



# SEATTLE CITY COUNCIL

## Land Use and Sustainability Committee

### Agenda

Wednesday, June 17, 2026

9:30 AM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

Eddie Lin, Chair

Dan Strauss, Vice-Chair

Dionne Foster, Member

Joy Hollingsworth, Member

Alexis Mercedes Rinck, Member

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

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

Council Chamber Listen Line: 206-684-8566

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



**SEATTLE CITY COUNCIL**  
**Land Use and Sustainability Committee**  
**Agenda**  
**June 17, 2026 - 9:30 AM**

**Meeting Location:**

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

**Committee Website:**

<https://seattle.gov/council/land-use-and-sustainability>

---

*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.*

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

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

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

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at [Council@seattle.gov](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**

*Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.*

**D. Items of Business**

1. [Appt 03533](#) **Reappointment of Jamie Madden as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2027.**

Attachments: [Appointment Packet](#)

Supporting Documents: [Presentation \(6/17/26\)](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Tagoipah Mathno, Office of Planning and Community Development

2. [Appt 03534](#) **Reappointment of Sophia Benalfew as member, Equitable Development Initiative Advisory Board, for a term to February 29, 2028.**

Attachments: [Appointment Packet](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Tagoipah Mathno, Office of Planning and Community Development

3. [Appt 03535](#) **Reappointment of Diana Paredes as member, Equitable Development Initiative Advisory Board, for a term to February 29, 2028.**

Attachments: [Appointment Packet](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Tagaipah Mathno, Office of Planning and Community Development

4. **Office of Sustainability and Environment (OSE) Food Access Programs Overview**

Supporting Documents: [Presentation \(6/17/26\)](#)

**Briefing and Discussion**

**Presenters:** Sharon Lerman and Bridget Igoe, Office of Sustainability and Environment

5. **Office of Planning and Community Development (OPCD) Subarea Plans Overview**

Supporting Documents: [Presentation \(6/17/26\)](#)

**Briefing and Discussion**

**Presenter:** To be determined, Office of Planning and Community Development

6.     [CB 121215](#)     **An ordinance relating to Council land use decisions; amending Sections 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code to clarify processes for Council land use decisions.**

*Supporting  
Documents:*

[Summary and Fiscal Note](#)

[Public Hearing Notice](#)

[Presentation \(6/3/26\)](#)

[Director's Report](#)

**Briefing and Discussion**

**Presenter:** Lish Whitson, Director, Council Central Staff

**E. Adjournment**



Legislation Text

---

**File #:** Appt 03533, **Version:** 1

---

Reappointment of Jamie Madden as member, Equitable Development Initiative Advisory Board, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

**Appointee Name:** *Jamie Madden*

**Board or Commission Name:** *Equitable Development Initiative Advisory Board*

**Position Title:** *Member*

Appointment       Reappointment      \*Term of Position: *3/1/2024 to 2/28/2027*

*Serving partial term (eligible for full terms thereafter)*

**Appointing Authority:**  City Council     Mayor     Other: *EDI Board*

**City Council Confirmation Required?**       Yes       No

**Residential Neighborhood:** *Belltown*

**Appointee brief overview:**

Jamie Madden brings a lifetime of experience to the work of affordable housing and community development. He grew up in affordable housing, and has worked as a developer, funder, and policy maker. Currently, Jamie is a principal of Madden-Kim Consulting a member of the 77 Stoop Collaborative and is a Housing Developer at Beacon Development Group. Jamie assists non-profit and local government clients in Washington and Massachusetts to resolve complex problems and to realize their development visions while centering both equity and feasibility.

Prior to co-founding the 77 Stoop Collaborative of consultants, Jamie directed Enterprise Community Partners' Pacific Northwest Market office in Seattle, where he launched the Home & Hope initiative to transform public properties into housing and early learning centers and founded the WA Early Learning Loan Fund to create early learning centers. Jamie relocated to Seattle in 2016 from Boston, where as a real estate project manager at The Community Builders, Inc. he oversaw a variety of development projects including low-income, middle-income, and market-rate housing; new construction, acquisition and preservation; rental, homeownership, and retail. Two of his developments at TCB were recognized by awards from the Urban Land Institute and Novogradac as the best affordable housing developments of their kind, Charlesview Residences and A.O. Flats. Jamie was also responsible for writing and managing major federal grants for TCB including Choice Neighborhoods, Sustainable Communities, and Neighborhood Stabilization Program.

Jamie has also worked for several community-based non-profits and served a term on the Massachusetts Board of Education. Jamie earned his Master of City Planning degree from the Massachusetts Institute of Technology in 2010, a Bachelor of Arts degree in Political Science from Swarthmore College in 2006, and the Truman Scholarship in 2005.

|   |   |
|---|---|
| <p><b>Appointing Authority Signature:</b></p> <p><i>Tiffany Kelly-Gray</i></p> <p><a href="#">Tiffany Kelly-Gray (05/26/2026 17:08:54 PDT)</a></p> <p><b>Date Signed:</b></p> | <p><b>Appointing Authority Printed Name and Title:</b></p> <p>Tiffany Kelly-Gray, Co-Chair EDI Advisory Board</p> |
|---|---|

*\*For most boards and commissions, the term begin and end date is fixed and tied to the position and not the appointment date.*

# Jamie Madden

## Senior Director PNW Market, Enterprise Community Partners, Seattle – 2019 to 2021

- *Management and Leadership:* Hired and supervised two Program Directors to implement Home & Hope initiative
- *Program Development & Fundraising:* Launched \$10+ million leveraged early learning facilities loan fund pilot with social impact investments, grants, and private debt capital.
- *Investing in Social Equity:* Responsible for sourcing deals and supporting organizations through:
  - WA Early Learning Loan Fund \$10+ million for early stage grants and concessionary lending
  - REDI Fund - \$21M acquisition loan fund to support affordable housing in transit oriented locations
  - Section4 Capacity Building Grants to raise capacity of community based organizations

## Senior Program Director, Enterprise Community Partners., Seattle - 2016 to 2019

- *Program Development & Fundraising:* Helped launch Home & Hope initiative to transform public and tax-exempt sites into affordable homes and early learning centers. Directly participated in raising \$2.5M in operating grants
- *Real Estate Development:* Supervised staff and consultants to complete due diligence and concept design to transform public sites into affordable homes and early learning centers
- *Technical Project Management:* Project managed creation of online [site mapping tool](#)
- *Cross-Sector Partnerships:* Convened partnerships between affordable housing and early learning organizations
- *Research and Writing:* Co-wrote and published “how-to” [guide](#) for co-development of homes and preschools
- *Public Policy:* Contributed to successful legislation to create capital resources for early learning centers HB1777 (2017) and allow use of public sites for affordable housing HB2382 (2018)
- *Lending:* Originated \$14 million in 4 loans for REDI Fund TOD acquisition program
- *Technical Assistance:* Provided real estate development technical assistance to non-profits and public agencies
- *Public Sector Consulting:* Participated in two Enterprise Advisors engagements with the City of Tacoma
- *Private Sector Consulting:* Advised Microsoft on affordable housing, contributing to eventual \$750M commitment

## Development Project Manager, The Community Builders, Inc., Boston - 2012 to 2016

### *Real Estate Development:*

- Managed real estate developments including mixed-income rental, homeownership, urban retail, and land transactions. Responsible from feasibility through entitlement, closing, construction, leasing, and stabilization.
- Oversaw debt and equity closings totaling \$149 million, and utilized variety of financial tools including LIHTC, Section 8, Brownfields Tax Credits, and bond financing.

## NSP2 Project Associate, The Community Builders, Inc., Boston – 2011 to 2012

- *Lending:* Managed an internal lending department with an innovative use of federal funds
- *Real Estate Development:* Participated in acquisition of 618-unit, foreclosed multifamily portfolio in Cincinnati

## Field Director, Campaign to Protect the Affordable Housing Law, Boston - 2010

- *Political Campaigning:* Managed a successful field campaign against Question 2 to stop repeal of Chapter 40B
- *Management and Leadership:* Supervised organizing staff and coordinated coalition partners across Massachusetts

## Consumer Health Quality Organizer, Health Care For All, Boston - 2006 to 2008

- *Management and Leadership:* Created a consumer advocacy organization to promote health care quality & safety
- *Public Policy:* Led successful legislative campaign resulting in Chapter 305 of the Acts of 2008

**MIT Department of Urban Studies and Planning:** Masters in City Planning, 2010

**Swarthmore College:** Bachelor of the Arts, 2006

**Associated Colleges in China:** Study Abroad, 2005

# EQUITABLE DEVELOPMENT INITIATIVE ADVISORY BOARD

13 Members: Pursuant to Ordinance 126173, all members subject to City Council confirmation, with 3-year terms.

- 3 City Council-appointed
- 3 Mayor-appointed
- 7 Other Appointing Authority-appointed: EDI Board

## Roster as of June 2026

| Position Number | Position Title | Appointee Name        | Term Begin Date | Term End Date | *Term Number | Appointed By |
|-----------------|----------------|-----------------------|-----------------|---------------|--------------|--------------|
| 1               | Member         | Amira Beasley         | 3/1/2025        | 2/29/2028     | 1            | Mayor        |
| 2               | Member         | Stephanie Lachman     | 3/1/2026        | 2/28/2029     | 1            | Mayor        |
| 3               | Member         | Juan C. Rodriguez     | 3/1/2025        | 2/29/2028     | 2            | Mayor        |
| 4               | Member         | Ernesto Oliva         | 3/1/2025        | 2/29/2028     | 1            | City Council |
| 5               | Member         | Fynnieceko Glover Jr. | 3/1/2026        | 2/28/2029     | 2            | City Council |
| 6               | Member         | Eric Alipio           | 3/1/2024        | 2/28/2027     | 1            | City Council |
| 7               | Member         | E.N. West             | 3/1/2025        | 2/29/2028     | 1            | Board        |
| 8               | Member         | Jamie Madden          | 3/1/2024        | 2/28/2027     | 2            | Board        |
| 9               | Member         | Tiffany Kelly-Gray    | 3/1/2026        | 2/28/2029     | 2            | Board        |
| 10              | Member         | Diana Paredes         | 3/1/2025        | 2/29/2028     | 2            | Board        |
| 11              | Member         | Eliana Horn           | 3/1/2026        | 2/28/2029     | 2            | Board        |
| 12              | Member         | Vacant                | 3/1/2026        | 2/28/2029     |              | Board        |
| 13              | Member         | Sophia Benalfew       | 3/1/2025        | 2/29/2028     | 2            | Board        |

## Self-identified diversity chart

| Appointing Authority | Male | Female | Transgender | Non-Binary | N/A | Asian | Black/African American | American Indian/Alaska Native | White/non-Hispanic | Hispanic/Latinx | Pacific Islander | Middle Eastern | Multi-racial | N/A |
|----------------------|------|--------|-------------|------------|-----|-------|------------------------|-------------------------------|--------------------|-----------------|------------------|----------------|--------------|-----|
| Mayor                | 1    | 2      |             |            |     |       | 1                      |                               | 1                  |                 |                  |                | 1            |     |
| Council              | 2    |        | 1           | 1          |     |       |                        | 1                             | 1                  | 1               |                  |                |              |     |
| Other                | 2    | 4      | 2           | 1          |     |       | 5                      |                               | 1                  | 1               |                  |                |              |     |
| Total                | 5    | 6      | 3           | 2          |     |       | 6                      | 1                             | 3                  | 2               |                  |                | 1            |     |

## City Council districts represented

| Council District | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | N/A |
|------------------|------------|------------|------------|------------|------------|------------|------------|-----|
| Total            | 1          | 5          | 3          |            |            | 1          | 2          |     |

\*P is for partial initial term. Appointee is eligible for full terms thereafter.

# Equitable Development Initiative (EDI)

*OPCD's Mission: We lead collaborative planning, advance equitable development, and create great places.*

---

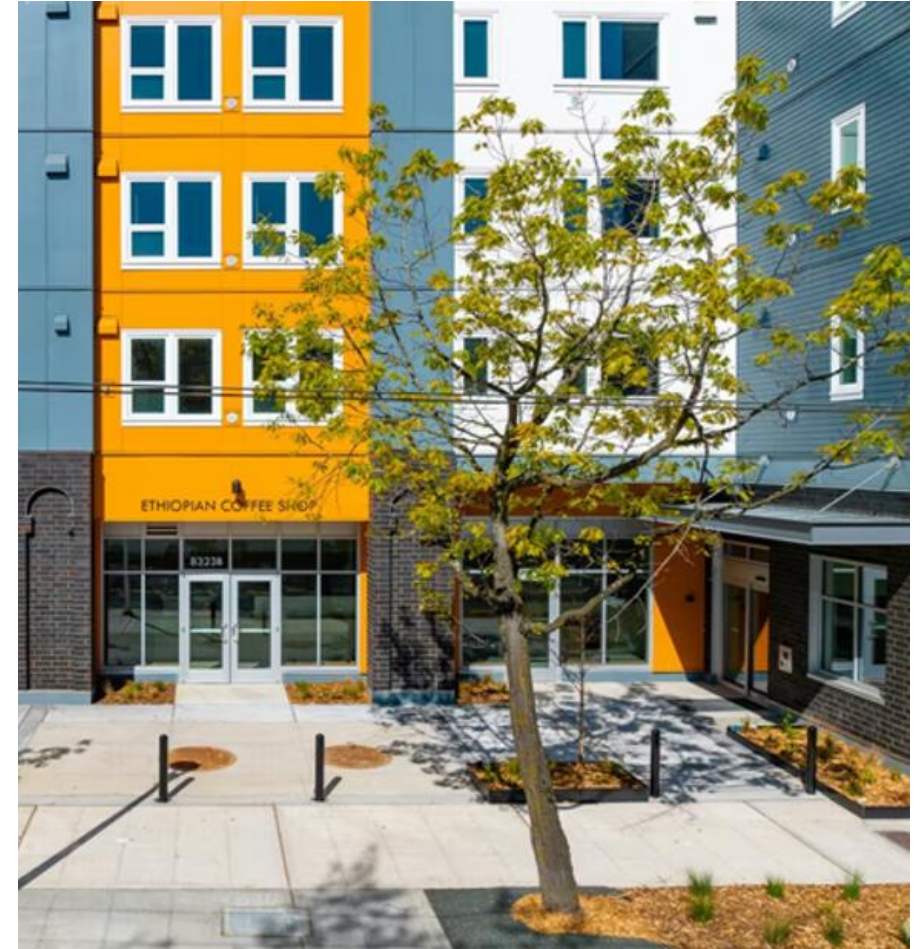
*2026 Board Reappointments*



**Seattle**  
Office of Planning &  
Community Development

# EDI Advisory Board – Purpose and Role

- The Equitable Development Initiative Advisory Board was established to:
  - Advise and provide recommendations to the City in connection with its equitable development strategies and goals.
  - Provide guidance and recommendations for the allocation of funds.
  - Promote access to opportunity for historically marginalized communities, including people of color, immigrant communities, LGBTQ+ communities, and people with disabilities within Seattle.
- Administrative support is provided to the Board by Office of Planning & Community Development staff.



Ethiopian Community of Seattle  
Ethiopian Village

# EDI Advisory Board - Terms and Appointments

- **13 Members:** Pursuant to Ordinance 126173, *all* members subject to City Council confirmation
- All EDI Advisory Board terms shall be for 3 years
- No member shall serve more than two consecutive terms
- **3** City Council-appointed
- **3** Mayor-appointed
- **7** Advisory Board-appointed



Tubman Center for Health and Freedom

# EDI Advisory Board - Current Reappointments

Position 10, 8, and 13 are up for reappointment.

All three positions are board appointed.

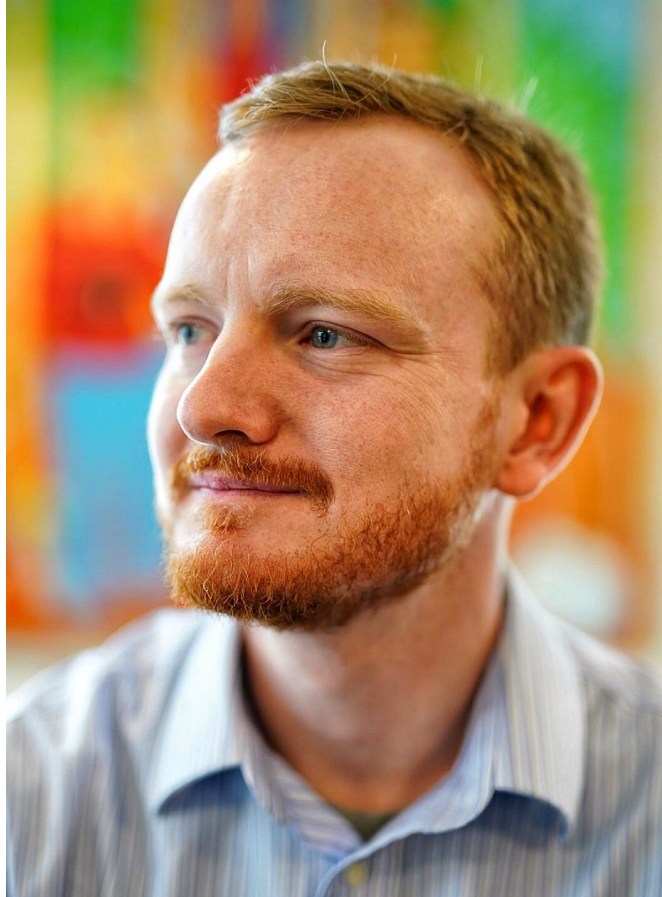
The board members have completed their first term and will be reappointed to their second term.

# Diana Paredes - Position 10



- A native-born Ecuadorian who has called Seattle home since 2015. Has worked with local nonprofits in applied research and evaluation focused on equitable development, civic engagement, and leadership development programs for underrepresented communities.
- Holds a Bachelor's in International and Global Studies from The University of California and a Master's in Social Work from the University of Washington.
- Is currently employed with King County Children, Youth & Young Adults Program within DCHS as an evaluator.

# James "Jamie" Madden - Position 8



- Originally from Boston, Jamie moved to Seattle in 2016. As a real estate project manager at The Community Builders, Inc, he oversaw a variety of development projects including low-income, middle-income, and market-rate housing; new construction, acquisition and preservation; rental, homeownership, and retail.
- He directed Enterprise Community Partners' Pacific Northwest Market office in Seattle, where he launched the Home & Hope initiative to transform public properties into housing and early learning centers and founded the WA Early Learning Loan Fund.
- He is currently a principal of Madden-Kim Consulting and is a Housing Developer at Beacon Development Group.
- He recently wrote a book titled "Bittersweet Lane: How We Create Homes. Focus on affordable housing crisis."

# Sophia Benalfew - Position 13



- Sophia born and raised in Ethiopia, moved to the US in 2013. She is the Executive Director for Ethiopian Community in Seattle (ECS). Prior, Sophia worked for Oxfam and CARE.
- At Oxfam, Sophia was a lead for a global program named R4 Rural Resilience based in Addis Ababa, Ethiopia and later in Boston, MA. The program, implemented in four countries in Africa, has now become a major component of World Food Program's Climate Risk Management Approach.
- At CARE, Sophia worked as a senior Technical Advisor on Climate Change and Resilience. Supported the design and implementation of various programs in Africa, Asia and Latin America.
- To her the key to designing and implementing sustainable and equitable programs is to recognize the wealth of knowledge in communities served and partner with them.



Legislation Text

---

**File #:** Appt 03534, **Version:** 1

---

Reappointment of Sophia Benalfew as member, Equitable Development Initiative Advisory Board, for a term to February 29, 2028.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

**Appointee Name:** *Sophia Benalfew*

**Board or Commission Name:** *Equitable Development Initiative Advisory Board*

**Position Title:** *Member*

Appointment       Reappointment      \*Term of Position: *3/1/2025 to 2/29/2028*

*Serving partial term (eligible for full terms thereafter)*

**Appointing Authority:**  City Council     Mayor     Other: *EDI Board*

**City Council Confirmation Required?**       Yes       No

**Residential Neighborhood:** *Rainier Beach*

**Appointee brief overview:**

Sophia is an Ethiopian American born and raised in Ethiopia. She moved to the US in 2013 when she was transferred to the Head Quarters of Oxfam America in Boston. Sophia currently resides in Seattle and works for Ethiopian Community in Seattle (ECS) as the Executive Director. Since she joined ECS in 2019, ECS has grown to support more community members, especially providing critical support to underserved communities in a pandemic.

Before she joined ECS, Sophia worked for Oxfam and CARE in different capacities. While working for Oxfam, Sophia was a lead for a global program named R4 Rural Resilience based in Addis Ababa, Ethiopia and later on in Boston, Massachusetts. The program, implemented in four countries in Africa, has now become a major component of World Food Program’s Climate Risk Management Approach.

With CARE, Sophia worked as a senior Technical Advisor on Climate Change and Resilience. As a member of the Climate Change & Resilience Platform, Sophia supported the design and implementation of various programs in Africa, Asia and Latin America.

Sophia believes in community-based approach to development. According to her, the secret in designing and implementing sustainable and equitable programs is to recognize the wealth of knowledge in communities served and partner with them. Programs that respond to real needs of communities, implemented in a way that they believe is best and with meaningful feedback loops bring about sustainable changes regardless of their size.

|   |  |
|---|--|
| <p><b>Appointing Authority Signature:</b></p> <p><i>Tiffany Kelly-Gray</i></p> <p><a href="#">Tiffany Kelly-Gray (05/26/2026 17:13:08 PDT)</a></p> <p><b>Date Signed:</b></p> | <p><b>Appointing Authority Printed Name and Title:</b></p> <p>Tiffany Kelly-Gray Co-Chair EDI Advisory Board</p> |
|---|--|

\*For most boards and commissions, the term begin and end date is fixed and tied to the position and not the appointment date.

### **Leader Non-Profit Organization**

An experienced manager of development programs and non-profit organizations. Experienced in managing teams to achieve collective goals. Lead program design with stakeholders and communities. Rich experience in establishing and managing win-win partnerships.

### **EXPERIENCE**

**Ethiopian Community in Seattle, Seattle, WA**  
**Executive Director**

July 2019 to present

Provide leadership to enable staff and stakeholders work towards achieving the vision and mission of the organization. Represent the organization to external stakeholders and establish networks to advance mission.

- Provides strategic leadership within the COVID-19 pandemic enabling the organization support its community access resources and adhere to safety precautions.
- Designed a three- year strategy in consultation with the board and the community the organization serves.
- Raised more than \$2,000,000 in a year from public and private sources ensuring the organization has the resources to implement its goals.

**CARE, Atlanta, GA**  
**Senior Technical Advisor, Climate Change and Resilience**

**September 2017 – April 2019**

Provide technical assistance in proposal development and ensure adequate resources are included in project budgets. Design new concepts and proposals for new donors based on CARE's unique experience, especially its strength in putting women and girls at the center of its programming.

- Designed a resource development strategy for CARE for Climate Change and Resilience Programming.
- Established and managed strategic partnerships with other organizations leading to opportunities for resource mobilization.

**Oxfam America, Boston, MA**  
**Global Manager, R4 Rural Resilience Initiative**

**September 2013 – September 2017**

Led the R4 Rural Resilience Initiative, a program that provides integrated risk management solutions for vulnerable farmers in Ethiopia, Senegal, Malawi and Zambia. Provided technical and management support to program teams on proposal development, report writing, planning and budgeting.

- In collaboration with WFP (a strategic partner of Oxfam), led the resource mobilization effort for the program, that enabled its global expansion to reach more than 30,000 vulnerable households.
- Effectively raised visibility of the success of the R4 program globally through externally faced quarterly reports and speaking roles in expert panels leading to its winning the Climate Change and Business Awards in 2016 under the category of Financing: Climate Change and Resilience.

**Oxfam America**, Addis Ababa, Ethiopia

**October 2010 – September 2013**

**Rural Resilience Initiative (R4) Coordinator**

Headed the successful operation of the Rural Resilience Program to reach more than 15,000 households (from 250) through coordination and management of relationship between multiple stakeholders at local, regional and international levels. Built and managed partnerships with private and public stakeholders to ensure effective implementation and sustainability of the program.

- Successfully managed the R4 program leading to strategic partnership with WFP (World Food Program) opening up opportunities for global growth.
- Successfully managed the R4 program leading to its recognition and award for its innovative role in Africa's development by Rockefeller Foundation.

**Nyala Insurance S.C.**, Addis Ababa, Ethiopia

**May 1996 – September 2010**

**Executive officer, Marketing and Customer Services**, September 2008 – September 2010

Managed and Coordinated 18 branches of the Company with 90 plus staff and annual sales of more than 8 million USD. Directly supervised branch managers providing direction through goal setting, performance review and coaching.

- Successfully organized marketing campaigns on March 8 to recognize the relatively lower motor accidents caused by women resulting in increased retention rates.
- Led collaboration with IFPRI to co-design weather securities to insure rain dependent farmers in Africa. The proposal won an Innovation Fund in Paris as one of the 20 finalists from among 800 applicants leading to recognition of Nyala Insurance globally as a pioneer in agriculture insurance in Ethiopia.

**Deputy General Manager, Underwriting and Product Development**, March 2007 – September 2008

Negotiated reinsurance terms with different international reinsurers and brokers including Swiss Re, Munich Re and AON. Assess and rate large corporate risks. Opened new lines of business in response to customer demand.

- Organized loss assessors to identify PML (Probable Maximum Loss) of large properties leading to saving of thousands of dollars of premiums which was ceded unnecessarily to reinsurers.

**Protection Executive, Corporate Service Center**, January 2005 – February 2007

- Designed and implemented marketing strategy of the service centre focusing marketing efforts on strategically selected industries leading to doubling sales volume in two years.

## **EDUCATION**

**Bachelor of Arts in Management and Public Administration**, Addis Ababa University, Addis Ababa, Ethiopia

**Diploma in General Insurance**, Chartered Insurance Institute, London, United Kingdom

# EQUITABLE DEVELOPMENT INITIATIVE ADVISORY BOARD

13 Members: Pursuant to Ordinance 126173, all members subject to City Council confirmation, with 3-year terms.

- 3 City Council-appointed
- 3 Mayor-appointed
- 7 Other Appointing Authority-appointed: EDI Board

## Roster as of June 2026

| Position Number | Position Title | Appointee Name        | Term Begin Date | Term End Date | *Term Number | Appointed By |
|-----------------|----------------|-----------------------|-----------------|---------------|--------------|--------------|
| 1               | Member         | Amira Beasley         | 3/1/2025        | 2/29/2028     | 1            | Mayor        |
| 2               | Member         | Stephanie Lachman     | 3/1/2026        | 2/28/2029     | 1            | Mayor        |
| 3               | Member         | Juan C. Rodriguez     | 3/1/2025        | 2/29/2028     | 2            | Mayor        |
| 4               | Member         | Ernesto Oliva         | 3/1/2025        | 2/29/2028     | 1            | City Council |
| 5               | Member         | Fynnieceko Glover Jr. | 3/1/2026        | 2/28/2029     | 2            | City Council |
| 6               | Member         | Eric Alipio           | 3/1/2024        | 2/28/2027     | 1            | City Council |
| 7               | Member         | E.N. West             | 3/1/2025        | 2/29/2028     | 1            | Board        |
| 8               | Member         | Jamie Madden          | 3/1/2024        | 2/28/2027     | 2            | Board        |
| 9               | Member         | Tiffany Kelly-Gray    | 3/1/2026        | 2/28/2029     | 2            | Board        |
| 10              | Member         | Diana Paredes         | 3/1/2025        | 2/29/2028     | 2            | Board        |
| 11              | Member         | Eliana Horn           | 3/1/2026        | 2/28/2029     | 2            | Board        |
| 12              | Member         | Vacant                | 3/1/2026        | 2/28/2029     |              | Board        |
| 13              | Member         | Sophia Benalfew       | 3/1/2025        | 2/29/2028     | 2            | Board        |

## Self-identified diversity chart

| Appointing Authority | Male | Female | Transgender | Non-Binary | N/A | Asian | Black/African American | American Indian/Alaska Native | White/non-Hispanic | Hispanic/Latinx | Pacific Islander | Middle Eastern | Multi-racial | N/A |
|----------------------|------|--------|-------------|------------|-----|-------|------------------------|-------------------------------|--------------------|-----------------|------------------|----------------|--------------|-----|
| Mayor                | 1    | 2      |             |            |     |       | 1                      |                               | 1                  |                 |                  |                | 1            |     |
| Council              | 2    |        | 1           | 1          |     |       |                        | 1                             | 1                  | 1               |                  |                |              |     |
| Other                | 2    | 4      | 2           | 1          |     |       | 5                      |                               | 1                  | 1               |                  |                |              |     |
| Total                | 5    | 6      | 3           | 2          |     |       | 6                      | 1                             | 3                  | 2               |                  |                | 1            |     |

## City Council districts represented

| Council District | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | N/A |
|------------------|------------|------------|------------|------------|------------|------------|------------|-----|
| Total            | 1          | 5          | 3          |            |            | 1          | 2          |     |

\*P is for partial initial term. Appointee is eligible for full terms thereafter.



Legislation Text

---

**File #:** Appt 03535, **Version:** 1

---

Reappointment of Diana Paredes as member, Equitable Development Initiative Advisory Board, for a term to February 29, 2028.

The Appointment Packet is provided as an attachment.



# City of Seattle Boards & Commissions Notice of Appointment

**Appointee Name:** *Diana Paredes*

**Board or Commission Name:** *Equitable Development Initiative Advisory Board*

**Position Title:** *Member*

Appointment       Reappointment      \*Term of Position: *3/1/2025 to 2/29/2028*

*Serving partial term (eligible for full terms thereafter)*

**Appointing Authority:**  City Council     Mayor     Other: *EDI Board*

**City Council Confirmation Required?**       Yes       No

**Residential Neighborhood:** *Eastlake*

**Appointee brief overview:**

Diana is a native-born Ecuadorian who has called Seattle home since 2015. Prior to that she lived in Salt Lake City Utah where she spent much of her time working as a community organizer and policy advocate for humane immigration policy. Since moving to Seattle, Diana has worked with local nonprofits in applied research and evaluation focused on equitable development, civic engagement, and leadership development programs for underrepresented communities.

|  |   |
|--|---|
| <p><b>Appointing Authority Signature:</b></p> <p><i>Tiffany Kelly-Gray</i></p> <p><small>Tiffany Kelly-Gray (05/26/2026 17:07:18 PDT)</small></p> <p><b>Date Signed:</b></p> | <p><b>Appointing Authority Printed Name and Title:</b></p> <p><b>Tiffany Kelly-Gray</b></p> |
|--|---|

*\*For most boards and commissions, the term begin and end date is fixed and tied to the position and not the appointment date.*

## Diana Paredes



### WORK EXPERIENCE

---

#### **Seattle Foundation, Seattle, WA (11/2017 – 09/2021)**

*Senior Learning Manager*

*Community Learning Officer*

Managed all grant programs evaluation functions as well as research partnerships focused on advancing systemic solutions to racial disparities in Washington State. Supervised associate level staff.

Designed and implemented an evaluation framework for Seattle Foundation's discretionary civic engagement grant programs which deployed approximately ten million dollars annually to over one hundred community-based organizations to predominantly BIPOC-led and serving community organizations. Hired and led a team of evaluation specialists in analyzing and interpreting grantee data collected over a two year span to complete the Foundation's first programmatic evaluation report.

In alignment with SeaFdn's business performance measurement vision, developed a preliminary key performance metrics (KPI) to evaluate foundation-wide (discretionary and non-discretionary) grantmaking outputs against equitable grant-making objectives. Spearheaded the development and implementation of a new systematic data collection system to support the new KPI framework.

#### **Puget Sound Sage, Seattle, WA (09/2016 – 10/2017)**

*Program Coordinator*

*Equitable Development and Climate Justice Fellow*

Assisted with policy research and community engagement projects associated with the organization's Equitable Transit-Oriented Development (ETOD) program and the Community Leadership Institute (CLI).

Work associated with the ETOD program included mobilization of community-based organizations to advocate for the City of Seattle's Equitable Development Implementation Fund (approved in 2017), and research of gentrification and displacement trends in low-income areas of Seattle.

Key projects with the CLI included conducting a political power analysis of municipal boards and commissions in King County to develop a placement strategy for graduates of the Leadership Institute.

#### **Salt Lake Community Action Programs/ Head Start (11/14 – 08/15)**

*Housing Case Manager*

Provided case management services to low-income individuals and families for up to 6 months to ensure financial stability and permanent housing. Qualified clients for welfare programs, including the

Temporary Assistance for Needy Families (TANF) program and administered through the VI-SPDAT homelessness risk assessment.

**Comuniades Unidas/ Communities United, West Valley City, UT (04/2011 – 08/2014) *Immigrant Integration Programs Coordinator***

Led organizing efforts of the Enriching Utah Coalition, a coalition of non-profit, governmental, and religious organizations to promote humane immigration policies in Utah. Performed policy research on inclusive immigration policy in alignment with the Coalition's advocacy agenda. Outcomes of advocacy efforts included adoption of resolutions welcoming immigrants in Salt Lake City and County, successful repeal of mandatory e-verify implementation at a state level, and continuation of policies to increase undocumented individuals' access to higher education.

Led community education efforts that resulted in completion of "Know Your Rights" trainings on immigration policy and labor rights topics with over 800 immigrant residents between 2012 and 2013, and a 25% increase in coalition membership.

## **EDUCATION**

---

**Data Analytics Credentials Certificate** (2022), University of Chicago Harris School of Public Policy

**MSW** (2017), School of Social Work, University of Washington, Seattle, WA  
*Concentration: Administration and Policy Practice*

**BA** in International Studies with a Minor in Peace and Conflict Studies, (2011), University of Utah, Salt Lake City, Utah.

## **VOLUNTEER ACTIVITIES**

---

**VIVA! Initiative, UW School of Social Work, Seattle, WA (07/2015-2017) – President**

Organized student advocacy efforts which led to reforms aimed at increasing representation of the Latinx community in curriculum content and student and faculty recruitment practices .

**Social Justice Fund Northwest, Seattle WA (05/2016-11/2016) – Member, Criminal Justice Giving Project**

Participated in group fundraising efforts which yielded approximately \$112,000 in donations for criminal justice-related community organizing work throughout the Pacific Northwest.

**Salt Lake Dream Team, Salt Lake City, UT 01/13 – 09/15 – Member**

Coordinated media campaigns and advocacy efforts to prevent and heighten visibility of unjust deportations of immigrant families. Worked with pro bono immigration lawyers to prepare legal documentation for deportation appeals.

# EQUITABLE DEVELOPMENT INITIATIVE ADVISORY BOARD

13 Members: Pursuant to Ordinance 126173, all members subject to City Council confirmation, with 3-year terms.

- 3 City Council-appointed
- 3 Mayor-appointed
- 7 Other Appointing Authority-appointed: EDI Board

## Roster as of June 2026

| Position Number | Position Title | Appointee Name        | Term Begin Date | Term End Date | *Term Number | Appointed By |
|-----------------|----------------|-----------------------|-----------------|---------------|--------------|--------------|
| 1               | Member         | Amira Beasley         | 3/1/2025        | 2/29/2028     | 1            | Mayor        |
| 2               | Member         | Stephanie Lachman     | 3/1/2026        | 2/28/2029     | 1            | Mayor        |
| 3               | Member         | Juan C. Rodriguez     | 3/1/2025        | 2/29/2028     | 2            | Mayor        |
| 4               | Member         | Ernesto Oliva         | 3/1/2025        | 2/29/2028     | 1            | City Council |
| 5               | Member         | Fynnieceko Glover Jr. | 3/1/2026        | 2/28/2029     | 2            | City Council |
| 6               | Member         | Eric Alipio           | 3/1/2024        | 2/28/2027     | 1            | City Council |
| 7               | Member         | E.N. West             | 3/1/2025        | 2/29/2028     | 1            | Board        |
| 8               | Member         | Jamie Madden          | 3/1/2024        | 2/28/2027     | 2            | Board        |
| 9               | Member         | Tiffany Kelly-Gray    | 3/1/2026        | 2/28/2029     | 2            | Board        |
| 10              | Member         | Diana Paredes         | 3/1/2025        | 2/29/2028     | 2            | Board        |
| 11              | Member         | Eliana Horn           | 3/1/2026        | 2/28/2029     | 2            | Board        |
| 12              | Member         | Vacant                | 3/1/2026        | 2/28/2029     |              | Board        |
| 13              | Member         | Sophia Benalfew       | 3/1/2025        | 2/29/2028     | 2            | Board        |

## Self-identified diversity chart

| Appointing Authority | Male | Female | Transgender | Non-Binary | N/A | Asian | Black/African American | American Indian/Alaska Native | White/non-Hispanic | Hispanic/Latinx | Pacific Islander | Middle Eastern | Multi-racial | N/A |
|----------------------|------|--------|-------------|------------|-----|-------|------------------------|-------------------------------|--------------------|-----------------|------------------|----------------|--------------|-----|
| Mayor                | 1    | 2      |             |            |     |       | 1                      |                               | 1                  |                 |                  |                | 1            |     |
| Council              | 2    |        | 1           | 1          |     |       |                        | 1                             | 1                  | 1               |                  |                |              |     |
| Other                | 2    | 4      | 2           | 1          |     |       | 5                      |                               | 1                  | 1               |                  |                |              |     |
| Total                | 5    | 6      | 3           | 2          |     |       | 6                      | 1                             | 3                  | 2               |                  |                | 1            |     |

## City Council districts represented

| Council District | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | N/A |
|------------------|------------|------------|------------|------------|------------|------------|------------|-----|
| Total            | 1          | 5          | 3          |            |            | 1          | 2          |     |

\*P is for partial initial term. Appointee is eligible for full terms thereafter.



Legislation Text

---

**File #:** Inf 2911, **Version:** 1

---

Office of Sustainability and Environment (OSE) Food Access Programs Overview

# City of Seattle Food Policy & Programs

## Briefing for the Land Use & Sustainability Committee

Presented by: Bridget Igoe, Food Policy Advisor  
Office of Sustainability & Environment

June 17, 2026



**Seattle**  
Office of Sustainability  
& Environment

# OSE works to ensure a clean and healthy environment for all Seattle residents.

- We **prioritize those currently and historically harmed by racial, economic, and environmental injustice.**
- We serve as cross-departmental and community **collaborators, innovators, and drivers of cutting-edge policy.**
- We contribute to a Seattle where communities and the environment are **healthy and free of fossil fuel pollution.**

# OSE's Primary Areas of Work

Citywide  
Climate  
Action Plan  
Update

Advancing  
Environmental  
Justice

Reducing Climate  
Pollution

Growing and  
Stewarding  
Seattle's Trees

Increasing Food  
Access and  
Sustainability



# What We'll Cover Today:

- **Seattle's Food Work:**

- How it's structured
- OSE's coordination role
- Results & Impact

- **OSE-led Programs & Policy Work**

**Address Frequently Asked Questions (FAQs):**

*Why does the City work on food?*

*Why are multiple departments involved?*

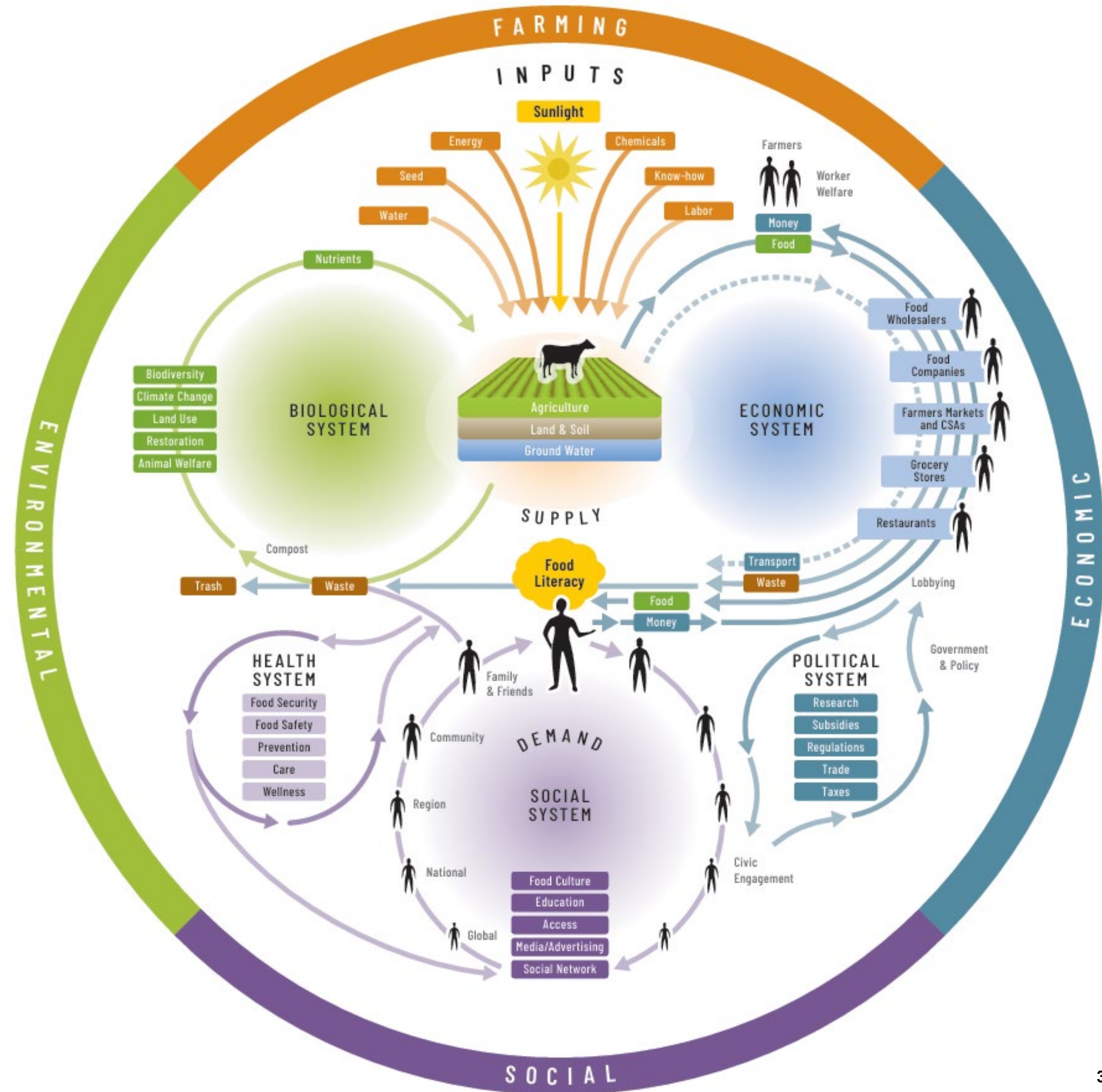
*What role does OSE play?*

*What results are we achieving?*

# Food Touches Everything

The food system is a dynamic network where environmental, economic, social, and political forces continuously shape how food is produced, distributed, and consumed.

Image Source: [Food System Tools - Nourish: Food + Community](#)



# Seattle's Food Work Spans Five Interconnected Areas



## Urban Agriculture

- P-Patch Community Gardens (**DON**)
- Urban Food Systems Programs (**SPR**)

## Food Economy & Labor

- Small Business Development (**OED**)
- Labor Standards (**OLS**)
- Buying With Purpose (**OSE**)

## Planning & Community Development

- Zoning & Land Use (**OPCD**)
- Seattle Comprehensive Plan (**OPCD**)

## Food Security & Access

- Fresh Bucks & Schools (**OSE**)
- Childcare nutrition, Farm to Preschool, summer meals (**HSD**)
- Food Banks & Meals Programs (**HSD**)
- Food Equity Fund (**DON**)

## Food Waste

- Food Waste Prevention (Commercial, Residential) (**SPU**)
- Food Rescue (**SPU**)
- Composting (**SPU**)

*\*See appendix slides for more details*

# We Focus on Equity Impacts and Systems Change

- **Disparities and inequities** persist in the food system, especially across neighborhoods, income levels, and cultural communities.
- Strengthening food security and access **prevents hunger, improves health, and reduces inequities.**
- City's investments focus where inequities are most persistent and **impact residents' daily lives.**
- We apply a whole-systems lens to create **co-benefits across the food system** and meet immediate needs while driving long-term change.



# Seattle's Food Action Plan



- A vision and roadmap for an **equitable, sustainable,** and **resilient** local food system.
- Guides programs, policies, and actions of multiple City departments.

## Four Goals:

Increase Community Food Security

Prevent Food Waste and Climate Pollution

Support Locally Grown & Traditional Foods

Advance an Equitable Local Economy

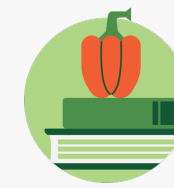
## Eight Strategic Priorities:



1. Community Food Security



2. Land Use & Access



3. Education and Training



4. Economy & Labor



5. Local Supply Chains



6. Food Waste



7. Environment and Climate



8. Food Action Plan Stewardship

Page 4

# OSE's Role in the City's Food Work

## Food Action Plan

### ➔ OSE Leads Cross-Department Coordination

- Align **Food Action Plan** and **Sweetened Beverage Tax** priorities across departments
- Facilitate an Interdepartmental Team and workgroups
- Collect data and track progress and outcomes
- Lead reporting, communications, and cross-sector stakeholder engagement

### ➔ OSE Leads Major Programs:

- Fresh Bucks
- Healthy Food in Schools
- Buying With Purpose Initiative

### Other Departments also Lead Programs

- **Neighborhoods** (P-Patch, Food Equity Fund)
- **Economic Development** (small businesses supports)
- **Human Services** (child nutrition, food banks, meal programs)
- **Labor Standards** (Seattle Labor Standards)
- **Planning & Community Development** (land use, neighborhood planning)
- **Seattle Public Utilities** (food waste prevention)

# Coordination in Practice

## Summer Meals

- **SPR** – Provides locations
- **HSD** – Administers the meal program and leads outreach
- **OSE** – Supports procurement of local and fresh food

## Food Equity Fund

- **OSE** – Supported original design of RFP and supporting policy (with SBT Community Advisory Board)
- **DON** – Leads annual RFP, grantmaking, and contracting

## 2020-2021 COVID Response

- **HSD** – Co-led the Emergency Feed Task Force (EFTF), supported food banks and meals programs
- **OSE** – Co-led the EFTF, launch and managed an emergency grocery program, supported school-based food assistance



# 2024 Impacts Across the Food System

**3,421,518** Meals from schools, food banks, and meal programs

**\$5,931,487** Cash food assistance reached more than **23,000** households

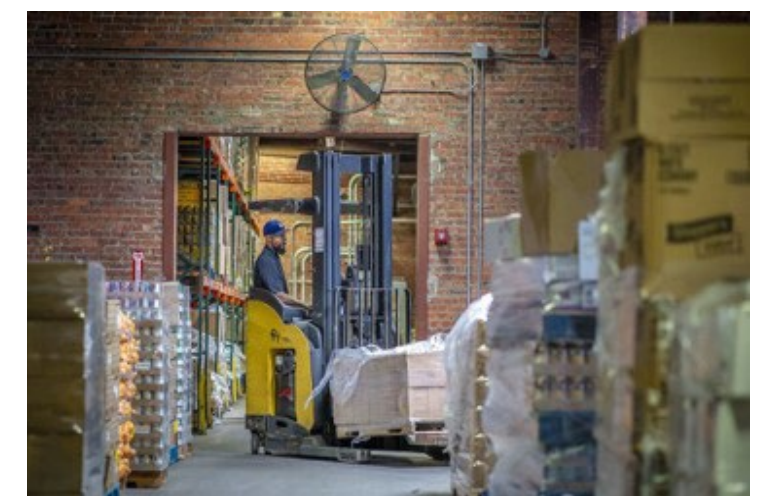
**\$906,498** Spent on **local (WA-grown) foods** (20% of food spend analyzed)

**33** Acres of public land stewarded by community gardeners, who donating 42,000 of harvested food

**180** Small food businesses and entrepreneurs took advantage of City-funded assistance.

**\$680,000** In wages restored to 512 food workers by the City's enforcement of Seattle Labor Standards.

**30%** Decrease in unsold food for Pacific Coast Food Waste Collaborative retailers, compared to 2019 when data was first collected



[Seattle releases first Food Action Plan progress report and new interactive map - Greenspace](#)

# OSE-led Programs

Fresh Bucks | Healthy Food in Schools | Buying With Purpose

[Food Policy & Programs - Environment | seattle.gov](https://seattle.gov/food-policy)



# Fresh Bucks

A healthy food program that helps Seattle neighbors afford fruits and vegetables.



- Serves **17,000+** households
  - **75%** are from communities most impacted by food insecurity\*
  - **56%** prefer a language other than English
- Increases food security and fruit and vegetable consumption ([University of Washington FRESH study](#))
- On track to deliver **\$10.6M** in benefits, generating **\$16.4M** in local economic impact in 2026

(\*Hispanic, Latino, or Spanish; Black/African American; American Indian or Alaska Native; Native Hawaiian or Other Pacific Islander and immigrant/refugee communities)

# Healthy Food in Schools

Expands healthy school food through the Fresh Fruit & Vegetable Program and supports Seattle Public Schools to purchase fresh, local, culturally relevant foods.



- Provides free fruit and vegetable snacks to **5,500** students at **29** schools (over **300,000** produce snacks each year)
- Directs **61%** of spending to local, sustainable farms and **54%** to 20+ BIPOC-owned farms
- Supports culinary trainings for Seattle Public Schools kitchen staff, student workshops, and teacher trainings

# Buying With Purpose

Supports City staff and food program partners in purchasing food that aligns with **six Core Values**



- City food programs on track to purchase **over \$1 million** in foods from **145** local farmers and producers in 2026
- Major institutions (**Seattle Public Schools, University of Washington**) are partnering to *buy with purpose*, signaling a growing regional movement.

# OSE Leads on a Range of Food Policy Issues

- **Sweetened Beverage Tax** advisory work
- **Food Action Plan** coordination
- Strategic responses to emergent issues
  - **COVID** emergency food assistance
  - **SNAP** disruptions
  - **Restrictive covenants** on grocery sites
  - **Food-climate** intersections
  - **State and federal** food policy
  - New citywide food investments

[Food Policy & Programs - Environment | seattle.gov](https://seattle.gov/food-policy-programs-environment)

Business Insider

Seattle will give \$800 grocery store vouchers to over 6,000 families affected by the coronavirus lockdown

Seattle Mayor Jenny Durkan announced a program that will provide \$5 million worth of grocery vouchers to families impacted by coronavirus...

Mar 17, 2020



KIRO 7 News Seattle

Study: Sugary drink tax appears to be equitable public policy

A University of Washington study about taxing sweetened drinks shows that a tax might be effective when it comes to addressing...

Jul 19, 2022



Washington Examiner

[Seattle bans grocery no-compete clauses to combat food and medicine deserts](#)

(The Center Square) – The Seattle City Council on Tuesday unanimously approved an emergency ordinance that bans anti-competitive covenants...

Oct 29, 2025

# In Closing

- **Food is a shared citywide priority** delivered across multiple departments, and the Food Action Plan is our guide.
- **Cross-department collaboration** allows us to address multiple outcomes together.
- **OSE serves two major functions:** we manage major food security and food access programs and lead citywide strategy, policy, funding, and reporting on the City's food work.



# Thank you! Questions?



# Appendix Slides

# Frequently Asked Questions (FAQs)

## *Why does the City work on food?*

**Food is essential infrastructure** that affects health, affordability, economic opportunity, climate resilience, and community wellbeing.

## *Why are multiple departments involved?*

Food issues intersect with many City responsibilities. Different departments contribute specialized expertise.

## *What role does OSE play?*

OSE serves as the coordinating backbone for Seattle's Food Action Plan by aligning efforts across departments, tracking outcomes and reporting progress, convening partners and stakeholders, and responding to state and federal policy issues. OSE also leads key initiatives including Fresh Bucks, Healthy Food in Schools, and Buying With Purpose.

## *What results are we achieving?*

In 2024, City investments:

- Supported **3.4 million** meals
- Reached **23,000+** households with cash food assistance
- Generated **\$10M+** in local economic activity
- Supported **hundreds** of local farmers, food businesses, and workers
- Reduced food waste and climate impacts
- See our [latest progress report](#) for more information

## *Where can I learn more?*

- [Food Action Plan - Environment | seattle.gov](#)
- [Food Program Resource Guide - Environment | seattle.gov](#)

# Departments that Lead City Food Work

| Office or Department                             | Expertise   | Food-Related Programs, Services, or Policies   |
|--|---|--|
| Economic Development ( <b>OED</b> )              | <ul style="list-style-type: none"> <li>• Small business development</li> <li>• Commercial affordability</li> <li>• Food business supports</li> </ul>  | <ul style="list-style-type: none"> <li>• Small business programs</li> <li>• Permit Farmer's Markets</li> <li>• Grocery stabilization (<b>New in 2026</b>)</li> </ul>   |
| Humans Services ( <b>HSD</b> )                   | <ul style="list-style-type: none"> <li>• Social services</li> <li>• Hunger relief</li> <li>• Federally funded programs</li> </ul>   | <ul style="list-style-type: none"> <li>• Food banks &amp; meal programs</li> <li>• Senior food and nutrition programs</li> <li>• Emergency feeding</li> </ul>  |
| Neighborhoods ( <b>DON</b> )                     | <ul style="list-style-type: none"> <li>• Grantmaking</li> <li>• Community gardens</li> <li>• Culturally responsive programs</li> </ul>  | <ul style="list-style-type: none"> <li>• Food Equity Fund</li> <li>• P-Patch Community Gardens</li> <li>• Urban Farming PB project (<b>New in 2026</b>)</li> </ul>   |
| Labor Standards ( <b>OLS</b> )                   | <ul style="list-style-type: none"> <li>• Labor standards</li> <li>• Worker and business outreach and education</li> </ul>   | <ul style="list-style-type: none"> <li>• Labor Standards investigations to enforce Seattle's Labor Standards Ordinances</li> </ul>   |
| Planning & Community Development ( <b>OPCD</b> ) | <ul style="list-style-type: none"> <li>• Land use and zoning</li> <li>• Neighborhood planning</li> <li>• Equitable development and monitoring</li> </ul>  | <ul style="list-style-type: none"> <li>• Grocery Access SLI (OPCD-009S-A) (<b>New in 2026</b>)</li> <li>• Equitable Development Initiative</li> <li>• Comprehensive Plan</li> </ul>  |
| Sustainability & Environment ( <b>OSE</b> )      | <ul style="list-style-type: none"> <li>• Sustainable food systems</li> <li>• Program and policy innovation and development</li> <li>• Cross-department facilitation</li> <li>• State and federal food policy</li> </ul> | <ul style="list-style-type: none"> <li>• Food Action Plan and Sweetened Beverage Tax alignment</li> <li>• Fresh Bucks</li> <li>• School Food</li> <li>• Buying With Purpose</li> <li>• Food x Climate planning (<b>New in 2026</b>)</li> </ul> |
| Seattle Public Utilities ( <b>SPU</b> )          | <ul style="list-style-type: none"> <li>• Waste prevention and recycling</li> <li>• Organics management</li> <li>• Composting systems</li> </ul>   | <ul style="list-style-type: none"> <li>• Commercial Food Waste Prevention</li> <li>• Residential Food Waste Prevention</li> <li>• Food Rescue</li> <li>• Composting</li> </ul>   |



Legislation Text

---

**File #:** Inf 2912, **Version:** 1

---

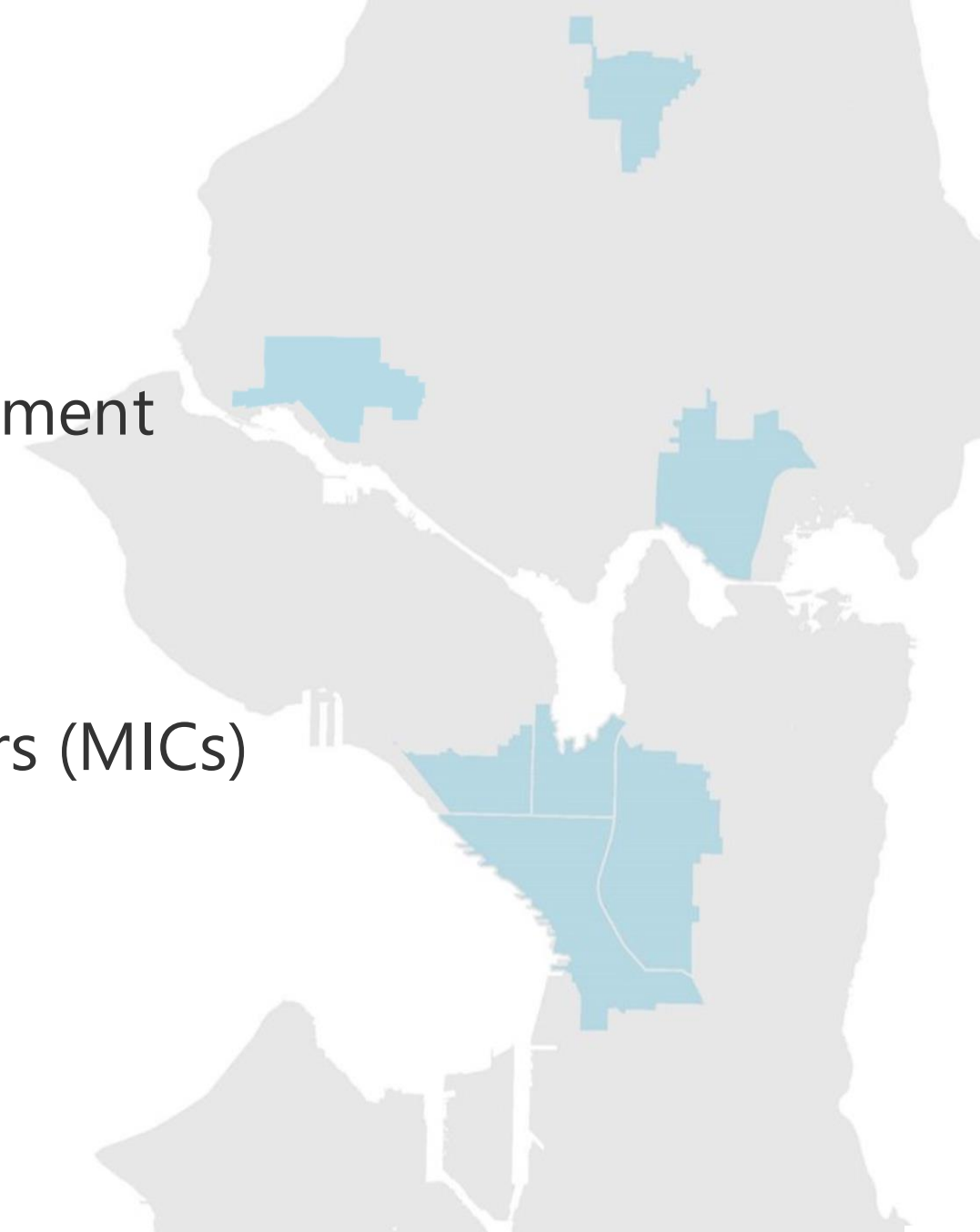
Office of Planning and Community Development (OPCD) Subarea Plans Overview

# 2026 Comprehensive Plan Annual Amendment Subarea Plans Package 1

June 17, 2026

# Agenda

1. Comprehensive Plan Annual Amendment
2. Subarea Plans Package 1
3. Regional Centers
4. Manufacturing and Industrial Centers (MICs)



# Comprehensive Plan Amendments

## **2026 will be the first Comprehensive Plan annual amendment process in several years**

- Under GMA, cities may only amend their Comprehensive Plan once per calendar year
- Amendment cycle was suspended during Comp Plan update
- Amendments in 2026 and 2027 will include Regional Centers and MIC Subarea Plans
- Must be introduced and adopted as a single piece of legislation

# Recommended Subarea Plan Packages

## Package 1: 2026 Adoption

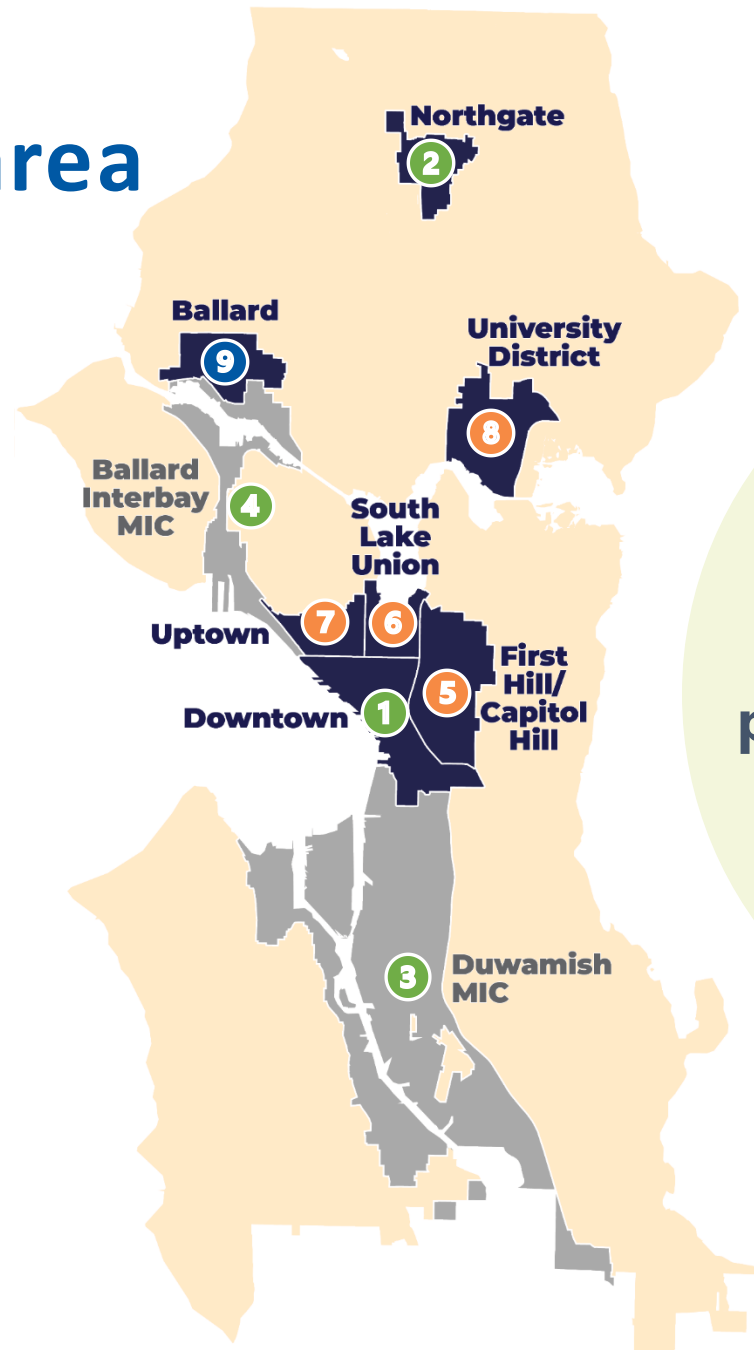
1. Downtown RC
2. Northgate RC
3. Duwamish MIC
4. Ballard Interbay MIC

## Package 2: 2027 Adoption

5. First Hill / Capitol Hill RC
6. South Lake Union RC
7. Uptown RC
8. University District RC

## Package 3: 2028 Adoption

9. Ballard RC



**7 Regional Centers +  
2 MICs = 9 subarea  
plans amended into the  
Comp Plan in 3 years**

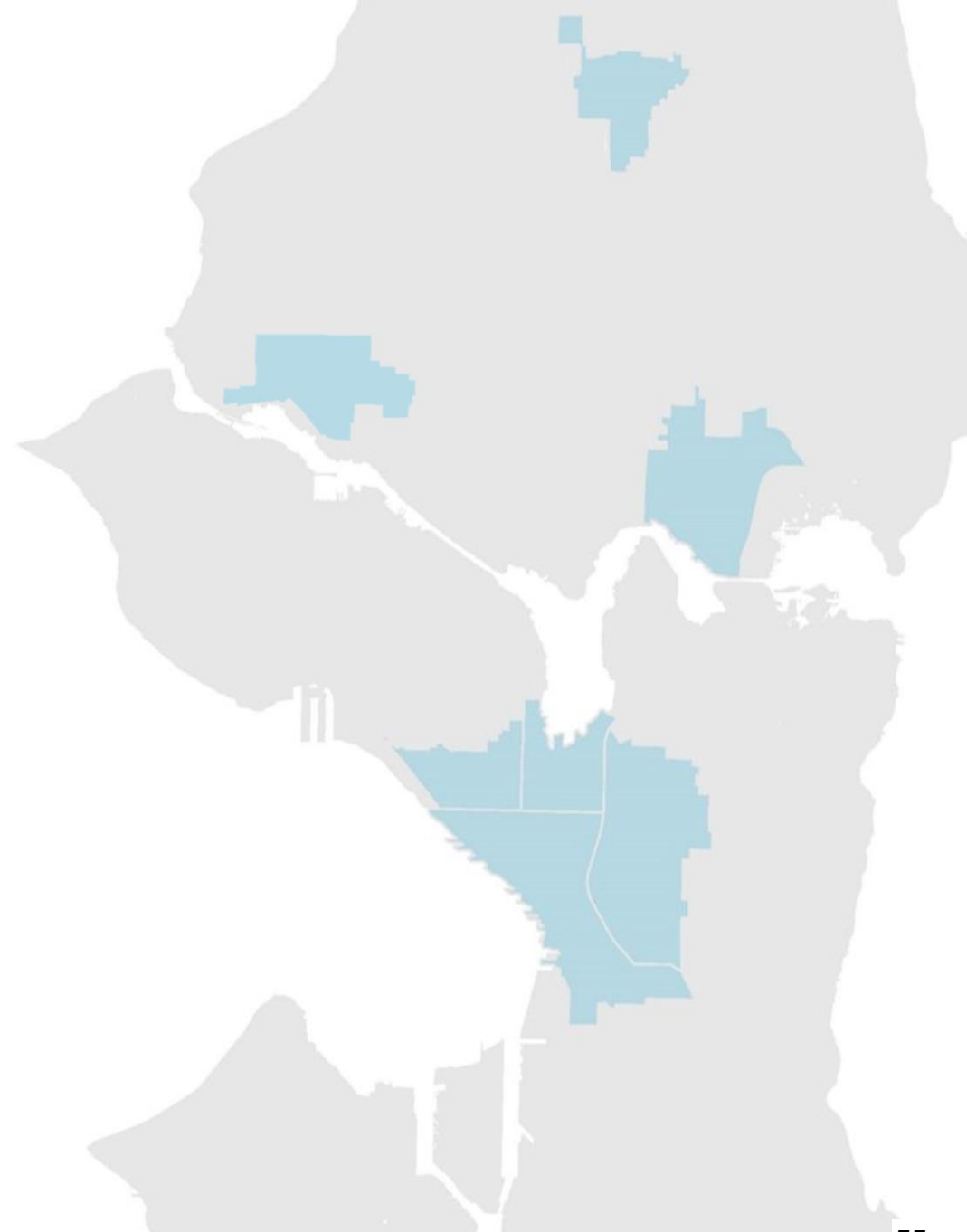
# Status of Package 1 Plans

|                     | Draft Plan Comment Period | SEPA  | Council Briefings                |
|---------------------|---------------------------|---|----------------------------------|
| <b>Downtown RC</b>  | Jan. 2 – Feb. 15 ✓        | Addendum comment period Mar. 12 - 27 ✓          | Complete for all who requested ✓ |
| <b>Northgate RC</b> | Mar. 11 – Apr. 10 ✓       | DNS comment period Apr. 2 - 16, no appeals ✓    | Complete for all who requested ✓ |
| <b>BINMIC</b>       | Apr. 6 – May 5 ✓          | SEPA Addendum published May 7 ✓                 | Complete for all who requested ✓ |
| <b>Duwamish MIC</b> | Apr. 6 – May 5 ✓          | SEPA Addendum published May 14 (Under Appeal) ✓ | Complete for all who requested ✓ |

# Regional Centers (RCs)

---

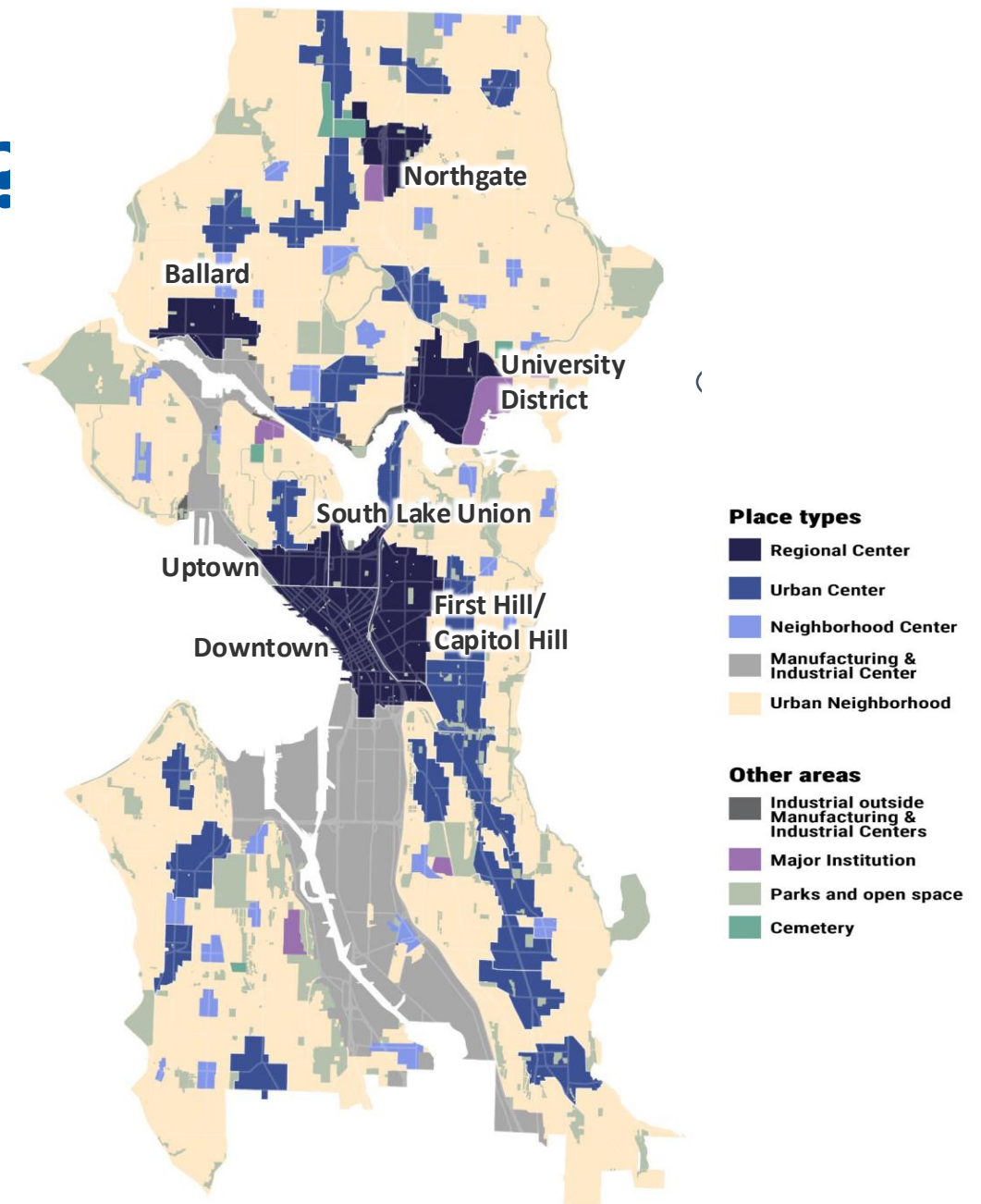
Background



# What are Regional Centers?

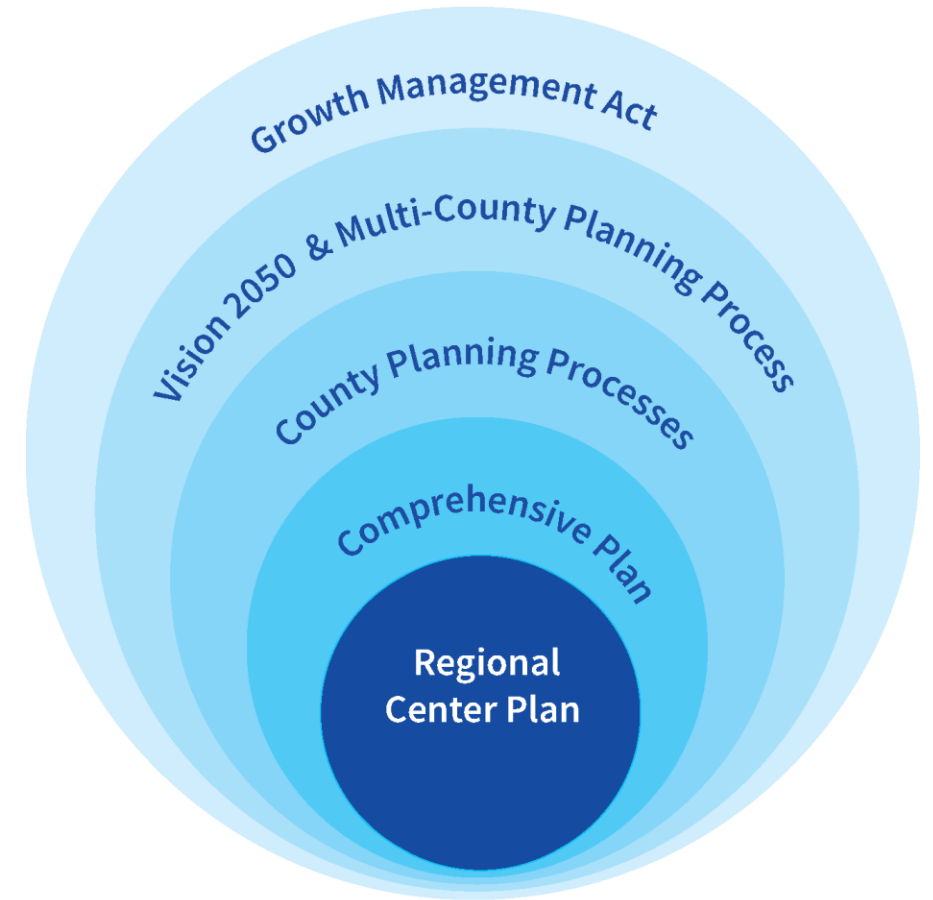
## Comprehensive Plan (2025):

- Places with an **important regional role** with substantial housing, office, retail, institutional, and/or entertainment uses and access to regional transit
- Planned to accommodate a **substantial share of the city's growth**
- Designated as Regional Growth Centers by the **Puget Sound Regional Council**
- **Subarea plans** for each of the seven Regional Center are developed and updated over time and adopted as part of the City's Comprehensive Plan



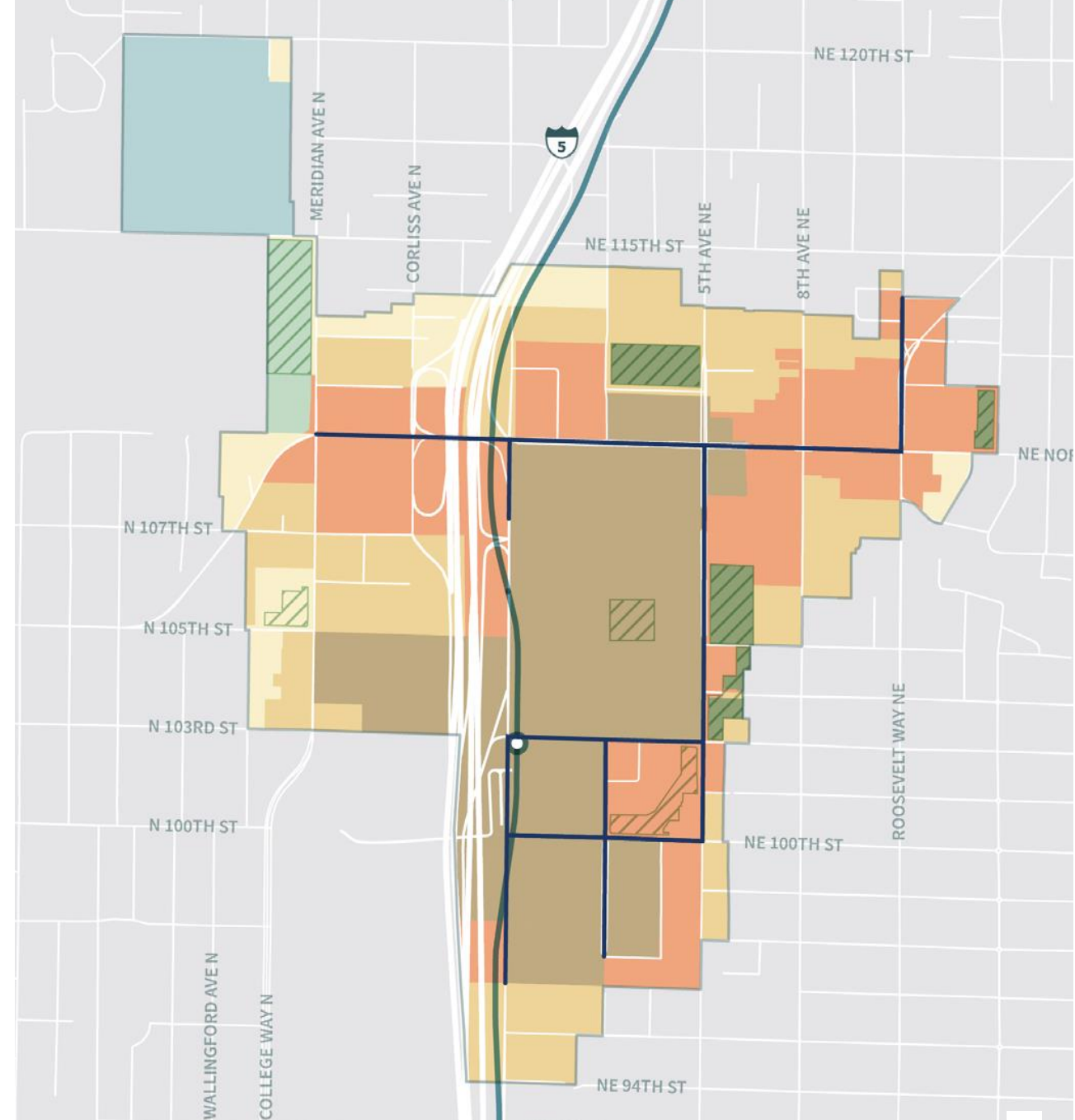
# Why Plan for Regional Centers?

- Ensure we can accommodate potential growth
- Foster the ongoing transformation of each center into a vibrant, livable, mixed-use district of the city
- Address key goals for more detailed implementation, e.g. urban design, housing, environment, transportation, and a focus on equity
- Nest place-specific detail within high-level policy framework of the Comprehensive Plan
- Build upon success focusing growth and investing in our centers

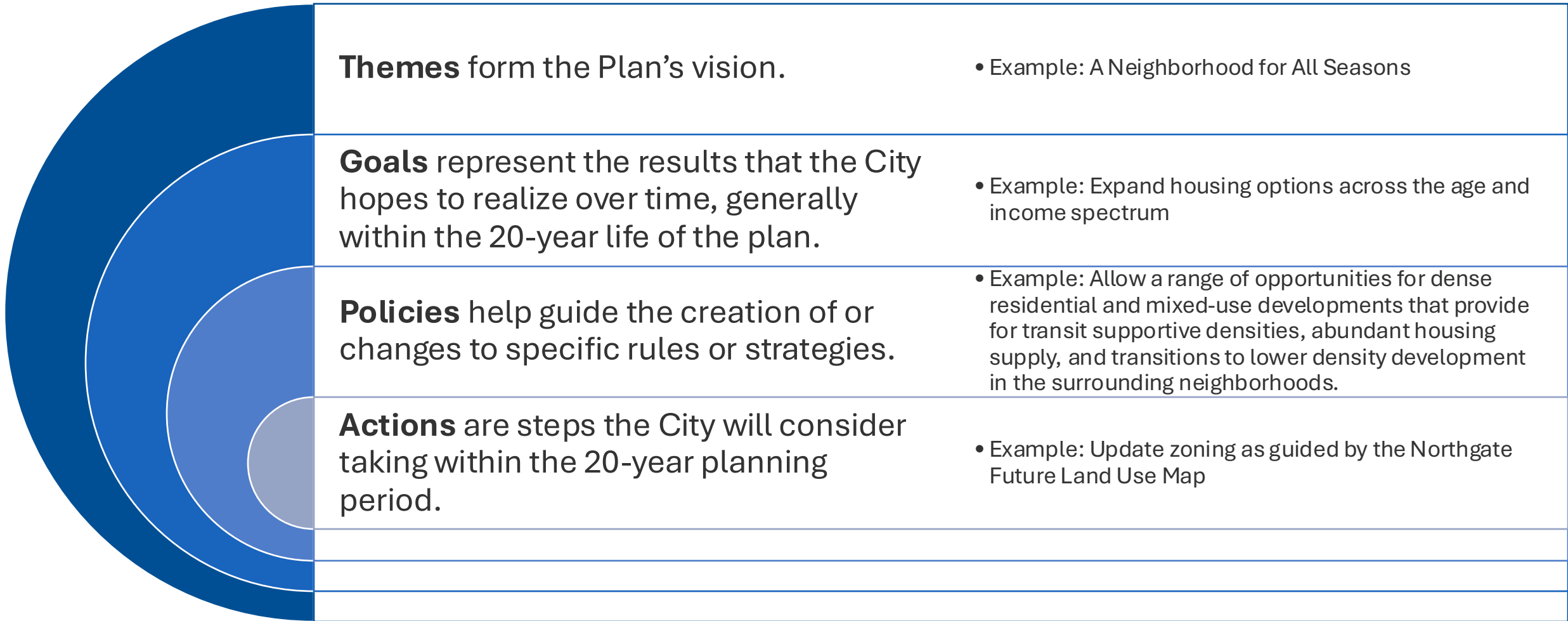


# What is in the Plans?

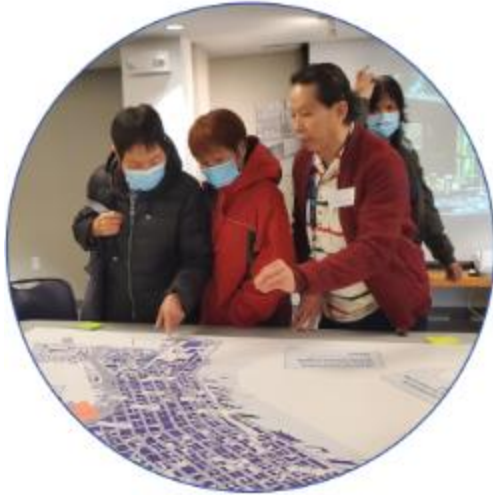
- Goals, policies, and actions to **guide future residential and job growth**
- Center-specific **Future Land Use Map** to guide zoning implementation
- Planned **investments in housing, open space, and capital facilities**, including transportation projects from the Seattle Transportation Plan (STP)
- Policies and actions that **guide city programs** across many departments



# How the Plans are Organized



# Regional Center Planning Process



## RACIAL EQUITY AND ENGAGEMENT

This phase focuses on equitable community engagement. It includes two waves of engagement designed to involve community members in shaping and validating the existing conditions analysis and in responding to initial vision, goals, and policy ideas.



## TECHNICAL ASSESSMENT AND ANALYSIS

This phase focuses on existing conditions analysis, including the development of technical reports for PSRC's core technical areas: housing, economy, environment and climate change, transportation, land use and development patterns, and public services.



## VISION AND POLICY DEVELOPMENT

In this phase, the findings from the existing conditions technical reports and initial community engagement are used to create a draft vision, goals, and policy framework.



## PLAN DEVELOPMENT AND REVIEW

This phase focuses on refining the vision and policies, producing the final plan, and completing all internal and public reviews before City Council adoption.

# Manufacturing and Industrial Centers (MICs)

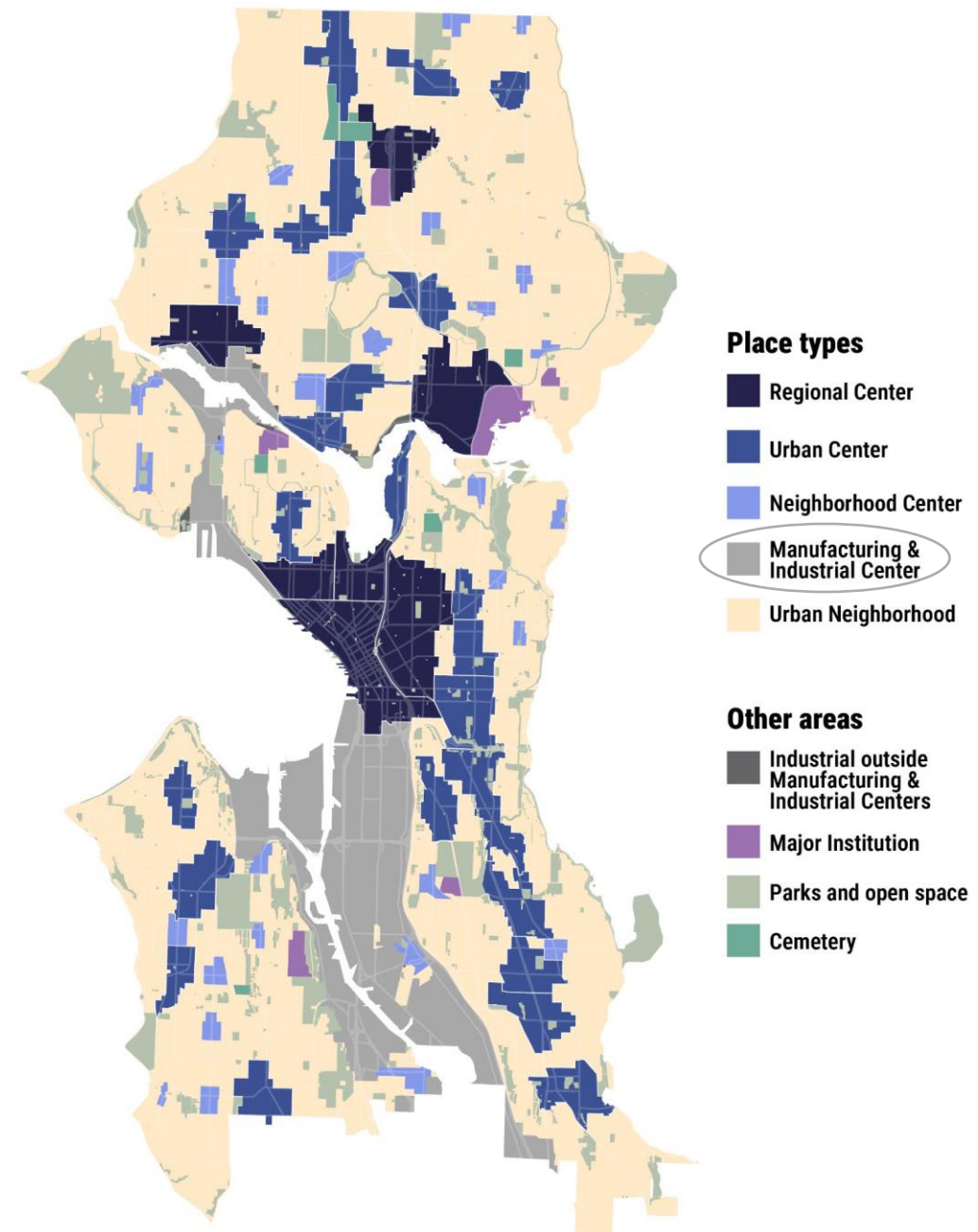
---

Background

# What are MICs?

## Comprehensive Plan (2025):

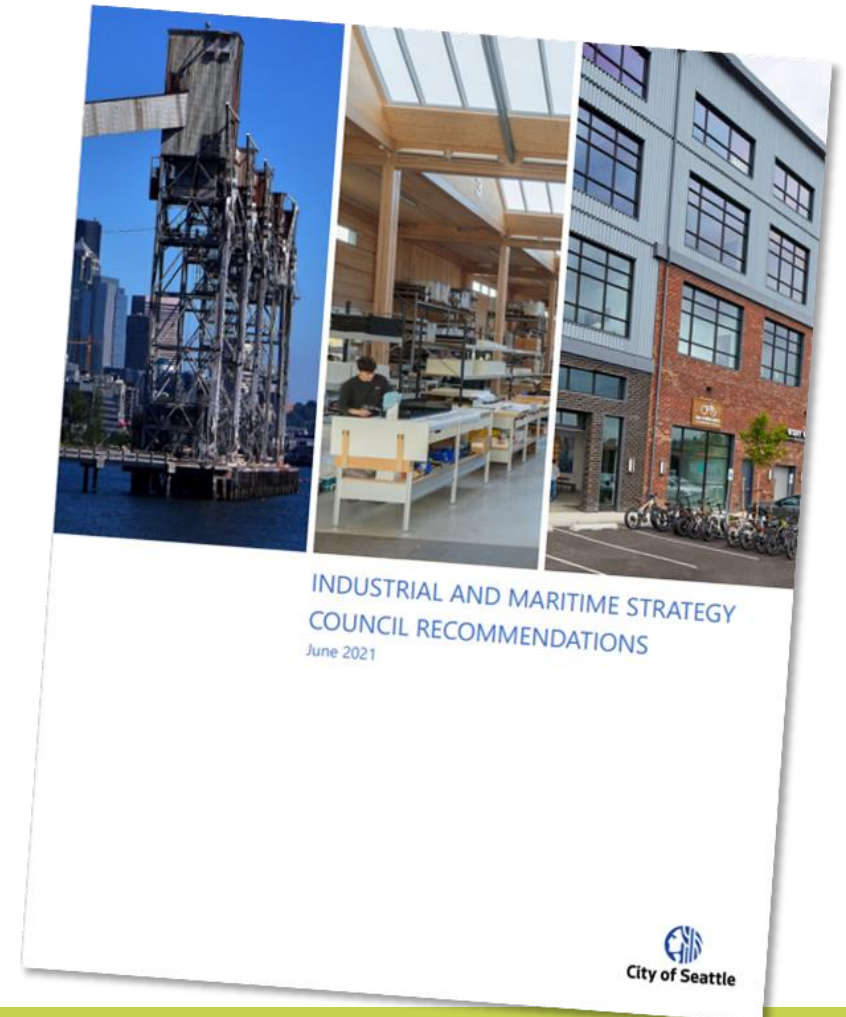
- **Manufacturing and Industrial Centers (MICs)** are areas of concentrated industrial activity with *limited* retail, office, and residential uses, that primarily serve industrial businesses and workers.
- Designated as regional Manufacturing and Industrial Centers by the **Puget Sound Regional Council**
- **Subarea plans** for each MIC are required, and adopted as part of the City's Comprehensive Plan
- **Two MICs:** Greater Duwamish MIC and Ballard–Interbay–Northend MIC



# MIC Plans:

## Build on the 2023 Industrial and Maritime Strategy

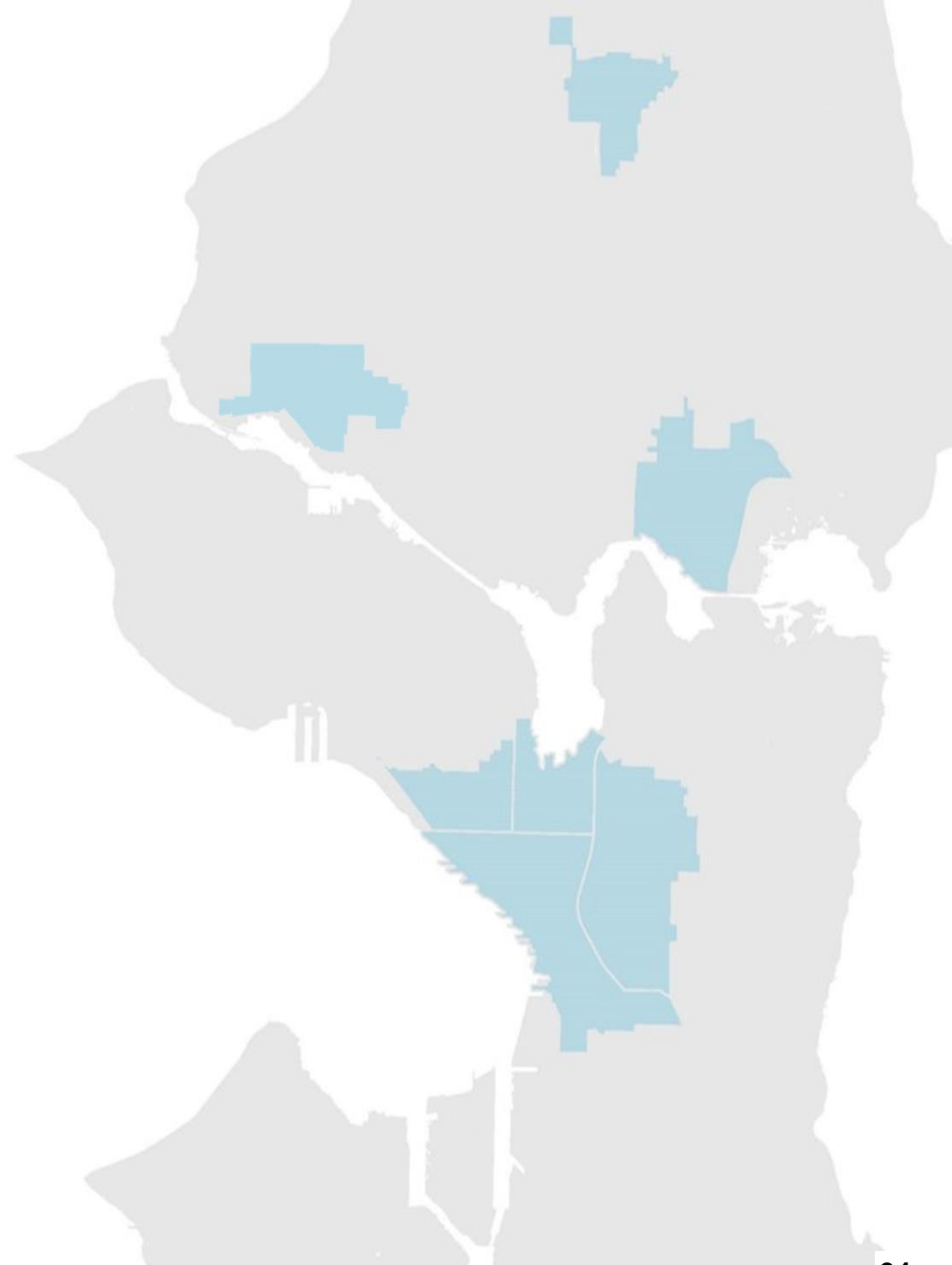
- In 2023, City Council passed a wholistic update to policies and regulations for industrial land, including:
  - A dozen new and amended Comp Plan policies
  - Workforce development and transportation commitments
  - An entirely new industrial zoning code
- Proposed MIC Subarea Plans leverage the robust 2023 work and public engagement.
- OPCD recommends passing the MIC plans to meet regional requirements without reopening major recent policy debates.
- OPCD has closely coordinated with the Port of Seattle / NWSA to receive their early input.



# Questions and Discussion

---

Thank you!





Legislation Text

---

**File #:** CB 121215, **Version:** 1

---

Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

## The City of Seattle

### Ordinance

#### Council Bill

**An ordinance** relating to Council land use decisions; amending Sections 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code to clarify processes for Council land use decisions.

#### Recitals:

In the past several years, Washington State has updated the State Environmental Policy Act (SEPA) to exempt from administrative appeals various types of local legislative actions.

Revised Code of Washington (RCW) 43.21C.075 allows local jurisdictions to decide whether to provide pre-decision administrative appeals of environmental determinations under SEPA.

The City of Seattle (City) has opted to use an administrative process to consider appeals of SEPA decisions, through the City's Hearing Examiner.

Many jurisdictions that have administrative appeals processes for SEPA decisions, including King County, Bellevue, Tacoma, and Everett, exempt SEPA procedural decisions for legislative actions from administrative appeals.

Washington State has adopted numerous statutes requiring timely updates to the City's land use regulations. The City has been in danger of missing deadlines to update its regulations due to additional time needed for administrative appeals of environmental documents.

The Seattle Hearing Examiner has dismissed administrative appeals of environmental documents on

statutory grounds that administrative appeals are not allowed for certain types of regulatory changes, but the consideration of whether an appeal is permitted can take months or more to process.

SEPA does not require jurisdictions to allow administrative appeals of SEPA Determinations of Non-Significance or Environmental Impact Statements.

The Land Use Code requires the development of director's reports for Type IV and V Council land use decisions but does not contemplate Council-sponsored land use decisions.

This bill makes director's reports optional for Council-sponsored land use legislation.

This bill also removes from the Land Use Code the pre-decision SEPA appeals for legislation adopting or amending the Comprehensive Plan or development regulations. Therefore,

**Be it ordained by The City of Seattle as follows:**

Section 1. Section 23.76.050 of the Seattle Municipal Code, last amended by Ordinance 124919, is amended as follows:

**23.76.050 Reports for Type IV and V Council land use decisions**

A. Reports on Council land use decisions

1. Except for Type V Council land use decisions that are proposed by the Director of the Office of Planning and Community Development or the Council, the Director shall prepare a written report on Type IV and V decisions and any associated Type II decisions listed in subsections 23.76.006.C.2.c, 23.76.006.C.2.d, 23.76.006.C.2.f, and 23.76.006.C.2.g and SEPA decisions integrated with such Type II decisions as set forth in subsection 23.76.006.C.2.i.

2. For Type V Council land use decisions proposed by the Director of the Office of Planning and Community Development, the Director of the Office of Planning and Community Development shall prepare the report required under this Section 23.76.050. ~~((For purposes of this Section 23.76.050 the word "Director" refers to the Director of the Seattle Department of Construction and Inspections or the Director of the Office of Planning and Community Development that is responsible for preparation of the report required by this section.))~~

3. For Type V Council land use decisions proposed by the Council, any Councilmember may request that

the Director, or the Director of the Office of Planning and Community Development prepare a report under this Section 23.76.050.

B. The Director's report for Type IV and V Council land use decisions other than those listed in subsection 23.76.050.C shall include:

1. The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application or request;
2. Responses to written comments from the public;
3. An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;
4. All environmental documentation, including any checklist, EIS, or DNS; and
5. The Director's recommendation to approve, approve with conditions, or deny a proposal.

C. For adoption of the Comprehensive Plan, Comprehensive Plan amendments, Land Use Code amendments, area-wide amendments to the Official Land Use Map, and ((Planned Action Ordinances)) planned action ordinances, the Director's report shall include:

1. An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;
2. ((a)) A summary of the public notice and outreach efforts undertaken to evaluate the proposal;
3. All environmental documentation, including any checklist, EIS, or threshold determination; and
4. The Director's recommendation to approve or reject a proposal.

D. ~~((A DNS or the Director's determination that an EIS is adequate shall be subject to appeal pursuant to the procedures in subsection C of Section 23.76.022.~~

E.)) For Type IV ~~((Decisions))~~ decisions, the Director's report shall be submitted to the Hearing Examiner and filed with the City Clerk on the same date the notice of availability of the Director's report is given pursuant to Section 23.76.052. The Director's report shall be made available for public inspection at least 21 days prior to the Hearing Examiner's open record predecision public hearing described in Section 23.76.052.

F.)) G. For Type V Council land use decisions not proposed by the Council, the Director's report shall be submitted to the Council ~~((and shall be made available to the public))~~ at least 15 days before the Council hearing described in Section 23.76.062. When a Councilmember requests a Director's report under subsection 23.76.050.A.3, the

Director should attempt to provide the report to the Council at least 15 days before the Council hearing described in Section 23.76.062. All Director's reports shall be made available to the public upon submission to the Council. The Council may act on a Type V land use decision even if the Council-requested Director's report is untimely or not provided to Council and the public.

Section 2. Section 23.76.062 of the Seattle Municipal Code, last amended by Ordinance 123913, is amended as follows:

**23.76.062 Type V Council land use decisions**

\* \* \*

D. Council ~~((Decision))~~ decision. In making a Type V Council land use decision, the Council shall consider the oral and written testimony presented at the public hearing, as well as any required report of the Director. ~~((The City Council shall not act on any Type V Council land use decision until the end of the appeal period for any applicable determination of nonsignificance (DNS) or final EIS or, if an appeal is filed, until the Hearing Examiner issues a decision affirming the Director's DNS or EIS decision.))~~

Section 3. Section 25.05.680 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

**25.05.680 Appeals**

\* \* \*

F. ~~((RCW 36.70A.070, 36.70A.600 and 43.21C.495 exempt certain Council land use actions from administrative or judicial appeals, except as provided in subsection 25.05.680.G. Environmental documents and Council land use actions intended to be exempt from SEPA appeals pursuant to RCW 43.21C.495 should so state.))~~ There is no administrative appeal to the Hearing Examiner of a SEPA threshold determination or the adequacy of an EIS associated with any proposed Comprehensive Plan or development regulation, whether new or amended.

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

Passed by the City Council and signed in open session in authentication of its passage on .

President of the City Council  
on .

Katie B. Wilson, Mayor

Attested on .

Scheereen Dedman, City Clerk

Seal

## Summary and Fiscal Note

### 1. Legislation Summary

**Department:** Seattle City Council

**Title:** An ordinance relating to Council land use decisions; amending Sections 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code to clarify processes for Council land use decisions.

**Background:** This bill amends the Land Use Code, Title 23 of the Seattle Municipal Code (SMC), and the City's State Environmental Policy Act Regulations (SMC Chapter 25.05) to streamline requirements for Type V legislation actions. Type V actions are land use approvals, such as land use code text amendments and area-wide rezones. The bill would 1) exempt Council-generated Type V land use decisions from the requirement that there be a Director's Report on the Council-generated legislation but would provide an option for Councilmembers to request a report; 2) remove redundant cross-references; and 3) exempt environmental threshold determinations and EISs associated with Comprehensive Plan amendments or development regulations from appeals to the Seattle Hearing Examiner.

**Summary Attachments:** None

---

### 2. Capital Improvement Program (CIP)

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

Yes

No

a. CIP Project Name:

b. Master Project ID:

c. Project Location:

d. Start Date:

e. End Date:

f. Total Project Cost Through 2030:

---

### 3. Summary of Financial Implications

**Does this legislation have financial impacts to the City?**

Yes

No

#### 3d. Other Financial Impacts

**a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.**

SEPA appeals of legislative proposals are rare but can take significant time by staff in the Office of the City Attorney (OCA), the Seattle Department of Construction and Inspections (SDCI), the Office of Hearing Examiner (OHE), and the Office of Planning and Community Development (OPCD). Because these appeals are rare, and each requires a unique amount of time and effort, it is difficult to quantify the savings that would be achieved through this amendment. Additionally, savings would be seen across the departments listed above in terms of staff's ability to focus on other projects, rather than spending time defending their decisions.

**b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle**

**these costs? Or does the department need to shift resources away from other work to handle these costs?**

Not applicable

**c. What financial costs or other impacts might happen if this legislation is not implemented?**

The legislation would likely reduce the staff hours required for review and defense of legislation.

**d. How might this legislation affect other City departments besides the one that proposed it?**

As noted above, the proposed legislation would reduce the workload of staff in the OCA, SDCI, OHE, and OPCD. Staff would have more time to support other projects.

---

#### 4. Other Impacts

**a. Does this legislation require a public hearing?**

Yes

No

**b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?**

Yes

No

**c. Does this legislation affect a piece of property?**

No

d. Race and Social Justice Initiative impacts:

**1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.**

It has been alleged that appeals have been filed in order to slow Council consideration of legislation that was intended to support the development of affordable housing and housing affordable to a range of income levels. The bill

would align Seattle's regulations with State law that states that there are no appeals of regulations intended to support affordable housing.

**2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.**

None

**3. What is the Language Access Plan for communicating with the public about this legislation?**

SDCI provides translations of changes to the code on its website.

e. Climate change impacts:

**1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.**

No

**2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.**

Not applicable

**f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?**

Not applicable

**g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?**

No



# SEATTLE CITY COUNCIL

May 28, 2026

## **NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON LEGISLATION TO UPDATE COUNCIL LAND USE PROCESSES**

The Seattle City Council's Land Use and Sustainability Committee will hold a public hearing on Council Bill 121215, legislation to update processes related to Council land use decisions. This legislation would amend the Land Use Code and the City's State Environmental Policy Act regulations to remove administrative appeals for some SEPA decisions and to make Director's Reports for Council-generated land use legislation optional.

### **PUBLIC HEARING**

The City Council's Land Use and Sustainability Committee will hold a public hearing to take comments on CB 121215 on Wednesday, July 1, 2026, at 9:30 AM. The hearing will be held in:

City Council Chambers  
2nd Floor, Seattle City Hall  
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Land Use and Sustainability Committee agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>. Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

### **WRITTEN COMMENTS**

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Lin  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025  
or by email to [council@seattle.gov](mailto:council@seattle.gov)

Written comments should be received by Tuesday June 30, at 5:00 PM.

## **INFORMATION AVAILABLE**

The proposed legislation is available through the Office of the City Clerk's [Legislative Information Center](#) by searching for Council Bill 121215 under "Legislation".

Questions regarding the legislation may be directed to Lish Whitson, Council Central Staff at 425-390-2431 or [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov).



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **CB 121215 Council Land Use Processes**

---

LISH WHITSON, DIRECTOR

LAND USE AND SUSTAINABILITY

JUNE 3, 2026

# Purpose of the bill

---

Remove impediments to the Council considering land use legislation in a timely manner:

- SEPA appeals delaying review of legislation
- Director's Reports potentially limiting Council actions

# SEPA

---

- The State Environmental Policy Act (SEPA) requires review of environmental impacts of government actions
- If there is the potential for significant adverse impacts, an Environmental Impact Statement (EIS) is required, otherwise a Determination of Nonsignificance (DNS) is published
- SEPA allows appeals of final environmental documents (DNS or Final EIS)
- SEPA provides the option for jurisdictions to use an administrative appeal process
- The City of Seattle has delegated SEPA administrative appeals to the Seattle Hearing Examiner since at least 1984
- CB 121215 would remove SEPA administrative appeals for adoption or amendment of development regulations and the Comprehensive Plan
- Administrative appeals would remain in place for development proposals, quasi-judicial actions, and other environmental review

# SEPA – CB 121215

---

- CB 121215 would remove SEPA administrative appeals for adoption or amendment of development regulations and the Comprehensive Plan
- Administrative appeals would remain in place for development proposals, quasi-judicial actions, and other environmental review

# SEPA Process for Legislative Actions – DNS - current

---

If lead agency determines that significant adverse environmental impacts are unlikely:

1. Lead agency publishes a DNS
2. **Public comment period (14 days)**
3. **Opportunity to appeal the DNS to the hearing examiner**  
If appeal is filed Seattle Hearing Examiner determines whether to dismiss the appeal, affirm the lead agency's decision, or remand the decision and require an EIS
4. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
5. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Process for Legislative Actions – DNS – Proposed

---

If lead agency determines that significant adverse environmental impacts are unlikely:

1. Lead agency publishes a DNS
2. **Public comment period (14 days)**
3. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
4. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Process for Legislative Actions – EIS – Current

---

If lead agency determines that significant adverse environmental impacts are unlikely:

1. Lead agency publishes a DS
2. **Scoping opportunity to comment**
3. Draft EIS published  
**Public comment period (30 days)**
4. Final EIS published  
**Public comment period (7 days)**
5. **Opportunity to appeal the EIS to the hearing examiner**  
If appeal is filed Seattle Hearing Examiner determines whether to dismiss the appeal, affirm the lead agency's decision, or remand the decision and require additional analysis
6. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
7. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Process for Legislative Actions – EIS – Proposed

---

If lead agency determines that significant adverse environmental impacts are possible:

1. Lead agency publishes a DS
2. **Scoping opportunity to comment**
3. Draft EIS published  
**Public comment period (30 days)**
4. Final EIS published  
**Public comment period (7 days)**
5. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
6. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Appeals to the Hearing Examiner 2016-2026

| Result of Appeal   | Average Time for Appeal (days) | Range (days) | Number of Appeals* |
|--|--------------------------------|--------------|--------------------|
| DNS was remanded and an EIS was required                       | 190                            | 190          | 1                  |
| DNS was reversed, and a new Determination was required         | 343                            | 343          | 1                  |
| FEIS was affirmed in part and remanded in part                 | 374                            | 374          | 1                  |
| Appeal considered, and the lead agency's decision was affirmed | 150                            | 81 - 231     | 6                  |
| Appeal was dismissed   | 69                             | 11 - 204     | 17                 |
| Appeal was withdrawn   | 52                             | 5 - 98       | 2                  |
| <b>All appeals</b>   | <b>151</b>                     |              | <b>27</b>          |

\* Appeals of environmental decisions related to Council land use actions, other SEPA appeals not included. When multiple appeals of the same decision were consolidated, they are counted as one appeal.

# Other Jurisdictions

---

## **With** Administrative SEPA Appeals

- Snohomish County
- Pierce County
- Kent
- Spokane

## **Without** Administrative SEPA Appeals

- King County
- Bellevue
- Everett
- Tacoma
- Vancouver

# Director's Reports

---

- The Land Use Code requires Director's Reports for Council Land Use actions
- The Seattle Department of Construction and Inspections is responsible for preparing the Director's Report
- Prior to 2025, the Council did not request or receive Director's Reports for Council-generated legislation
- No State law requires Directors Reports, the City has chosen to require them
- In 2025, Council-generated legislation was overturned in part because a Director's Report was not prepared

# Director's Reports – CB 12121

---

- CB 121215 would make Directors Reports for Council-generated legislation voluntary, and provide any Councilmember with the option of requesting a report
- Director's reports would continue to be required for Executive-generated legislation and any quasi-judicial actions

# Questions?

# Director's Report and Recommendation

## SEPA Appeals Ordinance

### Introduction and Proposal

This proposal, [Council Bill 121215](#), amends the Land Use Code and the City's State Environmental Policy Act Regulations (SMC Chapter 25.05) to streamline requirements for Type V legislative actions. Type V actions are land use approvals decided by the City Council for non-project proposals such as land use code text amendments and area-wide rezones.

The bill:

- 1) Exempts environmental threshold determinations and EISs for actions involving new or amended development regulations, or new or amended Comprehensive Plans, from appeals to the Seattle Hearing Examiner.
- 2) Exempts Council-generated Type V land use amendment proposals from requiring a Director's Report to be written for Council-generated legislation; but provides an option for Councilmembers to request a report be written.
- 3) Deletes unneeded cross-referencing code language.

The subject of this report is Council Bill 121215, which amends 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code.

### Background

Washington's State Environmental Policy Act (SEPA) defines how environmental review is required for development actions, and also for "non-project" proposals such as adopting regulatory updates. Since its inception in the early 1970s, SEPA's purpose has been to inform decision makers about the environmental impact consequences of proposed actions.

If required, a SEPA environmental review evaluating a proposed action is written and a responsible official then reaches a conclusion about whether significant adverse impacts from an action would be probable or not. The official then issues either a Determination of Significance (DS)<sup>1</sup> or Determination of Non-Significance (DNS) as a public notice. Typically, following a DNS notice is a 14-day public comment period; and in Seattle's case, a concurrent

---

<sup>1</sup> In the case of a DS, a full Environmental Impact Statement (EIS) must be scoped, then prepared and issued in Draft EIS and Final EIS form before an action can proceed to decision-making.

## Director's Report

### V3

21-day appeal period, with the possibility of an appeal being filed, which is reviewed by the Seattle Hearing Examiner. The Hearing Examiner process is described as an “administrative appeal process.”

SEPA environmental review for non-project actions in Seattle covers a wide range of environmental topics and is usually written by City staff. The SEPA checklist questions for non-project actions are asked in way that allows for relatively brief “programmatic level” responses about possible long-term adverse impacts. These are summarized below.

Would a proposed action:

- Adversely affect soils or steep slopes?
- Cause more air pollution, increase water pollution, stormwater discharges, or increase noise?
- Adversely affect plants, animals, or fish?
- Adversely affect environmentally sensitive areas, habitats, farmland, floodplains, or areas with historic or cultural resources?
- Deplete energy or natural resources?
- Increase demand on transportation systems, or public services and utilities?
- Cause adverse effects on land use patterns such as incompatible land uses?

In many cases, it is easy to conclude that a narrowly written regulatory code amendment may have no real potential to cause adverse environmental impacts. Many code changes are minor adjustments, only affecting a few situations and places, with little or no probability for causing adverse physical impacts.

But an analyst may also consider whether a more extensive analysis is needed for a broader proposal like a new land use plan or substantial changes to development standards. This can involve thinking in more depth about what overall adverse environmental impacts could occur due to future growth that is affected by the regulatory changes – ‘where, when, and how much?’ – and interpreting whether the overall long-term cumulative harmful impacts could be significant.

This illustrates that fulfilling a SEPA review is often a routine procedural step but sometimes can require more in-depth analysis to justify its conclusions.

## Analysis

### SEPA APPEALS

This legislative proposal retains the requirement for non-project actions to undergo SEPA environmental review in advance of a City Council decision-making process. Such analyses would continue to be written in advance of sending code amendments and Comprehensive Plan adoption legislation to the City Council, and the decision makers would receive the SEPA analyses for their consideration.

The proposal seeks to eliminate an upfront administrative appeal process (before legislative decision-making) in order to provide more efficient and predictable timeframes for City decision-making to occur for certain non-project actions. The administrative appeal step can add significant amounts of time and uncertainty into the legislative process for code amendments and Comprehensive Plan adoption. And yet it is not a productive step or conducive to supporting dialogue between the public and decision-makers during the legislative process.

#### ***Other appeal steps would continue to be available: Superior Court, or Growth Management Hearings Board (GMHB)***

The King County Superior Court and GMHB currently are venues for possible appeals of the sufficiency of SEPA environmental documentation, and they would remain so if the proposal is adopted. The current proposal is to streamline the process by removing one of the two current layers of appeals, thereby improving legislative timeliness and predictability.

#### ***SEPA laws allow jurisdictions to have no administrative appeal process***

State law allows for but does not require local jurisdictions to have an administrative appeal process for SEPA determinations, including for non-project proposals. See RCW 43.21.C.075 and WAC 197-11-680. Jurisdictions can decide if they would like to have this kind of appeal process, which is often performed by a Hearing Examiner.

Jurisdictions with and without administrative SEPA appeals are shown below.

| With Administrative SEPA Appeals for non-project actions  | Without Administrative SEPA Appeals for non-project actions   |
|---|---|
| <ul style="list-style-type: none"><li>• Snohomish County</li><li>• Pierce County</li><li>• Kent</li><li>• Spokane</li></ul> | <ul style="list-style-type: none"><li>• King County</li><li>• Bellevue</li><li>• Everett</li><li>• Tacoma</li></ul> |

|  |             |
|--|-------------|
|  | • Vancouver |
|--|-------------|

This means that providing an administrative appeal process is a choice made by a jurisdiction about a process for hearing public objections to proposed actions. By definition, having the administrative appeal process means that the jurisdiction is subject to two layers of appeals: one within the City, and one at subsequent judicial levels.

***Administrative appeals of SEPA for non-project proposals are not effective or timely process steps***

The administrative appeal process gives a chance for objectors to a proposal to be heard about their reasons for objecting. The grounds for objection could be many, but the most common reason for appeal is that the SEPA analysis and determination is insufficient or faulty, and/or procedural errors have been made. These are evaluated case-by-case according to the details of the situation.

It is reasonable to interpret whether the administrative appeal process has proven to be productive in terms of reversing inadequate SEPA determinations. Opinions may vary about whether the appeal process as a whole is worthwhile, but the appeals involving code amendments and non-project actions have a low record of success in reversing the City’s determinations. The table below shows findings from non-project action appeals between 2016 and 2026. In only three of 28 cases (11%) did the administrative appeal process result in remands to the City to address deficiencies. In 19 of 28 cases (68%), the appeal was either dismissed or withdrawn before completing the process.

| <b>Result of Appeal</b>  | <b>Average Time for Appeal (days)</b> | <b>Range (days)</b> | <b>Number of Appeals*</b> |
|--|---------------------------------------|---------------------|---------------------------|
| DNS was remanded and an EIS was required                       | 190                                   | 190                 | 1                         |
| DNS was reversed, and a new Determination was required         | 343                                   | 343                 | 1                         |
| FEIS was affirmed in part and remanded in part                 | 374                                   | 374                 | 1                         |
| Appeal considered, and the lead agency’s decision was affirmed | 150                                   | 81 – 231            | 6                         |
| Appeal was dismissed   | 69                                    | 11 – 204            | 17                        |

# Director’s Report

V3

|                      |            |        |           |
|----------------------|------------|--------|-----------|
| Appeal was withdrawn | 52         | 5 – 98 | 2         |
| <b>All appeals</b>   | <b>151</b> |        | <b>28</b> |

\* Appeals of environmental decisions related to Council land use actions, other SEPA appeals not included. When multiple appeals of the same decision were consolidated, they are counted as one appeal.

The appeal processes tend to take a long time to resolve.

- In 9 cases where the appeal was heard, it took approximately 5 to 12 months to resolve the appeal.
- In 19 cases where the appeal was dismissed or withdrawn, it took approximately two months to complete the process.

### ***The SEPA environmental review should be just one part of the public dialogue about environmental values***

Seattle’s legislative process is always ongoing, and individual legislative proposals often attract vigorous participation and heightened public interest. Participants bring forward their questions, critiques, or endorsements of proposals, in ways that tend to focus on the most important public values at stake. For land use and development-related subjects, the discussions and decisions often revolve around interpreting the public’s values about environmental protection, and how to manage growth and change.

Despite its relevance to environmental impact evaluation, placing SEPA determinations and appeals early in the process – before consideration of legislation by the Council – can constrict later dialogue about environmental values, by forcing opponents of a proposal to frame their objections within the legal context of SEPA. This tends to have a stifling or delaying effect on having meaningful public dialogue about environmental values. The primary focus of early environmental appeal processes becomes whether the City has provided certain impact analyses and phrased them in proper ways, and whether that analysis has sufficiently covered the bases. This is a legalistic approach.

Then, if a SEPA review is found to be sufficient after a Hearing Examiner appeal process, it may imply that environmental impacts have been resolved and are no longer a compelling topic to influence public decision-making during the legislative process.

***SEPA documentation will still be provided, and more dialogue about environmental values and impacts is encouraged***

Given that SEPA analyses will still be provided to decision makers for the legislative process, the interpretation of SEPA environmental impacts will still be available and can be the subject of public discussion and debate. At the same time, advocates for or against a legislative proposal will have the chance to freely express their thoughts about the full spectrum of environmental values and priorities as they wish.

This will encourage a dialogue that is not constricted by SEPA's legal and environmental impact methodologies. It will encourage an "all of the above" robust approach to legislative decision making where all opinions about environmental values and outcomes can be expressed. This will continue to include the ability to express opinions about a SEPA analysis' insufficiency.

To the extent that opposition remains about SEPA insufficiency, those objections could still be taken up at a later date by legal actions in the Superior Court or GMHB venues.

The legislative process benefit, as intended by this proposal, is to eliminate the administrative appeal step that can delay or prevent a proposal from reaching the City's decision-making process by up to a year in some cases. Rather than provide two opportunities for appeals, the proposal would instead rely on the other existing court and hearing board appeal opportunities in the post-decision period.

***The City's SEPA analysis will still need to be thorough and can be challenged for sufficiency***

The proposed approach moves away from forcing opponents at an early date to express their opposition on grounds of perceived inadequate City SEPA analysis. But this legislative proposal does not alter the standards by which adequacy of SEPA analysis is measured. This means the need for sufficiency of SEPA analysis remains important and challengeable, which encourages SEPA analysts to strive for providing adequate review and disclosure of potential environmental impacts.

***An alternative perspective about the Hearing Examiner administrative appeal process***

Because the administrative appeal process has been a longstanding feature of Seattle's system, many persons are likely to attach a high value to this process and will wish to continue it without change.

## Director's Report

V3

These opinions may be grounded in terms of the purpose of SEPA to ensure that decision-makers are given sufficient information upfront about possible environmental impacts of an action. This could inform the decision-makers in their choice, to either support, reject, or approve with conditions a proposed action.

From this perspective, the administrative appeal process is a safeguard that, prior to legislative decisions, ensures that the environmental impact analyses are written to be reasonably thorough and accurate in representing their findings.

The administrative appeal gives objectors an impartial venue to present their reasoning as to why a SEPA environmental analysis is deficient or inaccurate. Some appellants may also perceive the appeal process as giving them leverage to delay a decision-making process, or to seek concessions or changes made to a proposed action.

### **CLARIFYING DIRECTOR'S REPORT REQUIREMENTS FOR PROPOSALS GENERATED BY THE COUNCIL**

CB 121215 proposes to make Director's Reports for Council-generated legislation voluntary, and provide any Councilmember with the option of requesting a report.

- This reflects an opinion that some Council-generated legislation may be small and simple changes that do not necessarily need an accompanying report to explain them.
- Other Council-generated legislation may be complex enough to warrant explanation in a Director's Report, and such a report can be written whenever a Councilmember requests.

The proposal does not affect the requirements for Executive-generated legislation and any quasi-judicial actions.

The current Land Use Code requires Director's Reports for Council land use decisions, as well as other kinds of land use decisions. These are decisions typically originated by SDCI or in some cases the Office of Planning and Community Development (OPCD). The code also includes a description of the required contents of reports.

Prior to 2025, the Council did not request or receive Director's Reports for Council-generated legislation. No State law requires Directors Reports, but the City has chosen to require them in many cases, as a way of summarizing and interpreting the contents of legislative proposals.

In 2025, Council-generated legislation was overturned in part because a Director's Report was not prepared. This set of facts tends to support the provision of a Director's Report when it is warranted to better inform the public and decision-makers.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposal relates to a few goals and policies of the One Seattle Comprehensive Plan. These generally relate to achieving a good balance in defining regulatory standards and practices that will best support achieving the Comprehensive Plan's vision while limiting impacts to the community.

This includes support for affordable housing outcomes, equitable forms of development, and reducing regulatory barriers in order to support those outcomes.

**LU G1** *Zoning and development standards encourage and shape growth and development to:*

- *Implement the vision contained in this Plan.*
- *Create housing that works for households of all types and income levels.*
- *Create spaces for the diverse needs of businesses and institutions.*
- *Encourage high-quality, well-designed, and sustainable buildings.*
- *Protect and enhance the natural environment.*
- *Mitigate the impacts of new construction.*

**LU 1.5** *Seek to balance the benefits of regulating land use and development with the impacts to property owners and the cost of housing and non-residential space.*

**LU 3.6** *Identify uses that support equitable development and take steps to remove regulatory barriers to and increase the feasibility of those uses in neighborhoods throughout Seattle.*

## **Public outreach**

A City Council public hearing is required for the legislation, and the City Council has received significant amounts of public comments on the proposal both for and against the legislation. In particular, opponents are concerned that the legislation will preclude the identification and mitigation of environmental impacts of land use legislation. Proponents see greater value in removing a regulatory hurdle to adopting legislation that may have significant environmental benefits, in particular legislation that would allow more housing in the City's urban neighborhoods.

## **Recommendation**

The SDCI Director recommends the City Council adopt the proposed legislation to allow for more timely review of legislative land use regulations. The Director recommends that the City monitor the outcomes of the legislation, and if the result is an increase in the quantity of SEPA decisions that are appealed to the Courts, the Director would recommend considering restoring administrative appeals consistent with State Law.