

A panoramic view of the Seattle skyline under a clear blue sky. The Space Needle is the central focus, surrounded by various skyscrapers and buildings. In the background, the snow-capped Mount Rainier is visible. The foreground shows some green trees and a building with a flat roof.

Land Use Process Legislation

Photo by John Skelton



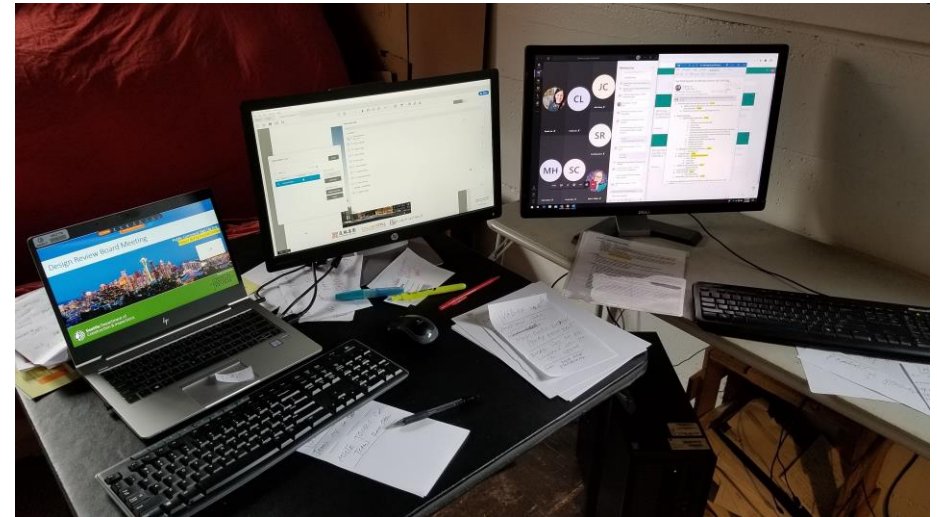
Seattle Department of
Construction & Inspections

Land Use and Neighborhoods Committee

September 9, 2020

Presentation

- Introduction
- Ordinance 126072
- Status of virtual meetings & administrative reviews
- Proposal to extend



Ordinance 126072

- Put in place in April 2020 in response to COVID-19, expires in October 2020
- Allows virtual meetings and virtual public outreach
- Allows design review projects to elect to be processed through administrative review while SDCI set up a system for virtual public meetings
- Allows historic preservation and public school departure reviews to be handled administratively due to reduced capacity of boards when holding virtual meetings
- Allows Historic Preservation Program staff to issue Administrative Certificates of Approval for a select list of minor alterations to Landmarks and Historic Districts

Status: Virtual Meetings & Administrative Review

- Design Review
- Historic Preservation Board and Commissions
- Public School Departures

Design Review Board Meeting

Public Comment Sign Up link:
<https://bit.ly/CF3036081>




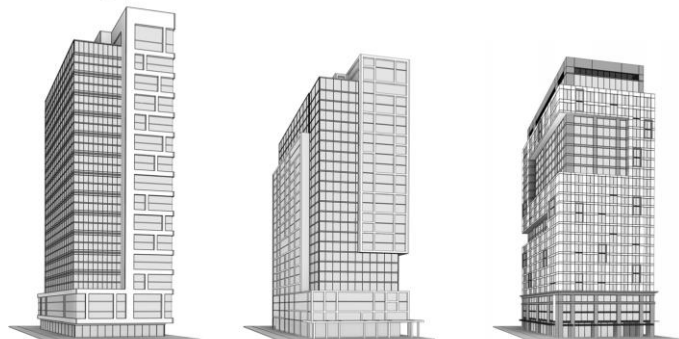
Photo by Tim Durkin

Seattle Department of Construction & Inspections

DESIGN REVIEW

architectural concepts
introduction to massing options FAR Max: 216,000 sf

41



A Shifting Boxes (code compliant)
Stories: 30
Height: 317'-8"
FAR: 215,844 sf

B Meandering Reveal
Stories: 26
Height: 274'-0"
FAR: 215,730 sf

C Nested Boxes (preferred)
Stories: 25
Height: 273'-8"
FAR: 214,460 sf

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EARLY DESIGN GUIDANCE | PRESTON | 08 26 2020

Proposal to Extend Provisions of Ord 126072

Design Review

- Allow virtual meetings
- Allow applicants meeting certain milestones to elect administrative review until December 31, 2020
- Exempt affordable housing projects from Design Review and allow the SDCI Director to permit modifications to certain development standards
- Allow electronic and other methods to substitute for in-person early community outreach
- Allow administrative review of certain permit applications at SHA's Yesler Terrace Community



Proposal to Extend cont'd

Historic Preservation

Allow administrative review of Certificate of Approval applications for landmarks, and within the Pioneer Square, Ballard Avenue, Columbia City, Ft. Lawton, Harvard-Belmont, Pike Place Market, Sand Pt. Naval Air Station, and International Special Review Districts

Public School Departures

Allow administrative review of applications for development standard departures for public school structures

Planned Community Developments

Allow developers to conduct other types of public outreach instead of having in-person public meetings (a downtown process for multi-block developments with public benefits)

Minor Changes from Ordinance 126072

- Original ordinance allowed applicants to elect to be reviewed through Administrative Design Review (ADR)
- Proposal would allow projects that previously elected to be reviewed through ADR to continue to be reviewed through ADR through December 31, 2020 if:
 - (1) SDCI could not provide a virtual meeting for the project prior to this ordinance taking effect; or
 - (2) the project completed the early design guidance process before SDCI could make a virtual early design guidance meeting available
- Proposal would clarify that public notice is required for an election to be reviewed through ADR, if notice has not already been given

Questions?

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