



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Wednesday, May 1, 2024

2:00 PM

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

Tammy J. Morales, Chair
Dan Strauss, Vice-Chair
Cathy Moore, Member
Maritza Rivera, Member
Tanya Woo, Member

Chair Info: 206-684-8802; Tammy.Morales@seattle.gov

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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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Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Submit written comments to Councilmembers at Council@seattle.gov

Please Note: Times listed are estimated

A. Call To Order**B. Approval of the Agenda****C. Public Comment****D. Items of Business**

1. [CB 120749](#) **AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.**

Supporting Documents:

[Summary and Fiscal Note](#)

[Summary Att 1 - SEPA DNS](#)

[Summary Att 2 - Area Map](#)

[Director's Report](#)

[Central Staff Memo and Amendment 1](#)

[Presentation \(4/17/24\)](#)

Briefing, Discussion, and Possible Vote (45 minutes)

Presenters: Geoffrey Wendlandt, Office of Planning and Community Development (OPCD); Lish Whitson, Council Central Staff

2. **Race and Social Justice Initiative (RSJI) Annual Report**

Supporting Documents:

[Presentation \(5/1/24\)](#)

[Report \(5/1/24\)](#)

Briefing and Discussion (45 minutes)

Presenters: Nathan Torgelson, Director, and Patricia Spears, Seattle Department of Construction and Inspections (SDCI); Rico Quirindongo, Director, and Katie Sheehy, Office of Planning and Community Development (OPCD)

E. Adjournment



Legislation Text

File #: CB 120749, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.

WHEREAS, a 9.7 acre area of the Georgetown neighborhood along 4th Avenue South between S.

Fidalgo Street and S. Dawson Street has been zoned commercial since the 1970s and the existing Commercial 1 zone that applies to the area allows a broad mix of commercial and residential uses and the height limit is 75 feet; and

WHEREAS, the Georgetown Community Development Authority (GCDA) was formed in 2019 as a 501(c)(3) nonprofit organization and operates affordable artist and artisan work spaces; and

WHEREAS, GCDA is seeking to develop a mixed-use development that if fully built would include approximately 900 homes along with childcare, community resources, and cultural institutions on multiple blocks on land it owns in a portion of the 9.7 acre Commercial 1 zoned area; and

WHEREAS, numerous other properties in the 9.7 acre area are not owned by GCDA and could be developed with a broad mix of commercial and residential uses; and

WHEREAS, the 9.7 acre area is completely surrounded by land designated Manufacturing Industrial Center (MIC) on the City's Future Land Use Map and is in an industrial zone with an 85 foot height limit; and

WHEREAS, the Georgetown neighborhood contains a high number of artist studios and arts organizations and portions of the MIC near Georgetown contain a variety of industrial,

logistics, and manufacturing businesses, resulting in a higher likelihood of demand for ground level arts and industrial uses in Georgetown compared to many other commercially zoned areas of the city; and

WHEREAS, arts and industrial uses often need space with a high ceiling height of 16 feet or greater to accommodate their activities; and

WHEREAS, in zones with a 75-foot height limit it is unlikely that a builder could maximize the amount of housing that could be constructed using an economical non-high rise construction type while providing tall ground floor spaces needed by arts and industrial uses; and

WHEREAS, a height limit exception allowing an increase to 85 feet would allow a builder to maximize the amount of housing that could be built in a non-high rise construction type and accommodate ground floor ceiling heights of approximately 20 feet; and

WHEREAS, an 85-foot height limit in the 9.7 acre Commercial 1 zone would be the same as the height limit in all surrounding zones; and

WHEREAS, it is a high priority for the City to support increased housing production to meet strong demand and to increase the quantity of rent- and income-restricted affordable housing; and

WHEREAS, GCDA reports that it held meetings that were open to the public on February 27, 2022, and June 11, 2022, at which the proposed additional height was reviewed by members of the public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection 23.47A.012.A of the Seattle Municipal Code, which section was last amended by Ordinance 126685, is amended as follows:

23.47A.012 Structure height

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use

Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

1. In zones with a 30-foot or 40-foot mapped height limit:

a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

1) Either:

a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or

b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and

2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

b. The height of a structure may exceed the otherwise applicable limit by up to 7 feet, subject to subsection 23.47A.012.A.1.c, provided all of the following conditions are met:

1) Residential and multi-purpose retail sales uses are located in the same structure;

2) The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet;

3) A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;

4) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit if a floor-to-floor height

of 16 feet were not provided at street level; and

5) The structure is not allowed additional height under subsection

23.47A.012.A.1.a.

c. The Director shall reduce or deny the additional structure height allowed by this subsection 23.47A.012.A.1 if the additional height would significantly block views from neighboring residential structures of any of the following: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, Green Lake, Puget Sound, Lake Washington, Lake Union, or the Ship Canal.

2. Within the Station Area Overlay District within the University Community Urban Center, maximum structure height may be increased to 125 feet when all of the following are met:

a. The lot is within two blocks of a planned or existing light rail station;

b. The proposed use of the lot is functionally related to other office development, permitted prior to 1971, to have over 500,000 square feet of gross floor area to be occupied by a single entity;

c. A transportation management plan for the life of the use includes incentives for light rail and other transit use by the employees of the office use;

d. The development shall provide street-level amenities for pedestrians and shall be designed to promote pedestrian interest, safety, and comfort through features such as landscaping, lighting, and transparent facades, as determined by the Director; and

e. This subsection 23.47A.012.A.2 can be used only once for each development that is functionally related.

3. On a lot containing a peat settlement-prone environmentally critical area, the height of a structure may exceed the otherwise applicable height limit and the other height allowances provided by this Section 23.47A.012 by up to 3 feet. In addition, 3 more feet of height may be allowed for any wall of a structure on a sloped lot, provided that on the uphill sides of the structure, the maximum elevation of the structure height shall be no greater than the height allowed by the first sentence of this subsection

23.47A.012.A.3. The Director may apply the allowances in this subsection 23.47A.012.A.3 only if the following conditions are met:

a. The Director finds that locating a story of parking underground is infeasible due to physical site conditions such as a high water table;

b. The Director finds that the additional height allowed for the structure is necessary to accommodate parking located partially below grade that extends no more than 6 feet above existing or finished grade, whichever is lower, and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level above; and

c. Other than the additional story of parking allowed according to this subsection 23.47A.012.A.3, the additional height shall not allow an additional story beyond the number of stories that could be built under the otherwise applicable height limit.

4. In zones that are located within the Pike/Pine Conservation Overlay District with a mapped height limit of 75 feet, the provisions of Section 23.73.014 apply.

5. In Commercial zones bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west, the height of a structure may exceed the otherwise applicable limit by up to 10 feet, provided all of the following conditions are met:

a. The applicant makes a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.58D;

b. The development includes at least five stories solely occupied by residential uses;

c. At least 20 percent of the street frontage at street-level of the development shall be street-level uses from the list in subsection 23.47A.005.D.1;

d. A floor-to-floor height of 20 feet or more is provided for non-residential uses at street level; and

e. All dwelling units in the development have sound-insulating windows and air cooling

and ventilation systems meeting the requirement of subsection 23.47A.009.J.4 and 23.47A.009.J.5.

* * *

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 _____, 2024, and signed by me in open session in authentication of its passage this _____ day of _____, 2024.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2024.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2024.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of Planning & Community Development (OPCD)	Geoff Wentlandt	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; amending Section 23.47A.012 of the Seattle Municipal Code to provide a 10-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood.

Summary and Background of the Legislation:

This legislation allows a 10-foot height limit exception for development in one commercially zoned tract of land within the area commonly considered as the Georgetown neighborhood. Developments are required to meet the following building performance criteria to access the height limit exception:

- The applicant must commit to the green building standard and demonstrate compliance with that commitment;
- The development must include at least five residential stories;
- The development must include street-level uses for at least 20 percent of the street frontage at street level;
- Street level non-residential uses must have a floor-to-floor height of at least 20 feet; and
- Dwellings must have sound-insulating windows and air cooling and ventilation systems meeting certain requirements.

All other standards controlling the bulk and scale of development and the allowable uses are unchanged. The amendment is a text amendment only and no changes to zoning maps are required.

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

4. OTHER IMPLICATIONS

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

This legislation affects Seattle Department of Construction and Inspections (SDCI) in a small way as SDCI staff will need to be made aware of the code amendment for the purposes of permit review. However, this will not create a meaningful fiscal impact on 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.

This legislation applies to all properties in the Commercial 1 zone in a 9.7 acre area bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west.

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.

This legislation does not impact vulnerable or historically disadvantaged communities.

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation. None.

iii. What is the Language Access Plan for any communications to the public? None.

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.

This is a non-project action. Emissions will be considered as part of the environmental review of any future developments in the zone. The proposed action is not expected to increase or decrease the amount of vehicle trips in the area or the types or methods of construction of buildings that would otherwise occur. A State Environmental Policy Act (SEPA) Determination of Non Significance was prepared and issued on September 21, 2023 and is available by entering that date of publish in the City's public notices website at [Find Public Notices - Seattle Services Portal | Seattle.gov](#) (see item 000809-23PN).

- 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 will not decrease resiliency in a material way.

- 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?**

No

5. CHECKLIST

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

- Is a public hearing required?**

Yes

- Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**

Yes. OPCD published a SEPA determination of non-significance (DNS) on September 21st, 2023 in the DJC and the City’s Land Use Information Bulletin. No SEPA appeals were received. A notice of public hearing will be published at least 30 days in advance of the City Council taking action of the proposed legislation.

- 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, the legislation does not change spending and/or revenues.**

- 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, the legislation does not create a non-utility CIP project of any kind.**

6. ATTACHMENTS

Summary Attachments:

Summary Attachment 1 – SEPA DNS

Summary Attachment 2 – Area Map



ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

SEPA Threshold Determination For Georgetown Live-Work District Amendments

- Project Proponent:** City of Seattle
- Location of Proposal:** The C1-75(M) Zone
- Scope of Proposal:** The proposal is a legislative action to amend subsection 23.47A.012 of the land use provisions in the Seattle Municipal Code to allow an additional ten (10) feet of height above current limits to qualifying developments that satisfy certain specified parameters. There is no specific site or development proposal. Rather, the proposed new code section would affect a 9.7-acre area of the Georgetown neighborhood that is currently zoned C1-75(M). Specifically, to qualify for the additional ten feet of height, the development would need to:
- Commit to meet the green building standard and demonstrate compliance with that commitment, in accordance with Chapter 23.58D SMC;
 - Include at least five floors exclusively dedicated to residential use;
 - Provide certain specified street-level uses along at least 20% of its street frontage;
 - Ensure that its residential units will serve tenants or owners earning no more than 80% of area median income for the applicable duration of years specified in the City’s MHA-performance option (SMC 23.58C.050.B), pursuant to an agreement between the City and the developer; and
 - Provide sound insulating windows and air cooling and filtration consistent with standards elsewhere in the Land Use Code for housing that is proximate to industrial areas

BACKGROUND

Proposal Description

The Seattle Department of Construction and Inspections (SDCI) is recommending a text amendment to subsection 23.47A.012 of the Seattle Municipal Code to provide a ten-foot height limit exception in commercial zones in a portion of the Georgetown neighborhood for developments in which all

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Chanda Emery, SDCI
September 14, 2023**

dwelling units are affordable housing. The subject 9.7-acre area of Georgetown is located along 4th Avenue South and South Lucille Street, between South Fidalgo Street and South Dawson Street in the C1-75(M) zone.

The City of Seattle describes the intent of the proposed legislation. It is a high priority for the City to support increased housing production to meet strong demand and to increase the quantity of rent- and income-restricted affordable housing.

In summary, the intent is to support efforts to increase our City's stock of affordable artist and artisan work spaces which helps to build more affordable housing in a mixed-use affordable community that if fully built would include approximately 900 homes along with childcare, community resources, and cultural institutions. The area is generally located on multiple blocks of land which is owned by the Georgetown Community Development Authority (GCDA) a portion of the 9.7-acre Commercial 1 zoned area and numerous other properties in the 9.7-acre area are not owned by GCDA which could be developed with a broad mix of commercial and residential uses.

Public Comment

Proposed changes to the Land Use Code require City Council approval. Opportunity for public comment will occur during future Council meetings including a public hearing.

ANALYSIS - OVERVIEW

The following describes the analysis conducted to determine if the proposal is likely to result in *probable significant adverse environmental impacts*. This threshold determination is based on:

- the copy of the proposed Ordinance;
- the information contained in the *SEPA checklist* (dated August 25, 2023);
- the information contained in the Industrial and Maritime Strategy DEIS and FEIS, with appendices, OPCD 2022;
- Citywide Implementation of Mandatory Housing Affordability (MHA) Draft Environmental Impact Statement ("DEIS") and Final Environmental Impact Statement ("FEIS"), OPCD 2017;
- Local Production Study, OPCD 2015;
- Georgetown Neighborhood Existing Conditions Review, City of Seattle Department of Planning and Development ("DPD") 2014;
- Georgetown Existing Land Use Study (map), DPD 2014;
- Greater Duwamish Manufacturing and Industrial Center Plan, City of Seattle Neighborhood Planning Office, 1999;
- Georgetown Neighborhood Plan Part I, City of Seattle Neighborhood Planning Office, 1999; and the experience of SDCI analysts in reviewing similar documents and actions.

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ELEMENTS OF THE ENVIRONMENT

Short-Term Impacts

As a non-project action, the proposal will not have any short-term adverse impact on the environment. Future development affected by this legislation will be reviewed under existing laws, including, if applicable, the City's SEPA ordinance, to address any short-term impacts on the environment.

Long-Term Impacts

As a non-project action, the proposal is anticipated to have no significant long-term impacts on the environment. Any minor impacts are attributable to any shift in the type or configuration of development that would be likely to occur in the C1-75(M) zone over the long term, compared to the development that would otherwise occur in the absence of the proposal. To the extent that the proposal increases the likely pace of development in the area, this could also be a non-significant indirect long-term impact. While there may be a near-term (1-3 year) increase in the likelihood of development with the proposal compared to without the proposal, over the long term (4-20 years) the change in overall amount of development is expected to be not significant with no adverse impacts. While the proposal would facilitate permitting of an additional story of affordable housing for qualifying proposals, it is unlikely to result in development and land uses that would be incompatible or substantially adversely different in locational pattern, scale, siting or other compatibility factors from multifamily housing that can be developed in these locations today. The Commercial 1 zone designation is unchanged under the proposal so allowable uses in new development would be the same with or without the proposed legislation. Any net increase in the production rate of new development, and thus the land use impacts associated with new development will be not significant in the context of the city's overall expected growth.

Natural Environment

The natural environment includes potential impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, releases of toxic or hazardous materials. Adoption of the proposed legislation is not anticipated to result in adverse impacts on any of these elements of the natural environment. The proposal would not significantly change the scale or intensity of the future development that could already occur in the area. The only effect of the proposal is to incrementally increase the potential for more affordable housing to occur in the affected area which is a highly urbanized 9.7-acre area with a comparatively high percentage of impervious surfaces in lieu of other potential uses. It is not expected that an incremental shift to increases in more affordable housing and live-work land uses would increase the profile of impacts to earth, air, water, plants/animals/fisheries, energy, natural resources, environmentally sensitive areas, noise, nor releases of toxic or hazardous materials, compared to other types of development that would occur in the absence of the proposal. No development standards governing landscaping requirements, tree planting, or green factor or codes related to energy area proposed for amendment.

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Built Environment

The proposed legislation will affect the built environment and will have no adverse impact related to the built environment, including land use. The impacts to the built environment include any impacts related to land and shoreline use, height/bulk/scale, housing, and historic preservation. Below is a discussion of the relationship between the proposal and built environment:

Land Use/Height, Bulk and Scale

The proposal could enable an incremental amount of additional housing capacity beyond what is currently available in the affected area under current zoning. The underlying goal of this non-project action is to allow for neighborhood-appropriate development that will provide affordable housing while enabling new development to provide ground level space that can accommodate light industrial and art-related land uses. The proposal could result in new affordable housing by incrementally encouraging affordable housing in the affected area, as any new development that takes advantage of the height limit exception would provide all the housing as affordable housing as a condition. Potential height or facade impacts of future, specific development proposals would be addressed through applicable regulations and/or separate project-specific environmental review and design review, as appropriate. There are no SEPA protected view corridors within the 9.7-acre area of the Georgetown neighborhood and the marginal difference in view blockage between a 75-foot building (as currently permitted) and an 85-foot building (as proposed to be permitted) would be minor and not significant.

The area is geographically limited to an affected area that is roughly bisected by South Lucille Street and 4th Avenue South, with close proximity to Interstate 5 and Highway 99. Specifically, the subject area is roughly bounded by S Dawson Street to its north, S Fidalgo Street to its south, and by 3rd Avenue S to its west and 5th avenue S to its east. The geography of the affected area is not large enough to significantly alter the overall housing market in the city, where it remains a priority to provide increased supply of housing. While the proposal would facilitate permitting of an additional story of affordable housing for qualifying proposals, it is not likely to result in development and land uses that would be incompatible or substantially and adversely different in locational pattern, scale, siting or other compatibility factors from multifamily housing that can already be developed in these locations today. The Commercial 1 zone designation is unchanged under the proposal so allowable uses in new development would be the same with or without the proposal.

The height exception would allow for a height limit of 85 feet in the subject area, which is equal to the height limit of the industrial zones surrounding this 9.7 acre-area. The proposal to allow an additional ten (10) feet of height above current limits to qualifying developments that satisfy certain specified parameters is not anticipated to have a significant impact to height, bulk and scale.

In addition, since providing all the homes as affordable is a condition for any project accessing the height exception, the proposal is likely to increase the amount of affordable housing. These effects of the proposal are consistent with housing goals and policies of the City's Comprehensive Plan.

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The following is a selection of those relevant goals and policies.

GOALS

- H G2 - Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle’s housing supply.
- H G3 - Achieve a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types, and incomes.
- H G4 - Achieve healthy, safe, and environmentally sustainable housing that is adaptable to changing demographic conditions.
- H G5 - Make it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.

POLICIES

- H5.2 - Expand programs that preserve or produce affordable housing, preferably long term, for lower-income households, and continue to prioritize efforts that address the needs of Seattle’s extremely low-income households.
- H5.5 - Collaborate with King County and other jurisdictions in efforts to prevent and end homelessness and focus those efforts on providing permanent housing and supportive services and on securing the resources to do to.
- H5.16 - Consider implementing a broad array of affordable housing strategies in connection with new development, including but not limited to development regulations, inclusionary zoning, incentives, property tax exemptions, and permit fee reductions.

In consideration of the factors that limit the degree of the land use impact, it is determined that the level of impact would not rise beyond minor. There would be no significant adverse impact.

Regarding other kinds of potential land use impacts such as compatibility of uses, there would be no impact because live-work units have very similar patterns of activity and use characteristics as residential uses, which are already allowed in the same area.

Historic Preservation

As noted in the SEPA checklist the area affected by the proposal includes historic landmark structures. The proposal does not encourage demolition of a landmark structures compared to the

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absence of the proposal. The proposal is not anticipated to have significant impacts to historic preservation.

Noise, Shadows on Open Spaces, Light & Glare, Environmental Health, and Public View Protection

This proposal would not make these types of impacts more likely. At the project level, the City's regulations, including SEPA regulations, will analyze and identify any needed mitigation of these impacts. The proposal as noted in the Checklist is a non-project action in a highly urbanized area in Georgetown that is currently zoned for and allows for residential land uses. The 2022 Environmental Impact Statement (EIS) for the City's Industrial and Maritime Strategy summarized and measured ambient air concentrations of monitored pollutants for specific areas including Georgetown. It found that air pollutant concentration for all monitored pollutants in Georgetown were below the limits on concentration levels of criteria pollutants set by the National Ambient Air Quality Standard when wildfire is excluded. Portions of the subject area are within 1,000 feet of the Union Pacific Argo rail yard and within about 1,500 feet of the BNSF railway company's dual track rail line. Portions of the study area may be affected by air pollution from freight and passenger rail operations. While these operations generate air emissions in the immediate vicinity of railways, train operations, including both freight and Commuter rail such as Sound Transit's Sounder system are intermittent. The contribution of air emissions from rail compared to the overall ambient air quality environment in the Seattle MIC areas is relatively minor compared to other sources such as traffic. However, areas near train yards may experience higher exposure to air emissions from assembling railcars into long trains and idling engines (WDOH 2008). Future residents would be protected from industrial uses in the same manner as they are under current conditions therefore no adverse impacts are identified.

Regarding the potential for noise impacts, the City's Industrial and Maritime Strategy EIS from 2022 summarized and measured noise levels in industrial areas including near Georgetown. Measurements indicate that portions of the Georgetown/South Park subareas exceed HUD's 65 dBA standard and would be classified as noise-impacted areas needing additional noise attenuation for residential structures. The Georgetown noise measurement, while not in the subject area, found the area to have a 24-hour LDN average noise level of 68.1 dBA. Existing noise regulations would continue to apply, and potential impacts of future, specific development proposals would be addressed through applicable noise regulations and/or separate project-specific environmental review, as appropriate. As an integrated feature of the proposal, development that accesses the height limit exception would as a condition provide sound insulating windows. This proposal would not make noise impacts more likely, therefore no significant or adverse impacts are identified. In addition, the proposal does not alter development standards for required setbacks or open space. The building envelopes for setbacks and open space would generally remain the same as existing conditions with no significant impacts under this proposal.

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September 14, 2023**

Transportation and Parking

The proposal is not anticipated to result in any direct adverse impacts on transportation or parking. If the proposal incrementally increases the potential for additional housing units to occur in the affected area, it is not expected that it would result in a significant increase demand on transportation or parking. In the Georgetown neighborhood residents commonly opt for non-personal vehicle transportation modes. This neighborhood is served by King County Metro, including the 131 and 132 lines. The 113 and 121 lines are accessible on E Marginal Way S (also known as Highway 99) a few blocks away. On-street parking is available and is free of charge in comparison to other urbanized areas of the city which either is metered or require a residential pre-paid parking pass. The Checklist identified that the proposal could incrementally increase the amount of housing units compared to what would otherwise be developed, by an amount not expected to exceed 10%. However, the proposal could also reduce vehicular trips in the area by increasing capacity for affordable residential development in close proximity to jobs in the surrounding manufacturing industrial area (MIC) if workers are able to access jobs by means other than personal automobile, or if the trips they take are shorter or more local than they would otherwise be therefore no adverse impacts are identified.

Public Services and Utilities

Adoption of the proposal would not create any impacts on public services or utilities. If the proposal incrementally increases the potential for some additional housing units compared to what would otherwise be developed, it is not expected that it would result in a significant adverse impact for an increased demand for public services or utilities. As noted in the Checklist, the urbanized 9.7-acre area of Georgetown neighborhood has electricity, telephone, water and refuse service, and most (but potentially not all parcels) have cable/fiber optics, sanitary sewers, and natural gas. Project-specific information on site-specific utilities would be determined during the design, any applicable environmental review, and permitting of individual projects.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

**SEPA Threshold Determination
Georgetown Live-Work District
Amendments to Land Use Code
Chanda Emery, SDCI
September 14, 2023**

- Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).
- Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

Signature: __[On File]_____

Chanda Emery, Senior Planner
Seattle Department of Construction and Inspections

Date: September 14, 2023

Proposed Georgetown Height Limit Exception Area





Seattle

Georgetown Commercial Zone Height Limit Exception

**Seattle Office of Planning and Community Development (OPCD)
Director's Report and Recommendation
January 2024**

Proposed Zoning Text Amendment

This proposed legislation would allow a 10-foot height limit exception for development in one commercially zoned tract of land within the area commonly considered as the Georgetown neighborhood. Developments would be required to meet certain building performance criteria to access the height limit exception. All other standards controlling the bulk and scale of development and the allowable uses would be unchanged. The amendment is a text amendment only and no changes to zoning maps are required.

Geography and Current Zoning

The affected area is a contiguous 9.7 acres along 4th Avenue South between S. Fidalgo Street and S. Dawson Street that has been zoned commercial since the 1970s. (See map on the following page). The existing zone designation is the Commercial 1 zone with a 75-foot height limit (C1-75). The C1-75 zone allows a broad mix of commercial and residential uses. The 9.7 acre area is completely surrounded by land designated Manufacturing Industrial Center (MIC) on the City's future land use map and is in an industrial zone with an 85 foot height limit. Therefore, the height limit exception in the affected area would result in a height limit that would be the same as all the surrounding zones.

The existing built environment in the affected area is a variety of one and two story commercial buildings that include uses such as small restaurants or bars, offices, and automotive and building supply stores. There has been little or no major new construction in the area in decades. The affected area is adjacent to, but does not include the Seattle Design Center, which is a large multi-story marketplace for home furnishings and art. 4th Ave. S. runs through the center of the affected area and is a 4-lane arterial roadway and designated major truck street. Industrially zoned lands surrounding the affected area are occupied by a variety of light industrial uses and small-scale offices buildings. A residentially zoned portion of the Georgetown neighborhood is approximately 1,000 feet to the west of the affected area, and the mixed-use area along Airport Way S. that is often considered the heart of the Georgetown neighborhood is approximately ¼ mile from the affected area to the southwest.

Proposed Georgetown Height Limit Exception Area



Policy Intent

The intent of the proposed legislation is a response to a unique set of circumstances in the location. The Georgetown Community Development Authority (GCDA) was formed in 2019 as a 501(c)3 nonprofit organization and operates affordable artist and artisan work spaces. GCDA is seeking to develop a mixed-use development that if fully built would include approximately 900 homes along with community resources, and cultural institutions on multiple blocks on land it owns in a portion of the 9.7 acre Commercial 1 zoned area. Numerous other properties in the 9.7 acre area are not owned by GCDA and could also be developed with a broad mix of commercial and residential uses, and take advantage of the proposed height limit exception.

The area generally considered to be Georgetown contains a high number of artist studios and arts organizations. Additionally, portions of the Manufacturing and Industrial Center (MIC) near Georgetown contain a variety of industrial, logistics and manufacturing businesses. As a result of these factors the affected area has a higher likelihood of demand for ground level arts and light industrial uses compared to many other commercially zoned areas of the city. Arts and industrial uses often need space with a high ceiling height of 16-20 feet to accommodate their activities.

The greatest number of wood-framed floors that can be constructed on top of a concrete base structure for commercial/light industrial/arts uses under the Seattle Building Code is six. With average floor to floor heights of 10'-11' for residential stories, it is unlikely that a builder could construct six floors of housing in a 75' zone while also providing the type of tall ground floor spaces necessary to accommodate the light industrial and arts spaces desired in and around the Georgetown community. A height limit exception allowing an increase to 85 feet would address this by allowing a builder to maximize the amount of housing that could be built in wood framed construction and accommodate ground floor ceiling heights of approximately 20 feet.

It is a high priority for the City to support increased housing production to meet strong demand and to increase the quantity of rent- and income-restricted affordable housing. The City's Mandatory Housing Affordability (MHA) requirements would apply to development. It is also a goal of the City to continue supporting a vibrant variety of arts and light industrial uses in the Georgetown neighborhood and in locations near the Manufacturing Industrial Center. The proposed legislation would encourage future developments in the area to maximally contribute towards both of these goals.

Comprehensive Plan Consistency

The Future Land Use Map (FLUM) designation for the affected area in the City's Comprehensive Plan is "Commercial/mixed use". Land Use Goal 9 for Commercial/Mixed Use areas is:

LU G9 Create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and expansion opportunities for existing businesses, and promote neighborhood vitality, while also accommodating residential development in livable environments.

The type of development that would be enabled by the height limit exception would facilitate development consistent with LU G9.

The Housing Element of the Comprehensive Plan includes a subsection about housing supply. Housing Goal G2 for housing supply is:

H G2 Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply.

And housing policy H 2.1 in that subsection is:

H 2.1 Allow and promote innovative and nontraditional housing design and construction types to accommodate residential growth.

The type of development that would be enabled by the height limit exception would be a specific step to increase housing supply in a manner consistent with the Housing Goal 2 and Policy 2.1.

The neighborhoods element of the Comprehensive Plan includes a section with goals and policies for Georgetown. The first goal pertains to a design district. Goal G1 is:

G-G1 A healthy Georgetown area economy that capitalizes on the presence of the regionally significant design and gift centers and the related wholesale, retail, design, and manufacturing trades to foster economic development and physical visibility of these industries.

The type of development that would be enabled by the height limit exception would be a specific step to support the inclusion of more spaces for design-related businesses consistent with Georgetown Goal G1.

Criteria to Access the Height Limit Exception

Under the proposed legislation, there are four criteria a development would need to meet to access the height limit exception. All of the criteria must be met for the 10' height exception to be granted.

- The applicant makes a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.58D.
- The development includes at least five stories solely occupied by residential uses.
- At least 20 percent of the street frontage at street-level of the development shall be street-level uses from the list in subsection 23.47A.005.D.1.
- All dwelling units in the development have sound-insulating windows and air cooling and ventilation systems meeting the requirement in subsection 23.47A.009.J.

These criteria ensure that development would contribute towards the policy intent as a mixed-use area. The criteria ensure health and safety by applying a requirement for sound insulation and air cooling and ventilation systems in residential units as required for housing in the City's Urban Industrial zones and other areas rezoned from industrial. And an environmental standard is applied by requiring buildings seeking the height exception to be constructed to a high green building standard. As well, buildings using the height exception would be required to have a portion of the ground level occupied with active uses consistent with requirements of the Land Use Code for neighborhood commercial areas.

Other Factors Considered

Limited Scope / Adverse Impact. OPCD assesses the potential negative impacts from the proposal to be very small and the overall scope of the change to be limited. The proposal would not dilute the viability of industrial uses in the nearby Manufacturing Industrial Center (MIC), because the range of allowed uses in the affected area would not be changed, and the affected area does not itself include major industrial employment generators that could be displaced.

The proposal would have minimal potential height/bulk/scale impacts because the additional 10' of height under the exception would match the allowed zoning height of neighboring districts. Furthermore, the context of buildings and uses in surrounding areas would not be adversely impacted in terms of aesthetics or views by incrementally taller structures in the affected area.

The fact that the proposal is geographically limited to an isolated 9.7 acre area is also an important factor limiting the degree of potential impact. Although the change could make a meaningful positive impact in the localized area, it is not a large enough geography to alter the overall expected pattern of growth, uses and development that might occur in the area in the absence of the proposal.

OPCD conducted a State Environmental Policy Act (SEPA) review of the proposal during the summer of 2023. OPCD issued a SEPA Determination of Non-Significance and there was no appeal to the determination.

Contribution Towards Housing. As noted above OPCD factored the potential generation of housing when considering the proposal. GCDA reports that if fully built, the area could include as much as 900 units of housing. The City's MHA requirements would apply at the 5% level, meaning that about 45 units of rent- and income-restricted housing at the 60% of Area Median Income (AMI) affordability level, or the equivalent in-lieu payment towards affordable housing, would be associated with the full development. In addition, GCDA reports that it aspires to provide the remainder of all the housing units it would develop at affordable levels for households earning 80% AMI or below – an affordability level commonly referred to as “workforce housing”. GCDA may be receiving public funding or financing from public sources other than the City of Seattle which would ensure the provision of the workforce housing.

Community Support. This proposal was brought to OPCD's attention by representatives of the GCDA. OPCD met with and consulted leadership from the GCDA. It is our understanding that there is considerable support by Georgetown residents to enact the proposed change. Georgetown community members and groups, in varied formats, have communicated to OPCD in recent years a desire for the parts of the Georgetown neighborhood that are not in the Manufacturing and Industrial Center (MIC) to become a more complete neighborhood with a variety of residences, and vibrant locally serving businesses, and amenities.

Recommendation

In consideration of the factors discussed in this Director's Report and information in the completed State Environmental Policy Act (SEPA) review, OPCD recommends adoption of the proposed height limit exception.

April 9, 2024

MEMORANDUM

To: Land Use Committee
From: Lish Whitson, Analyst
Subject: Council Bill 120749 – Georgetown Commercial Zone Height Limit Exception

On April 17, the Land Use Committee will hold a public hearing on [Council Bill \(CB\) 120749](#), which would amend the Land Use Code to allow an additional 10 feet of height in the Commercial 1-75 (M) (C1-75 (M)) zone on 4th Avenue S between S Fidalgo Street and S Dawson Street. This zone is located near the Georgetown neighborhood and surrounded by the Duwamish Manufacturing/Industrial Center (Council District 1). To receive the additional height, which would allow buildings up to 85 feet in height, a project would be required to:

1. Commit to developing a green building, under the rules of Seattle Municipal Code (SMC) [Chapter 23.58D](#);
2. Include at least five residential floors, with residential units being provided with sound-insulating windows and air cooling and ventilation systems designed to improve internal air quality;
3. Provide neighborhood-serving retail or other commercial or institutional uses at ground floor; and
4. Have a 20-foot-tall ground floor.

This memorandum describes the affected area and the proposed zoning changes.

4th Avenue S

The blocks adjacent to 4th Avenue S between S Fidalgo Street and S Dawson Street are zoned C1-75 (M) (see Figure 1). C1 is an auto-oriented commercial district which allows commercial and residential buildings up to 75 feet tall. C1 zones are intended to “provide for an auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.” ([SMC 23.34.080](#))

C1 zones allow a wide range of uses, often without maximum size limits for individual uses. The size of structures is controlled by height limits and floor area ratio (FAR) limits, which limit development to 5.5 FAR in areas with 75 foot height limits.¹ In this area, as of April 2024, (M) mandatory housing affordability [requirements](#) equal five percent of residential units if units are provided on-site, or \$9.80 a square foot of residential space if the payment option is exercised.

¹ The floor area ratio or FAR of a structure equals the ratio between the amount of floor space within a structure and the size of the lot the structure is on. For example, a 2,000 square foot building on a 10,000 square foot lot has a FAR of 0.20. A 100,000 square foot building on a 10,000 square foot lot has an FAR of 10.0.

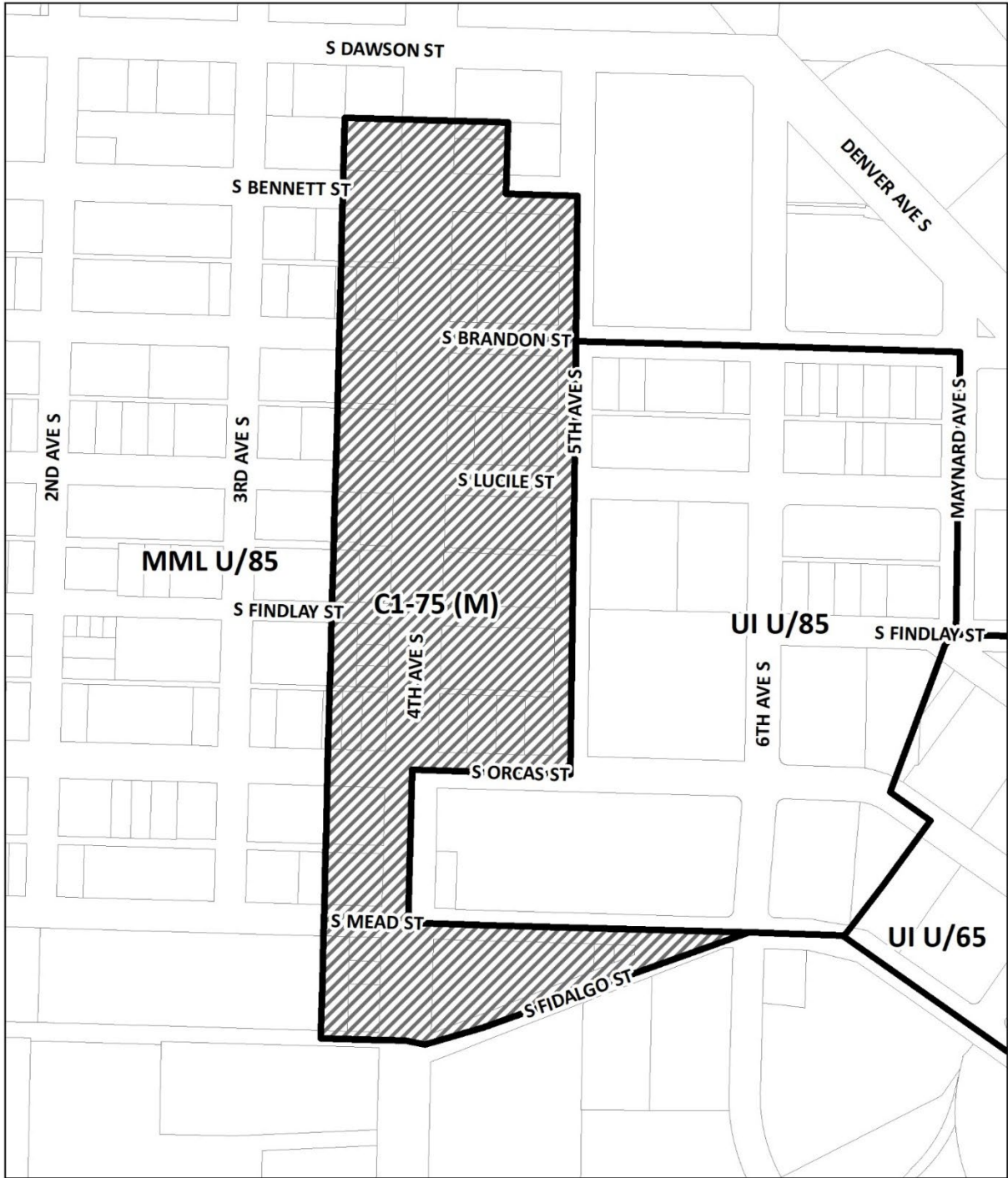
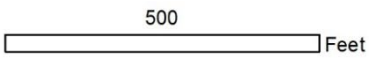


FIGURE 1: GEORGETOWN HEIGHT EXCEPTION AREA



This pocket of C1 zoning is surrounded by the Duwamish Manufacturing/Industrial Center. To the north, south, and west is a Maritime, Manufacturing, and Logistics U/85 zone (MML U/85), an industrial zone that allows heavy industrial uses with no maximum size limit, and heavy commercial uses up to a height limit of 85 feet. On the east side of the C1 zone is an Urban Industrial U/85 (UI-U/85) zone, which allows a mix of industrial and commercial uses up to 85 feet. In the UI zone, residential uses are permitted as a conditional use.

The 4th Avenue S C1 zone includes a mix of industrial and commercial uses commonly found throughout the industrial area. Among the uses fronting on 4th Avenue S include:

- businesses selling industrial goods such as hoses for industrial applications;
- businesses focused on serving other commercial businesses, such as construction supply companies and print shops;
- automobile repair shops;
- food banks; and
- bars, restaurants, and clubs.

A 501(c)(3) organization, Watershed Community Development Authority (WCD (formerly Georgetown CDA)), has acquired property in the C1 zone and seeks to develop at least 900 new residential units in the area. Other uses planned by WCD include childcare, community resources, and cultural institutions.

Council Bill 120749 would amend SMC Section 23.47A.012 related to structure height in commercial zones, to allow an additional 10 feet of height in the C1 zone along 4th Avenue S, up to 85 feet. This amendment would allow the additional height in projects that:

- Commit to developing a green building, under the rules of SMC Chapter 23.58D;
- Include at least five residential floors;
- Provide all residential units with sound-insulating windows and air cooling and ventilation systems designed to improve internal air quality;
- Dedicate at least 20 percent of the street-level street frontage uses of the structure to one or more uses listed in SMC Section 23.47A.005.D.1. The uses listed in this subsection are neighborhood-serving uses that are intended to attract and support pedestrian activity in pedestrian-oriented commercial areas; and
- Provide space with at least 20 feet ceilings for uses at the street level.

Projects that include all of these features are allowed to add 10 feet, or approximately one story in height.

Issue Identification

Street Level Height

As noted above, one of the rationales for allowing additional height in structures in the Georgetown C1 zone is to accommodate greater floor to ceiling heights for street-level uses, such as those needed by arts and industrial uses, without impacting the amount of residential space that can be built in a project. Consequently, the bill would require that projects include street level uses with higher than typical ceiling heights in order to access the height incentive.

WCD has explored building designs that would provide 20-foot-tall ceilings in portions of street level spaces but would also have live-work units with two ten-foot floors on other parts of the street level.

Amendment 1 (Attachment 1 to this memo), proposed by Chair Morales, would allow the 20-foot-tall ground floor requirement to only apply to portions of the building that are provided to comply with the requirement that 20 percent of the street frontage be in an active use. The amendment would also update the recitals to the bill to reflect WCD's new name.

Street Level Uses

Under [SMC 23.47A.005.C.1.c](#), most projects in C1-85 zones with residential uses are required to dedicate 80 percent of the street level street frontage in one or more neighborhood-serving commercial or institutional uses that are listed in SMC 23.47A.005.D. Because the proposed code amendment would allow 85-foot-tall buildings without rezoning the area to an 85-foot zone, that provision would not apply. Instead, there would be a requirement to provide a minimum of 20 percent of the street level street frontage in one or more of those uses. Because the C1 zone along 4th Avenue S is in an area without easy access to neighborhood-serving uses, Councilmembers may want to consider increasing the requirement to support the development of a complete community that can provide for the full range of neighborhood activities.

Next Steps

The Land Use Committee may vote on CB 120749 as early as its May 1 Committee meeting. A vote on May 1 would allow for a City Council vote as early as May 7.

Attachments:

1. Amendment 1 – Adjust Ground Floor Height Limit

cc: Ben Noble, Director
Aly Pennucci, Deputy Director

Amendment 1 Version #1 to CB 120749 OPCD Georgetown Commercial Zone Height Limit
Exception ORD

Sponsor: Councilmember Morales
Adjust ground floor height requirement

Effect: CB 120749 allows additional building height in an area along 4th Avenue S near Georgetown, for projects that include 20-foot-tall ground floor spaces and space for neighborhood-serving businesses for at least 20 percent of the ground floor. This amendment would only require that the ground floor be 20 feet tall for the 20 percent of the ground floor in non-residential use. It would allow greater flexibility for projects in the area to include ground-floor residential uses with more appropriate residential heights.

It would also update the recital to the bill to reflect the current name of Watershed Community Development, formerly the Georgetown Community Development Association.

Amend the recitals to CB 120749, as follows:

WHEREAS, a 9.7 acre area of the Georgetown neighborhood along 4th Avenue South between S. Fidalgo Street and S. Dawson Street has been zoned commercial since the 1970s and the existing Commercial 1 zone that applies to the area allows a broad mix of commercial and residential uses and the height limit is 75 feet; and

WHEREAS, Watershed Community Development (WCD), formerly known as the Georgetown Community Development Authority (GCDA), was formed in 2019 as a 501(c)(3) nonprofit organization and operates affordable artist and artisan work spaces; and

WHEREAS, (~~GCDA~~) WCD is seeking to develop a mixed-use development that if fully built would include approximately 900 homes along with childcare, community resources, and cultural institutions on multiple blocks on land it owns in a portion of the 9.7 acre Commercial 1 zoned area; and

WHEREAS, numerous other properties in the 9.7 acre area are not owned by (~~GCDA~~) WCD and could be developed with a broad mix of commercial and residential uses; and

* * *

WHEREAS, ((~~GCD~~A)) WCD reports that it held meetings that were open to the public on February 27, 2022, and June 11, 2022, at which the proposed additional height was reviewed by members of the public; NOW, THEREFORE,

* * *

Amend Section 1 to CB 120749, to amend subsection A. of Section 23.47A.012, as follows:

23.47A.012 Structure height

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

* * *

5. In Commercial zones bounded by S. Dawson St. to the north, 5th Ave. S. to the east, S. Fidalgo St. to the south, and 3rd Ave. S. to the west, the height of a structure may exceed the otherwise applicable limit by up to 10 feet, provided all of the following conditions are met:

a. The applicant makes a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment in accordance with Chapter 23.58D;

b. The development includes at least five stories solely occupied by residential uses;

c. At least 20 percent of the street frontage at street-level of the development shall be street-level uses from the list in subsection 23.47A.005.D.1;

d. A floor-to-floor height of 20 feet or more is provided for **the** non-residential uses at street level **provided to comply with the provisions of subsection 23.47A.012.A.5.c; and**

e. All dwelling units in the development have sound-insulating windows and air cooling and ventilation systems meeting the requirement of subsection 23.47A.009.J.4 and 23.47A.009.J.5.

* * *

Georgetown Height Limit Exception Land Use Code Amendment

Office of Planning and Community Development (OPCD)
Land Use Committee Briefing
April 17, 2024

Proposal Summary

Provides a ten foot height limit exception - from an existing 75' limit to a proposed 85' limit

- Supports development that can maximize cost-effective wood framed construction of upper-level housing; and
- Enables high-clearance ground floor spaces conducive to light industry and arts spaces

Applies only to a focused and limited geographic area in Georgetown

- 9.7 acres of contiguous land along 4th Ave. S.
- Completely surrounded by the industrial zones
- All existing height limits in the surrounding zones are already 85'

Criteria to access the height limit exception

- Development must meet the green building standard
- At least five stories must be residential use
- At least 20% of the ground floor must be active street-level uses
- All dwellings must have sound insulating windows and air cooling and ventilation systems

SEPA environmental determination was published in September 2023, and no appeals were received



Purpose and Policy Basis

Increases housing supply

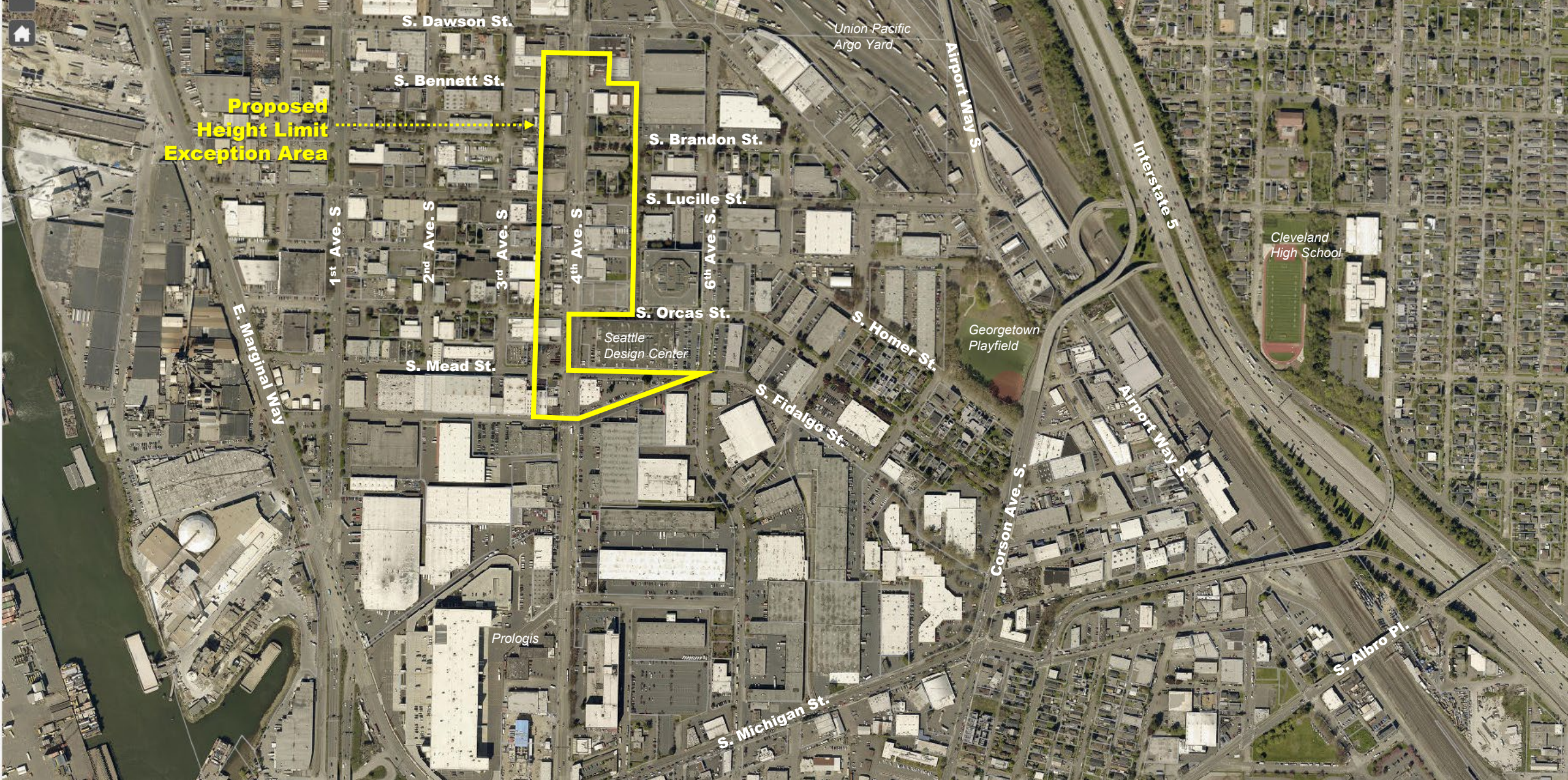
- The Watershed Community Development Authority (Watershed CDA) owns a large share of the land in the focus area
- Watershed CDA seeks to build up to about 600 homes in total
- Watershed CDA seeks to provide workforce housing affordable to households in the 60%AMI - 80%AMI range

Responds to Georgetown's unique context of arts and light industry

- The neighborhood is more integrated with the industrial area than most other places in Seattle
- The neighborhood has a very high number of art studios, building supply and materials businesses, and maker spaces

Georgetown residential community members advocated for a more complete neighborhood

- Community members supported more mixed-use zoning during the 2023 Industrial and Maritime Strategy process
- Watershed CDA held public meetings and they report broad support for their proposal



**Proposed
Height Limit
Exception Area**

S. Dawson St.

S. Bennett St.

S. Brandon St.

S. Lucille St.

S. Orcas St.

S. Mead St.

Union Pacific
Argo Yard

Airport Way S.

Interstate 5

Cleveland
High School

Georgetown
Playfield

S. Homer St.

Airport Way S.

E. Marginal Way

1st Ave. S.

2nd Ave. S.

3rd Ave. S.

4th Ave. S.

6th Ave. S.

Seattle
Design Center

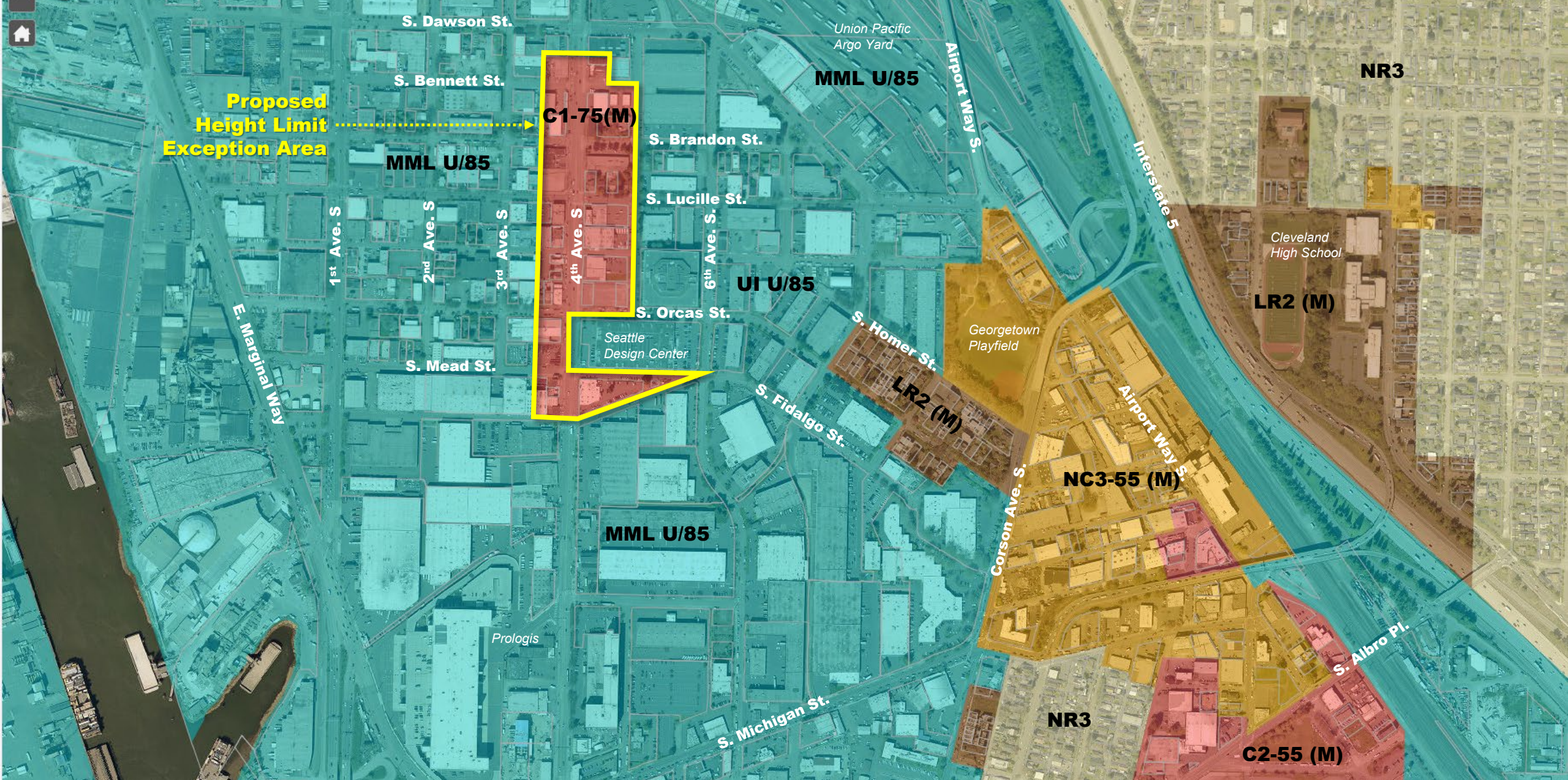
S. Fidalgo St.

Corson Ave. S.

Prologis

S. Michigan St.

S. Albro Pl.

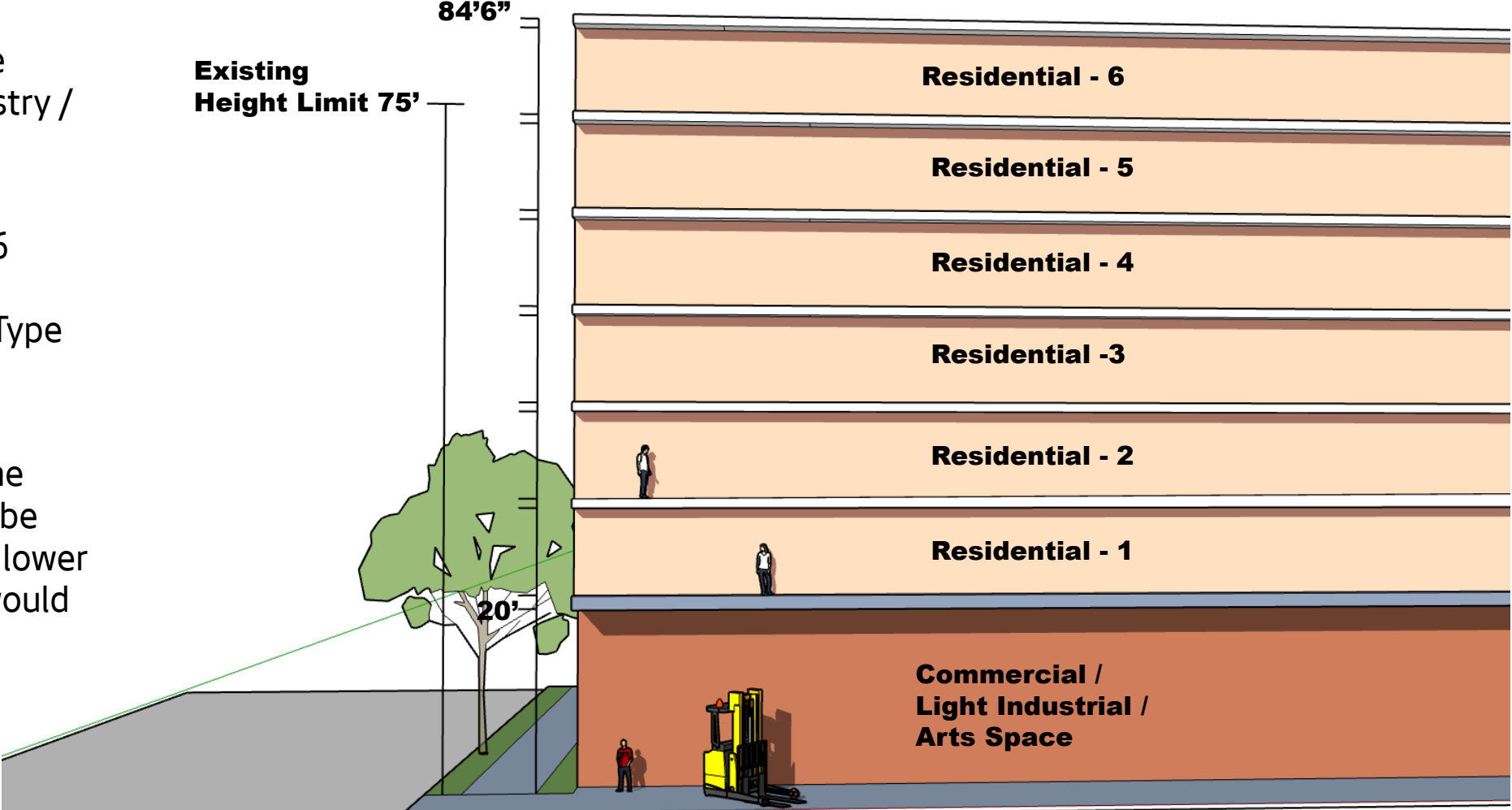


Existing Context



Proposed Height Limit Exception

- 20' ground floor clearance accommodates light industry / arts uses.
- Facilitates the maximum 6 stories of wood-framed residential construction (Type V-A) with 9'6" clearances.
- Without the exception, one floor of residential would be removed, or substantially lower ground floor clearances would be required.



Affordability Considerations

The City’s MHA requirements mandate either:

- 5% of on-site units affordable at the 60% AMI level; or
- Payment of \$9.25 per square foot of floor area.
- Watershed CDA will provide on-site affordable homes.

Additional affordable housing beyond the MHA requirement is intended to be provided by Watershed CDA

- Affordable housing funding is from a local corporation and non-profit bonds. No City funds are committed.
- Intends to provide most units at the 60%AMI level and some at the 80% level.
- An agreement is in place with Seattle Housing Authority for some three-bedroom units.

	Rent & Income Restriction Levels		Market Rate Rents
	60% AMI	80% AMI	2014 and newer buildings
Family of 2 Income Limit	\$65,760	\$87,680	
1 BR	\$1,541 Rent Limit	\$2,055 Rent Limit	\$2,063
Family of 3 Income Limit	\$73,980	\$98,640	
2BR	\$1,849 Rent Limit	\$2,466 Rent Limit	\$2,837

*2023 rental program levels from OH website.
Median market rent from CoStar March 2024 data.*

Thank You

Office of Planning & Community Development (OPCD)

Geoffrey.Wentlandt@Seattle.gov





Legislation Text

File #: Inf 2460, **Version:** 1

Race and Social Justice Initiative (RSJI) Annual Report

Annual Joint Report with the Seattle Department of Construction and Inspections (SDCI) and the Office of Planning and Community Development (OPCD) on the Race and Social Justice Initiative.

SDCI & OPCD RSJI Report to Council

UPDATE ON 2023 RSJI WORK & RACIAL EQUITY TOOLKITS

May 1, 2024

Nathan Torgelson, SDCI Director

Patricia Spears, SDCI Co-Lead

Rico Quirindongo, OPCD Director

Katie Sheehy, OPCD Former Co-Lead



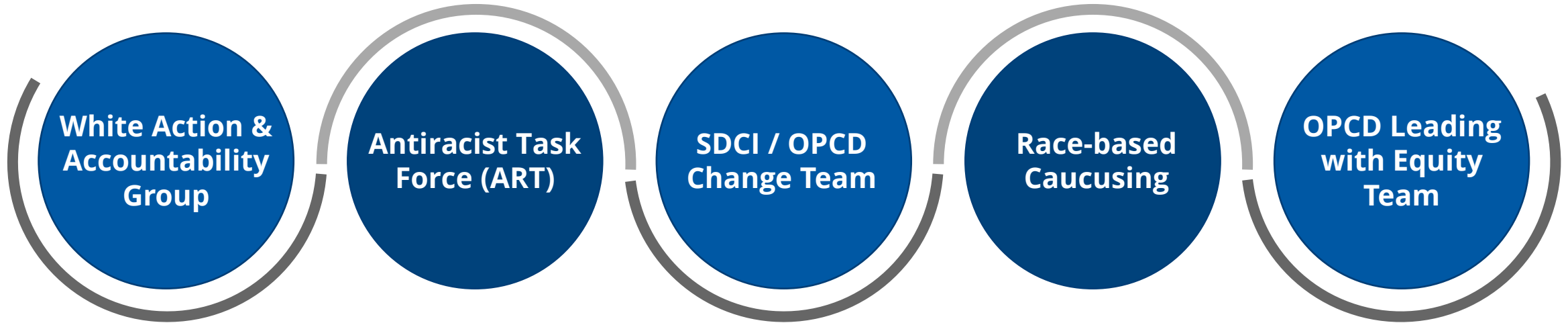
Indigenous Land Acknowledgement

We acknowledge the role that traditional Western-centric planning practices have played in harming, displacing, and attempting to erase Native communities. We commit to identifying racist practices, to practice allyship and strive to center restorative land stewardship rather than unsustainable and extractive use of the land.

We humbly recognize that we are on Indigenous land, the traditional and current territories of the Coast Salish people who have reserved treaty rights to this land, including the Duwamish, Suquamish, Muckleshoot, and Stillaguamish. We thank these caretakers of this land who have lived and continue to live here since time immemorial. Practicing allyship and striving.



Race & Social Justice Ecosystem



White Action & Accountability Group

The White Action and Accountability Group is committed to learning about the history and long-term harm and impacts of white supremacy culture, to acting on and interrupting racism within our organization and understanding to dismantle barriers to racial justice in our policies and practice

Antiracist Task Force (ART)

Our work focuses on identifying systemic racism within SDCI, including its leadership, policies, and practices, and correcting them with alternatives that center our commitment to RSJ and holding SDCI accountable to make these changes.

SDCI / OPCD Change Team

The Change Team is a group of employees who partner with leadership to identify and dismantle the racism that permeates every aspect of our work and our lives.

Race-based Caucusing

The BIPOC and White Caucuses are safe space, open forums for all people of color who work at SDCI and OPCD.

OPCD Leading with Equity Team

The Leading with Equity Team builds OPCD's capacity to advance and deepen our work toward achieve racial equity outcomes.

Introduction & Overview

- 2022-2023 Accomplishments
- RSJI Challenges
- Racial Equity Toolkits
- 2024 goals

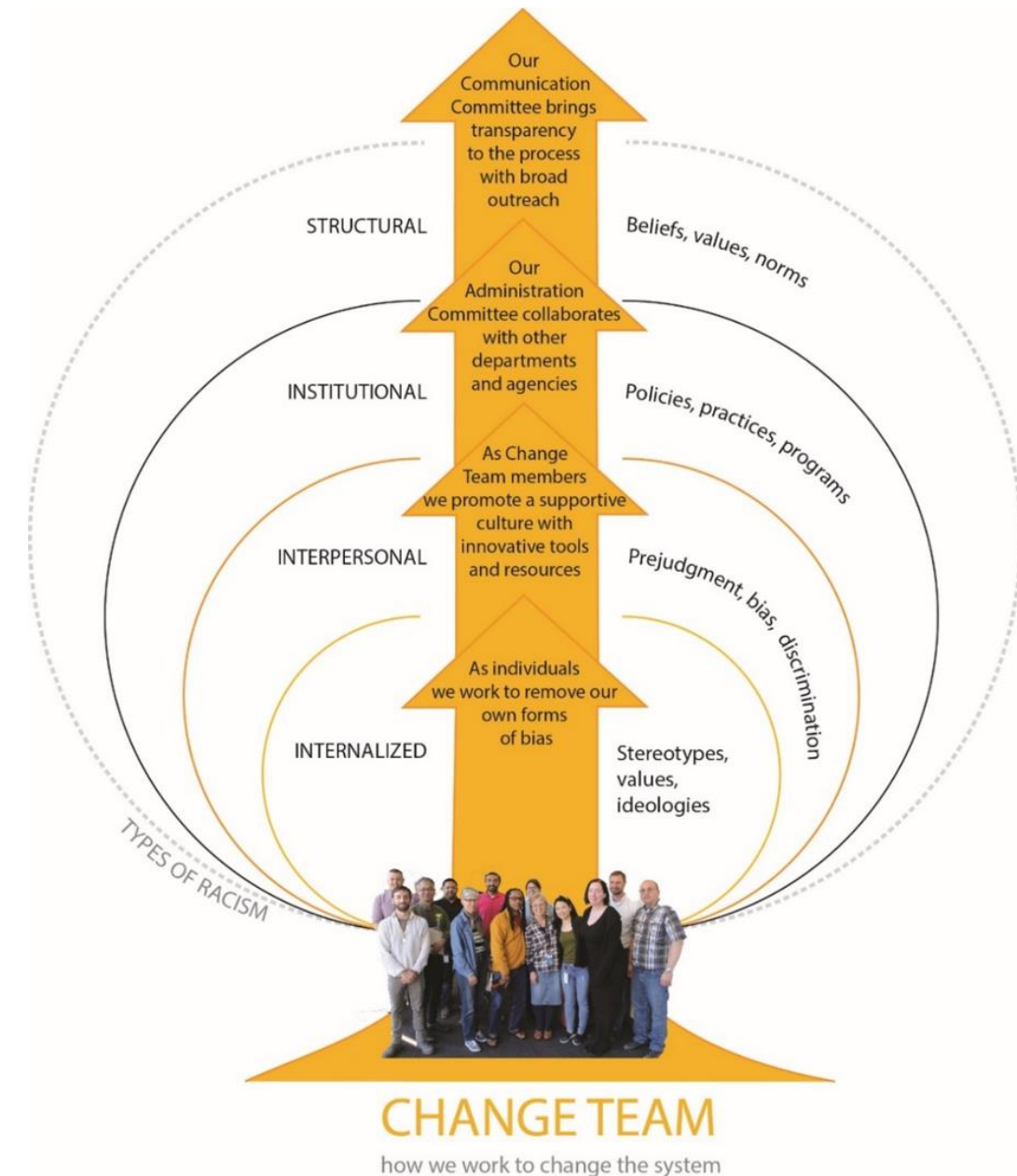


2022-23 ACCOMPLISHMENTS

Change Team

Training

- RSJI Change Team Reading Group — conversations that enliven and inspire our RSJ work
- Continued sharing *Land Use 101: Urban Planning as Settler Colonialism* presentation
- RSJI Community Conversations: Belonging, facilitated by Ben McBride of Empower Initiative
- OPCD/SDCI visits to “Nobody Lives Here” exhibit and redlining tour at Wing Luke Museum
- LEAP training for leadership in both departments
- Ongoing RET training by the Change Team
- Change Team onboarding training for new members



2022-2023 ACCOMPLISHMENTS

Change Team

Taking action and continued engagement

- Provided feedback to SOCR to help shape the RSJI Ordinance
- Met with Mayor Harrell in August 2022 to address back to office concerns
- Hosted “Since I Been Down” film screening and discussion at City Hall
- Refined and promoted Accountability Agreements
- Advised on multiple Racial Equity Toolkits
- Reviewed Annual Omnibus Ordinance and Tree Legislation Expectations with an RSJ Lens
- Reviewed budget Change Requests for RSJ potential opportunities
- Participated in Equitable Development Zoning conversations
- Responded to controversial mural at SMT with ongoing, interactive art installation to promote transparency and collaboration
- Provided onboarding training for new Change Team members
- Continued support and networking with citywide Change Team co-leads, with meetings every month

2022-2023 ACCOMPLISHMENTS

SDCI Antiracist Task Force

- Finalized and adopted accountability agreement with ART, CT, and Executive Team to provide a working framework that addresses workplace discrimination, improves staff awareness and engagement on RSJ issues.
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- Participation in the following groups/meetings:
 - Our Workplace, Our Future
 - Zendesk (virtual Applicant Service Center)
 - SDCI Monthly Leadership
 - Space Planning
 - Continuous Improvement
- Regular monthly meetings with Nathan Torgelson
- Tear down white supremacy culture within City departments

2022-2023 ACCOMPLISHMENTS

OPCD POC & White Caucuses

- Engaged staff who identify as a Person of Color as part of onboarding process
- Set the foundation for OPCD's Accountability Framework (ongoing)
- Partnered with the Office of the Ombud for trauma-informed training
- Established a shared facilitation structure allowing each person to lead, participate, breathe, grow, be seen, and learn in the space
- Co-designing all-staff retreat (ongoing)



2022-2023 ACCOMPLISHMENTS

OPCD Leading with Equity Team

- Updated our onboarding process for new staff to improve equity training.
- Reviewed job advertisements and updated standard language.
- Hosted conversations about office culture and participated in office wide trainings.
- Initiated and supported conversations on office space (art, meeting room names) to address harm, erasure, and invisibility and increase representation.
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- Tracked and supported Racial Equity Toolkit processes and other key equity-focused projects.
- Drafted and reviewed OPCD's language access plan, project public engagement plans, and budgets to ensure they support interpretation and translation.

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Indigenous Seattle

Purpose: uplift Indigenous values and practices within City planning to support grassroots decolonization and re-Indigenizing efforts

Indigenous Seattle Internship

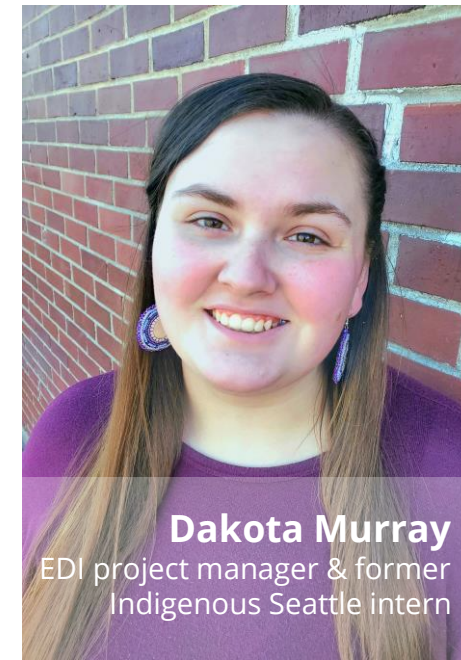
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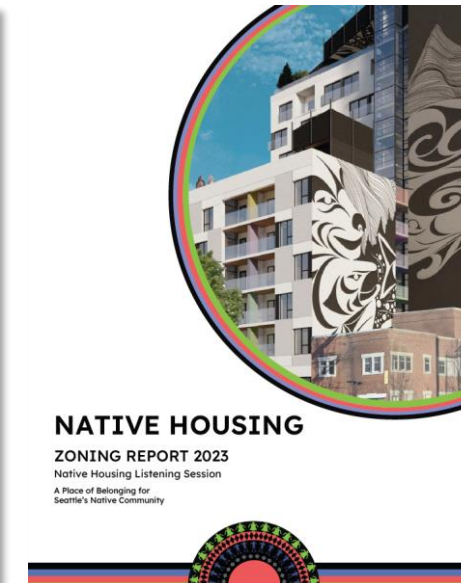
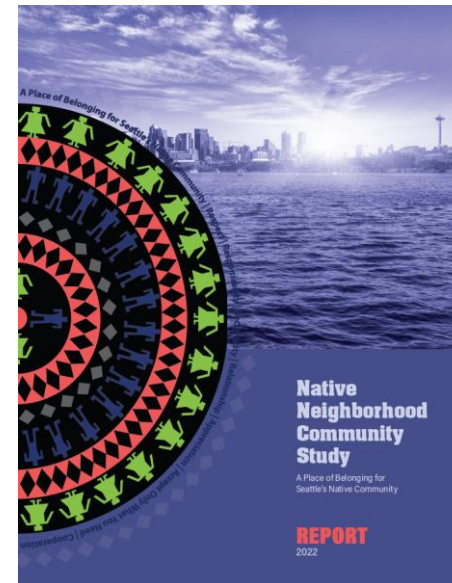
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- Incorporating Indigenous voices and perspectives in the subarea plans



Tim Lehman
OPCD Indigenous
Planning Strategist



Dakota Murray
EDI project manager & former
Indigenous Seattle intern



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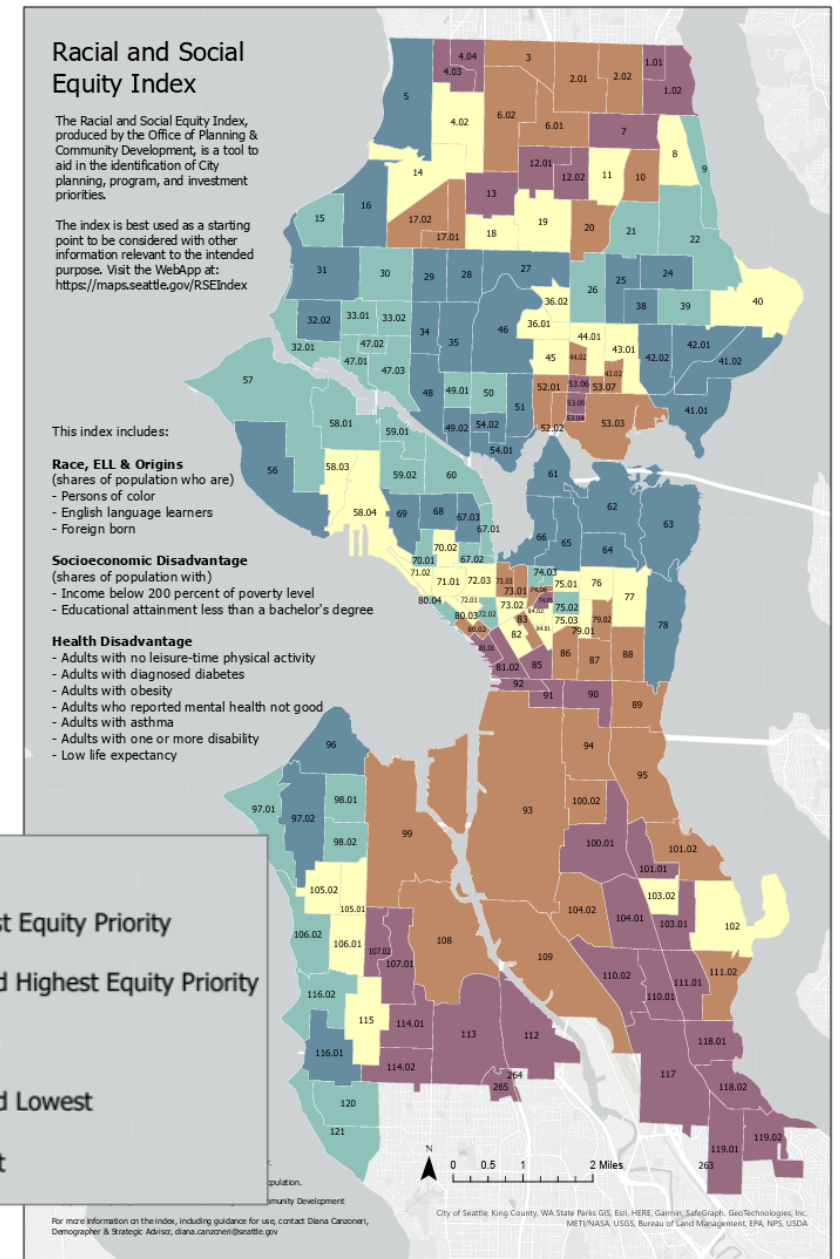
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- The RSE Index provides departments with common set of data identifying where RSJI priority populations make up a relatively large shares of neighborhood residents
- Tool for informing design, prioritization, and evaluation of programs, plans, and investments
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INDIGENOUS ADVISORY COUNCIL

Seattle Design Commission

SEATTLE CITY COUNCIL | DISTRICT 5
COUNCIL PRESIDENT DEBORA JUAREZ

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Racial Equity Toolkits

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JOINT SDCI/OPCD

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- Khmer Community of Seattle/ King County
- Wa Na Wari/ CACE 21
- sləp̩l̩əb̩əx̩^w (Rising Tides) Indigenous Planning Group

Challenges identified through the RET

- Centering input from BIPOC communities and creating transparent processes between City and communities
- Following through on the recommendations from 2021 and strong community input to rethink the urban village growth strategy, address housing needs, and redress neighborhood exclusion

SDCI Racial Equity Toolkits

Design Review - Statement of Legislative Intent

- SLI for SDCI to convene a stakeholder group in partnership with OPCD and report to Council on Design Review Program changes.
 - Concern about insufficient time to complete equity analysis caused initial consultants (Paradigm Shift) to withdraw from project; final report completed by Broadview Partners
 - CT requested continuation of engagement with stakeholder group and completion of RET
- Final report included analysis from Paradigm Shift
 - Report compiled list of recommended process and program improvements; because impacts on equity are not understood, CT recommends that these opportunities should not be considered or implemented without RET process

"Slow down the process of reviewing the current Design Review program. It is clear the program needs to evolve, and it will take the right people, openness, and time to ensure that change happens responsibly and is replaced with a process that centers racial equity."

Paradigm Shift Seattle, 2022

Change Team Goals for 2024: Highlights

PRINCIPAL GOALS

- Support employees of color
- Become anti-racist advocates
- Build relational culture at SDCI/OPCD
- Embed racial equity, justice, belonging, and wellbeing into City of Seattle policies and processes

SPECIFIC GOALS

- Support and invest in relationships with Indigenous communities
- Create a shared RSJI resource library
- Learning more about how to implement elements of the RSJI Ordinance
- Additional walking tours or educational trips in community, building on those partnerships



Leading with Equity Goals for 2024: Highlights

- Involving more people in internal OPCD equity work
- Coordinating equity efforts across multiple workgroups and with the joint Change Team
- Continue to support and review office-wide efforts, including:
 - Accountability framework
 - Equitable project management workbook
 - Conference room naming
- Continue to review and improve onboarding for new staff, interns, and commissioners
- Develop RSJI training approach for 2024, including quarterly community walking tours, in coordination with SDCI/OPCD Change Team
- Continuing work on culture shift, using internal resources and resources from external consultant, Office of the Ombud, and others
- Center racial equity in 2025 budget and review budget change request proposals
- Track and support Racial Equity Toolkits

ART Goals for 2024: Highlights

- Hiring transparency and equity: The Same Treatment and Opportunities for all SDCI Staff and Prospects
- Leave and Remote Work Equity
- Management Accountability and Accountability Culture at SDCI: Trust and Allyship from our Leaders
- Make RSJ a Part of Every Project and Workplan: From Words to Action
- Digital Equity
- Replace White Supremacy Culture with Relational Culture

Thank you!

SDCI/OPCD Change Team

SDCI

- Nathan Torgelson, Director
- Jared Bigelow
- Leslea Bowling
- Corey Buttry, 2022/2023 Co-Lead
- Irving Chu
- Linda Elwood
- Dean Greenleaf
- Carmen Groshong
- Christopher Ndifon, 2021 Co-Lead
- Qiana Norwood, 2022/23 Co-Lead
- Katrina Nygaard
- Danielle Priest, Executive Sponsor
- Patricia Spears, 2022/2023 Co-Lead
- Collin Tam, 2022/2023 Co-Lead
- Keary Uhlig
- Emilie Voight

OPCD

- Rico Quirindongo, Director
- Ian Dapiaoen, 2022/2023 Co-Lead
- Lauren Flemister, 2022/2023 Executive Sponsor
- Magda Hogness, 2021 Co-Lead
- Robin Magonegil, 2022 Co-Lead
- Nick Welch, 2022/2023 Co-Lead
- Olivia Baker
- Katie Sheehy

SOCR RSJI Liaisons

- Erika Pablo
- Davida Ingram

Antiracist Task Force (SDCI)

- Jared Bigelow
- Eric Jenkins
- Robin Magonegil
- Onya Robertson
- Patricia Spears

Leading with Equity (OPCD)

- Diana Canzoneri
- Lauren Flemister
- Rawan Hasan
- Melissa Wilke
- Brennon Staley
- Giulia Pasciuto
- Andrew Tran
- Alberta Bleck
- Seferiana Day
- Olivia Baker

SDCI & OPCD RSJI Report to Council

UPDATE ON 2023 RSJI WORK & RACIAL EQUITY TOOLKITS

May 1, 2024

Nathan Torgelson, SDCI Director

Patricia Spears, SDCI Co-Lead

Rico Quirindongo, OPCD Director

Katie Sheehy, OPCD Former Co-Lead

Indigenous Land Acknowledgement

We acknowledge the role that traditional Western-centric planning practices have played in harming, displacing, and attempting to erase Native communities. We commit to identifying racist practices, to practice allyship and strive to center restorative land stewardship rather than unsustainable and extractive use of the land.

We humbly recognize that we are on Indigenous land, the traditional and current territories of the Coast Salish people who have reserved treaty rights to this land, including the Duwamish, Suquamish, Muckleshoot, and Stillaguamish. We thank these caretakers of this land who have lived and continue to live here since time immemorial. Practicing allyship and striving.



Race & Social Justice Ecosystem



The White Action and Accountability Group is committed to learning about the history and long-term harm and impacts of white supremacy culture, to acting on and interrupting racism within our organization and understanding to dismantle barriers to racial justice in our policies and practice

Our work focuses on identifying systemic racism within SDCI, including its leadership, policies, and practices, and correcting them with alternatives that center our commitment to RSJ and holding SDCI accountable to make these changes.

The Change Team is a group of employees who partner with leadership to identify and dismantle the racism that permeates every aspect of our work and our lives.

The BIPOC and White Caucuses are safe space, open forums for all people of color who work at SDCI and OPCD.

The Leading with Equity Team builds OPCD's capacity to advance and deepen our work toward achieve racial equity outcomes.

Introduction & Overview

- 2022-2023 Accomplishments
- RSJI Challenges
- Racial Equity Toolkits
- 2024 goals

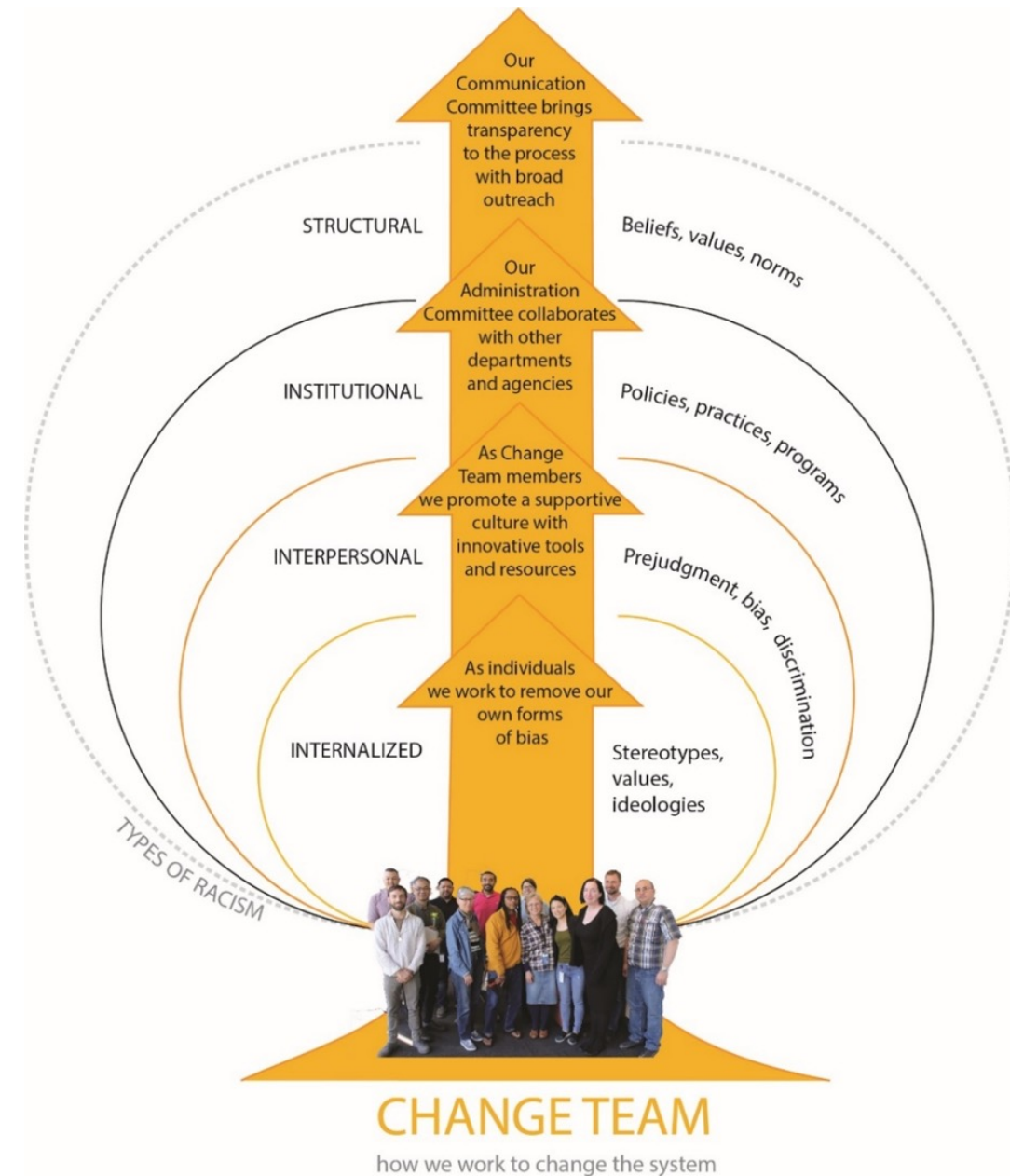


2022-23 ACCOMPLISHMENTS

Change Team

Training

- RSJI Change Team Reading Group — conversations that enliven and inspire our RSJ work
- Continued sharing **Land Use 101: Urban Planning as Settler Colonialism** presentation
- RSJI Community Conversations: Belonging, facilitated by Ben McBride of Empower Initiative
- OPCD/SDCI visits to “Nobody Lives Here” exhibit and redlining tour at Wing Luke Museum
- LEAP training for leadership in both departments
- Ongoing RET training by the Change Team
- Change Team onboarding training for new members



2022-2023 ACCOMPLISHMENTS

Change Team

Taking action and continued engagement

- Provided feedback to SOCR to help shape the RSJI Ordinance
- Met with Mayor Harrell in August 2022 to address back to office concerns
- Hosted “Since I Been Down” film screening and discussion at City Hall
- Refined and promoted Accountability Agreements
- Advised on multiple Racial Equity Toolkits
- Reviewed Annual Omnibus Ordinance and Tree Legislation Expectations with an RSJ Lens
- Reviewed budget Change Requests for RSJ potential opportunities
- Participated in Equitable Development Zoning conversations
- Responded to controversial mural at SMT with ongoing, interactive art installation to promote transparency and collaboration
- Provided onboarding training for new Change Team members
- Continued support and networking with citywide Change Team co-leads, with meetings every month

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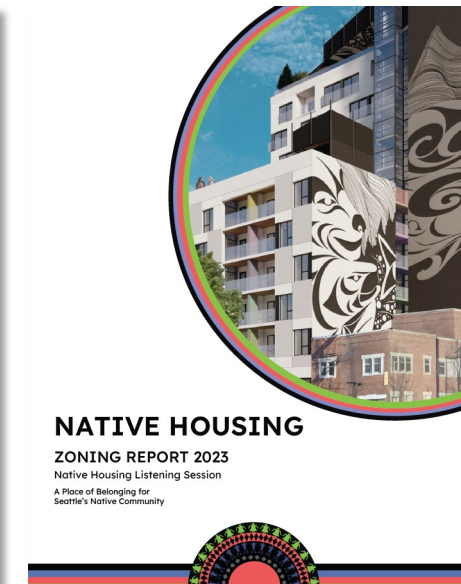
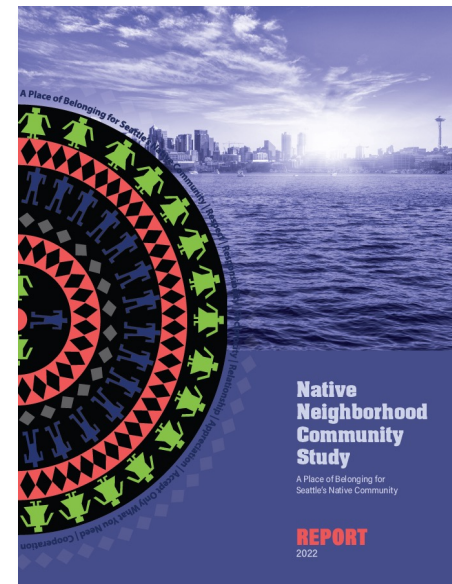
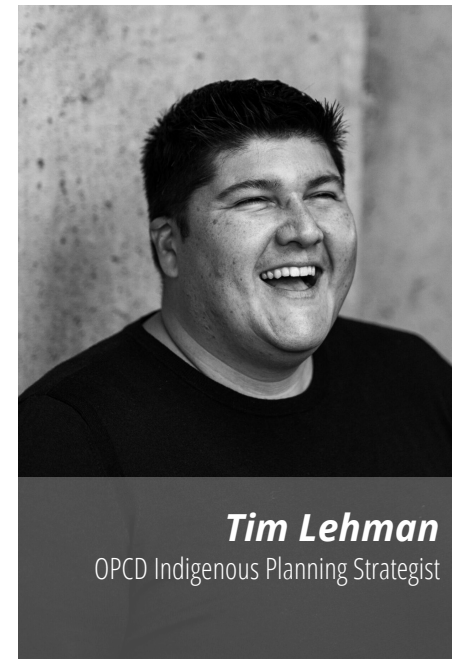
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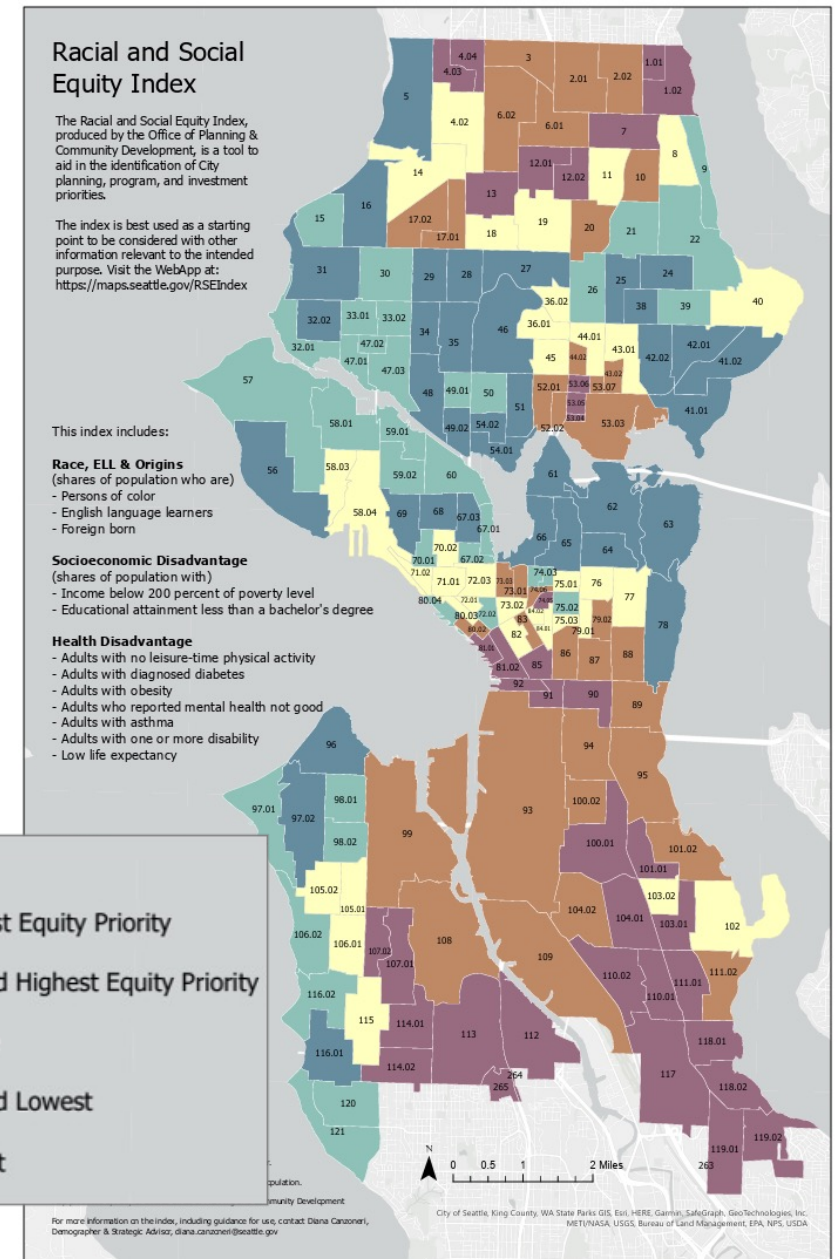
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- sləpɪləbɛx^w (Rising Tides) Indigenous Planning Group

Challenges identified through the RET

- Centering input from BIPOC communities and creating transparent processes between City and communities
- Following through on the recommendations from 2021 and strong community input to rethink the urban village growth strategy, address housing needs, and redress neighborhood exclusion

SDCI Racial Equity Toolkits

Design Review – Statement of Legislative Intent

- SLI for SDCI to convene a stakeholder group in partnership with OPCD and report to Council on Design Review Program changes.
 - Concern about insufficient time to complete equity analysis caused initial consultants (Paradigm Shift) to withdraw from project; final report completed by Broadview Partners
 - CT requested continuation of engagement with stakeholder group and completion of RET
- Final report included analysis from Paradigm Shift
 - Report compiled list of recommended process and program improvements; because impacts on equity are not understood, CT recommends that these opportunities should not be considered or implemented without RET process

"Slow down the process of reviewing the current Design Review program. It is clear the program needs to evolve, and it will take the right people, openness, and time to ensure that change happens responsibly and is replaced with a process that centers racial equity."

Paradigm Shift Seattle, 2022

Change Team Goals for 2024: Highlights

PRINCIPAL GOALS

- Support employees of color
- Become anti-racist advocates
- Build relational culture at SDCI/OPCD
- Embed racial equity, justice, belonging, and wellbeing into City of Seattle policies and processes

SPECIFIC GOALS

- Support and invest in relationships with Indigenous communities
- Create a shared RSJI resource library
- Learning more about how to implement elements of the RSJI Ordinance
- Additional walking tours or educational trips in community, building on those partnerships



Leading with Equity Goals for 2024: Highlights

- Involving more people in internal OPCD equity work
- Coordinating equity efforts across multiple workgroups and with the joint Change Team
- Continue to support and review office-wide efforts, including:
 - Accountability framework
 - Equitable project management workbook
 - Conference room naming
- Continue to review and improve onboarding for new staff, interns, and commissioners
- Develop RSJI training approach for 2024, including quarterly community walking tours, in coordination with SDCI/OPCD Change Team
- Continuing work on culture shift, using internal resources and resources from external consultant, Office of the Ombud, and others
- Center racial equity in 2025 budget and review budget change request proposals
- Track and support Racial Equity Toolkits

ART Goals for 2024: Highlights

- Hiring transparency and equity: The Same Treatment and Opportunities for all SDCI Staff and Prospects
- Leave and Remote Work Equity
- Management Accountability and Accountability Culture at SDCI: Trust and Allyship from our Leaders
- Make RSJ a Part of Every Project and Workplan: From Words to Action
- Digital Equity
- Replace White Supremacy Culture with Relational Culture

Thank you!

SDCI/OPCD Change Team

SDCI

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- Qiana Norwood, 2022/23 Co-Lead
- Katrina Nygaard
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- Patricia Spears, 2022/2023 Co-Lead
- Collin Tam, 2022/2023 Co-Lead
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- Emilie Voight

OPCD

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- Nick Welch, 2022/2023 Co-Lead
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SOCR RSJI Liaisons

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- Davida Ingram

Antiracist Task Force (SDCI)

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- Eric Jenkins
- Robin Magonegil
- Onya Robertson
- Patricia Spears

Leading with Equity (OPCD)

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- Giulia Pasciuto
- Andrew Tran
- Alberta Bleck
- Seferiana Day
- Olivia Baker