

Amendment D Version #1 to CB 120933

Sponsor: Councilmember Saka

Lower permitted noise levels in residential development

Effect: Excessive noise levels can result in impacts to residents' speech, sleep, and concentration, as well as annoyance, nuisance, and dissatisfaction in people in noisy environments. The Seattle Industrial & Maritime Strategy Final Environmental Impact Statement (2022) identified the Stadium Area as an area with excessive levels of noise with daytime levels between 61.5–69.0 decibels (dBA), nighttime levels between 55.7–68.0 dBA, and average day-night levels (DNL) of 69.2.

According to the Seattle Industrial & Maritime Strategy Final Environmental Impact Statement (2022), the United States Department of Housing and Urban Development (HUD) promulgates noise standards for federally-subsidized housing, as follows:

Under HUD standards, noise levels within residences should not exceed a DNL of 45 dB (typically expressed as dBA). Because interior noise levels in typical residential construction are about 20 dBA below exterior levels, HUD standards classify sites where community exterior noise levels exceed 65 dB as noise-impacted areas and require additional sound attenuation to bring interior noise levels within the 45 dBA standard.

Conditions on building housing in the Urban Industrial zone are based on the City's noise ordinance (Seattle Municipal Code (SMC) Chapter 25.08), which indicates that noise levels in residential areas receiving noise from industrial areas should not exceed 60 dBA.

For residential uses in residential areas, the City uses 45 dBA as the maximum permitted exterior nighttime noise level. See Seattle Municipal Code Sections 25.08.410 and .420.

This amendment amends the conditions for housing in the Urban Industrial zone in order to prohibit housing in the Stadium Transition Area Overlay District unless indoor noise levels can be reduced to 45 dBA.

Amend Section 2 of Council Bill 120933 to amend subsection C of SMC section 23.74.008 as follows (new language in red with a double underline):

Section 2. Section 23.74.008 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use pursuant to the criteria contained in subsection 23.50A.062.C, except that:

1. ~~((criterion))~~ Criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District (STAOD); and

2. Criterion 23.50A.062.C.4. does not apply within the STAOD, and instead the following criteria must be met: All dwelling units shall have sound-insulating windows sufficient to maintain interior sound levels at 45 decibels or below in consideration of existing environmental noise levels at the site. The applicant shall submit an analysis of existing noise levels and documentation of the sound insulating capabilities of windows as part of the conditional use permit application.