ROW, THE DOWNSTREAM SYSTEM AND RECEIVING WATERS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY VIA SDOT MINOR UTILITY PERMIT.
- TREE PROTECTION SHALL INCLUDE TEMPORARY CHAINLINK OR SIMILAR RIGID FENCING LOCATED AT DRIPLINE OF TREE.

ALL NEW AND REPLACED LAWN AND LANDSCAPE AREAS SHALL RECEIVE POST-CONSTRUCTION SOIL AMENDMENT PER DETAIL 3/SHEET C2.1.

VAULT	SERIAL #	DATE	MARK	NATURE	MADE	CHK'D	REV'D
	###			REVISIONS			



Know what's below.
Call before you dig.

coterra
ENGINEERING PLLC

6413 Phinney Ave N
Seattle, Washington 98103
ph 206.596.7115
coterraengineering.com

APPROVED FOR ADVERTISING
FAS PURCHASING AND CONTRACTING DIRECTOR

SEATTLE, WASHINGTON . 20 .

BY: FAS PURCHASING AND CONTRACTING DIRECTOR

INITIALS AND DATE

DESIGNED MB 9/12/2024
CHECKED PA 9/12/2024

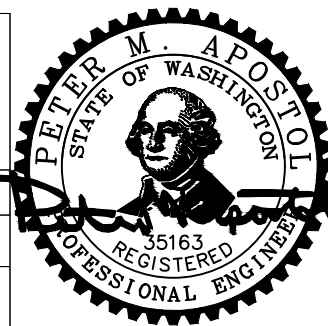
DRAWN MB 9/12/2024
CHECKED PA 9/12/2024

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0--02.3 OF THE PROJECT MANUAL.

INITIALS AND DATE

REVIEWED: DES. SDOT
CONST. PROJ. MGR. SG

RECEIVED
REVISED AS BUILT



Seattle
Parks & Recreation

ORDINANCE NO.

PW NO.

SCALE: 1" = 20'

DATUM

NAVD 88

LEGEND

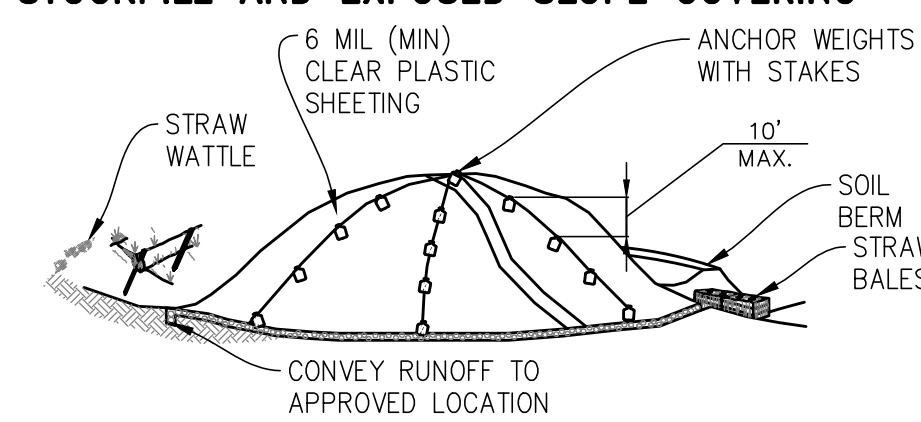
- STABILIZED CONSTRUCTION ENTRANCE 1 C2.1
- CATCH BASIN PROTECTION
- TREE PROTECTION 1 C2.3
- REMOVE TREE
- FILTER FABRIC FENCE 2 C2.1
- CONSTRUCTION LIMIT

NOTES

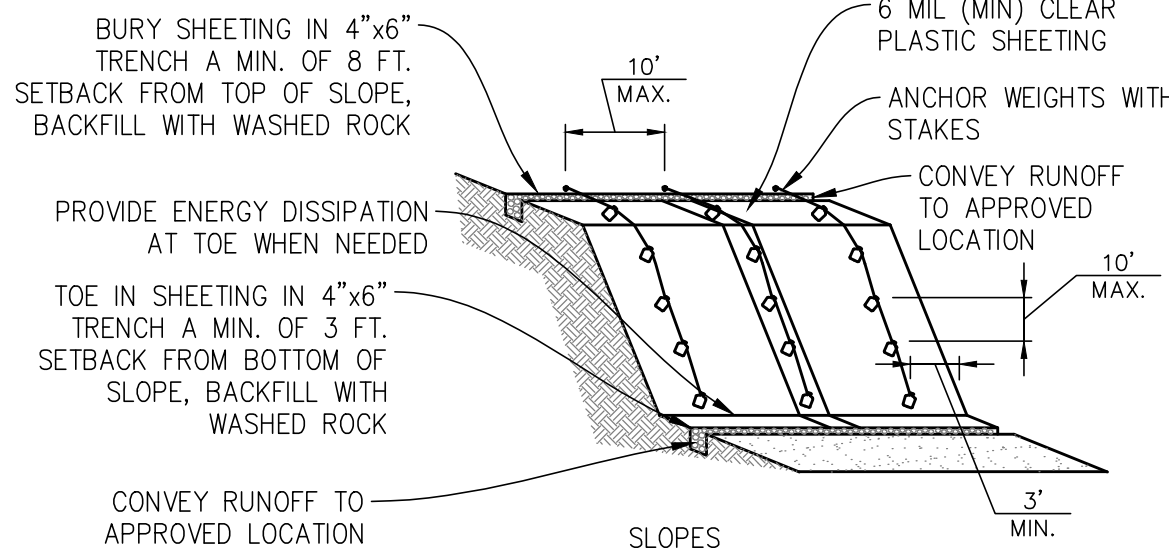
- SEE SHEET C1.0 FOR GENERAL NOTES AND EROSION AND SEDIMENTATION CONTROL NOTES.
- REMOVE EXISTING SITE STRUCTURES AS NECESSARY TO CONSTRUCT IMPROVEMENTS. REFER TO NETTING DWGS FOR ADDITIONAL INFORMATION.
- PROTECT ALL EXISTING TREES NOT EXPRESSLY INDICATED FOR REMOVAL. REFER TO TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.
- ALL DISTURBED LANDSCAPED AREAS SHALL BE AMENDED WITH SOIL IN ACCORDANCE WITH CITY OF SEATTLE REQUIREMENTS. THIS SHALL CONSIST OF A MINIMUM OF 6" OF COMPOST AMENDED TOPSOIL AND TILLED TO 12" MINIMUM DEPTH.
- PRESERVE AND PROTECT ALL UTILITIES AND SURFACE IMPROVEMENTS NOT INDICATED FOR REMOVAL.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- COORDINATE EXTENTS OF DEMOLITION AND SITE MODIFICATIONS WITH JUDGE NETTING AS REQUIRED FOR SITE ACCESS AND STAGING. STAGE DEMOLITION TO PROVIDE ADEQUATE HARD SURFACE WORK PAD AND LAYOUT AREAS OR PROVIDE TEMPORARY GRAVEL SURFACING OR TEMPORARY LAYDOWN PADS AS NECESSARY.
- COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS.
- THE EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED A MINIMUM AND ADDITIONAL MEASURES WILL BE REQUIRED TO PROTECT ADJACENT PROPERTIES, INCLUDING THE ROW, THE DOWNSTREAM SYSTEM AND RECEIVING WATERS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY VIA SDOT MINOR UTILITY PERMIT.
- TREE PROTECTION SHALL INCLUDE TEMPORARY CHAINLINK OR SIMILAR RIGID FENCING LOCATED AT DRIPLINE OF TREE.

ALL NEW AND REPLACED LAWN AND LANDSCAPE AREAS SHALL RECEIVE POST-CONSTRUCTION SOIL AMENDMENT PER DETAIL 3/SHEET C2.1.

STOCKPILE AND EXPOSED SLOPE COVERING



SYMBOL: SP



1 C2.2 STOCKPILE AND EXPOSED SLOPE COVERING
NTS

CSC/SOIL PLAN

JEFFERSON GOLF COURSE
RENOVATION

JOB	PC
CO	CO
VPI #	C2.2
SHEET	4 OF 6

VAULT	SERIAL #	DATE	MARK	NATURE	MADE	CHK'D	REV'D
	###			REVISIONS			



Know what's below.
Call before you dig.

coterra
ENGINEERING PLLC

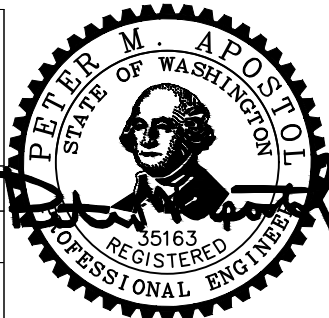
6413 Phinney Ave N
Seattle, Washington 98103
ph 206.596.7115
coterraengineering.com

APPROVED FOR ADVERTISING
FAS PURCHASING AND CONTRACTING DIRECTOR

SEATTLE, WASHINGTON . 20 .

BY: FAS PURCHASING AND CONTRACTING DIRECTOR

INITIALS AND DATE		INITIALS AND DATE	
DESIGNED MB	9/12/2024	REVIEWED: DES. SDOT	CONST. PROJ. MGR. SG
CHECKED PA	9/12/2024		
DRAWN MB	9/12/2024	RECEIVED	
CHECKED PA	9/12/2024	REVISED AS BUILT	
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0-02.3 OF THE PROJECT MANUAL.			



Seattle
Parks & Recreation

ORDINANCE NO.

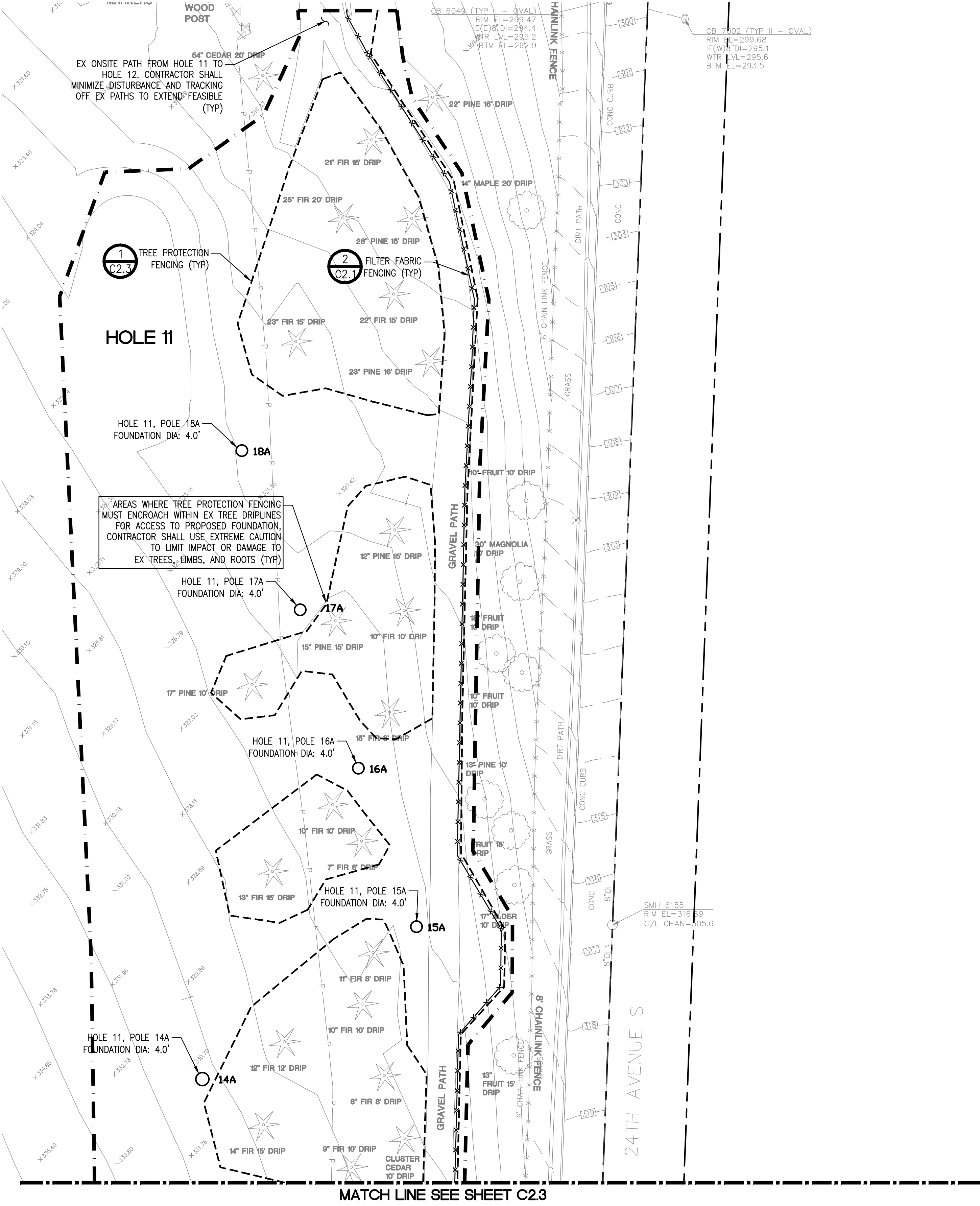
PW NO.

SCALE: 1" = 20'

JEFFERSON GOLF COURSE
RENOVATION

JOB	PC
CO	
VPI #	
	C2.4
SHEET	6 OF 6

SEE SHEETS C2.0-C2.1 FOR HOLE 12 PLANS



DATUM

NAVD 88

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (1) C2.1
- CATCH BASIN PROTECTION (1) C2.3
- TREE PROTECTION (1) C2.3
- REMOVE TREE (2) C2.1
- FILTER FABRIC FENCE (2) C2.1
- CONSTRUCTION LIMIT

NOTES

- SEE SHEET C1.0 FOR GENERAL NOTES AND EROSION AND SEDIMENTATION CONTROL NOTES.
- REMOVE EXISTING SITE STRUCTURES AS NECESSARY TO CONSTRUCT IMPROVEMENTS. REFER TO NETTING DWGS FOR ADDITIONAL INFORMATION.
- PROTECT ALL EXISTING TREES NOT EXPRESSLY INDICATED FOR REMOVAL. REFER TO TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.
- ALL DISTURBED LANDSCAPED AREAS SHALL BE AMENDED WITH SOIL IN ACCORDANCE WITH CITY OF SEATTLE REQUIREMENTS. THIS SHALL CONSIST OF A MINIMUM OF 6" OF COMPOST AMENDED TOPSOIL AND TILLED TO 12" MINIMUM DEPTH.
- PRESERVE AND PROTECT ALL UTILITIES AND SURFACE IMPROVEMENTS NOT INDICATED FOR REMOVAL.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- COORDINATE EXTENTS OF DEMOLITION AND SITE MODIFICATIONS WITH JUDGE NETTING AS REQUIRED FOR SITE ACCESS AND STAGING. STAGE DEMOLITION TO PROVIDE ADEQUATE HARD SURFACE WORK PAD AND LAYOUT AREAS OR PROVIDE TEMPORARY GRAVEL SURFACING OR TEMPORARY LAYDOWN PADS AS NECESSARY.
- COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS.
- THE EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED A MINIMUM AND ADDITIONAL MEASURES WILL BE REQUIRED TO PROTECT ADJACENT PROPERTIES, INCLUDING THE ROW, THE DOWNSTREAM SYSTEM AND RECEIVING WATERS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY VIA SDOT MINOR UTILITY PERMIT.
- TREE PROTECTION SHALL INCLUDE TEMPORARY CHAINLINK OR SIMILAR RIGID FENCING LOCATED AT DRIPLINE OF TREE.

ALL NEW AND REPLACED LAWN AND LANDSCAPE AREAS SHALL RECEIVE POST-CONSTRUCTION SOIL AMENDMENT PER DETAIL 3/SHEET C2.1.

CSC/SOIL PLAN

Bill Wright Golf Complex at Jefferson Park Renovation

Type V Land Use Decision

Land Use Committee
August 6, 2025



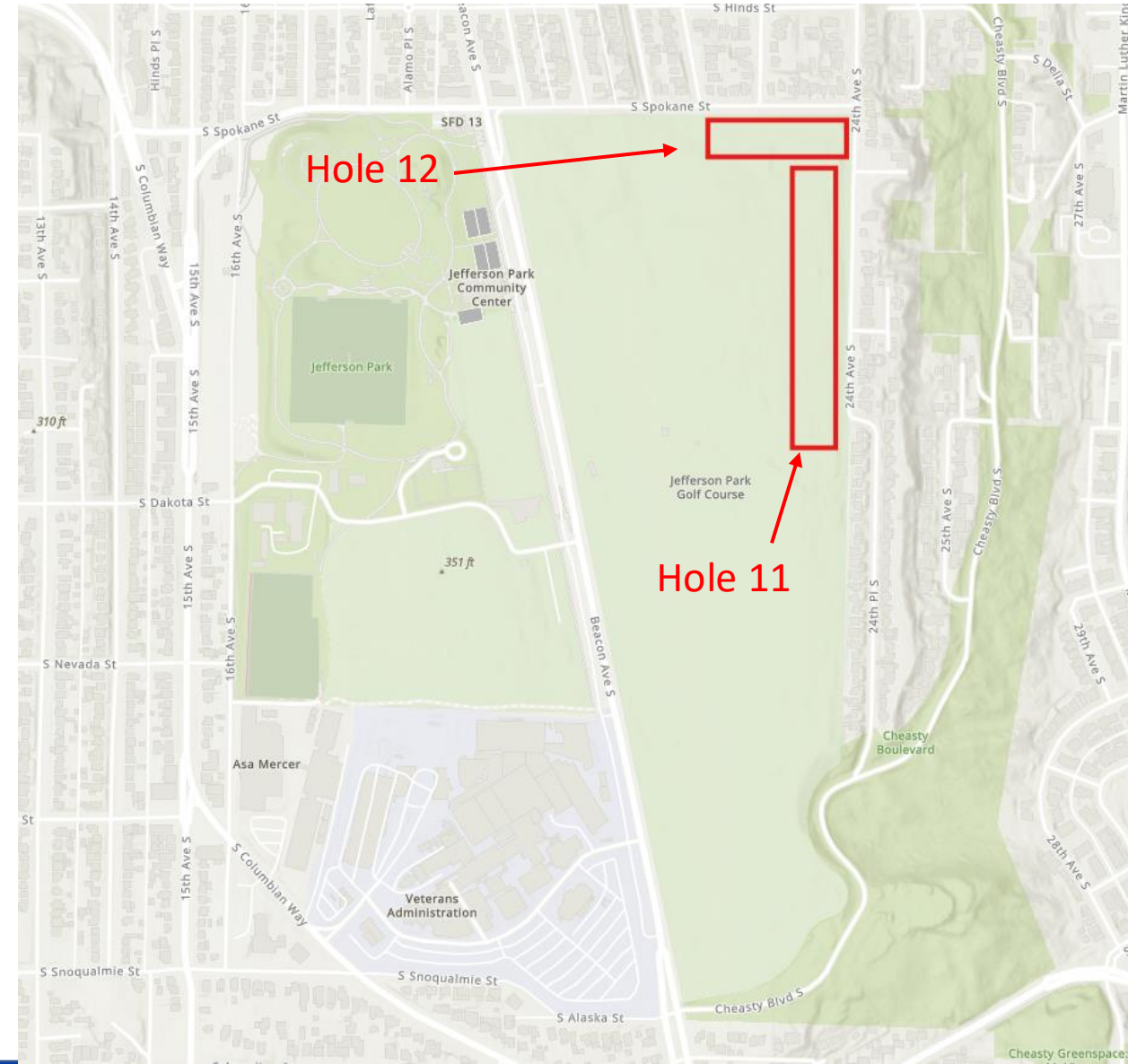
City of Seattle **34**

Briefing Overview

Purpose: Consideration of a waiver for the height limit of poles and netting at Bill Wright Golf Complex outside holes 11 & 12.

Agenda:

- Background information
- Project proposal
- Land use issue
- Planning and community outreach



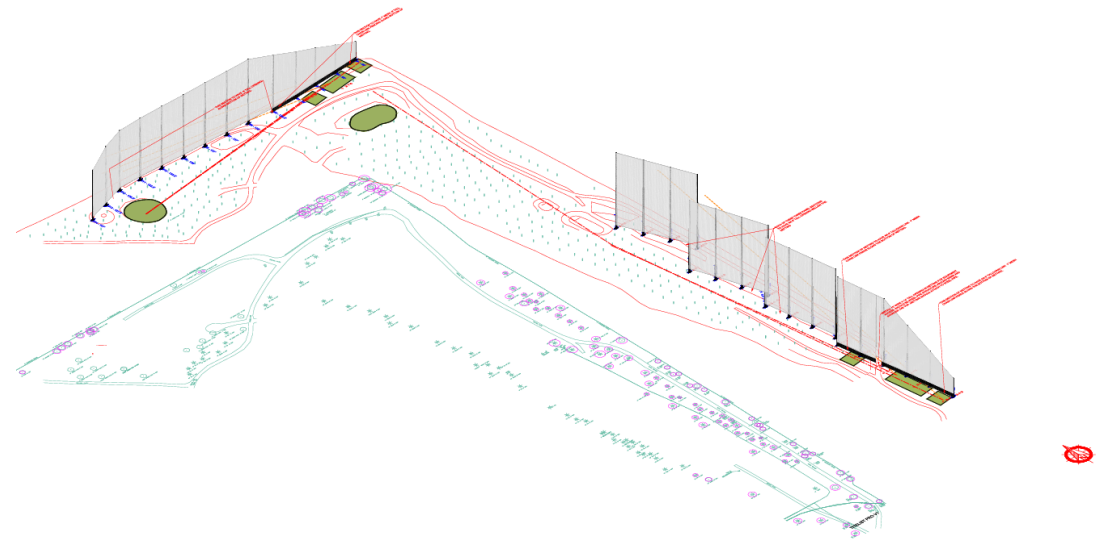
Background Information

- **Project Site:** Bill Wright Golf Complex
 - Existing public facility owned and operated by Seattle Parks and Recreation (SPR) consisting of an 18-hole regulation length golf course, 9-hole par 3 course, driving range, practice green, clubhouse with adjoining café, and support facilities.
 - Bounded by S. Spokane St, 24th Ave S, Cheasty Blvd, and Beacon Ave S in the Beacon Hill Neighborhood.
 - Zoned Neighborhood Residential 3 (NR3), with 5000 SF minimum lot size and maximum permitted height of 30 feet.
- **Project Goal:** Restore tees to original locations to allow full course play.
- **Project Related Council Land Use Action:** Request to modify the scope of improvements to the 18-hole golf course to include a new pole and netting system for errant ball containment at Holes 11 and 12 (32 new poles with heights ranging from 20 feet to 160 feet).

Proposed Golf Course Improvements

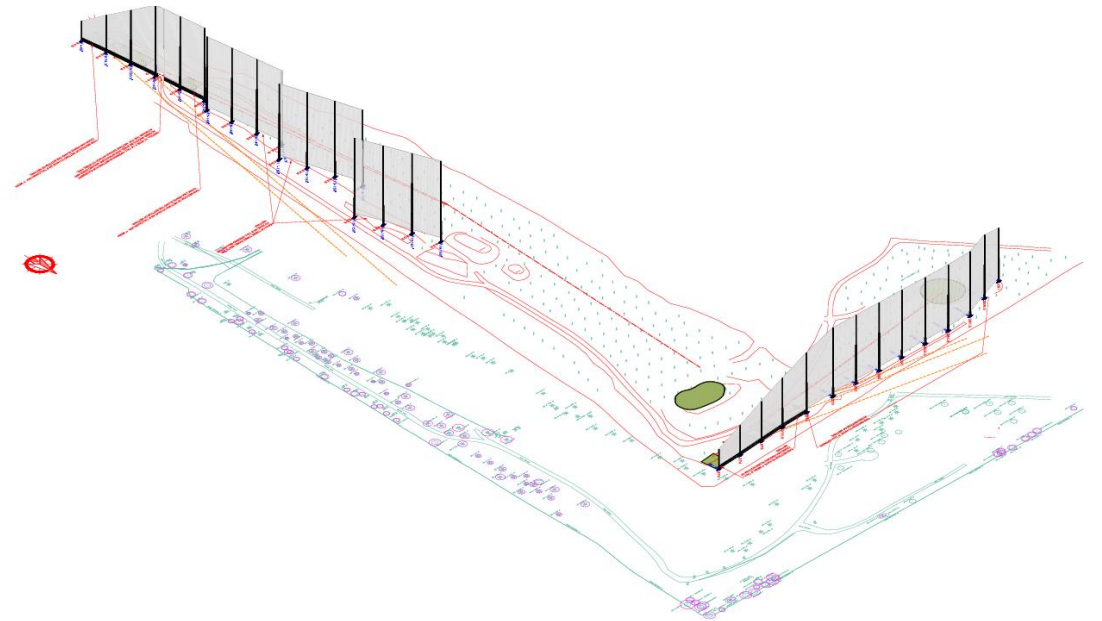
The Bill Wright Golf Course Renovation is significant for public safety.

- The purpose of the project is to address errant golf balls travelling outside the golf course, which will increase public safety and protect private property.



Proposed Golf Course Improvements (continued)

- Installation of Poles and Netting at Holes 11 and 12.
- Install 16 poles at Hole 11 ranging in height from 20' to 160' with netting in between the poles.
- Install 16 poles at Hole 12 ranging in height from 40' to 157' with netting in between the poles.
- Restore original tee locations and full course play.



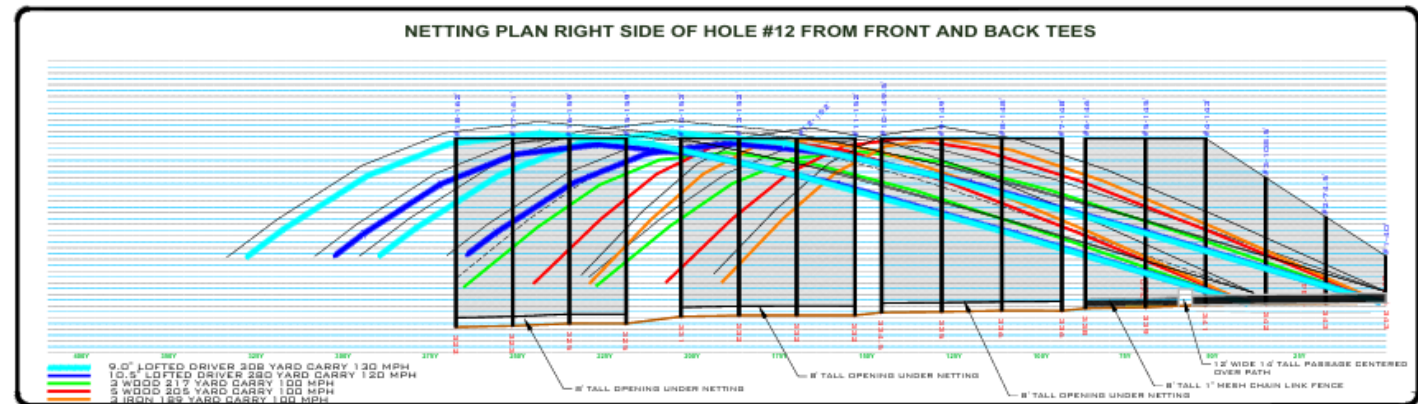
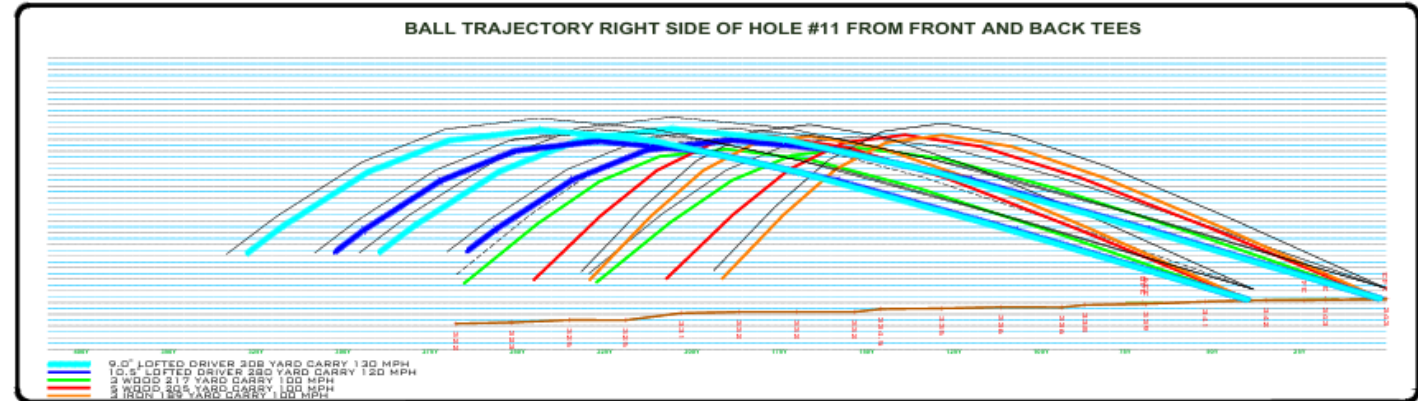
Pole and Netting System

- Design is based on golf ball flight trajectory analysis for different golfer skill levels, and environmental factors such as wind speed and elevation changes.
- Will incorporate engineered steel poles, secured fittings, durable and transparent netting.
- Installing heights well above 30' significantly minimizes risk of errant ball trespass.
- Solar powered aviation obstruction lights will be mounted at tops of poles.



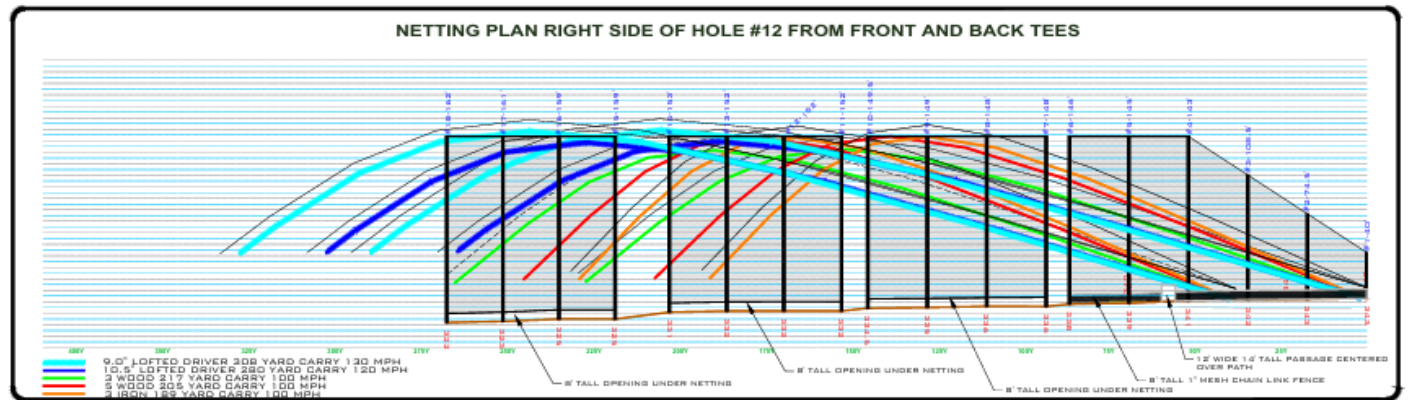
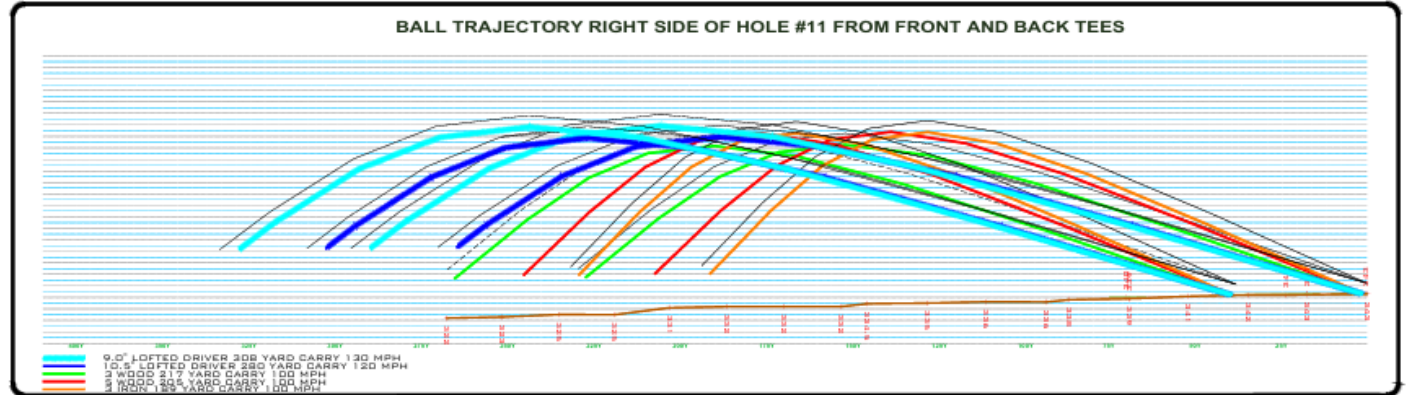
Bill Wright Golf Complex Renovation

Hole 11 – Ball Trajectory and Netting Plan



Bill Wright Golf Complex Renovation

Hole 12 – Ball Trajectory and Netting Plan



LAND USE POLICY

- The Director may permit a structure to exceed the limits of the Airport Height Overlay District as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Because the Special Exception is part of a Council Land Use Decision, SDCI is making a recommendation to Council.
- Such an exception shall only be permitted if the Director finds that all of the following conditions listed in SMC 23.64.010 exist.
- Pursuant to SMC 23.76.064, allowing the poles and netting to exceed 30' requires a Type V Land Use decision as the Council may waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City facilities.
- The project will use solar powered aviation obstruction lights mounted at tops of poles.



Ideal for: Wind Turbines, Bridges, Towers

The SC35-OBS is a low-intensity red LED solar-powered obstruction light suitable for a diverse range of applications, including marking of wind turbines, bridges, towers and other structures that present a hazard to aviation. The wide asymmetrical vertical profile meets or exceeds the requirements of the FAA L-B10 and ICAO Types A, B & E obstacle lights.

FEATURES

- Programmable as ICAO Types A, B & E and FAA Type L-B10 obstruction light
- Beam spread of 10° at 50% peak intensity
- Peak intensity at 8° above horizontal
- Available in 12Ah and 24Ah
- Sized to allow usage over wide range of locations
- Long life Lead Crystal battery capable of being charged down to a temperature of -30°C to +50°C
- Designed for 12 year service life (excluding battery)
- Warranty: 3 years for fixture and 1 year for battery
- Waterproof body up to IP-68

Land Use Issues

- SMC 23.44.012 limits height of structures to 30' in Neighborhood Residential zones, for which the project seeks Council Land Use Action and Special Exception approval to allow a waiver.
- The Seattle Department of Construction and Inspections (SDCI) has issued a Recommendation Report, which contains an analysis of the proposal and recommends approval of the proposal to exceed the height limits subject to the condition listed in the report.
 - A public hearing is scheduled in the Land Use Committee for Sept. 3, 2025
- SMC 23.64.018 requires FAA approval for tall structures in the Airport Overlay Zone, which the project has secured.

Outreach and Notice Summary

SPR Renovation Project Summary

- Two Public Meetings in 2020 and 2023
- On-site Project Signage
- SEPA Exemption
- Stakeholder Input

Timeline

- October 7, 2024 – SDCI Notice
- August 6, 2025 – LUC briefing on Aug 6
- September 3, 2025 – Public hearing in LUC

Questions?





Legislation Text

File #: CB 121049, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at page 8 of the Official Land Use Map to rezone land in the Lake City neighborhood.

WHEREAS, the Lake City Community Center was severely damaged by fire in 2023 and Seattle Parks and

Recreation and the Seattle Office of Housing are partnering to pursue an innovative project to rebuild the community center in a mixed-use building with a new community center at the ground level and multiple stories of affordable housing above it; and

WHEREAS, Seattle continues to face significant housing affordability challenges as an estimated 32 percent of all households in the city are cost burdened, and of these, close to 50,000 households are severely cost-burdened and at especially high risk of housing insecurity; and

WHEREAS, new rent- and income-restricted affordable housing is one of the most direct ways the City can support affordable housing for its residents and aid community members at risk of displacement; and

WHEREAS, rebuilding a new Lake City community center is a high priority for residents and workers in Lake City and a new community center will provide an important public service to households throughout Lake City and adjacent neighborhoods; and

WHEREAS, this ordinance would increase development capacity for housing and community serving uses and maintain a Mandatory Housing Affordability requirement on a group of parcels that include currently lightly used or vacant properties; and

WHEREAS, this proposal will be compatible with the planned land use pattern envisioned in the

Comprehensive Plan and the Seattle Municipal Code, since the proposal meets rezone criteria, and would be consistent with the precedent of the mix of uses in other nearby areas and would provide a more gradual stepped transition between higher intensity and lower intensity zoned areas; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on June 9, 2025; and

WHEREAS, the proposed rezone meets criteria in the Land Use Code as discussed in the Director's Report accompanying this ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties identified on page 8 of the Official Land Use Map as shown on Attachment 1 to this ordinance.

Section 2. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

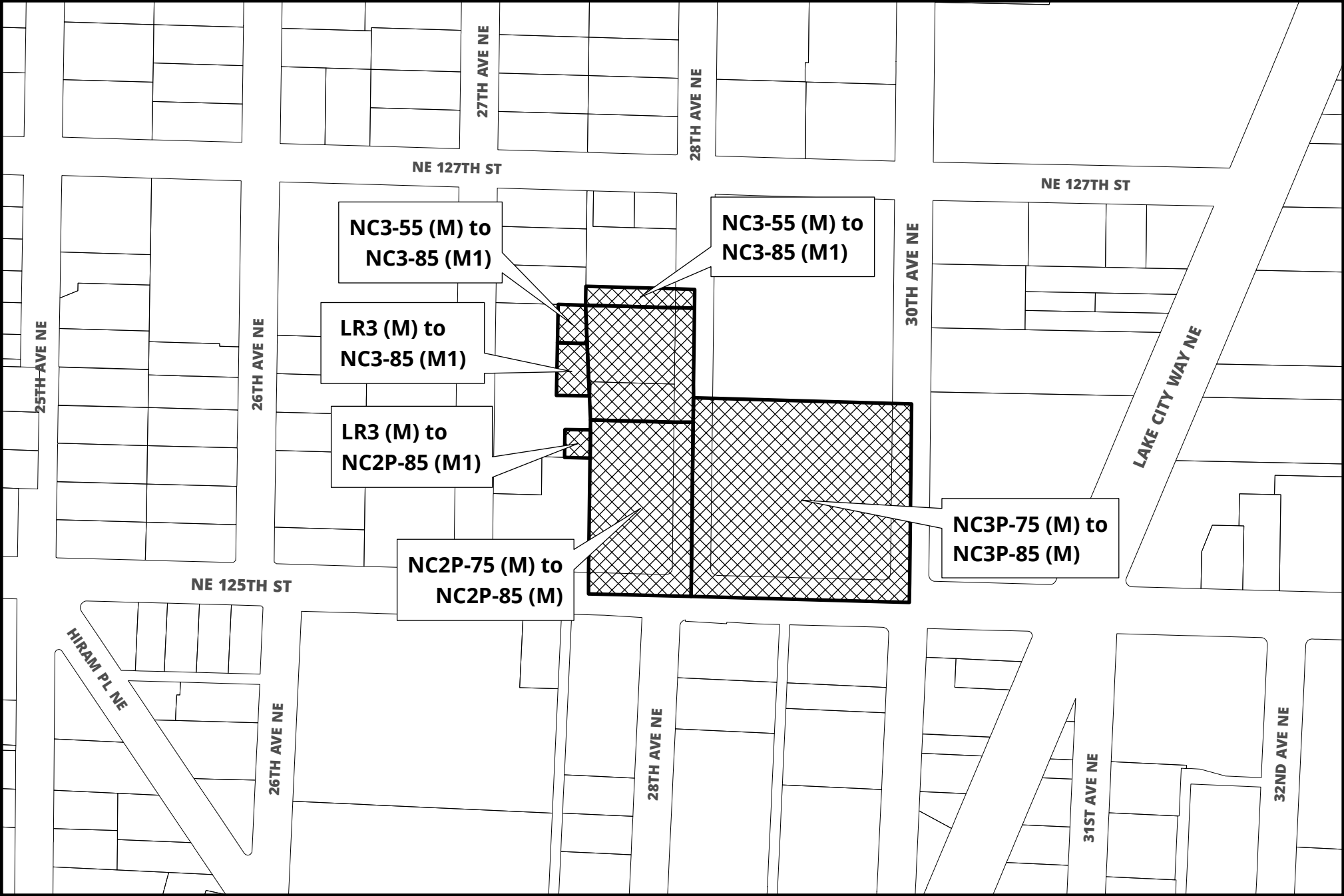
Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

Attachments:

Attachment 1 - Lake City Rezone Map



Rezone area



SUMMARY and FISCAL NOTE

Department:

Office of Planning &
Community Development
(OPCD)

Dept. Contact:

Jonathan Morales

CBO Contact:

Jennifer Breeze

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 8 of the Official Land Use Map to rezone land in the Lake City neighborhood.

Summary and background of the Legislation: This proposal would implement zoning changes on land in the Lake City neighborhood on a collection of four land parcels totaling approximately 3.1 acres, including three parcels that are city-owned, and one parcel that is privately owned. The parcels are located along 28th Ave NE, east and west, and between NE 125th St and NE 127th St.

The parcels have a high potential for infill development with affordable multi-family housing and community serving uses. Two parcels are owned by Seattle Parks and Recreation and Seattle Finance and Administrative Service, which is currently proposed to have a new Lake City Community Center with affordable housing on its upper floors. The primary effect of the rezone is a ten-foot increase in height for existing Neighborhood Commercial (NC) zoned parcels, and changes to existing LR3 zones to unify the proposed zoning to NC-85 throughout.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___ X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The legislation is expected to expedite and help facilitate infill development of affordable housing and community serving uses in the Lake City neighborhood. Future development on the subject sites would require permits, and as a result, permit fees would be charged by the City. The legislation will have minor impacts to SDCI staff, as they will be called on to update the zoning maps.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation could delay commencement of affordable housing and community uses in the Lake City neighborhood. Furthermore, a proposed Lake City Community Center and affordable housing project could help preserve per unit public

funding by \$6,000 or 2%, which may not be possible if the legislation does not get implemented.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The Office of Housing has tentatively awarded funds for possible affordable housing developments on sites affected by this legislation. The legislation will assist moving forward with possible redevelopment permit applications and eventual OH allocation of the funds. Seattle Parks and Recreation has a proposed project to rebuild the community center on sites affected by this legislation.

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in Fall 2025.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

A SEPA Notice for this action was published in the Daily Journal of Commerce on June 9, 2025. Publication for the Public Hearing would be noticed in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

The legislation will apply to four parcels along 28th Ave, between NE 125th St and NE 127th St, in the Lake City neighborhood, as described above.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation will assist in allowing potential development of affordable housing and community-serving uses that have strong support from organizations affiliated with communities of color. Expected future uses include city-funded affordable housing and a new Lake City Community Center.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

No new initiative or major programmatic expansion is proposed.

Attachments: None.

Director's Report Lake City Rezone June 2025

PROPOSAL SUMMARY

The Office of Planning and Community Development (OPCD) proposes legislation to rezone land in the Lake City neighborhood on a collection of four land parcels on two blocks near the heart of the Lake City Hub Urban Village and proposed Urban Center per the One Seattle Plan. The parcels have a high potential for infill development with affordable multi-family housing and community serving uses. The parcels are owned by the City of Seattle Parks and Recreation (SPR), City of Seattle Finance and Administrative Service (FAS), the City of Seattle Public Library (SPL), and one parcel in private ownership by Bank of America that is currently used as a local branch. The parcels in ownership by SPR and FAS are expected to host development of a new Lake City Community Center with affordable housing on its upper floors.

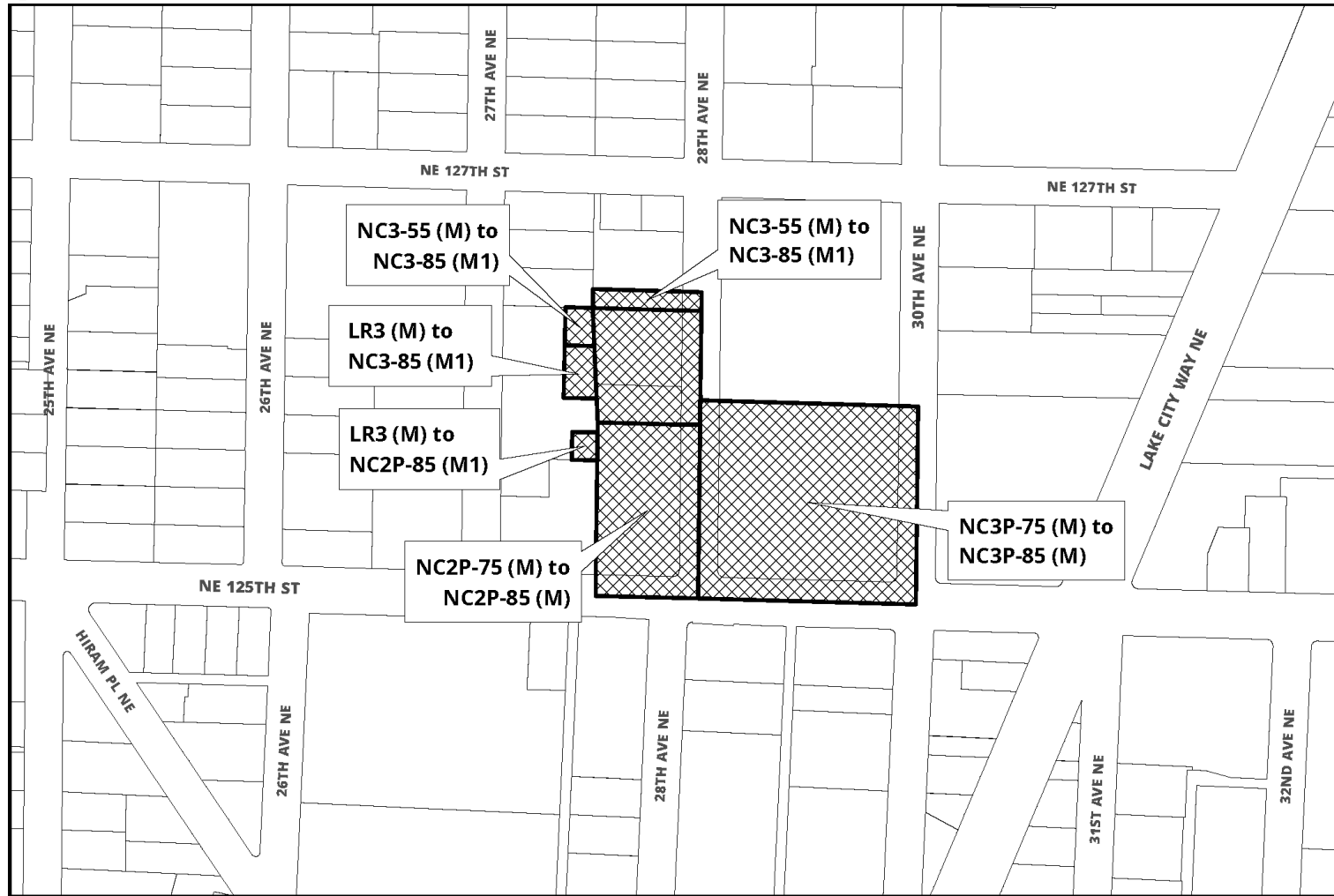
In total the proposal would affect approximately 3.1 acres of land. The parcels are located to the east and the west sides of 28th Ave. NE in the blocks to the north of NE. 125th St. See also maps and photographs on the following pages.

The proposal would change the zoning of the four parcels to a Neighborhood Commercial zone with an 85' height limit. The majority of the affected area is currently zoned Neighborhood Commercial with a 75' height limit. Therefore, the primary effect of this proposal is to increase the height limit by 10' and increase the allowed maximum Floor Area Ratio (FAR) by 0.25 from 5.5 to 5.75. The intent is to incrementally increase capacity for housing and affordable housing in an efficient way by allowing construction with five full stories of wood-framed construction to be located over two stories of space that can accommodate commercial and community-oriented uses at street level. Other nuances to the proposed zoning change are described later in this director's report.

Affected Area



Proposed Rezone



Rezone area

Map prepared by
OPCD, June 2025



View of the Lake City Community Center Site Looking in a Northerly Direction



PROPOSAL AND ANALYSIS

The sites proposed for rezone include lands owned by the City of Seattle. The incremental zoning changes would increase development capacity to support greater densities or quantities of affordable housing. The proposed rezone supports development that would be in efficient configurations for cost-effective construction due to topographical factors, construction methods, and parcel size. No housing units will be eliminated since there is no existing housing on site. Although this proposal does not include construction, the zoning envelopes could facilitate an estimated 500 new housing units using general assumptions. No redevelopment or new housing is anticipated on the site of Seattle Public Library.

On the parcel owned by the Seattle Parks Department, not-for-profit affordable housing providers are interested in potential redevelopment of a new Lake City Community Center on the ground floor with rent- and income-restricted housing above. If this potential redevelopment proceeds, the affordable housing component of this development could likely be financed in part with support by the Office of Housing. The potential developer is interested in constructing a 7-story apartment building. If permitted, new apartment homes would be within one-half mile of frequent transit service on the # line on Lake City Way and would house Individuals/Families at 50-60% Area Median Income and Feature 2-3 bedroom 'family-sized' units. The site is directly adjacent to the Albert Davis Park and the Lake City Library and is therefore a location exceptionally well-served by public services.

In May of 2025 the Tent City 4 temporary encampment for unsheltered persons moved to the Lake City Community Center site. The community of around 100 people will stay there for up to six months according to an agreement with the City. Since planning and design for any future development would take much longer than six months before any construction might begin, this proposal does not affect the temporary land use as an encampment for unsheltered persons that will be present within the rezone area. The encampment will voluntarily move before any permanent construction on the Lake City Community Center site. The organization that runs the encampment has an enduring promise of not staying in any single location for more than one year.

The proposed rezone area also includes a private parcel of land currently occupied by a one-story Bank of America branch and large surface parking area. Inclusion of this parcel makes for a logical pattern of zones that stair-step down from 95' at Lake City Way, to 85' on the proposed rezone area, to 75' west of the proposed rezone area, and to 55' further west. Inclusion of the Bank of America parcel extends the housing capacity aspects of the rezone to a larger geography on a site that is well-positioned for future infill development.

Parcel Configuration and Correction of Boundary Mismatches

The land owned by SPR is a large irregular parcel that contains both the community center / housing site and Albert Davis Park. This proposal only seeks to rezone the portion of this parcel that will be occupied by the community center and housing. The part of the parcel used as the Albert Davis Park space is zoned Lowrise 3. This proposal does not seek to change the LR3 zoning on the Albert Davis Park, except for a small portion of the LR3 zoned area along the east edge of the park that is intended to be used as part of the community center and housing footprint. This sliver of land is proposed for a rezone from LR3 to NC3-85. Additionally, a sliver of land to the north of the community center along the 28th Ave. NE frontage is zoned NC3-55 because the parcel boundary does not match the zoning boundary here.

This sliver of land will be rezoned from NC3-55 to NC3-85. These changes are corrections of inconsistencies between zoning boundaries and parcel boundaries on slivers of land and are not considered to be material or substantive changes to the zoning in the area.

Existing zoning on the Seattle Public Library site is the Neighborhood Commercial 2 (NC2) designation while the rest of the commercial land in the area is Neighborhood Commercial 3 (NC3). NC3 allows for a slightly larger range of commercial uses and larger maximum size of use for certain commercial uses than NC2. This proposal would not change the NC2 designation of the library site. No change or redevelopment at the library site is anticipated.

Pedestrian Overlay Zone

Parcels fronting NE. 125th St. would retain the existing Pedestrian overlay zone. The pedestrian overlay zone is intended to ensure that commercial frontages and building features that are conducive to a pleasant pedestrian-oriented environment are located in new development that faces certain streets. Prior Lake City community plans called for NE. 125th St. to be a pedestrian oriented street with a P zone and this proposal does not alter the extent of the P zone designation.

Housing Affordability

The most direct effect of this proposal on housing affordability is to encourage redevelopment of the community center and associated housing project. The redevelopment contemplated would yield approximately 113 affordable housing units available to households with incomes at 60% of AMI or below in family-sized homes. The proposed zoning increase is expected to increase the total number of affordable homes by 19 over the 94 that would likely result without the upzone, based on development assumptions. Furthermore, the increased capacity improves efficiency as it would reduce the per-unit public funding by OH by approximately \$6,000 or 2%.

The same type of efficiencies would be realized for redevelopment on other sites in the rezone area that may happen in the future – namely at the Bank of America site. This large, conveniently shaped parcel could accommodate approximately 400 homes. All areas within the rezone will continue to be subject to the City’s Mandatory Housing Affordability (MHA). The current (M) suffix is proposed to be maintained in the rezone, which requires 5% of housing units to be set aside as affordable or an in-lieu payment of \$9.25 per sq. ft. Through MHA, redevelopment at the Bank of America site could be expected to yield approximately 20 affordable homes or \$3.5M of in-lieu payment.

Public Engagement

The Lake City Community Center (LCCC) has been a key part of the neighborhood’s history, serving as a hub for community activities. Formerly operated by the Lions Club and later Seattle Parks and Recreation (SPR) from 2017 to 2023, it brought together people of all ages and cultures despite its small capacity. Community members express the importance of the site as a public gathering place to City of Seattle staff through various channels, especially to Seattle Parks and Recreation (SPR) staff engaged in replacement of the community center.

After a fire in April 2023 led to its closure and demolition in early 2024, plans began for redevelopment. This redevelopment plans to combine a new community center with affordable housing and services near transit, offering multiple benefits to the growing neighborhood. In 2024 a not-for-profit affordable housing provider conducted community outreach regarding their desire to redevelop the affected sites.

The new Lake City Community Center is being designed through a close collaboration between the Development Team and Seattle Parks and Recreation staff. Providing valuable input along the way is the Project Advisory Team (PAT), a dedicated group of Lake City community members who bring diverse ages, experiences, and connections to local organizations. The PAT is closely engaged in the design process and supports the proposed rezone for additional height to accommodate increased housing capacity.

Additional opportunities for public comment is being provided through the SEPA environmental review process. Community members will have the opportunity to comment on the proposed zoning change during the City Council public hearing and City Council deliberation on the proposed action.

State Environmental Policy Act Review (SEPA)

OPCD is issuing a SEPA checklist and a determination of non-significance (DNS) in June of 2025 for the proposed rezone. The decision will be published in the Seattle Daily Journal of Commerce and the City's Land Use Information Bulletin with a 14-day comment period.

Compatibility with Existing Use and Development Pattern

A complete analysis of the SMC rezone criteria is provided below to document whether the rezone is appropriate. In addition, the following provides an overview of the compatibility between uses that could occur under the proposed rezones and the surrounding existing context and land use.

The area is entirely within the Lake City Urban Center as proposed in the One Seattle Plan update and is currently characterized as a Hub Urban Village in the Seattle 2035 Comprehensive Plan. One Seattle Plan Growth Strategy Policy G.S 4.3 provides a description of the planned vision and intent for growth within urban centers relevant to this rezone:

GS. 4.3 Allow a wide range of housing types in Urban Centers. Urban Centers should generally allow buildings of 3 to 8 stories. Buildings greater than 8 stories may be appropriate in Urban Centers near significant transit investments, especially light rail stations, or near existing concentrations of amenities and services.

The proposed rezone to the 85' height limit would facilitate new buildings in the 7-8 story range, consistent with GS 4.3.

The general vicinity of the rezone area is characterized by a wide range of existing land uses and building scales including but not limited to: 2-4 story multifamily residential structures; low-scale office and retail buildings; places of worship; public buildings such as the library; surface parking areas; and a scattering of larger 6-7 story mixed use structures. The 6-7 mixed-use structures in the vicinity are located along Lake City Way NE on the east side of that arterial roadway. The broader Lake City neighborhood includes several large auto dealerships. The Pierre Ford Service and Parts Department is located adjacent to the rezone area directly north of the Bank of America parcel. This varied pattern of existing land uses and scale is typical for an Urban Centers in Seattle. Infill mixed use development of 5-7 stories of wood-framed construction over a 1-2 story base is entirely compatible with and appropriate for the context. A

new-mixed use development would be consistent with the scale and functions of existing activities in the area and would continue the trend of other recent developments in nearby blocks. The only buildings currently on rezone area sites are the Seattle Public Library, which is not expected to change, and the Bank of America local branch buildings and its associated parking.

The following adjacencies are found within the blocks affected by the rezone. The north half of the block adjacent to the Bank of America site is entirely occupied by the Pierre Ford Service and Parts Department. In the block with City-owned land, the 4 story Villager Apartments building is located directly west of the library site, and the Albert Davis Park is located directly west of the part of the site expected for the new community center and housing. To the north of the city-owned land is another a 4-story mixed use multifamily structure with a small studio space for yoga at the ground floor. To the northwest of the rezone area there is a cluster of 1-story structures that appear to house a cross fit gym and an indoor baseball training facility. Potential new development is not expected to cause incompatible adjacencies with the auto parts and services use, or the cross-fit and athletics uses, or the existing mixed-use structure to the north of the community center site.

Interface with Albert Davis Park

The interface of potential new development in the rezone area with the Albert Davis Park could cause some impact on the park. Up to a 7-story mixed use structure is likely to be developed directly east of an active open space public park. Impacts could include shadowing effects on the park at certain times of day and the visual impact of a tall structure located very close to the park. However, any proposed housing and community center project will undergo careful design and is being led by SPR. Any proposed project will undergo review by the Seattle Design Commission. It is expected that this high degree of oversight, and leadership by SPR will result in design choices that minimize potential negative impacts on the park. Possible treatments may include design that allows for direct access and a porous connection between the ground level community center and the adjacent Albert Davis Park space.

Pattern of Zoned Height Limits

With regard to zoned height limits, the proposed rezones would provide a stepped transition from higher intensity commercial zoning to the east along Lake City Way (NC3-95), to the NC-85 zone on the proposed rezone area, then to more moderately scaled mixed use zoning of NC-75 and NC-55 further west. The proposal would also create a stepped series of height limits in the south-to-north direction from the subject parcels down to NC-55 and eventually to residential multifamily zones.

REZONE CRITERIA EVALUATION

Tables below evaluate all SMC rezone criteria relevant to the proposal.

General Rezone Evaluation and Rezone Criteria

SMC	Criterion	Evaluation
23.34.007	Rezone Evaluation	
23.34.007.B	No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.	Noted. Criteria are balanced in this evaluation.
23.34.007.C	Compliance with the provisions of this Chapter 23.34 shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones, except that Comprehensive Plan Shoreline Environment Policies shall be used in shoreline environment redesignations as provided in subsection 23.60A.042.C.	Noted. This evaluation is used for Comp Plan consistency analysis.
23.34.008	General rezone criteria	
23.34.008.B	Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.	The site is already zoned NC2 and NC3 and this designation closely matches the characteristics for this zone as noted below. The height limit is proposed to change.
23.34.008.C	Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.	In 2019 the City incrementally rezoned the area to implement MHA.
23.34.008.D	Neighborhood Plans.	
1.	For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly	The Lake City Urban Design framework from 2016 was the last neighborhood planning document to be prepared for the area. Legislation to change zoning in Lake City to implement the plan was adopted in 2016.

	established by the City Council for each such neighborhood plan	
2.	Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.	The neighborhood plan was taken into consideration and this proposal does not deviate from guidance of the plan.
3.	Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.	The Urban Design Framework provides some guidance for specific zones. This proposal is generally consistent with the plan's guidance but the proposal incrementally increases the height limit over what's included in the plan. OPCD believes this change is consistent with the plan including specific guidance in the plan about enhancing the civic center of Lake City and infill development.
4.	If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.	No amendment to a neighborhood plan is proposed or necessary.
23.34.008.E	Zoning Principles	
1.	The impact of more intensive zones on less intensive zones, or industrial and commercial zones on other zones, shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.	A transition between more intensive commercial zoning to the east on Lake City Way (NC-95) and to lower intensity commercial zoning to the west (NC-55) would be created by the proposal. Overall, this makes the transition more gradual.
2.	Physical buffers may provide an effective separation between different uses and intensities of development.	The area is generally flat without major natural physical features. A tapered landscape of height limits is the primary mechanism to achieve transition.
3.	Zone boundaries	
3.a.	In establishing boundaries, the following elements shall be considered: 1) Physical buffers as described in subsection 23.34.008.E.2; and 2) Platted lot lines.	Most of the zone boundaries are at lot lines or street edges. Minor corrections to zone boundaries not at a lot line are a part of this proposal for the parcel owned by Seattle Parks Department. The changes harmonize zone boundaries with the extent of the property for the future

		Community Center and housing development.
3.b.	Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.	The proposal would not change the pattern of commercially zoned areas facing each other across streets.
4.	In general, height limits greater than 55 feet should be limited to urban villages. Height limits greater than 55 feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.	The rezone area is within the proposed Lake City Urban Center (proposed in the One Seattle Plan update), and within the existing Lake City Hub Urban Village. Building heights up to 8 stories are appropriate for urban centers according to the One Seattle Plan Comprehensive Plan policy GS 4.3. The current designation as a Hub Urban Village is generally less dense than urban centers, as described in the Seattle 2035 Comprehensive Plan.
23.34.008.F	Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings	See below.
F.1	Factors to be examined include, but are not limited to, the following:	See below.
a.	Housing, particularly low-income housing;	The proposed rezone area would have a high likelihood of being developed with rent- and income-restricted affordable housing. There is no existing housing on site and therefore no risk of displacement.
b.	Public services;	Excellent public services are in place as discussed in the SEPA checklist and this Director's Report.
c.	Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;	Factors were considered and discussed in the SEPA checklist and decision.

d.	Pedestrian safety;	There are sidewalks in place on adjacent streets and improved bus stops within ¼ mile walk on NE 125 th St. and on Lake City Way NE.
e.	Manufacturing activity;	None in the vicinity.
f.	Employment activity;	Future uses on the site are expected to be primarily residential
g.	Character of areas recognized for architectural or historic value;	No historic resources or landmarks are known to be on the site or immediate vicinity.
h.	Shoreline view, public access, and recreation.	There are no views or shorelines in the affected area.
F.2	Service capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:	See rows below.
a.	Street access to the area;	Street access capacity would not be exceeded as discussed in the SEPA checklist and DNS.
b.	Street capacity in the area;	None of these capacities would be exceeded as discussed in the SEPA checklist, and environmental determination.
c.	Transit service;	
d.	Parking capacity;	
e.	Utility and sewer capacity;	
f.	Shoreline navigation;	Not applicable.
23.34.008.G	Changed circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this Chapter 23.34 .	<p>No major changed circumstances to physical conditions on the ground, however, Lake City is proposed as an Urban Center in the proposed <i>One Seattle Plan</i>.</p> <p>The rezone would be compatible and similar to other development in the immediate vicinity, and would meet the proposed densities envisioned for Urban Centers.</p>
23.34.008.I	Critical areas. If the area is located in or adjacent to a critical area (Chapter 25.09), the effect of the rezone on the critical area shall be considered.	No major ones present in the rezone area, see SEPA checklist.
c.	The number of existing single-family structures, not including detached accessory dwelling units, has been very stable or increasing in the last five years, or	There are no single family structures in the rezone area.

d.	The area's location is topographically and environmentally suitable for single-family residential developments.	The parcel size and position in a business district and on an arterial road make it more suitable for mixed use commercial or multi-family use.
----	---	---

23.34.009		Height limits of the proposed rezone
If a decision to designate height limits in residential, commercial, or industrial zones is independent of the designation of a specific zone, in addition to the general rezone criteria of Section 23.34.008 , the following shall apply:		
A.	Function of the zone. Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.	The 85' height limit is consistent with the intended scale of mixed use development. There is no risk of residential displacement.
B.	Topography of the area and its surroundings. Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.	The area is generally flat and no views will be blocked by the 85' limit.
C.1	The height limits established by current zoning in the area shall be given consideration.	The existing height limit is 10' less than proposed. Adjacent land to the east along Lake City Way is already zoned with a 95' height limit.
C.2	In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.	Within the neighborhood area there are several existing 5-7 story mixed use buildings, built within the last 25 years. This is the predominant pattern of recent development.
D.1	Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings developed under Major Institution height limits; height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.	The proposed 85' height limit is consistent with adjacent property zoned with a 95' height limit and other 75' height limits nearby. Nearby structures on Lake City Way NE are 3 to 8 stories tall.
D.2	A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers, as described in subsection 23.34.008.D.2, are present.	A gradual transition in height limits from 95' (NC3-95), to 85 (NC3-85), to 75' (NC3-75), to 55' (NC3-55), to Lowrise zones would be created by the proposal.

E.	Neighborhood plans	The 2016 Lake City Urban Design Framework addresses the rezone area. The plan has been consulted and OPCD determines that the proposed changes are consistent with the vision and intent of the plan.
23.34.072	Designation of commercial zones	
A.	The encroachment of commercial development into residential areas shall be discouraged.	The zone is already NC and would not extend commercial zoning into new areas.
B.	Areas meeting the locational criteria for a single-family designation may be designated as certain neighborhood commercial zones as provided in Section 23.34.010 .	Not applicable.
C.	Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections 23.34.010 and 23.34.011 of the Seattle Municipal Code	A transition from the NC commercial area to multifamily residential would be provided.
D.	Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas	The commercial area is contiguous with the existing commercial zones and mixed use center of the neighborhood.
E.	The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts.	The area is already zoned commercial.
23.34.076	Neighborhood Commercial 3 (NC3) zones, function and locational criteria.	
A.	Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:	See below.
A.1	A variety of sizes and types of retail and other commercial businesses at street level;	The zone designation would remain NC2 and NC3.
A.2	Continuous storefronts built to the front lot line	The zone would continue to promote a continuous line of storefronts stretching along NE 125 th St.
A.3	An atmosphere attractive to pedestrians;	Streets in the vicinity have wide sidewalks and recent

		pedestrian improvements. The P designation on NE 125 th St. would be retained.
A.4	Shoppers can drive to the area, but walk from store to store	Shoppers could walk from store to store and to nearby institutions including the proposed Community Center and existing public library.
B.	Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:	
B.1	The primary business district in an urban center or hub urban village;	The area is entirely in the Lake City Urban Center.
B.2	Served by principal arterial;	Lake City Way NE two blocks to the east is a principal arterial and is on the frequent transit network.
B.3	Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;	There are not strong edges to buffer residential areas
B.5	Excellent transit service	Transit service is excellent. The 65 and 75 buses run on NE 125 th St. and the 61, 322, 372 and 522 run on Lake City Way NE. All are within ¼ mile walking distance from the rezone area.

CONCLUSION

This proposed rezone is consistent with the SMC rezone criteria as demonstrated in this report, and the Comprehensive Plan. A SEPA Determination of Non-Significance has been issued. The proposal would support important public policy objectives including encouraging affordable housing and it could provide a support to community-based organizations providing services in a future publicly owned Community Center. In addition to supporting policy goals on City-owned land, the proposal would more broadly increase the capacity for infill housing on another parcel not owned by the City of Seattle. The proposed rezone is recommended for approval by the OPCD Director.

Lake City Area Rezone & Community Center Redevelopment

Land Use Committee Briefing
August 6, 2025



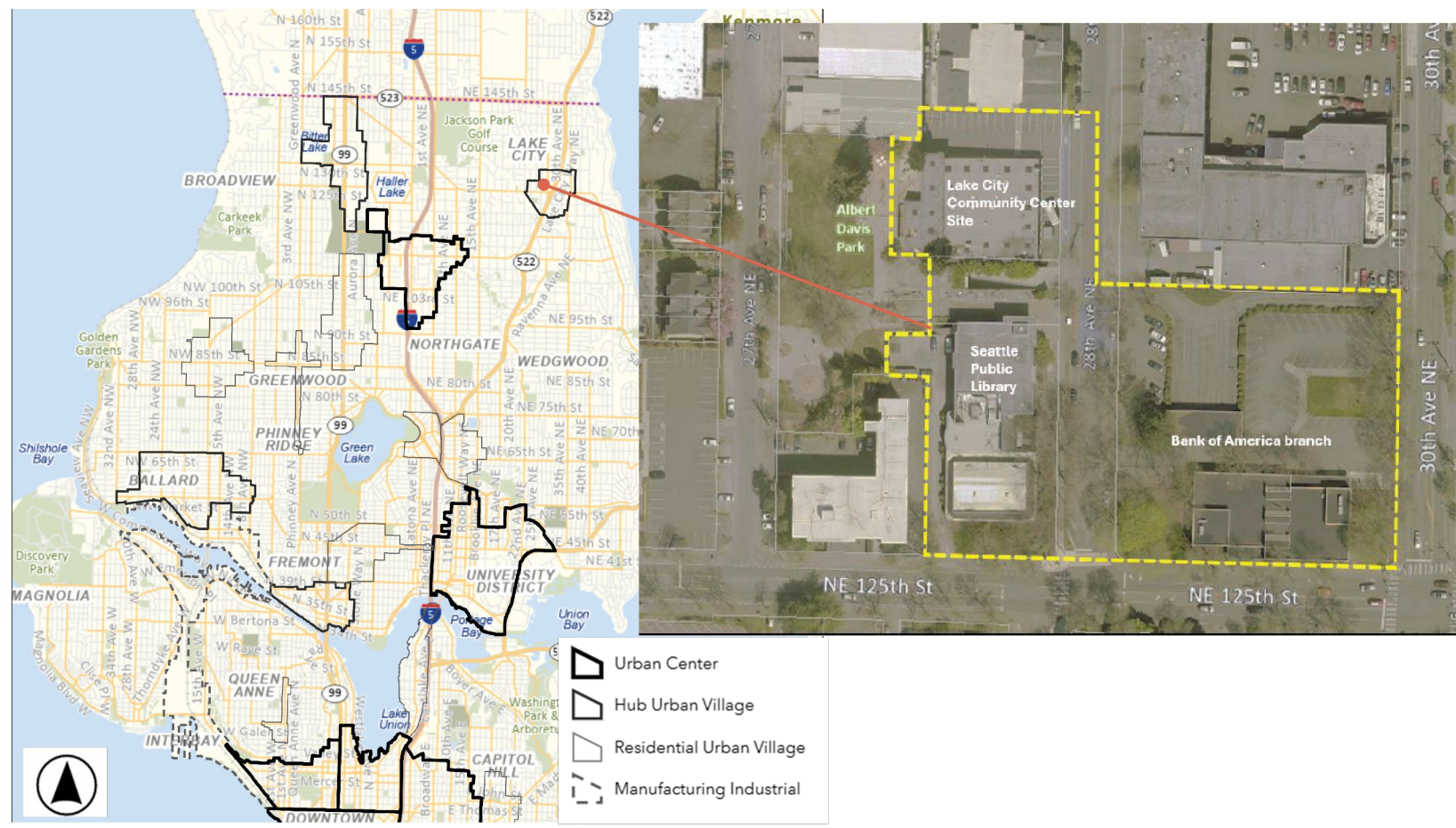
City of Seattle

Purpose

Staff will present rezone proposal on select parcels in Lake City, which will help facilitate future infill development potential, including on City-owned property.



General Location and Vicinity Map – Lake City Rezone Area



Proposed Rezone in Lake City



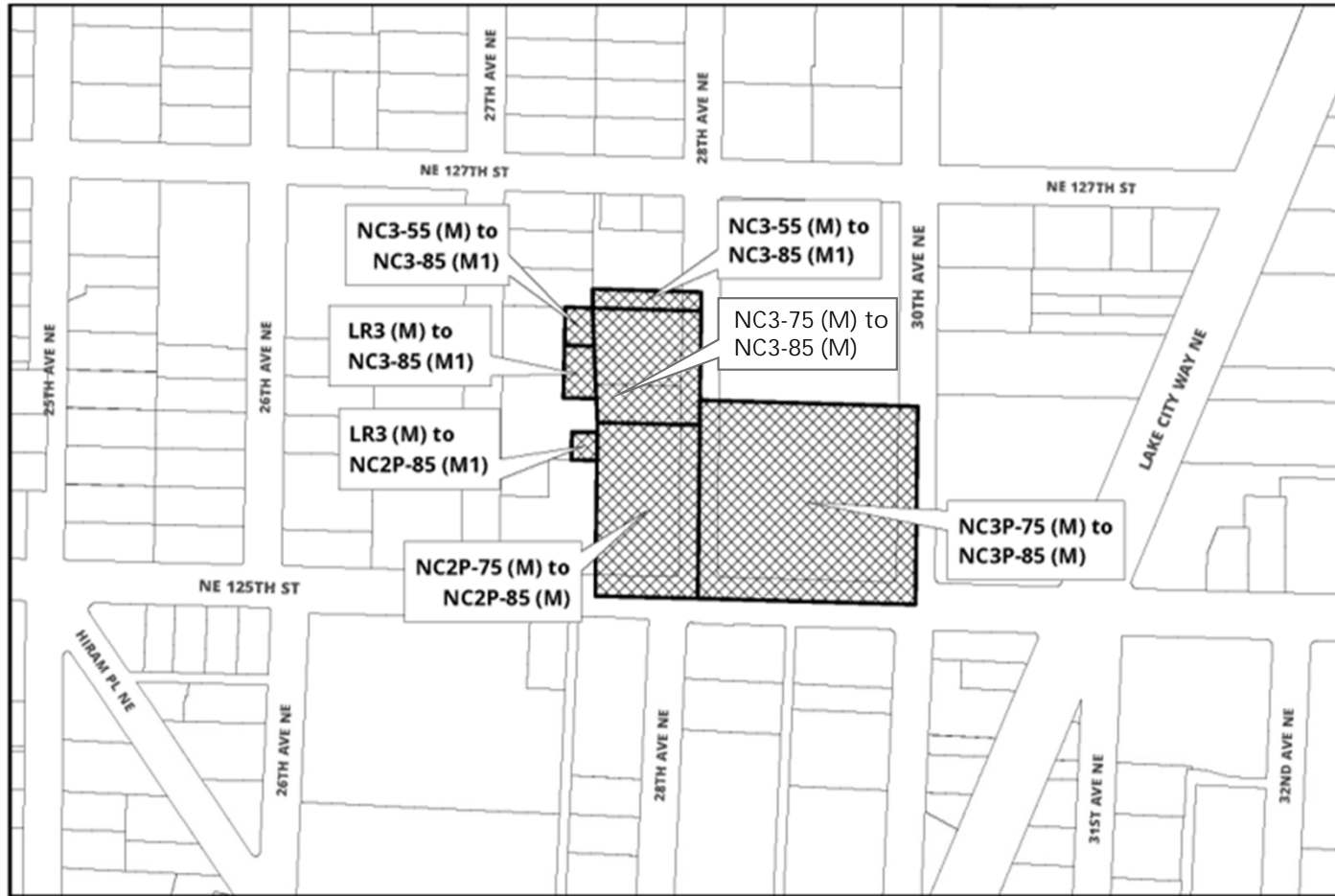
City of Seattle

Rezone area

- Collection of 4 parcels (totaling 3 acres) rezoned to NC2-85 and NC3-85.
- Three (3) of the parcels are City-owned (SPR, FAS, SPL) and one (1) is privately owned by Bank of America (BoA).
- For the SPR parcel, this proposal only seeks to rezone the area that will be redeveloped, excluding Albert Davis Park.
- Proposed rezone area allows for clean transitions from abutting land uses/zoning, and opportunities for future infill development, including on BoA site.



Proposed Rezone



 Rezone area

Map prepared by
OPCD, June 2025



Overview

- Meets area-wide rezone criteria
- Unifies proposed zoning heights at 85'
- Rectifies split zoned parcel
- Provides for infill development opportunity, including existing Lake City Community Center site
- Maintains transitions from NC-95 to NC-55 (east to west)



City of Seattle

Lake City Community Center Redevelopment



City of Seattle

Mercy Housing Selected to Redevelop Site

- New community center on first two floors with housing above
- 113 new homes serving a mix of incomes (30%, 50%, 60% AMI)
 - Average affordability ~49% AMI
- Large share of homes set aside for families in 2, 3, and 4-bedroom apartments (68%)
- FamilyWorks will provide on-site services
- Childcare

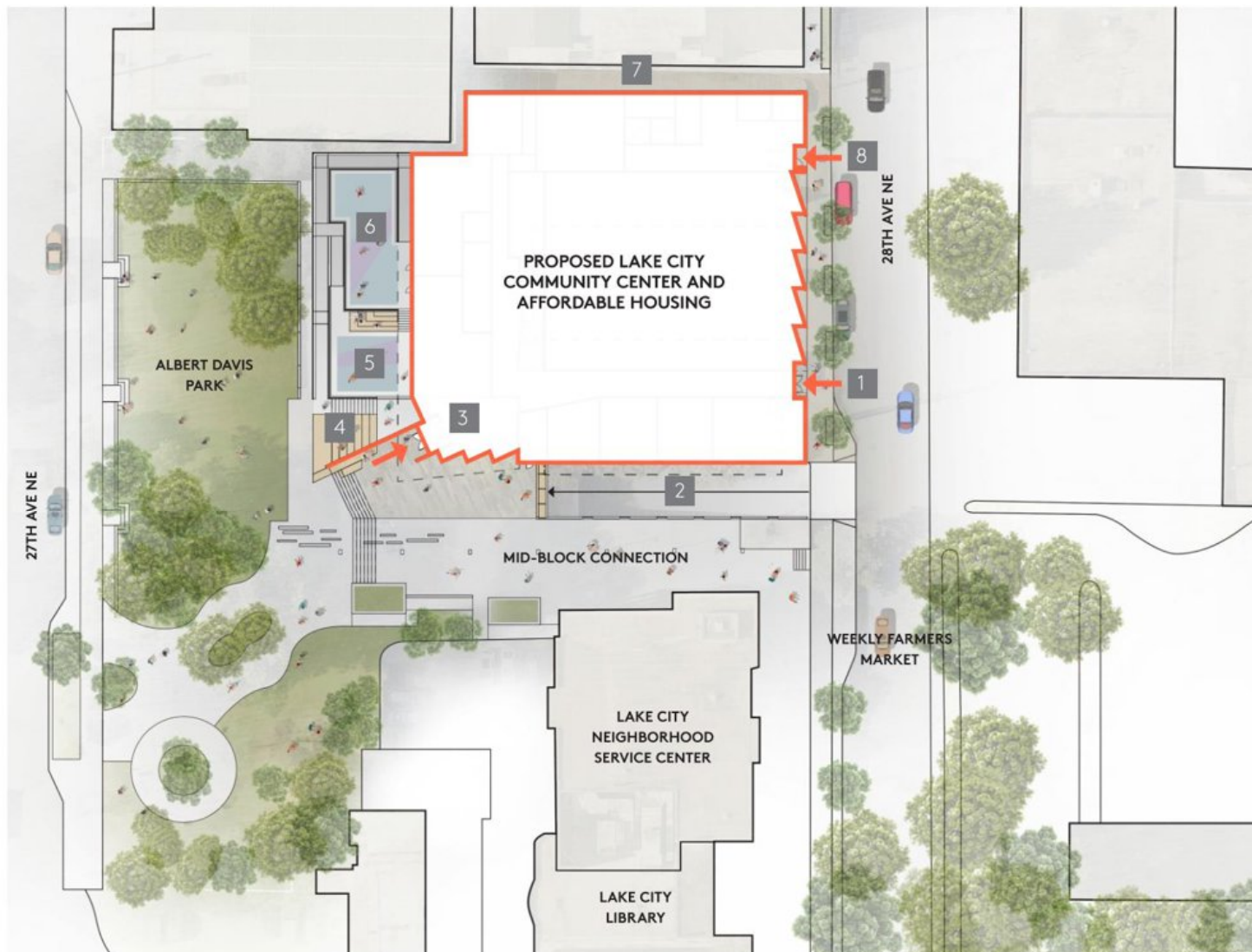


City of Seattle

VIEW FROM 28TH AVENUE NE



Proposed Site Plan



KEYNOTES

- 1 COMMUNITY CENTER MAIN ENTRY
- 2 EXISTING PARKING RAMP
- 3 COMMUNITY CENTER ENTRY
- 4 COMMUNITY CENTER TERRACE
- 5 NEW PARK PLAYGROUND
- 6 COMMUNITY CENTER CHILDCARE PLAY AREA
- 7 BUILDING SERVICE ACCESS
- 8 AFFORDABLE HOUSING ENTRY



MITHÜN

Project Timeline



Next Steps

Rezone Process:

- Public Hearing – anticipated September 3, 2025
- Full Council Vote – tentatively September 9, 2025

Lake City Community Center Redevelopment:

- Future entitlement process, including permits
- Next year: Council approval needed on future agreements i.e., ground lease, purchase and sale agreement, condo documents, etc.





Legislation Text

File #: CB 121047, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to Seattle's construction codes; limiting the areas for which substantial alterations are required to spaces or buildings greater than 7,000 square feet in gross area; amending existing substantial alteration requirements; and amending Section 311 of the Seattle Existing Building Code, adopted by Ordinance 127108.

WHEREAS, small businesses in Seattle have faced significant economic disruption due to the COVID-19 public health emergency and its aftermath, including prolonged closures, rising costs, and difficulty reactivating vacant commercial storefronts; and

WHEREAS, since February 2020, Seattle's commercial districts have experienced high vacancy rates, especially in small retail and food service spaces, as regulatory, physical, and financial hurdles have made it difficult for new tenants to occupy formerly active storefronts; and

WHEREAS, Downtown retail has been particularly impacted by vacancies and existing permitting requirements prevent rapid activation of vacant storefronts; and

WHEREAS, Section 311.1.1 of the Seattle Existing Building Code requires significant cost and time-consuming building upgrades when a building is reoccupied after 24 months of vacancy, even in situations where there is no change in use, size, or safety risk, creating a substantial barrier to small business reactivation downtown and in the city's neighborhood business districts; and

WHEREAS, the Governance Accountability and Economic Development Committee held a Roundtable Discussion on Improving the Building Permitting Process on February 13, 2025, where substantial alterations were discussed as a risk factor for projects; and

WHEREAS, this proposed amendment to Section 311 of the Seattle Existing Building Code will clarify that businesses reoccupying certain small commercial spaces after pandemic-era vacancy will not automatically trigger substantial alteration requirements, while maintaining life safety considerations, enabling them to return to operation more affordably and quickly; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 311 of the Seattle Existing Building Code, enacted by Ordinance 127108, is amended as follows:

* * *

[S] **311.1.1 Definition.** For the purpose of this section, spaces or buildings greater than 7,000 square feet gross area, *substantial alteration* or repair means any one of the following, as determined by the *code official*:

1. *Repair* of a building with a *damage ratio* of 60 percent or more.
2. Remodeling or an *addition* that substantially extends the useful physical or economic life of the building or a significant portion of the building, other than typical tenant remodeling.
3. A change of a significant portion of a building to an occupancy that is more hazardous than the existing occupancy, based on the combined life and fire risk as determined by the *code official*. The *code official* is permitted to use Table 311.1 as a guideline.

Exception: Where the area of change of occupancy is less than 20 percent of the building gross floor area.

~~((4. Reoccupancy of a building that has been substantially vacant for more than 24 months in occupancies other than Group R-3.))~~

SDCI Informative Note. 311.1.1 item #2 does not apply where alterations convert HVAC heating systems, water heating systems, or both from fossil fuel or electric resistance to heat pump systems, and where the only additional alterations provide necessary electrical power, structural support, or air circulation for the

heat pump system.

Section 2. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
SDCI	Micah Chappell	Nick Tucker/Jennifer Breeze

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to Seattle’s construction codes; limiting the areas for which substantial alterations are required to spaces or buildings greater than 7,000 square feet in gross area; amending existing substantial alteration requirements; and amending Section 311 of the Seattle Existing Building Code, adopted by Ordinance 127108.

Summary and Background of the Legislation:

Substantial alteration is a Seattle code amendment that requires certain upgrades when significant work is being performed on a building, when a change of occupancy results in a more hazardous occupancy, and when the building has been vacant for more than 2 years. A project designated as a substantial alteration is required to upgrade the building fire and life safety systems to current code and may require upgrades to the existing structural system, heating and ventilation systems, and building envelope.

The legislation adopts amendments to the 2021 Seattle Existing Building Code (SEBC) that have been identified as opportunities to reduce costs for small business, accelerate retail occupancy, and support economic recovery in reactivating vacant commercial storefronts. SDCI, OED, business stakeholders, and community organizations support this legislation that limits the areas that substantial alteration requirements are applied. This legislation will apply to projects vested to the 2021 SEBC and later and is not retroactive.

First, this legislation will exempt buildings and spaces 7,000 square feet or less in gross area from the requirements of substantial alterations.

Second, the legislation includes clarification to the change of occupancy, item #3 of the definition of substantial alteration. This clarifies that SDCI will not apply this definition where the change of occupancy is 20 percent or less of the overall building area.

The final change included in this legislation is removing a vacancy of greater than 24 months, item #4, from the definition of substantial alteration. Over the past eight years, SDCI has very rarely triggered substantial alterations solely based on vacancy. In addition, SDCI has offered flexibility on the 24-month duration during economic downturns. Vacancy has typically been evaluated together with one of the other triggers in deciding whether a project is a substantial alteration. Striking item #4 makes it clear to business owners that vacancy will not trigger substantial alteration provisions.

SDCI evaluated all substantial alteration permits issued under the SEBC for the past two code cycles. While past permitting volumes are not an exact predictor of the impact of this legislation, permit records indicate approximately 180 commercial, institutional, industrial and multi-family substantial alteration permits were issued over the past eight years. Applying the 7,000 square foot exemption to those projects, approximately 44 percent of projects vested to the 2015 SEBC and 53 percent of projects vested to the 2018 SEBC code would not be required to get a substantial alteration permit.

If the permitting volume remains stable, by 2030, this legislation could support the reactivation of more than 50 small commercial tenant spaces by reducing time-consuming regulatory barriers, therefore reducing costs for small business reactivation in Seattle.

This legislation will impact Seattle's policies for resiliency and net-zero building emissions that are supported by substantial alteration requirements. Businesses in small spaces exempted from substantial alteration requirements by this legislation will be permitted to make improvements or reactivate small spaces without updating those buildings to current fire or life safety standards, or improving seismic deficiencies, unless updates are required by other code provisions.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ Yes ☒ No

3.a. Appropriations

☐ This legislation adds, changes, or deletes appropriations.

3.b. Revenues/Reimbursements

☐ This legislation adds, changes, or deletes revenues or reimbursements.

Revenue/Reimbursement Notes:

Permit fee revenue is not expected to be significantly impacted by the changes in this legislation. City enforcement and staff time may be reduced, as fewer permits will require intensive review of full-building system upgrades.

3.c. Positions

- ☐ This legislation adds, changes, or deletes positions.

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts. Unknown

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources. N/A

Please describe any financial costs or other impacts of *not* implementing the legislation.

Not adopting this ordinance would continue to subject small, long-vacant commercial spaces to disproportionate upgrade requirements, resulting in:

- Continued vacancies, particularly in BIPOC-owned or small-footprint businesses.
- Deferred building investment and potential deterioration.
- Reduced economic activity in neighborhood business districts.

Please describe how this legislation may affect any City departments other than the originating department.

N/A

4. OTHER IMPLICATIONS

- a. Is a public hearing required for this legislation? No
- b. Is publication of notice with The Daily Journal of Commerce and/or The Seattle Times required for this legislation? No
- c. Does this legislation affect a piece of property? No
- d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.
- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.
Vulnerable and historically disadvantaged communities have fewer resources to activate vacant small business spaces. This legislation will ensure that vulnerable

communities are not left behind as our business districts transition back to an active and vibrant, small business-driven economy.

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation. N/A

iii. What is the Language Access Plan for any communications to the public?

OED is working to establish culturally appropriate messaging for this small business legislation. SDCI is working to update Tips and other guidance for equitable application of the code changes.

e. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response. This legislation could increase carbon emissions by allowing improvements or reactivation of small spaces without updating building systems to current Seattle Energy Code standards.

ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects. This legislation targets smaller spaces but could reduce resiliency to climate change by allowing improvements or reactivation of small spaces without requiring an update to heating, ventilation, or the building envelope.

f. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals? N/A

g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization? N/A

5. ATTACHMENTS

Summary Attachments: None.



Legislation Text

File #: CB 121045, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; updating timelines for City review of land use permits; amending Sections 23.76.005 and 23.76.010 of the Seattle Municipal Code; and amending Resolution 31602 to update the City Council Rules for Quasi-Judicial Proceedings.

WHEREAS, Revised Code of Washington (RCW) 36.70B.080 identifies timelines for local review of project permits; and

WHEREAS, RCW 36.70B.140 allows local governments by ordinance to exclude landmark designations, street vacations, or other approvals relating to the use of public areas or facilities, or other project permits, whether administrative or quasi-judicial, that the local government by ordinance or resolution has determined present special circumstances that warrant a review process or time periods for approval that are different from that provided in RCW 36.70B.080; and

WHEREAS, the City Council Rules for Quasi-Judicial Proceedings were last updated in 2015, since which time the City Clerk has started to accept electronic filing of documents; and

WHEREAS, filing documents electronically allows for shorter timelines for filing of responses to those filings;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.76.005 of the Seattle Municipal Code, last amended by Ordinance 125587, is amended as follows:

23.76.005 Time for decisions

A. Except as otherwise provided in this Section 23.76.005 or otherwise agreed to by the applicant, land

use decisions on applications shall be made under the following timelines:

1. Type I: within ~~((420))~~ 65 days after the applicant has been notified that the application is complete~~((;))~~ ;
2. Type II: within 100 days after the applicant has been notified that the application is complete;
3. Type III: within 170 days after the applicant has been notified that the application is complete, provided that the Director shall issue a recommendation within 100 days;
4. Type IV: as provided in subsection 23.76.005.E.2; and
5. Type V: no timeline for final decision.

B. In determining the number of days that have elapsed ~~((after the notification that the application is complete))~~ for purposes of subsection 23.76.005.A, the following periods shall be excluded:

1. All periods of time during which ~~((the applicant has been requested by))~~ the Director ~~((to))~~ or Hearing Examiner has requested that the applicant correct plans, perform required studies, or provide additional required information, until ~~((the Director determines that the request has been satisfied))~~ the day responsive information is resubmitted by the applicant;
2. Any extension of time mutually agreed upon by the Director or Hearing Examiner and the applicant;
3. For projects for which an EIS has been required, the EIS process time period established in subsection 23.76.005.~~((B))~~C; and
4. Any time period for filing an appeal or request for further consideration of the land use decision to the Hearing Examiner or City Council as applicable, and the time period to consider and decide the appeal ~~((; and))~~ .

~~((5. All periods of time during which the applicant has been requested by the Director to pay past due permit fees, until the Director determines that the request has been satisfied or until the permit is cancelled for failure to pay fees.))~~

~~((B))~~C. The time required to prepare an EIS shall be agreed to by the Director and applicant in writing. Unless otherwise agreed to by the applicant, a final environmental impact statement shall be issued by the Director within one year following the issuance of a Determination of Significance for the proposal, unless the EIS consultant advises that a longer time period is necessary. In that case, the additional time shall be that recommended by the consultant, not to exceed an additional year.

~~((C))~~D. The time limits established by subsections 23.76.005.A, ~~((and))~~ 23.76.005.B, and 23.76.005.C do not apply if a permit application:

1. Requires an amendment to the Comprehensive Plan or the Land Use Code; ~~((or))~~
2. Requires the siting of an essential public facility;
3. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete; or
4. Requires the vacation of public right-of-way.

~~((D))~~E. Exclusions pursuant to RCW 36.70B.140(1)~~((:))~~

1. Type II decisions. There is no time limit for a decision on an application that includes an exception from ~~((the regulations for Environmentally Critical Areas,))~~ Chapter 25.09.
2. ~~((Type III decisions.~~
 - a. ~~The Director shall issue a recommendation within 120 days as that time is calculated pursuant to subsections 23.76.005.A, B, and C; and~~
 - b. ~~The Hearing Examiner shall issue a decision within 90 days of issuance of the Director's recommendation, except that in determining the time limits for Type III decisions established in this subsection 23.76.005.D.2.b, the following periods shall be excluded:~~
 - 1) ~~The time during which a Type III decision is remanded by the Hearing Examiner for further information or analysis. The Hearing Examiner shall set a reasonable period for the remand after consideration of the nature and complexity of the issues, and, if practicable, after consultation~~

~~with the parties about the reasonableness of the remand period;~~

~~2) All periods of time during which the applicant has been requested by the Director to pay past-due permit fees, until the Director determines that the request has been satisfied; and~~

~~3) Any extension of time mutually agreed upon by the Hearing Examiner and the applicant.~~

~~3-))~~ Type IV Council land use decisions((:-))

a. There is no time limit for decisions on Major Institution master plans.

b. All other Type IV Council land use decisions and any associated Type II decisions listed in subsection 23.76.006.C.2, except for the exclusions listed in subsections 23.76.005.((D))E.1 and 23.76.005.((D))E.3.c, shall be made within the following time periods:

1) The Director shall issue a recommendation within ((120)) 100 days as that time period is calculated pursuant to subsections 23.76.005.A, 23.76.005.B, ((and)) 23.76.005.C, and 23.76.005.D;

2) The Hearing Examiner shall issue a recommendation within 90 days of issuance of the Director's recommendation; and

3) The Council shall issue its decision within 90 days of receipt of the Hearing Examiner recommendation, except that if a timely appeal is filed with the City Clerk, the Council shall issue its decision within 120 days of receipt of the Hearing Examiner recommendation.

c. In determining the time limits for Type IV Council land use decisions established in this subsection 23.76.005.((D))E, the following periods shall be excluded:

1) The time during which a Type IV Council land use decision is remanded by the Hearing Examiner or the City Council for further information or analysis. The Hearing Examiner or the Council shall set a reasonable period for the remand after consideration of the nature and complexity of the issues, and, if practicable, after consultation with the parties about the reasonableness of the remand period; and

2) ~~((All periods of time during which the applicant has been requested by the Director to pay past-due permit fees, until the Director determines that the request has been satisfied; and~~

3)))Any extension of time mutually agreed upon by the Hearing Examiner and the applicant or the City Council and the applicant.

~~((E))~~F. Type V Council land use decisions are legislative decisions to which no time limits apply.

Section 2. Section 23.76.010 of the Seattle Municipal Code, last amended by Ordinance 127288, is amended as follows:

23.76.010 Applications for Master Use Permits

* * *

D. All applications shall contain the submittal information required by the applicable sections of this Title 23, Land Use Code; Title 15, Street and Sidewalk Use; Chapter 25.05, Environmental Policies and Procedures; Chapter 25.09, Regulations for Environmentally Critical Areas; Chapter 25.12, Landmarks Preservation; Chapter 25.16, Ballard Avenue Landmark District; Chapter 25.20, Columbia City Landmark District; Chapter 25.22, Harvard-Belmont Landmark District; Chapter 25.24, Pike Place Market Historical District; and other codes as determined applicable and necessary for review by the Director. All shoreline substantial development, conditional use or variance applications shall also include applicable submittal information as specified in WAC 173-27-180. The Director shall ~~((make available, in writing, a general list of))~~ outline the submittal requirements for a complete application in the permit application.

E. Notice of Complete Application.

1. The Director shall determine whether an application is complete and shall notify the applicant in writing within 28 days of the date the application is filed whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete. Within 14 days of receiving the additional information, the Director shall notify the applicant in writing if the application is still incomplete and what additional information is necessary. An application shall be deemed to

be complete if the Director does not notify the applicant in writing that the application is incomplete by the deadlines in this subsection 23.76.010.E. A determination that the application is complete is not a determination that the application is vested.

2. A Master Use Permit application is procedurally complete for purposes of this Section 23.76.010 if it meets the submittal requirements ~~((established by the Director in subsection 23.76.010.D and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently))~~ outlined on the permit application. The determination of completeness shall not preclude the Director from requesting additional information or studies either at the time the application is determined complete or subsequently, if additional information is required to complete review of the application or substantial changes in the permit application are proposed. However, if the submittal requirements outlined on the permit application have been met the need for additional information or studies may not preclude a determination of completeness.

3. A determination under this Section 23.76.010 that an application is complete is not a determination that the application is vested. A vesting determination shall be made only if needed because of a change in applicable laws and shall entail review of the application for compliance with RCW 19.27.095, RCW 58.17.033, and Section 23.76.026.

* * *

Section 3. Exhibit A to Resolution 31602 is amended as shown in Exhibit A to this ordinance.

Section 4. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

Exhibits:

**CITY COUNCIL RULES FOR QUASI-JUDICIAL PROCEEDINGS (((2015)) 2025
Rules)**

TABLE OF CONTENTS

I.	Applicability and Purpose	page 2
II.	Definitions	page 3
III.	Appearance of Fairness	page ((5)) <u>4</u>
IV.	General Procedures	page 6
V.	Procedures Before Committee Action.....	page 7
VI.	Committee Action	page ((13)) <u>12</u>
VII.	Preparation and Transmittal of Committee Recommendation to Council	page ((16)) <u>15</u>
VIII.	Council Action	page ((17)) <u>16</u>
IX.	Actions After Council Decision	page ((18)) <u>17</u>
X.	Effect of Council Decision.....	page ((19)) <u>18</u>
XI.	Maintenance of Record of Quasi-Judicial Proceeding	page ((19)) <u>18</u>

I. APPLICABILITY AND PURPOSE

- A. The purpose of these rules is to establish procedures for quasi-judicial actions before the City Council and to implement the Appearance of Fairness Doctrine, Revised Code of Washington (RCW) Chapter 42.36.
- B. Pursuant to Seattle Municipal Code (SMC) Chapter 23.76, the following Type IV Land Use Decisions, along with any integrated decision to exercise substantive State Environmental Policy Act (SEPA) authority and any associated Type II land use decisions listed in subsection 23.76.006.C.2, are governed by these rules:
 - 1. A Council conditional use;
 - 2. An amendment to the Official Land Use Map, except for an area-wide amendment or a correction of an error on the Official Land Use Map due to a cartographic or clerical mistake;
 - 3. Approval of a property use and development agreement (PUDA) that is required as a condition of rezone approval, or an amendment of a PUDA that represents a major departure from the terms of the prior decision, pursuant to Section 23.76.058;
 - 4. Major institution master plan adoption, a major amendment to a major institution master plan, or renewal of a major institution master plan development plan component pursuant to Chapter 23.69;
 - 5. A public project as defined in Section 23.84A.030 that requires City Council approval.
- C. The following quasi-judicial actions are also governed by these rules:
 - 1. An amendment to a PUDA that was required as a condition of rezone approval that represents a minor departure from the terms of the PUDA, pursuant to Section 23.76.058;
 - 2. A request to extend a Type IV Land Use Decision pursuant to Section 23.76.060;
 - 3. An appeal of an individual's final assessment for a Local Improvement District pursuant to Section 20.04.090;
 - 4. An appeal of the Hearing Examiner's recommendation on controls and incentives for a designated Seattle landmark pursuant to Section 25.12.630;
 - 5. An appeal of the Director of Housing's decision to deny an application for a multifamily housing property tax exemption pursuant to Section 5.73.060;
 - 6. Other action that is quasi-judicial or subject to the Appearance of Fairness Doctrine as defined in these rules.
- D. All references to Chapters and Sections in these rules are to the SMC unless stated otherwise. In case of conflict between these rules and the SMC, the SMC controls.

II. DEFINITIONS

- A. “Appearance of Fairness Doctrine” refers to the provisions of RCW chapter 42.36.
- B. “Appellant” means a person who submits an appeal of a Hearing Examiner’s recommendation or decision on a quasi-judicial action covered by these rules, or an appeal of the Director of Housing’s decision to deny an application for a multifamily housing property tax exemption.
- C. “Certificate of Service” means a signed sworn statement that a document has been either mailed by first class mail or emailed on the date stated in the certificate to the persons named at the addresses listed in the certificate.
- D. “Committee” means the City Council committee charged with making recommendations on a quasi-judicial action.
- E. “Ex parte communication” means any direct or indirect communication between a Councilmember and a proponent, opponent, or party of record that is made outside a Council hearing or meeting considering a quasi-judicial action and that concerns the merits of the quasi-judicial action pending before the City Council.
- F. “Party of record” means:
 - 1. any person who appeals a recommendation or decision in a quasi-judicial action;
 - 2. the City agency making a recommendation, decision or determination on a quasi-judicial action and any of its employees or agents, except that the Hearing Examiner is not a party of record;
 - 3. the owner(s) of the property subject to the quasi-judicial action;
 - 4. any person who filed an application for a permit or development approval that is the basis for the quasi-judicial action;
 - 5. any person granted party status through intervention at the Hearing Examiner proceeding or during the City Council quasi-judicial proceeding; and
 - 6. for an extension of a Type IV Land Use Decision or a minor amendment to a PUDA, any person who commented to the Department of Planning and Development (DPD) on the request for extension or minor amendment.
- G. “Pending” means the period of time during which a quasi-judicial action is under consideration by the Council. For purposes of these rules, a quasi-judicial action is considered to be under consideration by the Council beginning when the matter is date-stamped by the City Clerk, which for actions based upon a Hearing Examiner recommendation is pursuant to subsection IV.E of these rules. A quasi-judicial action

remains under consideration before the Council until the final termination of all judicial appeals of the Council decision in the quasi-judicial matter.

- H. “Person” means an individual, partnership, corporation, entity, association, or public or private organization of any character.
- I. “Quasi-judicial action” or “quasi-judicial matter” means an action of the City Council that determines the legal rights, duties, or privileges of specific parties in a hearing or other contested case proceeding. Quasi-judicial action does not include a legislative action adopting, amending, or revising a comprehensive, community, or neighborhood plan; zoning regulation; other land use planning document; or area-wide amendment to the Official Land Use Map.
- J. “Quasi-judicial proceeding” means the procedure by which Council considers a quasi-judicial action.
- K. “Record, procedural” means the procedural and pre-hearing documents and materials filed with the City Clerk and considered by the Council that are not part of the substantive record, and the disclosures of ex-parte communications placed on the record as required by RCW chapter 42.36 and these rules.
- L. “Record, substantive” means the Hearing Examiner’s record as supplemented by the Council pursuant to these rules, including the transcript or recording or both of the hearing before the Hearing Examiner, the exhibits admitted into evidence, and the other documents in the Hearing Examiner proceeding; or, for an appeal of a denial of an application for a multifamily housing property tax exemption by the Director of Housing, the exhibits and other documents compiled by the Director of Housing in denying the application; or, for a minor amendment to a PUDA or a request to extend a Type IV Land Use Decision, the materials submitted to DPD and the DPD recommendation, and any additional information used by the Council.
- M. “Valid” means submitted in compliance with all requirements of the SMC and these rules.

III. APPEARANCE OF FAIRNESS

- A. While a quasi-judicial action is pending before Council, no member of the City Council may engage in an ex parte communication.
- B. If an ex parte communication occurs, then:
 - 1. The Councilmember shall, either orally or in writing, place in the procedural record the substance of any such ex parte communication; and

2. The Councilmember shall make a public announcement at each meeting or hearing on the quasi-judicial action of the content of any such ex parte communication and the right of parties of record to rebut the substance of the communication. As one means of accomplishing this, the Council may announce at each meeting or hearing that there has been an ex parte communication, that a written summary of such communication is available, and that the parties of record have an opportunity to rebut the substance of the communication.
- C. The prohibition against ex parte communication does not preclude a member of the Council from questioning the parties of record concerning matters in the record during the meetings or hearings before the Council on the quasi-judicial action.
- D. Anyone seeking to rely on the appearance of fairness doctrine to disqualify a Councilmember from participating in a decision must raise the challenge as soon as the basis for disqualification is made known to the person. If the basis was known or reasonably should have been known prior to the issuance of a decision and was not raised prior to the issuance of the decision, it may not be relied on to invalidate the decision.
- E. If a Councilmember is challenged for violating the appearance of fairness doctrine or for bias or prejudice, the Councilmember shall respond on the record by either:
 1. Agreeing with the challenge and disqualifying himself or herself from acting on the quasi-judicial matter. The disqualified Councilmember may not vote and may not participate in the hearing and deliberation process, even if not voting. In addition, the disqualified Councilmember should not discuss the merits of the proposal with other Councilmembers; or
 2. Disagreeing with the challenge and:
 - a. Stating on the record why the Councilmember believes that there has been no violation of the appearance of fairness doctrine; or
 - b. Stating on the record why the Councilmember believes that he or she is not biased or prejudiced.
- F. If a challenge to a Councilmember would cause a lack of a quorum or would result in an inability to obtain a majority vote as required by law, any such challenged Councilmember is permitted to fully participate in the proceeding and vote as though the challenge had not occurred, if the Councilmember publicly discloses the basis for disqualification prior to rendering a decision. Such participation shall not subject the decision to a challenge by reason of violation of the appearance of fairness doctrine.

IV. GENERAL PROCEDURES

- A. The Council may refer any quasi-judicial action to the appropriate Council committee to review the merits of the action and to make a recommendation to the full Council.
- B. If a committee is authorized to make a ruling or determination on a procedural matter, the committee chair may make that procedural ruling or determination, or may refer such ruling or determination to the committee for discussion and vote.
- C. A document required to be filed with the City Clerk pursuant to these rules shall be filed by hard copy or electronic means, per the City Clerk's requirements for filing documents. If the City Clerk receives a ~~((mailing-))document~~ after a deadline, even if the mailing is postmarked on the day of the deadline or the electronic transmittal is sent on the day of the deadline, the ~~((mailing-))document~~ will not be considered as having met the deadline.
- D. A notice, request, reply, or response to someone other than the City Clerk may be sent by either first class mail or electronic means, depending on the means of transmittal authorized or indicated by the recipient.
- E. If the quasi-judicial proceeding includes a Hearing Examiner recommendation or decision, the date reflected in the City Clerk's date-stamp is one of the following:
 - 1. The date notice of the application for a Type IV Land Use Decision listed in subsection I.B of these rules is filed by DPD with the City Clerk, pursuant to Section 23.76.040.
 - 2. The date the Hearing Examiner's or designated officer's decision on the final assessment roll for a Local Improvement District is filed with the City Clerk.
 - 3. The date the Landmark Preservation Board recommendation on controls and incentives for a designated Seattle landmark about which the owner and Board staff are unable to reach an agreement is filed with the City Clerk.
- F. If the last day of a period specified by these rules is a Saturday, Sunday, or federal or City holiday, the deadline runs until 5 p.m. on the next day that is not a Saturday, Sunday, or federal or City holiday.
- G. When calculating the number of days that a notice or motion must be provided prior to a committee meeting or hearing, the day after the notice or motion is provided is the first day of the period, and the day of the meeting or hearing is the last day of the period.
- H. Time requirements in these rules are strictly applied.
- I. A motion is limited to 20 double-spaced pages, excluding declarations, exhibits, attachments, and appendices.

V. PROCEDURES BEFORE COMMITTEE ACTION

A. Appeals.

1. Who May File an Appeal

- a. An appeal of a Hearing Examiner's recommendation on any Type IV Land Use Decision, including any associated Type II land use decision and any integrated decision to approve, condition, or deny based on substantive SEPA authority, may be filed by any person who submitted a written comment to the DPD Director or an oral or written comment to the Hearing Examiner on the matter.
- b. An appeal of an individual's final assessment for a Local Improvement District may be filed only by a party who made a timely protest at the initial hearing, pursuant to Section 20.04.090.D. Failure to file an appeal does not limit use of the judicial appeal process under RCW 35.44.200.
- c. An appeal of the Hearing Examiner's recommendation on controls and incentives for a designated Seattle landmark may be filed only by a party of record to the Hearing Examiner process.
- d. An appeal of the Director of Housing's decision to deny an application for a multifamily housing property tax exemption may be filed only by the applicant.

2. Filing Deadline for an Appeal

- a. An appeal of the Hearing Examiner's recommendation on a Type IV Land Use Decision must be filed with the City Clerk by 5 p.m. of the 14th calendar day following the date of the Hearing Examiner's recommendation.
- b. An appeal of an individual's final assessment for a Local Improvement District must be filed with the City Clerk by 5 p.m. of the 14th calendar day following the date of the Hearing Examiner's or designated officer's decision.
- c. An appeal of the Hearing Examiner's recommendation on controls and incentives for a designated Seattle landmark must be filed with the City Clerk and served on all other parties of record by 5 p.m. of the 14th calendar day after the Hearing Examiner's decision is served on the party appealing.
- d. An appeal of the Director of Housing's denial of an application for a multifamily housing property tax exemption must be filed with the City Clerk by 5 p.m. of the 30th calendar day following the receipt of the denial.

3. Form and Content of Appeal. An appeal shall be in writing and:

- a. Clearly identify specific objections to the recommendation or decision;
- b. Specify the relief sought;

- c. For an appeal of an individual's final assessment for a Local Improvement District, state clearly on the cover or cover page the number of the Local Improvement District and the appellant's name, and shall comply with Section 20.04.110; and
 - d. If desired, include a request to supplement the record, pursuant to subsection V.B. of these rules.
- 4. Rejection or Clarification of Appeal.
 - a. The Council may reject an appeal that does not comply with the form and content requirements.
 - b. The Council may request clarification of an appeal. Council staff will provide the request for clarification to:
 - i. The parties of record for an appeal of the Hearing Examiner's recommendation on a Type IV Land Use Decision;
 - ii. The parties of record for an appeal of the Hearing Examiner's recommendation for controls and incentives for a designated Seattle landmark;
 - iii. Those persons who were provided written notice of the Director of Housing's decision for an appeal of the denial of a multifamily housing property tax exemption;
 - iv. The appellant for an appeal of an individual's final assessment for a Local Improvement District, and the City Attorney.
 - c. Any response from the appellant must be filed, along with a certificate of service, with the City Clerk and copies provided to those who received a copy of the request for clarification by 5 p.m. of the ~~((10th))~~ 7th calendar day after copies of the request for clarification were provided by Council staff.
- 5. Circulation of appeal.
 - a. Upon receipt of a valid appeal, Council staff will provide notice of the appeal to the following persons, and shall complete a certificate of service to be included in the Clerk File for the matter:
 - i. those persons who were provided written notice of the Hearing Examiner's recommendation for an appeal of a Type IV Land Use Decision, or of the Hearing Examiner's recommendation for controls and incentives for a designated Seattle landmark;

- ii. those persons who were provided written notice of the Director of Housing’s decision for an appeal of the denial of a multifamily housing property tax exemption;
 - iii. the appellant for an appeal of an individual’s final assessment for a Local Improvement District, as well as the City Attorney.
 - b. Notice must be provided at least 21 calendar days prior to the date the committee is to consider the matter.
 - c. The notice shall include:
 - i. A copy of each appeal;
 - ii. Instructions for filing a response, including a list of the parties of record on whom any response and certificate of service must be served;
 - iii. If a request to supplement the record has been filed, a copy of the request to supplement the record and instructions for responding; and
 - iv. Notice of the first committee meeting at which the matter will be considered.
- 6. Response. Only a party of record may respond to an appeal. Any response must be filed, along with a certificate of service, with the City Clerk and copies provided to the other parties of record, by 5 p.m. of the ((40th)) 7th calendar day after the notice of appeal was provided by Council staff.
- 7. Reply. Any reply from a person who filed an appeal must be filed with the City Clerk, along with a certificate of service, and copies provided to the other parties of record, by 5 p.m. of the 7th calendar day after the response was filed with the City Clerk.
- B. Request to Supplement the Record on an Action other than an Extension of a Type IV Land Use Decision, a Minor Amendment to a PUDA, or an Appeal of an Individual’s Final Assessment for a Local Improvement District.
 - 1. Filing a Request to Supplement the Record. A request to supplement the record may be filed only by a party of record or as part of a motion to intervene, and must be filed with the City Clerk, along with a certificate of service, no later than:
 - a. If an appeal has been filed, the deadline for filing a reply; or
 - b. If no appeal is filed, ((28))21 calendar days after the Hearing Examiner provides copies of the recommendation or decision on the quasi-judicial action.
 - 2. Form and Content of a Request to Supplement the Record.
 - a. A request to supplement the record shall be in writing, and:
 - i. include a brief description of the nature of and a copy of the evidence proposed to be added; and

- ii. explain how the evidence proposed to be added meets the standard for supplementation, i.e., why it was not available or could not reasonably have been produced at the time of the open record hearing before the Hearing Examiner, or, for an appeal of a denial of an application for a multifamily housing property tax exemption, at the time the Director of Housing denied the application for the exemption.
- b. Testimony proposed to be added to the record must be presented by affidavit, by declaration conforming to the standards of RCW 9A.72.085, or in a transcript.
- c. A request to supplement the record must be submitted as either:
 - i. a separate section of an appeal, a response, a reply, or a motion to intervene; or
 - ii. a separate document attached to an appeal, a response, a reply, or a motion to intervene; or
 - iii. if no appeal has been filed, a separate document.
- 3. Circulation of a Request to Supplement the Record.
 - a. If a request to supplement the record is filed with an appeal that is valid, Council staff will provide it together with the appeal to the same persons to whom Council staff provides notice of the appeal pursuant to subsection V.A.5.a of these rules, along with instructions for responding to the request to supplement the record.
 - b. If a request to supplement the record is filed at some other time but by the deadline provided in subsection V.B.1 of these rules, the person filing the request must also provide a copy of the request and a certificate of service to those to whom the Hearing Examiner provided copies of the recommendation or decision.
- 4. Response to Request to Supplement the Record. A response may be filed by a party of record or any person who filed a pending motion to intervene. Any response must be filed together with a certificate of service with the City Clerk and copies provided to the other parties of record and to any person who filed a motion to intervene, by 5 p.m. of the ~~((10th))~~ 7th calendar day after the request to supplement the record was provided as required by subsection V.B.3 of these rules.
- 5. Content of Response. A response to a request to supplement the record shall be in writing and address the standard for supplementation described in subsection V.B.2.a.ii of these rules.
- 6. Reply. Any reply must be in writing and be filed along with a certificate of service with the City Clerk and copies provided to the other parties of record and to any person who filed a motion to intervene, by 5 p.m. of the 7th calendar day after the

response was filed. A reply must respond only to the arguments made in any response and not raise new issues.

C. Motions in a Proceeding other than an Extension of a Type IV Land Use Decision or a Minor Amendment to a PUDA.

1. Motion to Intervene in an Action Other Than an Appeal of an Individual's Final Assessment for a Local Improvement District.

a. If a valid appeal has been filed, then a person may file a motion to intervene to participate in a quasi-judicial action as a party of record. The motion may not be filed before notice of an appeal is provided according to subsection V.A.5 of these rules. The motion may be filed no later than the deadline for filing a reply to the appeal. The motion to intervene shall be in writing and be filed along with a certificate of service with the City Clerk, with copies provided to parties of record. The motion to intervene must state the basis for intervention and how the person making the request is affected by or interested in the quasi-judicial action, and must include any request to supplement the record.

b. In considering a motion to intervene, the committee shall consider:

- i. whether the motion to intervene shows a substantial or significant interest in the quasi-judicial action that is not otherwise adequately represented by a party of record;
- ii. whether intervention can be accomplished without unduly delaying the proceeding or prejudicing the rights of any party of record; and
- iii. whether the person filing the motion either participated in the Hearing Examiner proceeding, or failed to do so because he or she was unable to do so.

c. If it grants a motion to intervene, the committee may limit the nature and scope of the participation, including the issues the intervenor may address.

2. Other Motions. Any other motion may be filed by a party of record. If a valid appeal has been filed, such ((Such)) a motion shall be in writing and be filed along with a certificate of service with the City Clerk no later than 28 calendar days after the Hearing Examiner or Director of Housing provides copies of the recommendation or decision on the quasi-judicial action. If no valid appeal has been filed, such a motion shall be in writing and be filed along with a certificate of service with the City Clerk no later than 7 calendar days after Council staff has sent notice of the first Council meeting to consider the quasi-judicial action. The person filing the motion must send a copy of the motion together with a copy of the

- certificate of service to those persons who were provided written notice of the Hearing Examiner's recommendation or decision, or, for an appeal of the denial of a multifamily housing property tax exemption, of the Director of Housing's decision.
3. Response. Any response to a motion shall be in writing, and be filed by a party of record along with a certificate of service with the City Clerk, and copies provided to the other parties of record, by 5 p.m. on the ~~((10th))~~ 7th calendar day after the motion was filed. If the response is to a motion to intervene, the party filing the response shall also provide a copy of the response and certificate of service to the person who filed the motion to intervene.
4. Reply. The person who filed a motion may file a written reply with the City Clerk along with a certificate of service, with copies provided to the other parties of record, by 5 p.m. of the 7th calendar day after the response was filed with the City Clerk. A reply must respond only to the arguments made in any response and not raise new issues.

VI. COMMITTEE ACTION

- A. The committee shall schedule time at a committee meeting to consider the quasi-judicial action. For an appeal of an individual's final assessment for a Local Improvement District, the committee shall, within 15 days following the filing of the appeal with the City Clerk, set the time and place for the hearing on the appeal.
- B. Notice.
1. Unless some other time is required by law, Council staff shall provide notice of each committee meeting at which a quasi-judicial action is to be considered to the parties of record, and to any person who filed a pending motion to intervene, as follows:
 - a. at least 21 calendar days prior to the first meeting; and
 - b. at least 7 calendar days prior to any subsequent meeting; and
 - c. at least 21 calendar days prior to the first meeting at which a DPD Director or Hearing Examiner recommendation on a remanded quasi-judicial action is discussed.
 2. For an application for a minor PUDA amendment or an extension of a Type IV Land Use Decision, Council staff shall provide notice of the committee meeting at which the action is to be considered to the applicant, those who commented to DPD on the application, and those who requested notification of Council meetings on the matter, at least 21 calendar days prior to the first meeting, and at least 7 calendar days prior to

any subsequent meeting. The notice shall state that written comments will be accepted, and that oral comments may be permitted at the first meeting.

C. Committee Consideration of the Quasi-judicial Action. At a committee meeting, the committee will take the following actions, except that subsections VI.C.1 and VI.C.2 of these rules do not apply to a minor amendment to a PUDA or a request to extend a Type IV Land Use Decision:

1. Consider and decide any request to supplement the record. The committee, at its discretion, may permit a person who submitted a request to supplement the record, and any party of record who submitted a response, to orally address the committee concerning whether the evidence proposed to be added meets the standard for supplementation set forth in subsection V.B.2 of these rules. If the committee permits, each person generally will be allowed 5 minutes to address the committee, unless there are extraordinary circumstances, in which case the committee shall determine the amount of time to allow. The committee may:
 - a. Deny the request to supplement the record;
 - b. Determine that the evidence proposed to be added to the record meets the standard for supplementation set forth in subsection V.B.2 of these rules, and grant the request to supplement in whole or part. If the committee votes to supplement the record:
 - i. each document or exhibit so added shall be labeled as a Council exhibit, with consecutive letters [A, B, . . .Z, AA, etc.]. The name of the party submitting the exhibit shall be noted on the label; and
 - ii. the committee shall also decide whether to recommend that the Council remand the matter to the Hearing Examiner or Director of Housing. The Council may remand the matter only if it determines that the recommending or decision-making agency should reconsider the application in light of the new evidence or material.
2. Consider and decide any motion, including a motion to intervene. In ruling on any motion, the committee may, in its discretion, permit the person who made the motion and any person who submitted a response to orally address the committee concerning the motion. If the committee permits, each such person will generally be allowed 5 minutes to address the committee, unless the committee determines there are extraordinary circumstances, in which case the committee shall determine the amount of time to allow.

3. Consider the merits of the proposed action and vote on a recommendation to full Council.
 - a. The committee, in its discretion, may hear oral argument from:
 - i. any person who submitted an appeal;
 - ii. any person who submitted a response; and
 - iii. any person who was permitted to intervene.
 - b. For a minor amendment to a PUDA or a request to extend a Type IV Land Use Decision, the committee will accept written comments, and may permit oral comments at the first meeting, from the applicant and any person who submitted comments to DPD on the proposed amendment or extension or who requested notification of Council meetings on the matter.
 - c. Oral argument or comment, if permitted, must be based on the evidence in the record.
 - d. If oral argument or comment is permitted, each person will generally be allowed 5 minutes, unless there are extraordinary circumstances, in which case the committee shall determine the amount of time to allow. The party who filed an appeal goes first and may reserve a portion of time for rebuttal. The committee may ask questions or extend the time for argument at the discretion of the committee chair.
 - e. After the oral argument or comment, if allowed, the committee may discuss the merits and vote at this meeting on its recommendation to the Council, or it may continue consideration of the matter to a subsequent committee meeting to discuss the merits and vote.
 - f. The committee may recommend:
 - i. that the Council approve, approve with conditions, modify, or deny the quasi-judicial action; or
 - ii. that the Council remand the application if it has voted to supplement the record and determines that the Hearing Examiner, DPD, Department of Neighborhoods (DON), or Director of Housing should reconsider the application in light of the new evidence; or
 - iii. that the Council remand the application for additional information or a new proposal or both, only for a major institution master plan, an amendment to a major institution master plan, or renewal of a major institution master plan development plan component.

4. Site visit. A Councilmember may visit the location of a quasi-judicial proposal to better understand the evidence in the record, but a Councilmember shall not make any findings, conclusions, or decisions based on information learned during a site visit, and shall not go onto private property without the permission of the owner. A Councilmember shall not engage in ex parte communication during a site visit.
5. Standard of Review.
 - a. In any quasi-judicial action, the Council shall apply applicable law and the decision shall, except as specified in subsection VI.C.5.b of these rules or unless otherwise specified by law, be supported by substantial evidence in the record.
 - b. For an appeal of an individual's final assessment for a Local Improvement District, the Hearing Examiner's or designated officer's decision shall be accorded substantial weight and the burden of establishing the contrary is upon the appealing party. The Council may adopt or reject, in whole or in part, the findings, recommendations, and decision of the Hearing Examiner or designated officer or make such other disposition of the matter as is authorized by RCW 35.44.100 and SMC Section 20.04.090.B.

VII. PREPARATION AND TRANSMITTAL OF COMMITTEE RECOMMENDATION TO COUNCIL

- A. Preparation of Recommendation. After the committee votes on a recommendation, Council staff shall prepare:
 1. proposed findings of fact and conclusions of law and a proposed decision for Council based on the committee's recommendation;
 2. a report explaining each position, proposed alternative findings and conclusions, and a proposed decision based on the record for each position, if the committee vote is divided; and
 3. an ordinance and any related documents, if an ordinance is required.
- B. Transmittal of Committee's Recommendation to Council. Council staff shall make the documents listed in subsection VII.A of these rules available to the Council prior to any vote.
- C. Introduction of Ordinance. If an ordinance is required, it shall be introduced according to Council procedures, except that it does not require Councilmember sponsorship.
- D. Execution of PUDA. Any PUDA or amendment to a PUDA shall be executed by all legal and beneficial owners of the property that is the subject of the contract rezone prior to any Council vote.

VIII. COUNCIL ACTION

- A. The Council shall make its decision based solely on the evidence in the record.
- B. No public comment addressing the merits of a quasi-judicial action is permitted at any Council meeting. If public comment does occur, the substance of the comment may not be considered by the Council in making its decision.
- C. The Council may approve, approve with conditions, modify, remand, or deny the quasi-judicial action. The Council may remand the application only if:
 - 1. the committee voted to supplement the record and determined that the Hearing Examiner, DPD, DON, or Director of Housing should reconsider the application in light of the new evidence; or
 - 2. for a major institution master plan, an amendment to a major institution master plan, or renewal of a major institution master plan development plan component, the committee determined that there is need for additional information or a new proposal or both.
- D. The Council shall adopt written findings of fact and conclusions to support its decision.
- E. Council decisions.
 - 1. Decisions on the following quasi-judicial actions are made by ordinance:
 - a. An amendment to the official land use map;
 - b. An amendment to a PUDA;
 - c. Adoption of, or a major amendment to, a major institution master plan, or renewal of a major institution master plan development plan component;
 - d. An appeal of the Hearing Examiner's recommendation on controls and incentives for a designated Seattle landmark; and
 - e. An extension of a Type IV Land Use Decision originally adopted by ordinance.
 - 2. Decisions on the following quasi-judicial actions are not made by ordinance:
 - a. A Council conditional use;
 - b. A public project approval;
 - c. An appeal of an individual's final assessment for a Local Improvement District;
 - d. An appeal of the Director of Housing's denial of an application for a multifamily housing property tax exemption; and
 - e. An extension of a Type IV Land Use Decision not originally adopted by ordinance.
- F. The Council's decision on a Type IV Land Use Decision, to the extent such information is available to the Council, shall contain the name and address of the owner of the

property, of the applicant, and of each person who filed an appeal with the Council, unless such person abandoned the appeal or such person's claims were dismissed before the hearing.

- G. If the Council remands a proposed new or amended major institution master plan or the renewal of a major institution master plan development plan component, Council staff will send to the major institution the request for additional information or a new proposal or both on the issue that was not adequately addressed.

IX. ACTIONS AFTER COUNCIL DECISION

A. Transmittal of Council Decision.

1. The City Clerk shall prepare a letter of transmittal to accompany the findings of fact, conclusions, and decision. The letter shall state the time and place for seeking judicial review. The Council's decision is issued, for purpose of seeking judicial review pursuant to the Land Use Petition Act, on:
 - a. the date that the Council passed the ordinance for decisions made by ordinance; or
 - b. the date three days after a copy of the decision is transmitted by the City Clerk for decisions not made by ordinance.
2. The City Clerk shall promptly provide the letter of transmittal and a copy of the Council's findings of fact, conclusions, and decision to:
 - a. For a Type IV Land Use Decision, an appeal of an individual's final assessment for a Local Improvement District, or an appeal of the Hearing Examiner's recommendation on controls and incentives for a designated Seattle landmark: the Hearing Examiner and all parties of record.
 - b. For an appeal of the Director of Housing's denial of an application for a multifamily housing property tax exemption, a minor amendment to a PUDA, or an extension of a Type IV Land Use Decision: all parties of record.

- B. Shoreline Reclassification. For a shoreline environment reclassification, DPD shall file a copy of the Council's findings, conclusions, and decision with the State Department of Ecology. A shoreline environment reclassification is not effective until approved by the Department of Ecology.

- C. Recording of PUDA. The City Clerk shall record any executed PUDA with the King County Recorder as soon as practicable, and no later than 30 days after the passage of the ordinance.

- D. Local Improvement District. The City Clerk shall file the original Council decision in the record of the Local Improvement District.

X. EFFECT OF COUNCIL DECISION

- A. The Council's decision is final and conclusive unless the Council retains jurisdiction. Unless the decision is reversed or remanded on appeal, the Director of DPD, DON, Director of Housing, and other departments are bound by the Council's decision and shall incorporate the terms and conditions of the Council's decision in any permit issued to the applicant or in approved plans.
- B. No ordinance confirming an assessment roll for a Local Improvement District shall be enacted by the Council until all appeals to the City Council about the assessment roll are decided.

XI. MAINTENANCE OF RECORD OF QUASI-JUDICIAL PROCEEDING

The City Clerk shall maintain the official record of the Council's decision in a quasi-judicial matter. The following documents shall be included in the official record of a quasi-judicial Council action addressed by these rules:

- A. If there is one, the Hearing Examiner's record, including exhibits, and recordings and transcripts of hearings. However, the City Clerk shall maintain oversize exhibits only for a period of three months after the Council's decision, or, if a judicial appeal is filed, until such time as the judicial appeal is resolved. After the three months or the resolution of any judicial appeal, the City Clerk may substitute photographs of oversize exhibits for the oversize exhibits and may destroy the oversize exhibits unless the party who submitted the oversize exhibits requests that they be returned.
- B. Any evidence admitted by the Council to the substantive record as a result of a request to supplement the record;
- C. For a minor amendment to a PUDA or a request to extend a Type IV Land Use Decision, the materials submitted to DPD and the DPD recommendation, and any additional information used by the Council;
- D. The Council's procedural record; and
- E. The Council's findings, conclusions, and decision.

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Legislative	Lish Whitson/425-390-2431	N/A

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; updating timelines for City review of land use permits; amending Sections 23.76.005 and 23.76.010 of the Seattle Municipal Code; and amending Resolution 31602 to update the City Council Rules for Quasi-Judicial Proceedings.

Summary and Background of the Legislation:

This bill adopts the default project permit review timelines of Revised Code of Washington Section 36.70B.080 for certain permit types. RCW 3670B.080 sets the following default timelines:

- For permits that do not require public notice or a public hearing: 65 days
- For permits that require public notice, but not a public hearing: 100 days
- For permits that require both a public notice and a public hearing: 170 days

The bill uses the current categories of project types identified in Chapter 23.76 to apply these deadlines. Type I permits, which do not require public notice or hearing, would have a deadline of 65 days. Type II permits, which do require public notice, but not a public hearing would have a deadline of 100 days. Type III permits, which require both public notice and a hearing would have 170 days.

The bill relies on provisions in RCW 36.70B.140, to set different deadlines for certain types of projects. It maintains the deadline for City review of applications for rezones and other Type IV quasi-judicial actions (300 days for a rezone without an appeal, and 330 days for a rezone with an appeal).

The bill also amends the determination of completeness provisions of Section 23.76.010 to better align with RCW 36.70B.070. Specifically, the City must outline the permit submittal requirements on the permit application. The need for additional information or studies may not preclude a determination of completeness if the permit submittal requirements are met.

Finally, the bill updates the City Council Rules for Quasi-Judicial Actions to clarify that electronic filing of documents is permitted. Because almost all filings are currently made via e-mail and thus are available to all parties almost immediately, the bill updates the rules to shorten timelines for filing responses to seven days. The previous timelines, which allowed ten days for various filings, had assumed that documents would be mailed.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project?

☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City?

☐ Yes ☒ No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

Decreasing the time to review permits, as required under RCW 36.70B.080 will require increased coordination around permit review between City Departments. The 2025-2026 Adopted Budget included a reorganization of the Seattle Department of Construction and Inspections that was intended to implement a department-wide organizational redesign in 2025. Mayor Harrell has issued an executive order to further improve permit review times and interdepartmental coordination.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

This bill aligns with work already occurring in the Department and other permit review agencies to decrease permit review times and increase Customer Success.

Please describe any financial costs or other impacts of *not* implementing the legislation.

The bill codifies State regulations. The City is obligated to meet the deadlines listed in the bill.

4. OTHER IMPLICATIONS

- a. Please describe how this legislation may affect any departments besides the originating department.**

The bill codifies permit review deadlines that the City is currently required to meet. Seattle Department of Construction and Inspections is most impacted by these requirements, but many other City Departments review permits, including: Seattle Department of Transportation, Seattle Public Utilities, Seattle City Light, Seattle Fire Department, Seattle Department of Neighborhoods, Seattle Hearing Examiner, and the Seattle City Council.

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

Not applicable

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

Decreasing the amount of time required to review development permits and sticking to timelines in the Code may lower the costs and risks associated with developing in Seattle. Lower costs and risk could help to increase the amount of housing that gets permitted. If resources are applied, as they have been proposed to be, to helping all applicants, including new applicants, non-English speakers, and others with less experience or resources, including members of vulnerable or historically disadvantaged communities, then the impacts to those groups may be minimal.

In the Race and Social Justice report on the Design Review program, members of historically disadvantaged communities identified that they valued the opportunity to provide input during the permitting process, but did not have the same level of expertise with the program as wealthier and more highly resourced communities. To the extent that meeting the deadlines in the bill results in less time for City staff to educate people new to the permitting process, there could be inequities in how people are able to engage in the process.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

Not applicable

- iii. What is the Language Access Plan for any communications to the public?**

SDCI provides materials on their website in sixteen languages.

d. Climate Change Implications

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

Not applicable

- ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

Not applicable.

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

RCW 36.70B.080 includes new requirements for reporting to the State on the City's permit review timelines. These reports will enable the City to track its implementation of the bill and success in meeting the timelines the bill codifies.

5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

- ☒ **Is a public hearing required?**
- ☒ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments:

None