



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

Wednesday, July 2, 2025

2:00 PM

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

Mark Solomon, Chair  
Dan Strauss, Vice-Chair  
Cathy Moore, Member  
Alexis Mercedes Rinck, Member  
Maritza Rivera, Member

Chair Info: 206-684-8802; [Mark.Solomon2@seattle.gov](mailto:Mark.Solomon2@seattle.gov)

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Council Chamber Listen Line: 206-684-8566

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# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

July 2, 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>

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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 provide 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](mailto: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. [Appt 03216](#)      **Reappointment of Dhyana Quintanar Solares as member, Seattle Planning Commission, for a term to April 15, 2028.**

Attachments:    [Appointment Packet](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Vanessa Murdock, Executive Director, Seattle Planning Commission

2. [Appt 03217](#)      **Reappointment of Kelabe Tewolde as member, Seattle Planning Commission, for a term to April 15, 2028.**

Attachments:    [Appointment Packet](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Vanessa Murdock, Executive Director, Seattle Planning Commission

3.     [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 and Discussion**

**Presenter:** H.B. Harper, Council Central Staff

4.     [CB 121011](#)     **AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.**

*Supporting  
Documents:*

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

**Briefing and Discussion**

**Presenter:** Ketil Freeman, Council Central Staff

## **E. Adjournment**



## Legislation Text

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**File #:** Appt 03216, **Version:** 1


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Reappointment of Dhyana Quintanar Solares as member, Seattle Planning Commission, for a term to April 15, 2028.

The Appointment Packet is provided as an attachment.



## City of Seattle Boards & Commissions Notice of Reappointment

|  |                                  |  |
|--|----------------------------------|--|
| <b>Appointee Name:</b><br><i>Dhyana Quintanar Solares</i>  |                                  |  |
| <b>Board/Commission Name:</b><br><i>Seattle Planning Commission</i>  |                                  | <b>Position Title:</b><br><i>Member position 2</i>   |
| <input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment  |                                  | <b>City Council Confirmation required?</b><br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                   |
| <b>Appointing Authority:</b><br><input type="checkbox"/> City Council<br><input checked="" type="checkbox"/> Mayor<br><input type="checkbox"/> Other: <i>Fill in appointing authority</i>  |                                  | <b>Term of Position: *</b><br>4/16/2025<br>to<br>4/15/2028<br><br><input type="checkbox"/> Serving remaining term of a vacant position |
| <b>Residential Neighborhood:</b><br><i>Capitol Hill</i>  | <b>Zip Code:</b><br><i>98122</i> | <b>Contact Phone No.:</b><br>[REDACTED]  |
| <b>Background:</b><br>Ms. Quintanar Solares has 14 years of experience driving change in sustainable transportation, public space and urban development in the public, non-profit and private sectors. Having worked much of her career in Mexico City, she understands the complexities and tensions in decision-making for policies that work for all members of society, in a context of vast income inequality with competing identities and contrasting access to opportunity. Prior to arriving in Seattle to join WSP she worked on the strategic development of complex urban projects, including public spaces and facilities that provide safe multimodal access. She led the Authority of Public Space of Mexico City, where she was responsible for the transformation of approximately 125 acres into more livable, safe and iconic places. Prior to that role, she led Mexico City's Transportation Planning and Roads office. |                                  |  |
| <b>Authorizing Signature (original signature):</b><br><br><br><b>Date Signed (appointed):</b><br>June 11 <sup>th</sup> , 2025   |                                  | <b>Appointing Signatory:</b><br><i>Bruce A. Harrell</i><br><i>Mayor of Seattle</i>   |

\*Term begin and end date is fixed and tied to the position and not the appointment date.

# DHYANA QUINTANAR SOLARES



## QUALIFICATIONS

- 14 years of experience in transportation, public space, land use and environmental planning and project management in the public, non-governmental and private sectors.
- Leadership and management of organizations with multimillion-dollar budgets and 100+ personnel.
- Experience working with elected officials, technical staff and community partners to improve the public realm, transportation systems and access.
- Expertise in regulatory reform and internal lobbying in political campaigns and with legislators in Mexico.
- Co-author of technical and policy manuals on bicycle planning, sidewalk and urban design, and resilience.
- Master's degree in Environmental Management with a focus in transportation and urban development.

## KEY ACCOMPLISHMENTS

- Headed the Authority of Public Space of Mexico City, responsible for transforming approximately 125 acres into more livable, safe and iconic places, managing over a dozen projects with a yearly budget of over US\$ 27 million and 45 staff.
- Led Mexico City's Transportation Planning and Roads office, developing the city's Comprehensive Mobility Program 2013-2018 and conceptualizing and drafting Mexico City's new Mobility Law, resulting in the approval of the bill by unanimous vote in the local congress.
- Served as Mexico City's first Bicycle Coordinator and implemented Mexico City's Bikeshare Program ECOBICI, the first automated public bicycle system in the Americas with 90 stations and 1 200 bicycles.
- Designed and led innovative departments at global nonprofits, including the World Resources Institute (WRI) Mexico and the Institute for Transportation & Development Policy (ITDP) Mexico, determining programmatic strategy, spearheading policy and advocacy efforts, partnership development, and successful fundraising.

## EXPERIENCE

January 2019 -  
Present

### **WSP USA (Seattle, WA) | Mobility and Urban Innovation Lead (Senior Supervising Planner)**

- Lead the strategy development and implementation for transportation opportunities associated with urban planning, public space, multimodal transportation, travel demand management, new and shared mobility, and technology-driven innovation and services for the Pacific Northwest; assess market opportunities and strategy.
- Project Manager for the I-5 Lid Feasibility Study (City of Seattle). Key lead, managing a \$1.4 million dollar study to overbuild the freeway through 0.8 miles of downtown Seattle; lead a multidisciplinary team with seven subconsultants, through a complex multi-stakeholder process.

March 2018 -  
December 2018

### **Freelance Consultant**

- Project development and technical assistance for clients on sustainable mobility, public space, urban design, and public policy.  
*Client list and project details available upon request.*

June 2016 -  
February 2018

### **Nexity ([www.nexity.com.mx](http://www.nexity.com.mx)) | Principal**

- Founded and directed Nexity, a Mexican company that develops and implements sustainable mobility, public space and urban design solutions for cities.

September 2014 -  
February 2016

### **Authority of Public Space of Mexico City | General Coordinator**

- Led Mexico City's department of urban design, planning and development of the public realm, responsible for the development of strategic public spaces, including parks, plazas, streets and medians (refer to portfolio); outdoor advertisement regulation; and privately-owned public spaces.
- Implemented quick-build, tactical urbanism projects such as pocket parks, curb

|                             |  |
|-----------------------------|--|
|                             | <p>extensions and activation programs, using public life and public space metrics to evaluate their success.</p> <ul style="list-style-type: none"> <li>- Managed EcoParq, Mexico City's on-street parking program, regulating over 26 600 parking spaces and expanding operation zones by 20%.</li> <li>- Coordinated six city departments to redesign 54 intersections on six corridors with high pedestrian crash rates to improve safety and efficiency by 53% in one year, through the Pasos Seguros program.</li> </ul>  |
| December 2012 - August 2014 | <p><b>Secretariat of Transportation and Roads of Mexico City (SEMOVI)   General Director of Planning &amp; Roads</b></p> <ul style="list-style-type: none"> <li>- Directed Mexico City's transportation planning and roads unit, overseeing 100+ staff, and responsible for developing the Comprehensive Mobility Program 2013-2018 through a multi-stakeholder process.</li> <li>- Led the development of Mexico City's new Mobility Law and new Rules of the Road, with a Vision Zero approach, protecting vulnerable road users, reducing speed limits, and increasing sanctions.</li> <li>- Updated the Manual of Uniform Traffic Control Devices of Mexico City to include new materials, technologies and services for pedestrians, cyclists and transit users.</li> <li>- Spearheaded the development of Mexico City's Transit Open Data Program and developed an Access Planning Tool for Mexico City with technical assistance from the World Bank.</li> <li>- Established innovative street designs, showcasing the first Complete Street of Mexico City on line 5 of the Metrobus BRT system, as well as the design of the shared road on 16 de Septiembre Street.</li> </ul>                               |
| March - November 2012       | <p><b>Campaign for Mayor of Mexico City   Coordinator of Mobility, Public Space and Public Policy</b></p> <ul style="list-style-type: none"> <li>- Advised Dr. Miguel Ángel Mancera, drafted campaign proposals and debate platforms on sustainable mobility, urbanism, public space, city management, urban innovation and transversal policies.</li> <li>- Organized forums and meetings between the candidate and NGO leaders and experts in the subjects.</li> </ul>   |
| August 2010 - February 2012 | <p><b>Institute for Transportation and Development Policy (ITDP Mexico)   Director of Strategic Projects</b></p> <ul style="list-style-type: none"> <li>- Delivered technical assistance in non-motorized mobility strategies for Latin-American cities (including the six largest Mexican cities, Lima and Buenos Aires), facilitating knowledge transfer in the planning, design and promotion of policies and projects, with context-sensitive proposals.</li> <li>- Established parking policy and travel demand management strategies for Mexican cities, including technical assistance to decision makers of the first multi-space on-street parking program in Mexico City, EcoParq, to manage 16 000 parking spaces.</li> <li>- Fundraised US\$ 200 000 and led the development of the Car-Use Reduction in Mexican Cities' project with the British Embassy in Mexico (Prosperity Fund).</li> <li>- Co-authored the Cyclecities manual (<a href="http://www.ciclociudades.mx">www.ciclociudades.mx</a>), integrated best-practice guidelines for Transit-Oriented Development and Smart Growth for Mexican Cities, as well as for Comprehensive Programs of Urban Sustainable Mobility in Mexico.</li> </ul> |
| June 2008 - July 2010       | <p><b>Secretariat of Environment of Mexico City   Coordinator of the Bicycle Mobility Strategy</b></p> <ul style="list-style-type: none"> <li>- Led the Bicycle Mobility Strategy 2009-2012, including planning and implementation of bicycle infrastructure, parking facilities, bikeshare, education programming, metrics and evaluation.</li> <li>- Drafted and passed the new regulation for the Rules of the Road to protect cyclists and provide rights and obligations to share the road; updated construction regulation to include cycle-inclusive criteria.</li> <li>- Established Mexico City's Urban Cycling School initiative, and the Urban Cycling Manual with NGOs.</li> </ul>   |
| August 2006 - May 2008      | <p><b>World Resources Institute / EMBARQ-CTS Mexico   Director of Mobility and Urban Development</b></p> <ul style="list-style-type: none"> <li>- Created the Mobility and Urban Development area, increasing institutional capacity and scope of work to integrate land use, urban development and transport, securing funds for a team of five collaborators, four interns and managed seven international consultants.</li> <li>- Fundraised and led the development of the Transit-Oriented Development in Mexico City project with the Secretariat of Urban Development and Housing of Mexico City (SEDUVI), raising US\$ 515 000 from the British Prosperity Fund.</li> <li>- Organized and led a placemaking process for Michoacan Street in Condesa neighborhood in Mexico City, creating a common vision amongst various stakeholders for the project.</li> </ul>   |

## EDUCATION

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**Yale University School of Forestry and Environmental Studies.** New Haven, CT, USA

Master of Environmental Management (MEM), 2006

Focus in Urban Systems, Land Use and Environmental Planning. Honors in 12 of 16 courses.

**Bryn Mawr College.** Bryn Mawr, PA, USA

Bachelor of Arts in Biology (BA), 2004

*Cum Laude*. Honors in Biology major. Concentration in Environmental Studies.

# Seattle Planning Commission

16 Members: Pursuant to SMC 3.64, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member per SMC 3.51):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

## Roster:

| *D | **G | RD | Position No. | Position Title | Name                     | Term Begin Date | Term End Date | Term # | Appointed By |
|----|-----|----|--------------|----------------|--------------------------|-----------------|---------------|--------|--------------|
| 6  | F   | 3  | 1.           | Member         | McCaella Daffern         | 4/16/25         | 4/15/28       | 2      | City Council |
| 3  | F   | 3  | 2.           | Member         | Dhyana Quintanar Solares | 4/16/25         | 4/15/28       | 2      | Mayor        |
| 6  | F   | 6  | 3.           | Member         | Rebecca Brunn            | 4/16/25         | 4/15/28       | 1      | City Council |
| 2  | M   | 2  | 4.           | Member         | Kelabe Tewolde           | 4/16/25         | 4/15/28       | 2      | Mayor        |
| 2  | F   | 6  | 5.           | Member         | Julia Jannon-Shields     | 4/16/25         | 4/15/28       | 1      | City Council |
| 6  | M   | 4  | 6.           | Member         | Andrew Dannenberg        | 4/16/23         | 4/15/26       | 1      | Mayor        |
| 9  | F   | 1  | 7.           | Member         | P Xiomara (Xio) Alvarez  | 4/16/23         | 4/15/26       | 1      | City Council |
| 1  | F   | 5  | 8.           | Member         | Radhika Nair             | 4/16/23         | 4/15/26       | 2      | Mayor        |
| 6  | M   | 1  | 9.           | Member         | Matt Hutchins            | 4/16/23         | 4/15/26       | 2      | City Council |
| 9  | NB  | 3  | 10.          | Member         | Monika Sharma            | 4/16/23         | 4/15/26       | 1      | Mayor        |
| 6  | F   | 4  | 11.          | Member         | Cecelia Black            | 4/16/24         | 4/15/27       | 1      | City Council |
| 9  | F   | 5  | 12.          | Member         | Rose Lew Tsai-Le Whitson | 4/16/24         | 4/15/27       | 2      | Mayor        |
| 6  | M   | 3  | 13.          | Member         | Dylan Glosecki           | 4/16/24         | 4/15/27       | 1      | City Council |
| 6  | M   | 1  | 14.          | Member         | Nick Whipple             | 4/16/24         | 4/15/27       | 1      | Mayor        |
| 4  | M   | 7  | 15.          | Member         | Dylan Stevenson          | 4/16/24         | 4/15/27       | 1      | Commission   |
| 6  | M   | 6  | 16.          | Get Engaged    | Matt Malloy              | 9/1/24          | 8/31/25       | 1      | Mayor        |

## SELF-IDENTIFIED DIVERSITY CHART

|         |      |        |             |        | (1)   | (2)                    | (3)             | (4)                           | (5)   | (6)                    | (7)              | (8)            | (9)         |
|---------|------|--------|-------------|--------|-------|------------------------|-----------------|-------------------------------|-------|------------------------|------------------|----------------|-------------|
|         | Male | Female | Transgender | NB/O/U | Asian | Black/African American | Hispanic/Latino | American Indian/Alaska Native | Other | Caucasian/Non-Hispanic | Pacific Islander | Middle Eastern | Multiracial |
| Mayor   | 4    | 3      |             | 1      | 1     | 1                      | 1               |                               |       | 3                      |                  |                | 2           |
| Council | 3    | 5      |             |        |       | 1                      |                 |                               |       | 5                      |                  |                | 1           |
| Other   |      |        |             |        |       |                        |                 | 1                             |       |                        |                  |                |             |
| Total   | 7    | 8      |             | 1      | 1     | 2                      | 1               | 1                             |       | 8                      |                  |                | 3           |

## Key:

\*D List the corresponding Diversity Chart number (1 through 9)

\*\*G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



## Legislation Text

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**File #:** Appt 03217, **Version:** 1


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Reappointment of Kelabe Tewolde as member, Seattle Planning Commission, for a term to April 15, 2028.

The Appointment Packet is provided as an attachment.



## City of Seattle Boards & Commissions Notice of Reappointment

|  |                           |  |
|--|---------------------------|--|
| <b>Appointee Name:</b><br>Kelabe Tewolde   |                           |  |
| <b>Board/Commission Name:</b><br>Seattle Planning Commission   |                           | <b>Position Title:</b><br>Member position 4  |
| <input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment  |                           | <b>City Council Confirmation required?</b><br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No                   |
| <b>Appointing Authority:</b><br><input type="checkbox"/> City Council<br><input checked="" type="checkbox"/> Mayor<br><input type="checkbox"/> Other: Fill in appointing authority   |                           | <b>Term of Position: *</b><br>4/16/2025<br>to<br>4/15/2028<br><br><input type="checkbox"/> Serving remaining term of a vacant position |
| <b>Residential Neighborhood:</b><br>Beacon Hill  | <b>Zip Code:</b><br>98134 | <b>Contact Phone No.:</b><br>[REDACTED]  |
| <b>Background:</b> Mr. Tewolde is the Leadership Development Coordinator at Rainier Scholars. Prior to working at Rainier Scholars, Kelabe worked in Senator Patty Murray's office in Washington DC, undertaking casework for constituents that were having difficulties with various government agencies including the FAA, Veterans Affairs, and the Office of Workers' Compensation Programs and working with the outreach team. Kelabe previously served on the Planning Commission as a Get Engaged member. Kelabe perspectives and experiences working with youth have been an important addition to the Planning Commission membership. |                           |  |
| <b>Authorizing Signature (original signature):</b><br><br><br><b>Date Signed (appointed):</b><br>June 11 <sup>th</sup> , 2025   |                           | <b>Appointing Signatory:</b><br>Bruce A. Harrell<br>Mayor of Seattle   |

\*Term begin and end date is fixed and tied to the position and not the appointment date.

# Kelabe Tewolde

## Education

**Colgate University**, Bachelor of Arts, Hamilton, NY May, 2018  
Major/Minor: Political Science/ Educational Studies  
Dean's Award for Academic Excellence Fall 2013  
The School for Ethics and Global Leadership, Washington, DC May 2012

## Work Experience

**Rainier Scholars**, *Leadership Development Coordinator*, Seattle, WA June 2021- Present

- Develop curriculum and instruct leadership workshops for our 6th-12th grade scholars
- Organize and plan grade level retreats
- Evaluate the needs of students and implement new ideas based on those needs
- Facilitate monthly seminars with our 6th and 7th grade scholars
- Recruit potential community partners to engage with our scholars at workshops
- Promote leadership and career opportunities with our middle and high school scholars

**Rainier Scholars**, *Academic Counselor*, Seattle, WA August 2018- Jun 2021

- Maintained consistent in person monthly check-ins with the 58 students on my caseload ranging from 6th-12th grade
- Generated the bridge between students, teachers, and families as a liaison and advocate for my scholars
- Evaluated the needs of students and implemented new ideas based on those needs
- Helped facilitate monthly seminars with our 6th and 7th grade scholars
- Hosted community gatherings for our scholars in their various schools to build stronger ties to each other

**Office of Senator Patty Murray**, *Casework & Outreach Intern*, Seattle, WA March 2016- January 2017

- Developed knowledge of casework that pertain several federal agencies
- Opened, drafted and closed cases in Intranet Quorum (IQ)
- Wrote and edited responses from constituent letters and requests addressing diverse needs and streamlining communication
- Organized and reported back on meetings with staff and local community groups while staffing events for Senator Murray

**Office of Senator Patty Murray**, *Legislative Intern*, Washington, DC May 2014- July 2014

- Attended hearings and briefings related to Education and Veterans Affairs and reported back to the Legislative Assistants
- Organized the budget information from the past few years on Education spending
- Wrote and edited responses from constituent letters and requests
- Fielded calls from constituents and other Senate offices

## Service Experience

**The Seattle Planning Commission**, *Get Engaged member*, Seattle, WA October 2020- October 2021

- Advised the Mayor, City Council and City departments on broad planning goals
- Reviewed and edited Seattle's Comprehensive Plan
- Wrote a letter of support for the Permanent Supportive Housing legislation developed by Councilmember Lewis
- Collaborated with commission members to prioritize equity in potential policies and city plans

**Colgate University**, *Presidential Search Committee*, Hamilton, NY February 2015-September 2015

- Organized an event for students to suggest what qualities they wanted in the 17th president of Colgate University
- Identified and discussed values the Colgate community would want in the 17th president
- Interviewed potential candidates and evaluated their potential as a college president

## Activities

**SGA**, *Chief of Staff and Senior Executive Advisor*, Hamilton, NY April 2017-January 2018

- Maintained and strengthened relationships with student groups on campus
- Advised the President and Vice President of the SGA on potential initiatives

**Language:** Conversational in Tigrinya

# Seattle Planning Commission

16 Members: Pursuant to SMC 3.64, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member per SMC 3.51):

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| 4  | M   | 7  | 15.          | Member         | Dylan Stevenson          | 4/16/24         | 4/15/27       | 1      | Commission   |
| 6  | M   | 6  | 16.          | Get Engaged    | Matt Malloy              | 9/1/24          | 8/31/25       | 1      | Mayor        |

## SELF-IDENTIFIED DIVERSITY CHART

|         |      |        |             |        | (1)   | (2)                     | (3)              | (4)                            | (5)   | (6)                     | (7)              | (8)            | (9)         |
|---------|------|--------|-------------|--------|-------|-------------------------|------------------|--------------------------------|-------|-------------------------|------------------|----------------|-------------|
|         | Male | Female | Transgender | NB/O/U | Asian | Black/ African American | Hispanic/ Latino | American Indian/ Alaska Native | Other | Caucasian/ Non-Hispanic | Pacific Islander | Middle Eastern | Multiracial |
| Mayor   | 4    | 3      |             | 1      | 1     | 1                       | 1                |                                |       | 3                       |                  |                | 2           |
| Council | 3    | 5      |             |        |       | 1                       |                  |                                |       | 5                       |                  |                | 1           |
| Other   |      |        |             |        |       |                         |                  | 1                              |       |                         |                  |                |             |
| Total   | 7    | 8      |             | 1      | 1     | 2                       | 1                | 1                              |       | 8                       |                  |                | 3           |

## Key:

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\*\*G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

RD Residential Council District number 1 through 7 or N/A

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## Legislation Text

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

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### 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**

| <b>Department:</b> | <b>Dept. Contact:</b>     | <b>CBO Contact:</b> |
|--------------------|---------------------------|---------------------|
| 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

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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

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**File #:** CB 121011, **Version:** 1

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### CITY OF SEATTLE

### ORDINANCE \_\_\_\_\_

### COUNCIL BILL \_\_\_\_\_

AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The City Council finds and declares:

A. In April 2021 the City published *Market Rate Housing Needs and Supply Analysis*, which identified that:

1. Approximately 46,000 Seattle households are cost burdened, meaning that those households spend more than half of their incomes on rent;
2. Housing supply is not keeping pace with demand;
3. Housing costs are increasing more quickly than income;
4. The rental housing market has a shortage of housing affordable and available to lower income households;
5. Approximately 34,000 lower-wage workers commute more than 25 miles to Seattle demonstrating a latent demand for affordable workforce housing; and
6. As Seattle's share of higher income households grows, development of housing for those households increases economic and physical displacement of lower income residents.

B. With the passage of Chapter 332, Laws of 2023, Seattle must modify current land use regulations to accommodate a range of middle housing types. The City has an interest in exploring development pilots to

demonstrate development types and partnerships that leverage community assets to provide equitable development that will not contribute to economic and physical displacement of current residents.

C. Implementing the pilot program created by this ordinance is implementing an affordable housing incentive program under RCW 36.70A.540. The pilot program applies in most zones where residential development is allowed except some highrise zones, historic districts, and industrial areas that allow residential uses. Additional development capacity is available for development utilizing the pilot program in areas with historical racially restrictive covenants. Increased residential development in the area where the pilot program applies, in addition to supporting housing affordability, will increase housing choices and support development of housing and amenities, consistent with the Comprehensive Plan. The pilot program substantially increases residential development capacity for qualifying development in the areas where it applies. The increased residential development capacity provided in the areas where the pilot program applies can be achieved, subject to consideration of other regulatory controls on development.

D. After a public hearing, the Council has determined that rents affordable at variable Area Median Income (AMI) levels up to 80 percent is necessary to help subsidize units with deeper affordability and is needed to address local housing market conditions consistent with RCW 36.70A.540(2)(b)(iii).

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal Code as follows:

#### **23.40.090 Roots to Roofs Bonus Pilot Program - Purpose**

Sections 23.40.092 through 23.40.097 establish the requirements and alternative development standards for the Roots to Roofs Bonus Pilot Program. The purpose of the program is to demonstrate the social benefits of equitable development, including community-serving uses and housing available to a spectrum of household incomes by setting onsite affordability standards and incentives for development of housing and equitable development uses through partnerships between public, private, and community-based organizations.

#### **23.40.091 Definitions for Sections 23.40.090 through 23.40.097**

For the purposes of Sections 23.40.090 through 23.40.097:

“Equitable development use” means activities, as determined by rule, where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions, that comprise a cultural population at risk of displacement. Equitable development uses may include but are not limited to activities such as gathering space, arts and cultural space, educational programming or classes, childcare centers, direct services, job training, or space for other social or civic purposes. Equitable development uses may also include commercial uses, such as commercial kitchens and food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces, and retail sales of food and goods.

“Qualifying community development organization” means a nonprofit organization registered with the Washington Secretary of State as a public development authority created pursuant to RCW 35.21.730, or a public housing authority created pursuant to RCW 35.82.030, that has as its purpose the creation or preservation of affordable housing, affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization may consist of a partnership among one or more qualifying community development organizations, one or more qualifying community development organizations and a partnering for-profit development entity, or a partnership or limited liability company of which at least one qualifying community development organization serves as the controlling general partner or managing member.

“Qualifying development” means a development located on a site in which a qualifying community development organization has a legally established and ongoing property-related interest on the date of complete building permit application submittal. To have a legally established and ongoing property-related interest, a qualifying community development organization shall own at least 51 percent of the property or have a controlling and active management role in a corporation or partnership that owns a property, such as a sole managing member of a limited liability company or sole general partner of a limited partnership.

“Racially restrictive covenant” means a discriminatory provision in a property deed or other real estate document that prohibits ownership, lease, or occupation of property based on race, color, religion, or national origin.

#### **23.40.092 Enrollment period and eligibility requirements**

A. The enrollment period for the Roots to Roofs Bonus Pilot Program expires on the earlier of: when applications meeting the requirements of Section 23.40.092 have been submitted for 35 projects; or December 31, 2035.

B. To qualify for the Roots to Roofs Bonus Pilot Program, development must meet the following eligibility requirements:

1. Be a qualifying development;
2. Be located in a Neighborhood Residential; Multifamily, except Highrise; Commercial; or Seattle Mixed zone;
3. In commercial zones, have at least 75 percent of gross floor area in residential or equitable development use;
4. Not be located in a designated historic district, unless it is on a site with historical racially restrictive covenants; and
5. Have at least 25 percent of dwelling units be restricted units, as follows:
  - a. As renter-occupied restricted units for at least 50 years to income-eligible households with annual incomes at or below the follow percentages of Area Median Income (AMI):
    - 1) At or below 40 percent of AMI for congregate residence sleeping rooms;
    - 2) At or below 40 percent of AMI for dwelling units - small efficiency (SEDUs) in a proposed development that also includes studio, one-bedroom, two-bedroom, or three-bedroom dwelling units;
    - 3) At or below 50 percent AMI for SEDUs in a project without any other type of

dwelling unit;

4) At or below 60 percent of AMI for studio dwelling units;

5) At or below 70 percent of AMI for one-bedroom units; and

6) At or below 80 percent of AMI for two or more bedroom dwelling units; or

b. As permanent owner-occupied restricted units for income-eligible households with annual incomes at or below 80 percent of AMI.

### **23.40.093 Alternative development standards**

A. In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development that meets the requirements of Section 23.40.092 may meet the applicable alternative development standards of Sections 23.40.094 through 23.40.097. A determination by the Director that development meets the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I decision.

#### **B. Split-zoned lots**

1. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest FAR limit.

2. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest height limit.

3. For the purposes of subsections 23.40.090 through 23.40.097, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Eligible projects are exempt from the requirements of Chapter 23.41 and Section 23.54.015.

### **23.40.094 Development otherwise subject to the requirements of Chapter 23.44**

A. Development permitted pursuant to Section 23.40.092 located in a neighborhood residential zone may meet the following development standards:

1. The maximum lot coverage is 65 percent of lot area.
2. The FAR limit is 1.8. The FAR limit applies to the total chargeable floor area of all structures on the lot.
3. The maximum height is 40 feet.

B. Development permitted pursuant to Section 23.40.092 located in a neighborhood residential zone and on a site with historical racially restrictive covenants may meet the following development standards:

1. The maximum lot coverage is 75 percent of lot area.
2. The FAR limit is 2.5. The FAR limit applies to the total chargeable floor area of all structures on the lot.

C. Permitted uses. In addition to the uses listed in Section 23.44.006, the following uses are permitted outright on lots meeting the requirements of Section 23.40.092: apartments, cottage housing development, rowhouse development, townhouse development, and equitable development.

D. No structure shall be closer than 5 feet to any lot line. If a setback abuts an alley, no setback is required.

#### 23.40.095 Development otherwise subject to the requirements of Chapter 23.45

A. Floor area for development permitted pursuant to Section 23.40.092 located in a multifamily zone

1. The FAR limits for eligible development are shown in Table A for 23.40.095.

| Table A for 23.40.095 FAR limits for development permitted pursuant to Section 23.40.092 |           |   |  |
|--|-----------|---|--|
|  | FAR limit | FAR limit on sites with historical racially restrictive covenants | Maximum additional exempt FAR <sup>1</sup> |
| LR1 and LR2  | 2.0       | 2.4   | 1.0  |
| LR3 outside urban centers<br>villages  | 2.5       | 3.2   | 1.0  |

|  |     |     |     |
|--|-----|-----|-----|
| LR3 inside urban centers and urban villages  | 3.0 | 3.8 | 1.0 |
| MR   | 5.6 | 5.8 | 1.0 |
| Footnote to Table A for 23.40.095 <sup>1</sup> Gross floor area for uses listed in subsection 23.40.095.A.2 are exempt amount. |     |     |     |

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.40.095 is allowed for any combination of the following floor area:

- a. Floor area in dwelling units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area in equitable development use;
- c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and
- d. All floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

B. Maximum height for development permitted pursuant to Section 23.40.092 located in a multifamily zone

1. The height limit for eligible development is shown in Table B for 23.40.095.

| Table B for 23.40.095 Structure height for development permitted pursuant to Section 23.40.092 |                        |
|--|------------------------|
| Zone   | Height limit (in feet) |
| LR1  | 40                     |
| LR2  | 50                     |
| LR3 outside urban centers and urban villages   | 55                     |
| LR3 inside urban centers and urban villages  | 65                     |
| MR   | 95                     |

C. Density limits for development permitted pursuant to Section 23.40.092 located in a multifamily zone.

Development permitted pursuant to Section 23.40.092 is not subject to the density limits and family-size unit requirements of Section 23.45.512.

**23.40.096 Development otherwise subject to the requirements of Chapter 23.47A**

A. Maximum height. Development permitted pursuant to Section 23.40.092 located in a NC zone or C zone with a height limit designated on the Official Land Use Map, Chapter 23.32, is subject to the height limits shown in Table A for 23.40.096.

| <b>Table A for 23.40.096 Additional height for development permitted pursuant to Section 23.40.092</b> |   |
|--|---|
| <b>Mapped zone height limit (in feet)</b>  | <b>Height limit (in feet) for development permitted pursuant to Section 23.40.092</b> |
| 30   | 55  |
| 40   | 75  |
| 55   | 85  |
| 65   | 95  |
| 75   | 95  |
| 85   | 145   |
| 95   | 145   |

B. Floor area for development permitted pursuant to Section 23.40.092 located in a NC zone or C zone

1. The FAR limits for eligible development is shown in Table B for 23.40.096.

| <b>Table B for 23.40.096 FAR limits for development permitted pursuant to Section 23.40.092</b>   |                  |  |  |
|---|------------------|--|--|
| <b>Mapped height limit (in feet)</b>  | <b>FAR limit</b> | <b>FAR limit on sites with historical racially restrictive covenants</b> | <b>Maximum additional exempt FAR<sup>1</sup></b> |
| 30  | 3.00             | 3.25   | 0.5  |
| 40  | 3.75             | 4.00   | 1.0  |
| 55  | 4.75             | 5.00   | 1.0  |
| 65  | 4.50             | 5.75   | 1.0  |
| 75  | 5.50             | 6.00   | 1.0  |
| 85  | 7.25             | 7.50   | 2.0  |
| 95  | 7.50             | 7.75   | 2.0  |
| Footnote to Table B for 23.40.096 <sup>1</sup> Gross floor area for uses listed in subsection 23.40.096.B.2 are exempt from FAR calculations up to this amount. |                  |  |  |

2. In addition to the FAR exemptions in subsection 23.47A.013.B, an additional FAR exemption up to the total amount specified in Table B for 23.40.096 is allowed for any combination of the following floor area:

- a. Floor area in dwelling units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area in equitable development use; and
- c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and
- d. All floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as determined pursuant to subsection 23.54.015.B.4.

C. Upper-level setback. An upper-level setback of 8 feet from the lot line is required for any street-facing facade for portions of a structure exceeding the mapped height limit designated on the Official Land Use Map, Chapter 23.32.

#### **23.40.097 Development otherwise subject to the requirements of Chapter 23.48**

A. Maximum height. The height limit for residential uses in development permitted pursuant to Section 23.40.092 in a SM zone is increased by the following amounts:

- 1. For zones with a mapped height limit of 85 feet or less, 20 feet.
- 2. For zones with a mapped height limit greater than 85 feet, 40 feet.

B. Floor area. The FAR limit for residential uses in development permitted pursuant to Section 23.40.092 in a Seattle Mixed zone is increased by the following amounts:

- 1. For zones with a mapped residential height limit of 85 feet or less, 1.0 FAR.
- 2. For zones with a mapped residential height limit greater than 85 feet, 2.0 FAR.

Section 3. The Directors of the Seattle Department of Construction and Inspections, the Office of Housing, and the Office of Planning and Community Development, shall in consultation with the Equitable Development Initiative Advisory Board promulgate by Director's Rule:

A. A process and criteria for verifying that an organization is a qualifying community development organization with a legally established and ongoing property-related interest in a site that would make it eligible to apply for development under the pilot program created by this ordinance. A qualifying community

development organization may consist of a partnership between a qualifying community development organization and one or more community development organizations that do not have as their purpose the creation or preservation of affordable housing, or affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. Partnering community development organizations could include incorporated entities that advocate or provide services for refugees, immigrants, communities-of-color, members of the LGBTQIA communities, members of the community experiencing homelessness, and persons at risk of economic displacement. Partnering community development organizations could also include community-based organizations eligible for the new Jumpstart Acquisition and Preservation Program, which was added to the Housing Funding Policies through Ordinance 126611.

B. A regulatory definition of “equitable development use” and a process and criteria for ensuring that an equitable development use will continue to occupy leasable space for the life of a development.

C. A rule requiring participation for qualifying development in census tracts identified by the Office of Housing for the community preference policy for participation in the Community Preference Program.

Section 4. By March 31, 2030, the City Council, in consultation with the Seattle Planning Commission, will evaluate the pilot to assess its effectiveness in achieving the following objectives:

- A. Providing affordable workforce housing for communities and households that are cost-burdened;
- B. Providing neighborhood-serving equitable development uses;
- C. Forestalling or preventing economic and physical displacement of current residents; and
- D. Demonstrating a variety of missing middle housing types that are affordable to households with a range of household incomes.

Section 5. Section 2 of this ordinance shall take effect 160 days after its passage by the City Council or the effective date of the Director’s Rule required by Section 3, whichever is earlier.

Section 6. 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**

| <b>Department:</b> | <b>Dept. Contact:</b> | <b>CBO Contact:</b> |
|--------------------|-----------------------|---------------------|
| LEG                | Ketil Freeman         | NA                  |

### **1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to land use and zoning; establishing the Roots to Roofs Bonus Pilot Program; and adding new Sections 23.40.090 through 23.40.097 to the Seattle Municipal Code.

#### **Summary and Background of the Legislation:**

The proposal would establish a term-limited, pilot program to encourage development with low to moderate income housing and neighborhood-serving equitable development uses. The pilot is intended to model equitable development and partnership types that mitigate current direct and indirect residential and non-residential displacement pressure and address land use patterns caused by redlining and the use of racially restrictive covenants. The pilot would end by 2035 or after 35 qualifying projects have applied, whichever is earlier.

Specific elements of the proposal include:

- Defining equitable development uses broadly as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions comprise a cultural population at risk of displacement.
- Identifying minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations.
- Establishing two options for the provision of a required minimum amount of affordable housing.
- Providing additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that, in addition to affordable housing, provide any of the following features:
  - Location in areas with historical racially restrictive covenants; and
  - Provision of equitable development uses.
- Exempting eligible development from participation in the Design Review and parking minimums.
- Directing the Directors of the Seattle Department of Construction and Inspections (SDCI), the Office of Planning and Community Development (OPCD), and OH to promulgate a Director's Rule for administering the program.

## 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.**

The proposed legislation directs that SDCI, OPCD, and OH promulgate a Director's Rule identifying processes and criteria for vetting and verifying potential pilot program participants. Developing a joint Director's Rule Can likely be accomplished with existing staff and resources in OPCD's Equitable Development Initiative Division, OH's policy and planning team, and SDCI's code development group.

However, while developing a joint rule those departments may identify the need for ongoing resources to staff the pilot or provide technical assistance to potential program participants. While identification of needed resources is premature, those could include a .5 FTE term-limited position for the life of the program. That could be either a Senior Planning and Development Specialist at the OPCD or a Senior Community Development Specialist at OH. The fully loaded cost for each part-time position is approximately \$90,000 annually.

**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.**

See above.

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

None.

## 4. OTHER IMPLICATIONS

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

The legislation directs that SDCI, OH, and OPCD promulgate a Director's Rule for administering the program. Program applicants would have permit applications reviewed by SDCI.

- 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.**

The proposed legislation would apply to up to 35 projects over a ten-year period in most zones where residential development is allowed. The exact location of potential sites would depend on site control by organizations that qualify to participate in the pilot.

- 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.**

The legislation would provide a new tool to address the challenges of housing affordability and displacement, both of which disproportionately impact BIPOC communities. When implemented with the support of public funds and tools like community preference, the proposed policy could help address historic and current injustices resulting from institutionalized racist practices by supporting community-driven and community-owned development.

- 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.**

The legislation is not likely to have a material effect on carbon emissions. To the extent that the legislation facilitates incrementally more or larger affordable housing development in Seattle, the legislation could marginally increase the number of Seattle residents, specifically lower-income households, able to live in compact neighborhoods where they can meet their daily needs without the use of a vehicle.

- 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.**
- ☐ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required? Yes.**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**

Not applicable.

- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

Not applicable

## 6. ATTACHMENTS

**List Summary Attachments (if any):**

June 26, 2025

## MEMORANDUM

**To:** Land Use Committee  
**From:** Ketil Freeman, Analyst  
**Subject:** Council Bill (CB) 121011 – Roots to Roofs Bonus Pilot Program

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On July 2, 2025, the Land Use Committee (Committee) will have a briefing on a Council Bill (CB) 121011, sponsored by Councilmember Rinck. CB 121011 would create a pilot program (“Roots to Roofs”) that is intended to encourage partnerships between community-based organizations with limited development experience and more experienced non-profit and for-profit developers for development of low- and moderate-income housing with neighborhood-serving equitable development uses. Participating development could take advantage of density bonuses and other regulatory incentives.

This memo describes what CB 121011 would do and sets out the next steps.

### What the Proposal Would Do

The proposal would establish a term-limited, pilot program to encourage development with low to moderate income housing and neighborhood-serving equitable development uses. The pilot is intended to model equitable development and partnership types that mitigate current direct and indirect residential and non-residential displacement pressure. The pilot would end by 2035 or after 35 qualifying projects have applied, whichever is earlier.

CB 121011 would:

- Define equitable development uses broadly as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions comprise a cultural population at risk of displacement;
- Identify minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations;
- Require that qualifying development provide at least 25 percent of units as affordable to lower income households;
- Provide additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that, in addition to affordable housing:
  - Are located in areas with historical racially restrictive covenants<sup>1</sup> and
  - Provide equitable development uses;

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<sup>1</sup> The University of Washington’s [Racial Restrictive Covenants Project](https://depts.washington.edu/covenants/index.shtml) (<https://depts.washington.edu/covenants/index.shtml>) maps parcels and subdivisions throughout the state with historical racial restrictions on sale and resale of property. To date the project has identified 44,000 properties in King County with historical racial restrictions. Many of those parcels are in Seattle. In 1948 the Supreme Court held that racially restrictive covenants were not legally enforceable. *Shelley v. Kraemer*, 334 U.S. 1 (1948). Congress voided and made illegal racially restrictive covenants through the Fair Housing Act in 1968.

- Exempt eligible development from Design Review and parking minimums;
- Direct the Directors of the Seattle Department of Construction and Inspections, the Office of Planning and Community Development, and the Office of Housing to promulgate a Director’s Rule for administering the program; and
- Defer the effective date of the bill after passage by 160 days to allow for Executive rulemaking.

A table comparing allowable Floor Area Ratio (FAR) and height for some zones where the pilot would apply to current development standards and those proposed for Comprehensive Plan implementation is set out below. Generally, the proposed pilot would allow one to three additional floors and additional baseline FAR, which could be increased for projects located in areas with historical racially restrictive covenants and for the provision of non-residential space for equitable development uses.

| Development Standards By Zone                                  | NR          | LR1       | LR2       | LR3         | NC2 55 |
|--|-------------|-----------|-----------|-------------|--------|
| <b>Height Limits</b>   |             |           |           |             |        |
| <b>Current Height Limit</b>                                    | 30 ft.      | 30 ft.    | 40 ft.    | 40 – 50 ft. | 55 ft. |
| <b>Proposed For Comp Plan Implementation</b>                   | 32 - 40 ft. | 32 ft.    | 40 ft.    | 50 ft.      | 55 ft. |
| <b>Density Bonus Pilot</b>                                     | 40 ft.      | 40 ft.    | 50 ft.    | 55 – 65 ft. | 85 ft. |
| <b>Floor Area Ratio (FAR)</b>                                  |             |           |           |             |        |
| <b>Current FAR</b>   | .5          | 1.3       | 1.6       | 1.8 – 2.3   | 3.75   |
| <b>Proposed For Comp Plan Implementation</b>                   | .6 – 1.4    | 1.3 – 1.5 | 1.4 – 1.6 | 2.3         | 3.75   |
| <b>Density Bonus Pilot – Baseline</b>                          | 1.8         | 2.0       | 2.0       | 2.5 – 3.0   | 4.75   |
| <b>Density Bonus Pilot – All FAR Incentives and Exemptions</b> | 2.5         | 3.4       | 3.4       | 4.2 – 4.8   | 6.0    |

Participation in the program would be limited to applicants and partnerships that include a “qualifying community development organization” with a majority or controlling interest in the property. A “qualifying community development organization” would be defined as:

A nonprofit organization registered with the Washington Secretary of State as a public development authority created pursuant to RCW 35.21.730, or a public housing authority created pursuant to RCW 35.82.030, that has as its purpose the creation or preservation of affordable housing, affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization may consist of a partnership among one or more qualifying community development organizations, one or more qualifying community development organizations and a partnering for-profit development entity, or a partnership or limited liability company of which at least one qualifying community development organization serves as the controlling general partner or managing member.

### **Next Steps**

A public hearing on CB 121011 has been scheduled for a July 30, 2025, special Land Use Committee meeting. CB 121011 includes cross-references to sections of the Seattle Municipal Code that would be modified or repealed by [CB 120993](#), Phase I zoning legislation implementing the Comprehensive Plan. If CB 121011 passes Council prior to CB 120993, Council may need to make changes to CB 120993 or authorize the code reviser to correct obsolete cross-references.

cc: Ben Noble, Director  
Lish Whiton, Supervising Analyst